



**City of McCall
City Council**

**AGENDA
Regular Meeting
October 20, 2022 at 5:30 PM
Idaho First Bank – Basement
475 Deinhard Ln
McCall, ID
AND MS TEAMS Virtual**

American with Disabilities Act Notice: The City Council Meeting room is accessible to persons with disabilities. If you need assistance, please contact City Hall at 634-7142 at least 48 hours prior to the meeting. Council Meetings are available for in person and virtual attendance. Any member of the public can join and listen only to the meeting at 5:30 pm by calling in as follows: **Dial 208-634-8900 when asked for the Conference ID enter: 733 033 637#**
Or you may watch live by clicking this link: <https://youtu.be/pgiscg0C50A>

OPEN SESSION

PLEDGE OF ALLEGIANCE

APPROVE THE AGENDA

CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City Council for reading and study. Items listed are considered routine by the Council and will be enacted with one motion unless a Council Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

1. Regular City Council Minutes – July 14, 2022 (ACTION ITEM)
2. Regular City Council Minutes – August 25, 2022 (ACTION ITEM)
3. Special City Council Minutes – August 26, 2022 (ACTION ITEM)
4. Special City Council Minutes – September 1, 2022 (ACTION ITEM)
5. Regular City Council Minutes – September 8, 2022 (ACTION ITEM)
6. Regular City Council Minutes – September 22, 2022 (ACTION ITEM)
7. Regular City Council Minutes – October 6, 2022 (ACTION ITEM)
8. Payroll Report for Period ending October 7, 2022 (ACTION ITEM)
9. Warrant Register – GL (ACTION ITEM)
10. Warrant Register – Vendor (ACTION ITEM)
11. Accept the Minutes of the following Committees (ACTION ITEM)
 - a. Housing Advisory Committee – March 14, 2022
 - b. Planning and Zoning Commission – April 5, 2022
 - c. Parks and Recreation Advisory Committee – April 20, 2022
 - d. Housing Advisory Committee – July 11, 2022
 - e. Library Board of Trustees – July 11, 2022
 - f. Planning and Zoning Commission – July 12, 2022
 - g. Airport Advisory Committee – August 4, 2022
 - h. Planning and Zoning Commission – August 10, 2022
 - i. Public Art Advisory Committee – August 29, 2022

- j. Airport Advisory Committee – September 1, 2022
- k. Library Board of Trustees – September 12, 2022
- 12. AB 22-273 City Licenses Report to Council Per McCall Code (ACTION ITEM)
- 13. AB 22-279 Treasurers Monthly Report (ACTION ITEM)
- 14. AB 22-272 Request for Approval of a new Hangar 1000 ground lease for Jim Gerblich and Ryan Miller, Black Tip Aviation LLC (ACTION ITEM)
- 15. AB 22-274 Request to Approve termination of Tim Noga lease on Hangar 560 and new lease on Hangar 560 for Ken Lawson (ACTION ITEM)

GENERAL PUBLIC COMMENT – HOW TO SUBMIT GENERAL COMMENTS On the City’s website at <https://www.mccall.id.us/packets> you may leave a public comment or signup to make a comment live online or to call-in prior to 3:00 pm the day of the meeting. Once we receive your request to make public comment online, a link will be sent to you with instructions. The public are welcomed to attend the meeting in person. All comments are limited to 3 minutes.

REPORTS

AB 22-270 McCall Redevelopment Agency Annual Report

PUBLIC HEARINGS

AB 22-278 Request Approval of Resolution 22-35 Adopting the City’s Comprehensive Fee Schedule reflecting a new fees and fines for Parking and Snow Removal Violations (ACTION ITEM)

PUBLIC HEARING COMMENT – HOW TO SUBMIT PUBLIC HEARING COMMENTS On the City’s website at <https://www.mccall.id.us/packets> you may leave a public comment or signup to make a comment live online or to call-in prior to 3:00 pm the day of the meeting. Be sure to leave your comment under the relevant Public Hearing topic. Once your request is received to make public comment online, a link will be sent to you with instructions. The public are welcomed to attend the meeting in person. All comments are limited to 3 minutes.

BUSINESS AGENDA

AB 22-275 Requesting McCall Area Youth Council (MAYC) Appointments for 2022-2023 Term (ACTION ITEM)

AB 22-271 Request to Approve Staff and GCAC Recommendations for the 2023 Golf Rate (ACTION ITEM)

AB 22-276 Request to Approve Resolution 22-34 Adopting a Revised 2022 City of McCall Purchasing Policy (ACTION ITEM)

AB 22-277 Request to Approve Resolution 22-36 Authorizing the Execution of an Addendum to Cooperative Agreement with ITD – Key No. 13471 SH-55 and Deinhard Lane Intersection Improvements Final Design (ACTION ITEM)

Upcoming Meeting Schedule Discussion and Direction (ACTION ITEM)

ADJOURN

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
VIA TEAMS Virtual
July 14, 2022**

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

CALL TO ORDER AND ROLL CALL

Mayor Giles called the regular meeting of the McCall City Council to order at 5:30p.m. Mayor Giles, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all answered roll call. Council Member Maciaszek was absent.

City staff members present were Anette Spickard, City Manager; Bill Nichols, City Attorney; BessieJo Wagner, City Clerk; Sarah Porter, Deputy Clerk; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, Economic Development Planner; Brian Parker, City Planner; Kurt Wolf, Parks and Recreation Director; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Chris Curtin, Information Systems Manager; Traci Malvich, Human Resources Manager; Dallas Palmer, Police Chief; Nathan Stewart, Public Works Director; Vlatko Jovanov, Network Administrator; Meredith Todd, Assistant City Planner; Emily Hart, Airport Manager; Morgan Stroud, City Engineer; Tara Woods, Recreation Administrator.

Also, in attendance were Jeff Mousseau, United Payette; Julie Whitescarver, Chamber of Commerce; Craig Utter, United Payette; David Simmonds, Big Payette Lake Water Quality Council

Mayor Giles led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

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

CONSENT AGENDA

Staff recommended approval of the following ACTION ITEMS. All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City Council for reading and study. Items listed are considered routine by the Council and were enacted with one motion.

1. Regular City Council Minutes – June 9, 2022 (ACTION ITEM)
2. Special City Council Minutes – June 10, 2022 (ACTION ITEM)
3. Warrant Register – GL (ACTION ITEM)
4. Warrant Register – Vendor (ACTION ITEM)
5. Accept the Minutes of the following Committees (ACTION ITEM)
 - a. Golf Course Advisory Committee – March 9, 2022
 - b. Parks and Recreation Advisory Committee – March 16, 2022
 - c. Planning and Zoning Commission – April 5, 2022
 - d. Golf Course Advisory Committee – April 13, 2022
 - e. Public Art Advisory Committee – April 25, 2022
 - f. Planning and Zoning Commission – May 3, 2022
 - g. Airport Advisory Committee – May 5, 2022
 - h. Library Board of Trustees – May 9, 2022
 - i. McCall Historic Preservation Commission – May 9, 2022
 - j. Golf Course Advisory Committee – May 11, 2022
 - k. Public Art Advisory Committee – May 23, 2022

6. **AB 22-182 City Licenses Report to Council Per McCall City Code**

Per McCall City Code Title 4 Chapter 9, the City Council has determined the City Clerk shall be delegated the authority to process and grant or deny all alcoholic beverage license applications, other than certain circumstances involving catering permits, which the City Clerk shall review the application for catering permit for completeness and forward said application to the Police Chief. The Police Chief upon receipt of the application shall make a recommendation to the City Clerk to approve or deny the application. Whenever the City Clerk shall determine that an application for alcoholic beverage license transfer or renewal is complete, the City Clerk shall approve or deny such application. All decisions of the City Clerk shall be reported to the City Council at the next regularly scheduled City Council meeting after such decision. The City Clerk is also responsible for all processing of business, taxi, snow removal, pawnbroker, child daycare licenses, vendor permits, and public event applications. Staff has updated the report to separate out short-term rentals (STR) and to show the number of Declaration of Compliance (DOC) documents received. Staff receives more DOCs than business licenses for STRs because the property management companies are taking on additional STR units. Staff are hoped this report tells a more complete story. *Action: Review the license report*

7. **AB 22-190 Request for Approval of Resolution 22-24 to Declare and Auction Surplus and Unclaimed Personal Property**

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. Idaho Code §55-403 allows

for the disposal of abandoned personal property, at public auction, which remains unclaimed or unredeemed by the owner or one entitled to possession thereof for more than ninety (90) days from the date of such abandonment. Consistent with prior years, the resolution authorizes the City Clerk to conduct a bid auction for the purposes of selling the surplus and abandoned property to the highest bidder. The City has partnered with Public Surplus, an online auction to auction our surplus items. The public auction on the Public Surplus auction website will be noticed in the Star-News for two consecutive weeks and not less than five (5) days prior to auction. *Action: Adopt Resolution 22-24 declaring and authorizing the sale of personal property as surplus and abandoned and authorize the Mayor to sign all necessary documents.*

8. **AB 22-187 Request to Approve Lease Agreement with Treasure Valley Transit for Parks and Recreation Department Office Space**

The Parks & Recreation Department administrative staff will require temporary office space during the construction of the new library building and the remodeling of the old library for the approximate two-year time frame of construction. Department staff have been working with Treasure Valley Transit to accommodate this need during that time and have put together the lease agreement for two office space and shared use with the transit center of the remaining common area which includes, restrooms, lobby, conference room, and break room within the building. Based on Treasure Valley Transits assessment of contracted building janitorial and maintenance requirements the agreement comes out to a balance in value of office space rent for building services which will be performed by parks and recreation staff. These services are like in nature to those the department is already performing on adjacent city facilities such as City Hall and include janitorial, minor building maintenance, snow removal, and landscape maintenance. In addition, we will share front desk services as outlined in the lease agreement. Department staff estimate building utility costs and maintenance demand to be less than the current costs associated with the annex building and current office space. The value and location of this temporary office space will work well for department day to day operations and the feeling is mutual in that it will benefit the community transit operation. *Action: Approve the proposed lease agreement for Parks & Recreation Staff office space during the construction period of the new library and remodel of old library space and authorize the mayor to sign all necessary documents.*

Council Member Nielsen moved to approve the Consent Agenda as submitted. Council Member Nelson seconded the motion. In a roll call vote Council Member Nielsen, Council Member Nelson, Mayor Giles, and Council Member Thrower all voted aye, and the motion carried.

PUBLIC COMMENT

Mayor Giles called for public comment at 5:33p.m.

Three written comments were received and are included as Attachment 1.

Jeff Mousseau, 105 Brundage Shoot Court, Microsoft Teams

Mr. Mousseau commented on Cougar Island and United Payette's efforts to protect the island. Idaho Department of Lands has the auction of Cougar Island scheduled for September 8th, 2022. Mr. Mousseau noted major concern for the water quality of Payette Lake and downstream bodies of water such as Cascade Lake, referencing region planning documents and water usage.

Jim Laski, 1 Cougar Island, Microsoft Teams

Mr. Laski is the current lease holder of 1 Cougar Island and asks Council to respect the ability of lease holders to participate in the auction and requests mention of the issue in the letter to the state.

Craig Utter, 309 E Lake, in person

Mr. Utter represents the United Payette Coalition & Payette Land Trust. Mr. Utter gave an overview of recommendations given to Council from United Payette in regard to the auction of Cougar Island.

Patricia Young, 793 Chad Loop, in person

Ms. Young expressed concern regarding property assessments from Valley County and noted helpful staff at the Valley County office. Additionally, Ms. Young noted being part of the impact area and expressed additional concerns regarding the concrete plant. Specific concerns included industrial noise, air pollutants, asphalt odors, and the plant being an eye sore.

David Simmons, 506 Sunset St, in person

Mr. Simmons represented the Big Payette Lake Water Quality Council and expressed concerns for local water quality in regard to the future of Cougar Island. Mr. Simmons additionally reviewed possible land use protection methods that could be implemented by the city to protect local water quality.

David Gallipoli, 200 Scott St, in person

Mr. Gallipoli thanked Council for putting Cougar Island on the agenda and gave a brief overview of possible options that could be taken before the auction of endowment lands to protect the environment and water quality.

Rick Fereday, 315 Burns, in person

Mr. Fereday agreed with previous comments on Cougar Island. Mr. Fereday urged the city to reassess local option tax and put a larger tax on short term rentals on the November ballot. Additionally, Mr. Fereday expressed concern over ATVs on city streets.

Hearing no comments, Mayor Giles closed the comment period at 5:57p.m.

REPORTS

Chamber of Commerce

Julie Whitescarver gave an overview of business after hours, fall leadership academy and staff changes at the Chamber of Commerce.

Council had no questions regarding the Chamber report.

Department Reports

Council had no questions for Department Heads regarding the monthly department reports. Council Member Nelson noted the great detail included in the reports provided by staff.

Council Report

Council Member Nelson noted the Valley County Opiate response group meets twice a month and the group is actively looking for opportunities to build mental health in the community.

AB 22-183 Covid-19 Update

Dallas Palmer, Police Chief presented to Council. The intention of this agenda item is to keep the Council up to date with information related to the Covid-19 Pandemic. Staff has provided an oral update at each Council meeting since the start of the pandemic. At their March 10, 2022 meeting the Council requested that the report be submitted in writing with the option to ask questions or make comments as necessary during this agenda topic. The Police Chief's written update was added to the packet when received.

Council Member Nelson noted the community should be comfortable with taking precautions for individuals as they feel is appropriate. Chief Palmer reviewed a high level of positivity and noted that the Emergency Operations Team will adjust city protocol if needed based on the numbers reported.

AB 22-184 McCall Police Department Presentation of Public Safety for the 4th of July Celebration

Chief Dallas Palmer provided a summarization of public safety for the 2022 Fourth of July celebration. A calm and peaceful event overall. McCall Police Department and Idaho State Police worked to answer calls within city limits with assistance from Valley County as needed. McCall Police Department staff included 9 officers in total. Chief noted that there are currently 2 open positions and 1 officer in training. Incident numbers are down from 2021 totaling 209 including 139 traffic stops and 4 DUIs. Local businesses were very responsible and not over-serving alcohol. The reason for lower incidents has been attributed to alcohol restriction, the holiday falling on a weekday, and cooler weather.

Council had no questions for Chief Palmer regarding Public Safety for the 4th of July Celebration. Mayor Giles noted appreciation for staff.

AB 22-189 Presentation: McCall Fire District Impact Fee Study and Capital Improvement Plan

McCall Fire District Chief Garrett de Jong presented the Final Impact Fee Study to Council and explained the next steps for implementation. Highlights of the presentation included review of the impact fee study completed in November 2021, a new version completed in June of 2022 and explanation of a new legislation slowing the process down because the Fire District does not have ordinance authority and relies on the City and County ordinances. The only way for a Fire District to collect impact fees is to work with the entities that have jurisdiction. Four-5 person committees for the whole district have been formed with a goal to have all committees work together. Chief De Jong gave a brief overview of fee calculations noting average response time in city limits is 5 minutes and a second response unit is needed. Chief De Jong gave recommendation to move forward from the City Advisory Committee and Fire District Commissioners.

Mayor Giles gave appreciation for the detailed report. Chief De Jong noted the qualifications of the consultant working on the study and noted that staff is confident in the process and reviewed a previous process in 2007 that was put on hold as well as an explanation of the Advisory Committee.

Mayor Giles asked about next steps. Chief De Jong reviewed next steps working with Valley County and the City of McCall.

Council Member Nelson asked if there will be a considerable financial impact for residents. Chief De Jong noted the fee is geared toward new construction and noted the built in processes to limit fee impact on residents. Council Member Nelson asked if the threat for fire is greater with more development. Chief De Jong noted working with other fire districts in the area, the State and Forest Service on prevention efforts including the discussion of development on property that is 20% forested putting a fire plan in place by a professional.

PUBLIC HEARING

AB 22-185 Appeal of McCall Area Planning & Zoning Commission Decision on DR-22-10, located at 607 Lick Creek Road

Council noted no conflicts of interest with the DR-22-10.

Council Member Thrower moved to open the public hearing. Council Member Nielsen seconded the motion. In a voice vote, all voted aye, and the motion carried.

A neighboring property owner has requested an appeal of DR-22-10, which was an application for the McCall Area Planning & Zoning Commission to approve an alternative parking plan to come into conformance with the minimum parking requirements for a single-family residence, a requirement to expand upon a nonconforming use pursuant to McCall City Code Section 3.11.06(B). The appellee is requesting to convert an existing attic into habitable living space.

City Planner Brian Parker presented to Council providing a brief overview of the history on DR-22-10 noting the record of survey was completed and reduced the lot size which made the lot become non-conforming, In turn different city codes were applied to the lot and there was a modification to plans, an Administrative Approval application submitted, and the determination was made by McCall Planning and Zoning to allow 1 parking space off site.

Council had no objections to admitting the official documents into the record.

Council Member Thrower asked for clarification on the parking location at 600 Lick Creek Road. Planner Parker noted the option to park on 600 Lick Creek Rd encroached on the public right of way and private land. In turn 602 Lick Creek Road was instead approved by the McCall Planning & Zoning commission as an offsite parking space.

Newby family 603 Lick Creek Road presented to Council as the appellants.

Deborah Newby representing the Newby family addressed the Council giving a detailed history of issues related to 607 Lick Creed Rd. Ms. Newby noted the previous structure on the lot was demolished before a building permit had been obtained with the City, the Design Review was filed after the development was mostly constructed and that an accessory dwelling unit was denied but the shed in the back lot was rented as an independent unit. The current home has a full second kitchen on the second floor and a permit was not applied for. There is a perceived lack of

enforcement of City Codes. Ms. Newby asked if the structure would have been allowed to be built if it was applied for using the correct process. The Newbys built their home in accordance with the City Codes and the current known property lines at the time. She stated that if it is allowed it is allowed and if it's to code, it's to code. Additionally noted were emergency response issues with egress and ingress, removal of trees on the lot without a permit and an explanation of impacts on the Newby property. The Newby's request City Council to delay or overturn the McCall Planning and Zoning decision. Additionally, Ms. Newby noted a public noticing mistake for the public hearing and requested Council conduct a site visit.

Council Member Nelson noted the invitation offered by Ms. Newby to do a site visit would be an important step for Council. Attorney Nichols noted that City Council cannot go view the property because of legal reasons around land use applications. City Code calls out that during a land use appeal the Council must rely solely on the materials and comments presented during the public hearing. Council Member Thrower asked for clarification on the public notice mishap comment that Ms. Newby made. Ms. Newby clarified that the notice for the public hearing had a clerical error of the comment period being off by one week. Attorney Nichols noted the legal process for asking questions of the staff, applicant and appellant. Amy Holms, Attorney for the applicant noted clarification of the order for the public hearing. Council Member Nelson asked Ms. Newby about the garage at 607 Lick Creek and whether it has ever been used as a garage. Ms. Newby commented that Mr. Farmer has taken photos and videos of being able to park in the garage, but the garage is set up as an additional living space.

Mayor Giles opened public comment at 7:20p.m.

Mayor Giles acknowledged that there were seven written comments received and included in the minutes as Attachment 2

Pam Claassen, 601 Lick Creek & 364 Ruby, Microsoft Teams

Ms. Claassen noted previous letters sent to Planning & Zoning, the importance of a relationship within the neighborhood and requested City Council to stay the final approval for an independent review. Additionally noted were concerns raised by staff previously, the need for lessons to be learned for future processes, and the limited access already seen by Davis Beach.

Chris Braden, 607 Lick Creek, in person

Mr. Braden was a resident at 607 Lick Creek but currently does not have an address due to the lack of affordable housing. Mr. Braden is the previous owner of Ruby's Kitchen and commented on the character of Rick and Lori Farmer. Through word of mouth the Braden's and the Farmers were put in touch and the Braden's were able to live on the first floor of 607 Lick Creek when the Braden family first returned to McCall. Additionally, Mr. Braden noted there had only been 1 vehicle at the property while his family was living there, and it was parked in the garage. Attorney Nichols noted Council can ask questions of the public giving testimony if Council wishes to do so. Council Member Nelson confirmed that the previous tenant used the garage as a garage. Mr. Braden confirmed that his jeep was parked in the garage during winter. Council Member Thrower asked about the timeline that Mr. Braden and his family resided at the residence. Mr. Braden noted the timeline of December 2020 until May 2021. Mr. Braden also clarified that his family was aware it would not be a long lease, but his family was still grateful for having housing for 6 to 7 months.

Oliver Larsen, 4575 Plum Lane Ontario Oregon, in person

Mr. Larsen knows the Farmer family from the Treasure Valley and helped construct the house at 607 Lick Creek. Mr. Larsen performed framing and concrete work in the garage July 2020. Mr. Larsen noted having no issues with the concrete truck from any neighbors regarding the concrete truck but did have an altercation when a pickup truck was backed up to the alley way. Another worker alerted Mr. Larsen to neighbors yelling about vehicles needing to be moved. It was later found out that it was the Newbys who confronted Mr. Larsen in what he described as a threatening manner.

David Jacobus, 1500 SE 5th Ave Ontario, in person

Mr. Jacobus gave an explanation of the work he has performed in Valley County including the demo of the cabin formerly on 607 Lick Creek. Mr. Jacobus noted verbal direction from City Staff regarding the project and confrontations with the Newby family during the project.

Hannah Farmer, 949 N 940 W Orem Utah, in person

Ms. Farmer gave an explanation of the relationship history with the Newby family including tree removal issues and steps taken to respect requests made by the Newby family.

Lori Farmer, 607 Lick Creek, in person

Ms. Farmer reviewed the history of 607 Lick Creek since the Farmer family bought the property and additionally gave background on confrontations with the Newby family.

Rick Farmer, 607 Lick Creek, in person

Mr. Farmer spoke about trees that had been cut down that did not need City approval or had approval from the City Arborist. Additionally reviewed by Mr. Farmer were the lot coverage requirements, parking requirements, correspondence with City Staff and planning and zoning approvals.

Amy Holm, 706 1st street, in person

Ms. Holm spoke on behalf of the applicant, the Farmer family. Ms. Holm gave a detailed overview of the issues at hand for DR 22-10 and gave an explanation of the burden of proof noting the Farmer's burden was to the City during the application process. The appeal burden lies with the Newbys for proof of need to overturn the Planning and Zoning Commission's decision. Additionally, Ms. Holm noted Council's decision is only to be made with the records in front of Council during the public hearing. The only issue being considered is if DR 22-10 is lawful. Ms. Holms reviewed how the proposed parking easement would run with the land once signed and recorded. Additionally, detail was reviewed regarding other applications currently in front of staff but not being considered during this public hearing.

Council Member Thrower asked Ms. Holms for clarification between license vs. easement agreement. Ms. Holms clarified the draft easement was not resubmitted and the final easement will run with both properties forever. City Planner Brian Parker clarified the attorney review with the Planning and Zoning Commission regarding the easement in question. Council Member Nielsen asked if the Farmers are able to park in the back of the house. Ms. Holm noted disagreement with City Staff on the possibility of parking in the back of the house.

Council Member Nelson asked Planner Parker about the City Code compliance with 607 Lick Creek. Planner Parker noted codes being applied equally with flexibility for change orders and other processes, but procedural order of applications may have been missed and staff has learned lessons with 607 Lick Creek. Council Member Nelson additionally asked if the processes followed had any significant impact on the outcome. Planner Parker noted the largest error was in the initial review of the plans by staff, specifically the review of the garage and the ability to park in the garage. Council Member Thrower asked if there is internal access to the second story from the first floor to the second floor other than the garage stairs. Planner Parker noted the only access to the second floor is the stairwell in the garage. Council Member Nielsen asked if the third floor was the trigger of the parking issues. Planner Parker affirmed opening the third floor requires additional parking and gave an explanation on the process for expanding the structure. Additional discussion was had between Council and Planner Parker regarding public right of ways and parking requirements. Council Member Nelson asked Planner Parker to explain how the third story dormer has affected the application process. Planner Parker noted an administrative design review is required for structures over 3500sqft and opening the third story makes the structure over 3500sqft.

The Newby family addressed Council. Deborah Newby spoke on behalf of the Newby family and addressed the comments made by the Farmers and Ms. Holms on behalf of the Farmer family. Ms. Newby noted snow storage issues, additional parking issues and the driveway of 607 Lick Creek not being in compliance. The Newby family respectfully disagreed with City Staff's definition of an accessory dwelling unit and sited the issue between property owners has been a lack of communication. Gary Newby commented on and apologized for inappropriate attitude with the Farmer family and contractors on the project.

Council Member Nielson asked Planner Parker about the driveway compliance brought up by the Newby family. Planner Parker noted the current City Code is intended for steep driveways and Public Works staff has reviewed the driveway. Council Member Nielsen additionally asked about the water meters in the Lick Creek area. Planner Parker noted there is a shared meter pit but not shared meters.

Council Member Nelson asked Planner Parker about pending issues regarding the property and any conditional items that need to be met. Planner Parker noted the certificate of occupancy cannot be issued without the conditions outlined by planning and zoning being met. The third floor would require a new building permit and a new certificate of occupancy. Council Member Nelson asked for clarification on the specification of accessory dwelling units and Planner Parker noted that applying code consistently throughout the city is vital and the administrative approval process facilitates applying code. No additional parking spots are required for properties with ADUs so whether the third floor will be considered an ADU does not affect the decision in front of Council. Council had additional discussion regarding parking requirements for ADUs. Attorney Nichols clarified to Council that the decision at hand must be made with the current city codes and facts provided during the public hearing in regard to the design review appeal only.

Council Member Nielsen moved to close the Public Hearing. Council Member Nelson seconded the motion. In a voice vote all voted aye, and the motion carried.

Council Member Nielsen expressed concerns of setting a precedent in other neighborhoods not just 607 Lick Creek and additional concerns regarding public access for Davis Beach. Council Member Nielsen asked Attorney Nichols if there are other similar situations that involve unorthodox parking options. Attorney Nichols noted it is legally unusual to see a parking easement in a residential area, but the code adopted by City Council previously gave the Planning and Zoning Commission the ability to consider alternate parking solutions when a property does not have enough on-site parking available for any reason. The code allows the applicant to present to Planning and Zoning Commission to solve the parking issue. Council Member Nelson noted that given the current code; the applicant has solved the parking solution and the Planning and Zoning Commission has accepted the solution. Council Member Thrower noted according to code the applicant has made efforts to follow the conditions laid out in order to obtain a certificate of occupancy. Additionally, Council Member Thrower would like to see that the conditions outline the easement running with both properties in perpetuity. Attorney Nichols noted if Council upholds the findings of the Planning and Zoning Commission there would be an understanding that the easement would run with the land. Additionally, conditions of approval are reviewed by the city attorneys before final approval.

Council Member Nelson moved to uphold the decision of the Planning and Zoning Commission with the understanding that the conditions of approval will include an easement to run in perpetuity. Council Member Thrower seconded the motion. In a voice vote Council Member Nelson, Council Member Thrower, and Mayor Giles all voted aye. Council Member Nelson voted no; the motion carried.

Council took a 10-minute break at 9:11pm and reconvened at 9:20pm.

BUSINESS AGENDA

AB 22-186 Request Housing Advisory Committee (HAC) Appointments

Community and Economic Development Director Michelle Groenevelt presented to Council. The Housing Advisory Committee (HAC) consists of five (5) voting members appointed by the City Council. The term of office for each appointive member shall be three (3) years. Each member serves no more than 2 consecutive terms. Committee members need not be a resident of the City of McCall. Representation from housing and construction related professionals such as real estate, land use law, building and construction, architecture, finance, and other related fields, is preferred. The current membership consists of Nick Zello (Chair), Diane Kushlan, (Vice-chair), Pat Hill, Robert Lyons, and Toni Curtis. The two vacancies were advertised in The Star News and 3 letters of interest/resumes were received from the following people: Floyd Loomis, Joseph R. Dalrymple and Rick Fereday.

Council had no comments or questions regarding the Housing Advisory Committee Appointment.

Council Member Nelson moved to Appoint Rick Fereday and Joseph R. Dalrymple as a Housing Advisory Board Member (HAC) for a three-year term ending in July 2025. Council Member Nielsen seconded the motion. In a voice vote Council Member Nelson, Council Member Nielsen, Mayor Giles, and Council Member Thrower all voted aye, and the motion carried.

AB 22-191 Request for Assignment of Ground Lease for Greystone Village #3, Lot 7, Block 3, 1551 McCall Avenue and Establish a New Lease

BessieJo Wagner City Clerk presented to Council. The City of McCall has a lease agreement with Gregg Eames for a single lot located at 1551 McCall Avenue. Kristin Eames Kindall, Personal Representative of the Estate of Gregg N. Eames is selling this home to Lianne C Weyen. Accordingly, Ms. Weyen will assume the land lease for Lot 7 and establish a new lease to reflect the new appraised value of the land.

The lease transfer fee to be paid at closing by the Estate of Gregg N. Eames is \$2,500. Ms. Weyen is considered a “qualified buyer” and will live in the home located at 1551 McCall Avenue and qualifies for rent of \$1.00 per year.

Council Member Nelson asked for clarification on the deed restriction tied to the land lease. Clerk Wagner clarified how the land lease works for qualified and unqualified buyers.

Council Member Nelson moved to authorize the transfer of the land lease for Greystone Village #3, Lot 7, Block 3, from the Estate of Gregg N. Eames to Lianne C Weyen; approve the establishment of a new lease with Lianne C Weyen to encumber her interest in 1551 McCall Avenue, McCall, Idaho; and authorize the Mayor to sign all necessary documents. Council Member Thrower seconded the motion. In a voice vote Council Member Nelson, Council Member Thrower, Mayor Giles, and Council Member Nielsen all voted aye, and the motion carried.

AB 22-188 Request to Draft a Letter to State of Idaho Land Board Regarding Cougar Island Auction

City Manager Anette Spickard presented to Council. The State Land Board adopted the Payette Endowment Land Strategy (PELS) in March 2021. Cougar Island is identified as Parcel M and in Tier One of the PELS which slates it for disposition within 1- 5 years of adoption of PELS. The Idaho Department of Lands (IDL) plans to auction Parcel M in August 2022, either by individual lots or by the whole. It is estimated the base bid will be advertised at approximately \$6 Million.

The island is outside of City limits but within the Area of Impact. The land use designation is the least intense residential designation in the Impact Area and is intended to guide development away from unsuitable areas, to preserve ecologically sensitive and important recreation areas. This zone allows for the development of single-family homes on significant acreage at a maximum density of one dwelling unit per ten (10) acres. However, Cougar Island has already been subdivided into 5 parcels. Each of these parcels, if sold, is subject to Valley County’s Impact Area development codes and standards including Design Review/Payette Lake Shoreline Environs Zone and providing the required infrastructure for further development. There is currently one single family home that leases the lot and the other four lots are undeveloped. Any new land use or building would need to comply with regulations and obtain the necessary permits.

Manager Spickard adamantly expressed the legal inability for the City of McCall to pass ordinances that affect the impact area. Attorney Nichols further explained the jurisdiction of the impact area and the past relationship with Valley County to adopt mirror ordinances to cover the impact area. Only the County can legally adopt ordinances to govern activity in the city impact area. Council Member Thrower asked if the City could adopt an updated shoreline code to apply

to Cougar Island. City Manager Spickard and Attorney Nichols noted the updated code would only affect Cougar Island if the County adopted a mirror ordinance to govern the area of impact. Manager Spickard additionally noted the County has expressed an unwillingness to adopt any additional mirror ordinances until a ten-year review can take place on the area of impact.

Mayor Giles noted the City's ability to write a letter expressing the concern of the public to the Idaho Land Board. Attorney Nichols noted that staff can be directed to offer support to Valley County for any ordinance writing regarding Cougar Island if Council wishes. Michelle Groenevelt Community and Economic Development Director further explained communication with Valley County and the tools already available to the County Commissioners through previously adopted mirror ordinances including the use of the area of critical concern. Attorney Nichols reviewed previous cases of residential building on state land. Director Groenevelt noted that once the land is sold to private owners all land use ordinances the County has adopted for the impact area will govern the parcels. Council continued to discuss the land use regulations that would affect Cougar Island if the parcels were sold to private ownership. Manager Spickard summarized the direction from Council to staff noting drafting a letter to Idaho Department of Lands and Valley County regarding the auction of Cougar Island.

Council additionally requested a special meeting to review the letter drafts on Wednesday July 20, 2022.

Upcoming Meetings Schedule Discussion

Council discussed upcoming meetings.

ADJOURNMENT

Without further business, Mayor Giles adjourned the meeting at 10:14 pm

ATTEST:

Robert S. Giles, Mayor

BessieJo Wagner, City Clerk

ATTACHMENT 1

1 7/6/22 15:54:54 7/6/22 15:56:37 anonymous Laura Shealy 3710
 Warren Wagon Road McCall Idaho 83638 "July 6, 2022

Dear McCall City Council,

I am a member of Big Payette Lake Water Quality Council, a nonprofit in McCall with a mission to protect, preserve, and improve the water quality of Big Payette Lake and its watershed through education scientific study and conservation activities. I am writing in support of a Council Resolution to prohibit the development of any water front property utilizing a septic tank within 500 yards of the highwater mark. That would exclude entirely any development on Cougar Island.

I also support the mandate to not allow any development on the lakeshore that isn't hooked up to the sewer system as is the current rule around Payette Lake. Cougar Island will never have sewer access. The current dwelling on Cougar Island would be grandfathered since it has had a septic tank for decades.

We must protect the water quality of Payette Lake. Thank you Laura Shealy

"

2 7/14/22 10:01:49 7/14/22 10:34:41 anonymous Joey Pietri 225
 Valley Springs Rd. McCallIdaho 83638 "I would like to encourage the Council to unanimously put restrictive measures on Cougar Island for development and not enable any more homes or structures on that Sacred Site that has already been blemished.

Tribal significance needs to be recognized and respected. Recognition of indigenous rights is long overdue and the Land Grabbing must stop and be returned to the rightful original inhabitants families from whom it had been forcefully taken. That is more than an opinion it is truth and ignoring those truths is being complicit in the genocide of a culture that has existed thousands of years before the arrival of Christianity and Europeans left their shores.

Thank you for the format and opportunity to express the truth. It is an honor to be on this beautiful Mother Earth and our greatest efforts are needed Now to nurture her back as best we can before life for most becomes unrealistic. "

Report a Compliment or Service Concern at 07/13/2022 2:37 PM

First Name: Alan

Last Name: Shealy

Address: 2153 E Solitude Ct

City: Boise

State/Province: ID

Zip Code: 83712

Describe Your Concern: Dear Council Members, I am a former Boise City Councilmember who is livid over the proposed auction of Cougar Island by the Idaho Land Board. Please review my recent testimony to the Land Board regarding this sale below. I also support the recommendations of Dave Simmonds, which include a minimum 500 foot

setback for all septic systems along the lake and guarantee, in perpetuity, that there will be no public sewer connection to Cougar Island. This precious resource must be protected at all cost. Thank you for your time and consideration. Alan Shealy Good morning Governor and Members of the Land Board. I would like to begin my testimony this morning by reading from Idaho Code 39-6601. This language was crafted 27 years ago in large part through the dogged efforts of my late father in law, Peter Johnson. Idaho Code 39-66-01 39-6601. LEGISLATIVE INTENT. The legislature finds that the waters of Big Payette Lake and its watershed are threatened with deterioration due to expanding residential development, greater public use and growing land use activities, that these pressures may endanger the drinkability, economic potential, fisheries, natural beauty, recreational use, swimability and wildlife values of the lake; that the state holds all such public lakes in trust for the use of all its citizens; that to preserve and protect such public lakes and to increase and enhance the use and enjoyment of such lakes is in the best interest of all the citizens of the state; that natural lakes form an important basis of the state's economy and that the increasing demand upon the lake waters of this state require coordinated state and local action to protect, preserve and improve the water quality [quality] of the lakes. The legislature declares that it is necessary to embark upon a program of water quality protection for the lake so that future generations of Idahoans may use and enjoy it. This act creates a program to protect, preserve and, where necessary, improve the water quality of the lake while accommodating private, public and commercial activities to the extent prudent and practicable. The program as set forth in this act shall require a working partnership of federal, state and local agencies. History: [39-6601, added 1993, ch. 200, sec. 1, p. 550.] How can the Land Board, as part of the multi-agency State, Federal and local coalition referenced by the Idaho State Legislature in Idaho Code 39-66-01, without a robust environmental impact study, sell land for development, the very design of which will be virtually certain to have harmful effects on safety, erosion, water quality, and view shed? Commissioners, you have a clear and inherent conflict of interest. You are obligated to maximize the return on real assets for the benefit of the State Education system, BUT you are also obligated to protect our waterways from threats that come from expanding residential development. This is explicitly stated in the ACT. In fact, if the quality of life on Payette Lake is reduced by overdevelopment, you will reduce the very return on assets that you are trying to enhance. I respectfully urge the Land Board to suspend the sale or transfer of all currently leased and unleased parcels in and around McCall until a detailed plan for those lands, informed by a robust environmental impact study, including remediation requirements, is presented by the Department of Lands and approved by the Land Board. With respect to Cougar Island, this is a uniquely sensitive property that sits directly in the middle of Payette Lake. It has been enjoyed by lake dwellers and visitors for generations. Development of this island would be an unmitigated tragedy. Pollution and erosion from development on this island would flow down the lake and diminish water quality for the majority of its inhabitants. I would encourage a land swap combined with a tax friendly donation to the City of McCall. As a former Boise City Council member, we did this all the time. We preserved hundreds of acres of sensitive foothills property in the process. If the island is to eventually be sold, it should be as one parcel, not five. This would conform to the current RR zoning designation by the City of McCall, and adhere to the letter and intent

of Idaho Code designed to protect Big Payette Lake. Thank you for your time Commissioners. I stand for questions.

ATTACHMENT 2

From: [Jeff Hamm](#)
To: [BessieJo Wagner](#)
Subject: Public Hearing Notice DR-22-10
Date: Wednesday, July 13, 2022 10:23:48 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

This is in regard to the DR-22-10 (Action Item) and my comments are for the Farmer's alternative parking plan. I have been coming to McCall nearly every summer to our extended family cabin at 634 Lick Creek Rd for between 1-3 weeks since the late 1970's. I have little recollection or awareness growing up or as a young adult of the Newby family - other than where they lived and that they had a daughter a few years older than me who was often there as well. My awareness of the Newby family changed drastically when my family vacationed to our cabin in McCall in August of 2020. I have five children in my family, and during that summer their ages were: three daughters ages 17, 12, and 10; and two sons ages 14 and 6. There were multiple other similar aged cousins that were also there with us that summer. I first became aware of an issue when one of the persons in the Newby household started telling my children that they should be masked if they were on the community dock at Davis Beach Park. One or multiple persons in the Newby household also at times tried to dictate to my children or my nieces or nephews where they could or could not be on the community dock or the proximity to which they could come within one or multiple persons in the Newby household. This created unnecessary barriers to the ability of the children in my family (immediate and extended) to swim or play on the dock in their customary ways and to be able to jump off of the dock into the water in the most frequently accessed area at the end of the dock. No one from the Newby household attempted first to have a cordial and respectful conversation with any of the various adults nearby on the beach connected to the children that were being addressed directly by those in the Newby household. While there are multiple owners of the community dock and the owners have rights to mooring a boat in specifically designated areas alongside the dock, no rights are granted to the owners of a specific area or surface of the dock - with the exception or reasonable ability to moor ones boat and come and go onto it as needed. They stated that the children could only pass their area on the dock if they were wearing a mask. This seems an unreasonable given that they were outside and in and out of the water.

It seems that since my Uncle Rick legally purchased his property at 607 Lick Creek Rd in 2015, the Newby's have increasingly been trying to find or create any rule or law to infringe upon his family's and, often by extension, our extended family's ability to enjoy our respective households/properties on Lick Creek Rd. I was not as aware of these issues until 2020 (I lived overseas with my family with the Dept of Defense/US Navy from 2015-2019). The Newby's have complained about tents on the property, campers on the property, noise complaints, etc when we have remained completely within our legal rights with the way(s) in which we are legally and safely enjoying our respective properties. No one is using illegal drugs, abusing alcohol, or being violent. Yet, they seem to continue to find or manufacture reasons to make complaints to the city.

The most alarming and concerning issues from our time there in early August 2020 was when Mr. Newby began taking pictures of our children at the beach in their bathing suits. No one

from the Newby household ever explained the purpose for which pictures were being taken of my children while they were at the beach in their bathing suits. This was at first done blatantly in the open. After I saw this disturbing behavior I initially addressed this by having a direct conversation with Mr. Newby. I asked him to delete the images immediately and asked him to show to me that he was deleting the images that he had of my children and my nieces and nephews that were present. He indicated that he was taking pictures at a public beach and he did not have to delete them or show to me that he was deleting them. I tried to be clear that it was not okay and that I would call the police if I saw it continue. While Mr. Newby did not continue to take pictures, this behavior continued by Mrs. Newby and/or their adult daughter - though more discreetly or from a greater distance. Given that I worked for four years in Mountain Home, Idaho as a Therapist at a residential treatment center for juveniles with sexual behavior problems - I am quite aware of how public spaces can create opportunities for persons with inappropriate or nefarious intent. While I have no other indications that there was sexually explicit or inappropriate intent by Mr. Newby himself or anyone in his household - the fact that he was so defensive about the situation and completely unwilling to validate my concern as a parent and Uncle or show that he was willing to delete the images of underage children in bathing suits was and is of additional concern. Indeed, my brother-in-law did call local law enforcement a day or two later regarding this concern and met and spoke with the responding officer (the exact date of this call and law enforcement response is not known by me but happened in the first week of August, 2020).

Thank you for the opportunity to submit this statement.

Sincerely,

Jeffrey M. Hamm, LMFT
Oak Harbor, WA

COMMENTS RELATED TO THE DR-22-10 APPEAL

1 7/5/22 19:47:03 Karl Isacson 617 Lick Creek Rd McCall ID 83638
Against "I am opposed to any deviation from the city's current parking agreement for Rick and Laurie Farmer (and any other house on this street/neighborhood).

This has never been a high density street/neighborhood and there is no reason to allow houses to be built with so much lot coverage that they cannot provide their own parking. Should a time arise when deviations from the parking requirements are necessary it should be done as a city/neighborhood wide policy rather than a case by case appeal.

Before making any decision to approve this application, a site visit on a busy weekend or afternoon is crucial to understand how the current parking situation already creates street congestion that restricts the ability for the general public as well as emergency services to access the neighborhood and the Davis Beach access path.

The permit process exists for good reason and it undermines the value and effectiveness if people are allowed to do as they please and get away with it by asking for forgiveness rather than permission

Please enforce the existing policies and deny any requests for special consideration.

Sincerely,

Karl Isacson"

2 7/7/22 10:54:17 Chris Pierce 600 Lick Creek Rd, McCall For

"I am ""for"" the Farmer's alternative parking plan and I have a few things to say regarding the Newby family's vengeful attitude toward the Farmer family in general which I believe is a major contributor to this issue. My first interaction with this family is captured in the Valley County Sheriff's Office police report #77986 dated 08/02/20. Below is a more detailed description of the event. I share this because I believe it paints a picture of the hatred and enmity that this family has against a group of people who have been responsible property owners on Lick Creek Rd since 1945.

As of the time that I first was told of Mr. Newby taking pictures of my young children in their swimsuits, I couldn't have picked him up out of a line up. I knew there was a person (or people) who lived in his cabin that hated every person associated with our family, but I had never had a reason to interact with any of them personally. When I arrived a day after my family had to vacation with them, I found my kids sitting inside on a hot sunny day not willing to go to the beach. When I asked why, they told me that there was a ""creepy old man who was constantly taking pictures of them at the beach in their swimsuits & a creepy old lady that was physically restraining them trying to tell them they couldn't go on the dock (that our family has legal rights to access) unless they were wearing a mask"". The old lady demanded that the children wear masks as they were swimming, which sounded ridiculous and dangerous to me. It also sounded strange that someone who was scared of Covid & trying to illegally enforce safe practices would be touching other people and trying to physically and illegally restrain them. As I inquired

around the area in an effort to find out who these individuals were, I found that this was Mr. Newby & his adult daughter, to which I was not surprised. Before I could investigate further, another of my young children came running to me in the house crying because there was a ""creepy old man hiding behind a car taking pictures of them in their swimsuits"" while they were on our family's property playing. She let me know that she felt violated & confused as to why an old man would do something like that and make her feel this way. As this was now a second instance of an old man taking pictures of my kids in their swimsuits – and this time on private property while they were not in view from the public right of way, I went outside to investigate. I was surprised to find that there was in fact an old man hidden behind a car taking pictures of my kids with a large camera lens that had the ability to zoom way in. When he saw me approaching, he fled to another car and drove away.

I met with the police following this incident and the officer agreed that this was highly suspicious and, while legal in a public space, not legal to do when there was a reasonable expectation of privacy as was the case here. He promised to investigate, however I was never provided an update. It was determined that Mr. Newby had taken the pictures of my kids in their swimsuits while playing on our property on his way out of town as he left to go home. The police officer confirmed that he was aware of the hatred that the Newbie family held for us and mentioned that he and everyone at the city was exhausted by the wasted resources associated with the continual stream of calls they receive from this family. I let him know that the next time I saw this happening I would be pressing charges - which I fully intend to do. I took notes because I it feels likely that he will want more pictures of my kids for whatever vengeful reason he might come up with, and I wanted to be able to reference the events of that day. I lose sleep regularly as I think about what someone like him, with such a vendetta against a specific group of people, and a real serious desire to have pictures of young kids in swimsuits, could be doing with the kinds of pictures he has of our young children. "

3 7/8/22 7:53:43 Bradford Warner1047 Kaitlyn Loop, McCall For

I am writing this statement of my own free will, these are my personal interactions and dealings Mr. & Mrs. Newby & Daughter Deborah to show their animosity towards the Rick Farmer family. In 2015 I had proposed to my wife in McCall on Davis beach. I had a special night planned where I lit candles contained in glass containers on the dock on Davis beach. The engagement went well and my now wife said yes, this was one of the best days of my life. Fast forward to the next morning, I woke up early around 6am to clean anything that wasn't cleaned the night before, as I was cleaning Mr. & Mrs. Newby not knowing who they were started taking pictures of me and I had asked them what they were doing. They started yelling at me and trying to tell me I am going to go to jail and they were going to call the police etc. I ignored them as I did not even know who these people were. Later they stole one of my glass containers that was holding one of my candles from the night before, I had asked them to return it as it was not theirs and they continued to speak down to me. What had been a perfect night now turned into a perfect nightmare. These people are relentless and do not know when to stop. I am happy I was taught to respect my elders and to not be aggressive during these type of situations because this easily could have gotten out of hand with how aggressive this couple were towards me. My family

loves McCall as now I have 4 beautiful children that we share McCall with and without a doubt every visit I have has a Newby incident. The Newby Family in my dealings have been insolent, rude, degrading, demeaning, and very aggressive. I have told my family to ignore them all costs, but it is difficult when we are subject to verbal abuse on a consistent basis. It's come to a point where this harassment needs to stop, it is getting out of hand. The police have been called numerous times, the tax payers are footing a bill of false accusations and I believe as a tax payer in the county I've had enough of this. There needs to be accountability.

4 7/8/22 10:55:26 Leah Chatman 24703 NW 4th Ct, Ridgefield, WA 98642
For My name is Leah Chatman, I am from Washington and am for the Farmers and against the Newby's appeal. . We usually visit McCall for our family reunion each year for the 4th of July. We have had interaction with the Newbies a few times through the years of going up there. One year in 2015, I went down to put our chairs up and Mrs. Newbie popped out from behind a tree, scaring me, and was hassling me about setting up my chairs early on the "public" beach. One year, I set up chairs on the dock and she complained that I shouldn't put my chairs up so early on the dock. When I came back down my chairs were all laid down on the dock and one was missing. We found it in the lake later that day.

5 7/11/22 9:25:41 Dave Jacobus 1500 se 5th ave, Ontario, OR 97914 For
"I am for the Farmer's alternative parking plan and against the Newby's appeal.

Rick farmer hired me to build his new home as their year round mccall residence. We had submitted all the appropriate paperwork and were waiting to hear back from John Powell the City Building Inspector regarding demolition. As time went by we decided to call him to see if there were any issues with our paperwork. He said paperwork was fine and complete and that he was just very busy so hadn't had a chance to complete the permit. So we asked if we could proceed with the demolition and he gave us verbal permission (in effect a verbal permit). Obviously had the building inspector said no, we would not have proceeded.

On or about the week of June 21, 2020 we rented a mini excavator and began the demolition, sometime during that first day the Newbys showed up to their cabin. Immediately Mr Newby started screaming at me and waving his arms. He walked towards me and onto the Farmer's property continuing to scream and waving his arms about. I turned off the equipment and he continued to scream asking for our permit. I informed him we had verbal permission from the building inspector which incensed Mr Newby all the more.

The Newbys have done this to many of the subs on the job, specifically our concrete guy and some lumberjacks that fell some trees.

From that point forward it was evident that the Newbys had a deep seated hatred for the Farmers as that same demeanor has continued to this day, culminating in this appeal."

3 7/14/22 14:25:42 7/14/22 14:26:50 anonymous Christopher Braden
324 West Lake St. Mccall ID 83638 "To whom it may concern,

My name is Christopher Braden, some of you may know me as the former owner of Ruby's Kitchen here in Mccall. My family and I have been living in Mccall off and on for the past

decade and I am a native to the area as well. I would like a chance to share my experience with the Farmer family and how they provided a home for my family and I when we were in need. Us long term renters in McCall call it the "McCall Shuffle", but it's a game of musical chairs and not all of us have a home to live in when the music stops. Good people with deep roots here are being pushed out all the time by short term rental and skyrocketing long term rental and home prices. In short the Farmer family opened their newly built home to my family and I just when we were about to leave the area. I also work at St. Luke's full time and my wife is the administrator of the McCall Donnelly school district. Two jobs that couldn't be replaced overnight and would be considered "essential" in our community. The farmers have built a beautiful home for their friends, family, and to locals like myself to gather, enjoy, and live. Any of us that live here year around knows how parking can be through the seasons here. In the winter lines can be blurred with the snow cover and the summers pose thier own challenges with our population doubling and tripling and parking spaces become a premium. I did not ever have any trouble nor was I ever asked to move my vehicle while parked at the Farmers property. In fact there is plenty of space for larger vehicles to move around to any surrounding property. I support any effort to help open up these homes to provide a competitive and affordable housing to McCall. Not only are the Farmers wonderful landlords and but they have become friends and family to my family and I. This is what McCall means to me, a loving, caring community. Thank you.

Christopher D Braden"

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
VIA TEAMS Virtual
August 25, 2022**

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

CALL TO ORDER AND ROLL CALL

Mayor Giles called the regular meeting of the McCall City Council to order at 5:31p.m. Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all answered roll call.

City staff members present were Anette Spickard, City Manager; Matthew Johnson, City Attorney; BessieJo Wagner, City Clerk; Sarah Porter, Deputy Clerk; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, Economic Development Planner; Brian Parker, City Planner; Dallas Palmer, Police Chief; Nathan Stewart, Public Works Director; Vlatko Jovanov, Network Administrator; Meredith Todd, Assistant City Planner; John Powell, Building Official;

Also, in attendance were Keith Larson and Luise Winslow, Bowen Collins Associates; Diane Kushlan, Kushlan and Associates

Mayor Giles led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

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

CONSENT AGENDA

Staff recommended approval of the following ACTION ITEMS. All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City

Council for reading and study. Items listed are considered routine by the Council and were enacted with one motion.

1. Payroll Report for period ending August 5, 2022 (ACTION ITEM)
2. Warrant Register – GL (ACTION ITEM)
3. Warrant Register – Vendor (ACTION ITEM)

4. **AB 22-220 City Licenses Report to Council Per McCall City Code**

Per McCall City Code Title 4 Chapter 9, the City Council has determined the City Clerk shall be delegated the authority to process and grant or deny all alcoholic beverage license applications, other than certain circumstances involving catering permits, which the City Clerk shall review the application for catering permit for completeness and forward said application to the Police Chief. The Police Chief upon receipt of the application shall make a recommendation to the City Clerk to approve or deny the application. Whenever the City Clerk shall determine that an application for alcoholic beverage license transfer or renewal is complete, the City Clerk shall approve or deny such application. All decisions of the City Clerk shall be reported to the City Council at the next regularly scheduled City Council meeting after such decision. The City Clerk is also responsible for all processing of business, taxi, snow removal, pawnbroker, child daycare licenses, vendor permits, and public event applications. Staff has updated the report to separate out short-term rentals (STR) and to show the number of Declaration of Compliance (DOC) documents received. Staff receives more DOCs than business licenses for STRs because the property management companies are taking on additional STR units. Staff are hoped this report tells a more complete story. *Action: Council to review the license report.*

5. **AB 22-228 Treasurer’s Report as Required by IC 50-208**

Treasurer’s report of accounts and activity of office during the month of July 2022 regarding care, management or disposition of moneys, property or business of the City. *Action: The Council shall examine the report and determine whether additional information from the Treasurer is required.*

6. **AB 22-222 Request to Adopt Resolution 22-26 for the Authorization of the Destruction of Records**

The Clerk’s Office has identified physical records included in Exhibit A and digital records included in Exhibit B, that have exceeded the retention time limits established by the City’s records management policy. Resolution 22-26 will authorize the City Clerk to destroy the identified records of no historical significance. *Action: Adopt Resolution 22-26 authorizing the destruction of documents and authorize the Mayor to sign all necessary documents.*

Council Member Nielsen moved to approve the Consent Agenda as submitted. Council Member Nelson seconded the motion. In a roll call vote Council Member Nielsen, Council Member Nelson, Mayor Giles, Council Member Maciaszek, and Council Member Thrower all voted aye, and the motion carried.

PUBLIC COMMENT

Mayor Giles called for public comment at 5:34p.m.

Five written comments are included as Attachment 1.

In person public comments:

Margaret Wiseman, 156 Morgan Drive

Ms. Wiseman commented on dogs barking and the citations in the City of McCall code specifically referencing MCC5.5.03. and dog barking as disturbing the peace.

David Gallipoli, 200 Scott Street

Mr. Gallipoli thanked Council for the actions taken towards the auction of Cougar Island and expressed disappointment in the Valley County Commissioners decisions.

Joey Petri, 225 Valley Springs Road

Mr. Petri echoed Mr. Gallipoli's comment and additionally asked for more scrutiny for developments. Additionally, Mr. Petri would like to see Valley County and the City communication improved as well as more discussion on recycling.

Lynn Lewinsky, 713 Broken Rein

Ms. Lewinsky asked council to develop ways to interact with the public that includes dialog and not just comments at meetings.

Hearing no comments, Mayor Giles closed the comment period at 5:47 p.m.

REPORTS

AB 22-221 Covid-19 Update

Dallas Palmer, Police Chief presented to Council noting a downward trend in positivity rate and new adjustments to guidelines by the CDC. The intention of this agenda item is to keep the Council up to date with information related to the Covid-19 Pandemic. Staff has provided an oral update at each Council meeting since the start of the pandemic. At their March 10, 2022 meeting the Council requested that the report be submitted in writing with the option to ask questions or make comments as necessary during this agenda topic. At the April 28, 2022, meeting Council determined it was no longer necessary for St. Luke's McCall to provide their written update. The Police Chief's written update was added to the packet when received.

Council had no questions or comments regarding the Covid-19 report.

PUBLIC HEARINGS

AB 22-219 Request to Approve Resolution 22-27: Adopting Water Rates, Capitalization and Connection Fees and Other Water Fees for FY23-FY28

Council noted no ex parte communication regarding the public hearing.

Council Member Thrower moved to open the public hearing Council Member Nielsen seconded the motion. In a voice vote Council Member Thrower, Council Member Nielsen, Mayor Giles, Council Member Maciaszek, and Council Member Nelson all voted aye, and the motion carried.

Public Works Director Nathan Stewart presented to Council noting the legal publishing requirements had been met. Council had no objections to admitting the legal requirements to the record. Director Stewart gave an overview of the history of work sessions regarding rate increases.

During 2022, the City, with the assistance of Bowen Collins Associates (BCA) completed a Water Rate Study update that identified the recommended water rates, capitalization/buy-in fees, and other fees necessary to provide the revenue to support the anticipated expenses necessary to implement the recommendations of the 2018 Water Master Plan and the currently updated 2022 Capital Improvement Plan (CIP). Staff conducted a work session with City Council on July 7, 2022 providing an overview of recommended water rates and fees to meet revenue demands for the 20 year planning period and get direction from Council. On July 28, 2022 staff and BCA presented a follow up rate study presentation that included an Alternate B that included a 4th volume usage block (for usage over 40,000 gallons per month). City Council directed staff to prepare a resolution for new rates for the next 6 fiscal years (FY23-28) based on Alternate B rates and the 4th usage rate block. The study defines new capitalizaion fees based on requirements by McCall City Code Section 6.4.050, using the American Water Works Association Manual 26 based on the incremental-cost pricing method and as outlined in the City of McCall 2022 Water Rate Study Update.

Council Member Nielsen and Council Member Thrower commented on the thorough work by staff and consultants. Director Stewart expressed being proud of the work put into the new Water Rate Plan.

Public Comment 6:01pm

No written comments received.

Lynn Lewinski, 713 Broken Rein, in person

Ms. Lewinski expressed being in agreement with the water rates proposed and would like to see further public education, enforcement and recognition for water use in the community.

Council Member Thrower moved to close the public hearing. Council Member Nielsen seconded the motion. In a roll call vote Council Member Thrower, Council Member Nielsen, Mayor Giles, Council Member Maciaszek, and Council Member Nelson all voted aye and the motion carried.

Council Member Nielsen noted the detailed planning regarding the future capital improvement projects in relation to funding from water rates.

Council Member Nelson moved to approve Resolution 22-27 adopting new FY23-FY28 water rate, capitalization, connection, and other water fee changes; and authorize the Mayor to sign all necessary documents. Council Member Thrower seconded the motion. In a roll call vote Council Member Nelson, Council Member Thrower, Mayor Giles, Council Member Maciaszek, and Council Member Nielsen all voted aye, and the motion carried.

AB 22-224 Request to Adopt Resolution 22-28 to Recover Forgone Amount of \$72,382 for Fiscal Year 2023 for Maintenance and Operations

Council noted no ex parte communications related to the public hearing.

Council Member Thrower moved to open the public hearing for to Recover Forgone Amount of \$72,382 for Fiscal Year 2023 for Maintenance and Operations and to set the FY23 Budget appropriation at \$52,166,327. Council Member Nielsen seconded the motion. In a roll call

Council Member Thrower, Council Member Nielsen Mayor Giles, Council Member Maciaszek, and Council Member Nelson all voted aye, and the motion carried.

City Treasurer Linda Stokes addressed Council noting the legal publishing and noticing requirements. Council had no objections to admitting the publishing and noticing into record. The process to pass the resolution to recover foregone property taxes is the same as the process for the city budget and can be done at the same time. Treasurer Stokes verified that both hearing notices, the hearing for recovery of forgone property taxes and the city budget, were published in the official newspaper twice seven days apart as one publication.

At the conclusion of the FY23 Budget work session held July 29, 2022, the Council set a tentative budget in the amount of \$52,166.327 that includes the maximum allowed 3% increase of \$207,784 plus new construction and annexation of \$104,213 and \$72,382 of the forgone property tax amount for maintenance and operations. The Council may elect to recover the forgone amount for maintenance and operations by formally adopting a Resolution at the conclusion of the public hearing.

AB 22-223 Request to Adopt an Ordinance Setting the FY23 City of McCall Budget Appropriation at \$52,166,327

On July 29, 2022, the Council set a tentative budget in the amount of \$52,166,327. The FY23 Tentative budget includes the new construction and annexation property tax amount from the County Clerk, the 3% maximum allowable property tax increase, and 1% (\$72,382) of the available foregone property tax amount for maintenance and operations. The budget maintains city operations at the current service level for all departments with the addition of new positions for the Golf Pro Shop services at the golf course and a part-time communications assistant position to support Council community engagement initiatives. The budget includes funds for the capital projects identified in the 5-Year CIP for FY23, which are primarily the Library Expansion Project, Streets Projects, and Water System improvements.

Public Comment 6:17pm

No written or in person comments were received.

Council Member Thrower moved to close the public hearing. Council Member Nelson seconded the motion. In a roll call vote Council Member Thrower, Council Member Nelson, Mayor Giles, Council Member Maciaszek, and Council Member Nielsen all voted aye and the motion carried.

There were no questions or comments from the Council regarding the foregone amount or the FY23 budget appropriations.

Council Member Thrower moved to adopt Resolution 22-28 recovering \$72,382 of the forgone property tax amount for Fiscal Year 2023 for Maintenance and Operations as described in Idaho Code §63-802 and authorize the Mayor to sign all necessary documents. Council Member Nielsen seconded the motion. In a roll call vote Council Member Thrower, Council Member Nielsen, Mayor Giles, Council Member Maciaszek, and Council Member Nelson all voted aye, and the motion carried.

Council Member Nielsen moved to suspend the rules, read by title only, one-time only Ordinance No. 1010. Council Member Thrower seconded the motion. In a roll call vote Council Member Nielsen, Council Member Thrower, Mayor Giles, Council Member Maciaszek, and Council Member Nelson all voted aye, and the motion carried.

City Clerk BessieJo Wagner read Ordinance 1010:

AN ORDINANCE ENTITLED THE FY23 ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, APPROPRIATING THE SUM OF \$52,166,327 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF McCALL FOR SAID FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX.

Council Member Thrower moved to adopt Ordinance No. 1010 setting the FY23 City of McCall budget appropriation at \$52,166,327 and authorize the Mayor to sign all necessary documents. Council Member Nelson seconded the motion. In a roll call vote Council Member Thrower, Council Member Nelson, Mayor Giles, Council Member Maciaszek, and Council Member Nielsen all voted aye, and the motion carried.

AB 22-226 Request Direction to Staff Regarding the Final Ordinance Updating Title 3 and Title 4 Short-Term Rental (STRs) Regulations and Permitting and Review of Proposed Fees

Council noted no ex parte communication.

Council Member Nielsen moved to open the public hearing. Council Member Nelson seconded the motion. In a voice vote Council Member Nielsen, Council Member Nelson, Mayor Giles, Council Member Maciaszek, and Council Member Thrower all voted aye, and the motion carried.

Michelle Groenevelt Community and Economic Development Director addressed Council, noting legal requirements to notice for the public hearing. Director Groenevelt gave a review of past meetings regarding Short-Term Rentals (STR). To improve health and safety and improve neighborhood impacts, it was determined by Council the regulations and permitting of STRs needed to be modified. The City of McCall and Valley County last updated codes for regulating and permitting STRS in January 2020. The McCall City Council held two work sessions on short term rental updates. The updates to the City Code would occur in Title 3 and Title 4. The City of McCall hired Diane Kushlan as a consultant to develop code language with the City and partner agencies, research other communities, and provide draft language to improve the current regulatory and permitting standards. The code was reviewed by all staff and then the City Attorneys to develop draft code language to bring to the McCall Area Planning and Zoning Commission on August 10, 2022. The Planning and Zoning Commission recommended approval to the City Council with the consideration of four items. Since Valley County has decided not to consider any further policy changes until the 10-year review of the Impact Area is completed, the City has decided to proceed with code changes that would apply to the McCall City limits at this point. Then Valley County can decide if it would like to adopt similar ordinances for the McCall Impact Area in the future. At the request of Council, staff has determined a fee schedule for the STR process administration.

Diane Kushlan presented to Council giving an additional overview of the documents in front of Council. Highlights included a timeline overview from 2020 to date, reasons for code updates include neighborhood negative impacts and health and safety issues, review of Idaho Code 67-6539, existing conditions and requirements, research by staff and consultants, Planning and Zoning Commission recommendations, and a review of staff recommendations and changes.

Council Member Maciaszek praised staff and Ms. Kushlan for the work put into the code update proposals. Council Member Nelson echoed Council Member Maciaszek. Council Member Thrower asked for clarification on the conditional use permit (CUP) requirement noting concerns on the CUP running with the owner and not with the land. Attorney Johnson noted that an annual review of CUP conditions for short term rentals could occur. Council Member Thrower asked what happens to previously issued CUPs for Short-Term Rentals. Director Groenevelt noted that there were 4 -6 Short-Term Rental CUPS currently on record and the existing conditional use permits would come into compliance based on the current conditions of the CUP. Council Member Thrower asked how a studio or tiny home would be accounted for. Director Groenevelt noted tiny homes or studios would be considered 1 bedroom with 2 occupants.

Public Comments 7:06pm

Written comments – 50 total, 38 in favor, 8 against, 4 neutral comments are included as Attachment 2.

In person public comments:

Candice Drabinski, 1020 Bitter Root

Ms. Drabinski noted being a full-time resident since 2008 and living next to a large, short-term rental without a CUP. The short-term rental was a single-family home until 2 years ago. Ms. Drabinski noted major impacts on the neighborhood mainly to adjoining neighbors. Additionally, Ms. Drabinski thanked Council for the work put into evaluating regulations and noted not being against short-term rentals but there needs to be reasonable regulations. Main issues noted by Ms. Drabinski included poor behavior by tenants, loud parties, and drinking.

David Gallipoli, 200 Scott Street

Mr. Gallipoli thanked staff for the efforts put into the recommended regulations and expressed agreement with the McCall Fire Chief over health and safety issues. Mr. Gallipoli noted concern with absence of public input when considering code updates. The community has a large number of short-term rentals creating a lack of long-term housing. Property owners have rights including the neighbors of short-term rentals. He opined that short-term rentals are commercial enterprise. Mr. Gallipoli asked Council to place a cap on STRs and place a new tax on STRs.

Steve Harkrader, 365 knights Rd

Mr. Harkrader is an employer inside the City limits and expressed worry about the falling number of service providers in the community and the lack of long-term housing. Additionally, Mr. Harkrader noted the affect large groups of tourists have on restaurant spaces and the ability of staff to manage the increase in traffic. On top of the housing issues, residents never know what neighborhood to expect depending on the rental capacity and tenant actions.

Barb Lewis, 1907 Warren Wagon

Ms. Lewis asked Council how short-term rentals can be incentivized to be long-term. Ms. Lewis expressed agreement with previous comments regarding a higher tax on short-term rentals and additionally noted the need for employees.

Lynn Lewinsky, 713 Broken Rein

Ms. Lewinsky thanked Council for going through the process and consideration of keeping the community safe and noted the Planning and Zoning meeting was not well attended by the public, and comments were mostly from management agencies. Violations should be per location and not per rental date. Ms. Lewinsky requested Council to say no to large dorms and camping because of the unsafe conditions. Additional concerns noted included a need to address fire issues as neighborhood safety aspect and water infrastructure impact. Hotels have to have sprinkler systems and there are reasons the systems are needed and the costs involved is what you pay to do business. Conditional Use Permit should be for 10 per rental situation and not annual for each property.

Heather Gorona, 1103 Knolls Rd

Ms. Gorona noted being a resident since 2002 and a neighboring short-term rental at 1101 Knolls Rd being out of control with large parties. Ms. Gorona agreed with suggestions to Council from staff but shared concerns regarding the process to assess how many bedrooms are in each rental. The new owners of 1101 Knolls Rd have converted garages to bedrooms.

Melissa Coriell, 1109 Buckboard Way

Ms. Coriell noted a previously submitted letter and expressed gratitude to Council for the effort to update regulations and supports the passage of the recommended amendments. Additionally, Ms. Coriell would like to see fire safety sprinklers added eventually.

Public Comments closed at 7:25pm

Mayor Giles asked Director Groenevelt for clarifications on fire suppression systems for large structures and the fire inspection requirement. Director Groenevelt noted the importance of a fire inspection being completed by McCall Fire District. The inspection will focus on health and safety concerns. Additionally, for occupancy tracking the Valley County Assessors report would be used to verify that bedrooms qualify as bedrooms. Fire Chief Garret De Jong noted sprinklers for over 10 occupancy is not likely to hold up legally because of a disparity in the code and the requirement has been removed to keep the ordinance standing up to legality. The health and safety regulation check list will greatly increase the safety of tenants and neighbors.

Mayor Giles asked staff if the recommendation in front of Council will make a difference for properties like those mentioned during public comment. Director Groenevelt noted using the County Assessors report as a base line. However, there is not enough staff to review every Short-Term Rental for bedrooms so the initial assessor report review will determine occupancy. Mayor Giles additionally asked if no camps and other new regulations would help alleviate the issues brought to Council during the public comment period. Director Groenevelt noted that ultimately occupancy is being reduced and the recommended regulations are reasonable for minimal disturbance on the neighborhood and health safety issues.

Council Member Thrower asked how the new proposed code changes deal with a main home and an ADU both being used as a Short-Term Rental. Director Groenevelt noted there is an existing code to address the need for an owner occupied or long-term rental unit when an ADU is on the

property. Council Member Nelson asked staff if when you limit the occupancy to 2 per bedroom does that reduce the incentive of buying another house or does it increase the number of STRs on the market. Ms. Kushlan noted there is currently no research on hand but there is a large incentive to have an STR at this point in time. Communities who limit the amount of STRs end up with a waiting list to acquire a permit. Idaho does not have the ability to limit short-term rentals with the current law.

Director Groenevelt noted 2 focus groups with property managers and owners saw homes being specifically purchased in McCall because of the number of occupants allowed under the current City Code. Council Member Nelson noted sand point has not been challenged by the state yet on their code limiting the number of short-term rentals. Council Member Nelson additionally commented on the ability to use a tax incentive or increase the occupancy tax. Council Member Nielsen commented on the occupancy and the well-defined bedroom determination outlined in code. Additionally, he inquired if the fire suppression is implementable for new construction or new applicants of 10 or greater occupancy. Director Groenevelt noted the legal research needed to determine the legality of requiring the fire suppression. Council Member Nielsen asked Fire Chief De Jong about outdoor fire suppression and adding it to the check list. Chief De Jong noted the check list is a mix of state and local code to keep it enforceable and legal.

Council Member Nielsen additionally noted a public comment suggestion of having signage at each property that is easily accessible from the city street to read who the property belongs to and who the contact is for the property, similar to the information posted inside the house, because notifications may not be sufficient. Ms. Kushlan noted staff would have to talk through the legality to change the policy regarding changes to the outside of short-term rentals outside of residential nature. Council Member Thrower asked about having a map with information for contact. Director Groenevelt noted staff discussion on public facing maps of short-term rentals. Council Member Nielsen asked if the proposed fee is enough. City Clerk BessieJo Wagner explained how staff determined the fee amount noting an annual review to ensure the fee is covering the cost of administering the process. The Fire Department will have an additional inspection fee with an Interagency Agreement for the City to receive the funds on behalf of the Fire District.

Council Member Nielsen asked if it is possible to put a cap on short-term rentals per neighborhood. Attorney Johnson noted Sand Point does have a cap, but it is being reviewed because of the legal concerns regarding the state code. Council Member Maciaszek echoed previous Council comments and noted the need to move forward and not stall the process. Director Groenevelt summarized the direction from Council. Council additionally discussed the timeline to approve code changes.

Council Member Nielsen moved to continue the public hearing to September 8, 2022 at 5:30p.m. Council Member Nelson seconded the motion. In a roll call vote Council Member Nielsen, Council Member Nelson, Mayor Giles, Council Member Maciaszek, and Council Member Thrower all voted aye, and the motion carried.

BUSINESS AGENDA

AB 22-227 Request to Formally Adopt DR 22-10 Findings of Fact

Brian Parker City Planner presented to Council. During the July 14, 2022, McCall City Council meeting, the Council voted to uphold the McCall Area's Planning and Zoning Commission's decision to approve DR-22-10 for an alternative parking plan to allow for the expansion of a nonconforming structure located at 607 Lick Creek Road.

Council Member Nelson asked for clarification on the decision. City Manager Anette Spickard noted the decision has already been made and adopting the Findings of Fact is formalizing the decision. Attorney Johnson additionally noted the record is closed on DR 22-10. Amy Holms noted clarification on the action noted in the Findings of Facts.

Council Member Nelson moved to adopt the Findings of Fact, Conclusions of Law, and Decision for the Appeal of DR-22-10. Council Member Thrower seconded the motion. In a roll call vote Council Member Nelson, Council Member Thrower, Mayor Giles, Council Member Maciaszek all voted aye, Council Member Nielsen voted no and the motion carried.

AB 22-225 Request Approval of a contract with Granite Construction to extend the Airport Sewer Line and accept bid updated Aug. 15, 2022

Staff asked for the item to be tabled. Extending the sewer line across Taxiway A was not done at the time of Taxiway A Realignment in 2020. This sewer line extension has been designed by TO Engineering and approved by Payette Lakes Water Sewer District. The extension is required to facilitate hangar development in the infield, which at build-out will generate at least \$50,000 in hangar lease fees per year. The contract has been reviewed by TO Engineers and the City Attorney.

Council tabled AB 22-225 with no objection.

Upcoming Meetings Schedule Discussion

Council discussed upcoming meetings.

ADJOURNMENT

Without further business, Mayor Giles adjourned the meeting at 8:43p.m.

ATTEST:

Robert S. Giles, Mayor

BessieJo Wagner, City Clerk

GENERAL PUBLIC COMMENTS

PORTAL COMMENTS RECEIVED AS OF 9:30AM 08/24/22

3 8/23/22 16:32:26 Margaret Weissman 156 Morgan Drive McCallIdaho 83638
"I would like to bring to the attention of the City Council a code that is vague and overbroad.

McCall City Code 5-5-30 (G) Disturb The Peace: To disturb the peace means: Intentionally or negligently to disturb the peace and quiet of another ...by loud noises to a degree annoying to a reasonable person, including, but not limited to: (c) Permitting a dog to be outdoors and barking.

This code allows one person to object to non-defined incidences of a dog barking, call the city and complain. I have had this happen twice in the past two years, and was issued a criminal misdemeanor citation, which could result in jail time. The police chief, the police officers, and two attorneys have told me that this can be repeated indefinitely because the code is not specific about what constitutes offensive dog barking as is common in most city codes. My dog is restrained within an electric fence around our property, is never left outside to bark continuously, and we call her off if she barks.

I humbly ask you to revisit the code and make it more workable for law enforcement and dog owners who wish to stay with the law."

5 8/24/22 9:35:34 Genavie Holen 291 Morgan Dr McCallID 83638
"5.7.110: NUISANCE AND THREATENING DOGS: 1. Excessive, continuous or untimely barking, or noise;

5-5-030: PROHIBITIONS: (G) Disturb The Peace: To disturb the peace means:(c) Permitting a dog to be outdoors and barking.

I am asking the city council to revisit the language for codes relating to dogs. The police department, code enforcer, and city funds should not be used to enforce this code as written. This lazy language - ""Excessive"", ""Continuous"", ""Untimely"" - for a code needs to be updated to specifically address time associated to excessive, continuous and untimely. Disturbing the Peace; again a dog will bark when outside, but how long until it is ""disturbing the peace""? Each person interprets this language differently, and to their benefit.

Almost every dog owner in town is susceptible to getting a citation, especially living in a neighborhood and one neighbor might not like dogs or any noise at all.

Thank you

Genavie Holen (Gen)"

6 8/24/22 10:15:14 Susie Vinson 282 Morgan Dr McCallIdaho 83638 I am a dog owner and have concerns about the city code for a barking dog. The way it stands now, I could be charged for disturbing the peace if my dog barks and a neighbor complains. There is nothing in the code that states the barking has to be continuous for a specified length of time. As anyone who owns a dog is aware, dogs may bark to alert their owner of strangers, or bark at other dogs, squirrels, etc. Any of us could be charged as it stands now, leading to a total waste of time in court and taxpayers money. Please consider amending the code to be more specific in setting a time that a dogs continuous barking would warrant a “true” disturbing the peace.

7 8/24/22 16:50:30 Kathy and Tom Menten 276 Morgan Drive McCallIdaho 83638 Due to an ongoing issue in our neighborhood, we support a review/revision of city code under disturbing the peace; allowing a dog to be outside and barking. We encourage the city to incorporate into this language some descriptive time period. For example, the city of Boise defines excessive barking as a period of time of 30 or more minutes. Most neighborhoods, and certainly ours, has a number of dogs who might bark briefly when people and/or other dogs pass by their residence. Brief barking should not be an instance where a citation is warranted. This is a waste of city resources and can be abused by a disgruntled neighbor.

8 8/24/22 18:42:24 Joan E Edwards 127 Morgan Drive McCallID 83638 Observing the misuse of the Disturbing the Peace ordinance in my housing development regarding dogs has promoted me to request a revisit of that ordinance. It lacks the specificity to prevent it from being used to harass a neighbor with one recorded bark from a dog. Our law enforcement should not be used in that manner. And those of us with dogs are vulnerable without delineation of what constitutes disturbing the peace by a dog.

11 8/24/22 21:58:22 John Thompson 227 , Morgan Dr McCallIdaho 83638 This is in regards to the petition filed by Maggie Weismann of McCall Idaho, about the dog barking ordinance. I feel this ordinance has far to little fact based information about an individual dog’s behavior. Dogs bark for many different reasons. A dog that is neglected and barking without correction from the owner, would be a potential problem. At this point, the authorities should be notified. Not an owner who loves, cares and takes responsibility for their dog. This current code does not give any adequate time for the dog owner to work out a solution. But it does give a chance for a person who habitually harasses their neighbors to continue their harassment through legal channels. This not only causes unwanted costs, but is a waste of time for many. Please look into changing this code as it is wrong.

Sandra A. Wilkinson
269 Morgan Drive
McCall, ID 83638
Mobile: (626) 818-5131

August 24, 2022

McCall City Council
General Comment for the August 25, 2022 Meeting

According to the City Code, "To disturb the peace means: Intentionally or negligently to disturb the peace and quiet of another or of any neighborhood..., to a degree annoying to a **"reasonable person"**"

I am writing to request that further consideration, definition, and guide lines be written into the City Code pertaining to disturbing the peace. Specifically, my request relates to the section of the Code concerning "dog barking."

The code, as currently written, is vague in the extreme. I am asking the City Council to please add some parameters to more specifically define what constitutes "disturbing the peace by a dog barking." Is it a dog being left outside all day long, neglected by his owners, and barking for hours on end? Is it a dog allowed to bark incessantly for prolonged periods of time throughout the day or night? Is it a dog that barks consistently for five or ten minutes without being hushed? Is it a dog that barks for several seconds or even a minute when a stranger walks by? Under the existing verbiage, all of these are deemed disturbing the peace if there is someone who chooses to make that accusation. As written, anyone who is a dog owner can unknowingly and unintentionally violate this code.

And why is it assumed that the accuser is always a "rational person?" This accuser, whether rational or not, is creating a very unpleasant and most likely costly situation for the person being accused. On the other hand, there appears to be no consequence (financial or otherwise) of his or her accusations, whether just or unjust. The accuser may produce what he or she considers "evidence" but this "evidence" is not quantifiable in any respect by the code.

Again, I'm asking the City to add some further definition to this code to prevent an unreasonable person from making an unreasonable accusation when that individual is annoyed by the day to day sounds of a normal neighborhood.

Respectfully,
Sandra Wilkinson

PUBLIC HEARING COMMENTS RELATED TO STRs

PORTAL COMMENTS

1 8/15/22 16:01:53 Dana Cook 965 Pine Haven Place For

"I fully support the proposed ordinance on STRs and urge the City of McCall to expand the ordinance to include the McCall area of impact in this ordinance. The safety issues discussed in the Aug. 10 meeting are also present in the area of impact and when emergency resources are needed, we rely on City of McCall responders to assist. There are a number of STRs outside of the city limits which use makeshift areas as sleeping quarters. There are windowless lofts, lofts accessed via non-standard stairs (a ladder), and ADUs that appear to be a shed with additional beds but no plumbing. I believe the guidelines you have put out make a lot of sense in terms of having STR occupancy limits similar to what you would expect to see if the same residence was used as a long term rental.

There are many neighborhoods around the lake but outside of city limits where the roads are narrow and/or not maintained by the County, which puts additional safety concerns and burdens on the residents who live there. We are already at greater risk when an emergency occurs because we are further from the city resources and our roads are not always easily accessible in the best of conditions. Couple that with no limits on the number of short term residence we may have living next door increases our safety risks with more people and vehicles using our roads that were not built to withstand that level of traffic.

Thank you for all your work and careful consideration when drafting these rules. Please consider expanding these rules to include the McCall area of impact.

Regards,

Dana"

2 8/18/22 21:19:59 Hugh Cooke 1664 Timbercircle, McCall For

I support restrictions on Vacation Rentals, reduce to two (2) per bedroom rather than four (4) per bedroom for guest safety.

3 8/18/22 22:54:28 Jan Eitel 1029 Kaitlyn Loop For

Safety of people should be our highest priority and not profit margins. The proposed new rules will certainly cost money but will ultimately help to considerably improve the safety of renters and first responders. Let's do the right thing by passing the new rules and save lives before something tragic happens.

4 8/19/22 9:41:12 Larry Hauder 1504 Louisa Ave For

"I write in favor of the City Council putting safety fire parameters on vacation rentals. I live in a neighborhood surrounded by vacation rentals and know firsthand that overcrowding exists.

And, on a related topic, is there not a massive conflict of interest having Robert Lyons, a real estate agent, not only serving but chairing the P&Z? "

5 8/21/22 12:55:51 Ken & Becky Deibert 1130 Mo's Way McCall For
"Greetings, McCall City Council:

We would like to applaud the City Council and staff for their efforts to revise City Code related to Short Term Rentals.

We are permanent full-time residents of Lick Meadows subdivision which was initially developed for single family dwellings. Currently, 31% of the homes in the subdivision are being used as Short Term Rentals, some of which have the capacity under current code to house up to 19 people. The problems that have arisen from development of STR, are excessive noise, excessive trash being left out and strewn about the neighborhood, dogs being allowed to run free, off-road vehicles being driven on vacant private properties and lack of responsiveness and/or inaccessibility of Property Managers and/or Owners.

It seems reasonable that limiting occupancy to no more than two people per bedroom plus two would more nearly resemble the number of people who would occupy that size home if it was, in fact, a residence, and thus lessen the amount of noise, traffic, garbage. etc.

In our view, the key to addressing the concerns of both the neighbors and the owners is clear rules and enforcement. Section K of this proposal requires that the licensing agent be informed of any changes in ownership/Property Management and subsequent contact information, but we did not find any provision for passing that information along to affected neighbors. We feel strongly that we must be informed of any changes to ownership or property management when they occur. Neighbors also need information on who to contact at the City when we have questions regarding events that occur such as a garage of a STR is modified for additional living space and no longer available for parking, or when motorhomes, or camp trailers are pulled into the driveway and tents set up in the yard - and we need to know if this is allowable under the occupancy rule. Short Term renters' responsibilities for looking after their pets, per city code and neighborhood CCR's and their responsibilities for proper disposal of trash need to be added to the required posting in the rental unit.

One last point. In our view, the fees being charged for licensing appear inadequate to cover the cost of enforcement. The revisions proposed are a huge step in the right direction, but without enforcement they are simply words on a page.

Thank you for your efforts, and for considering our input.

Ken and Becky Deibert"

6 8/21/22 20:01:58 Simon Ingham 1658 Timber Circle For

"The proposal is not perfect but is a great improvement on the existing code. I am in favor and want to point out one area I hope is approved as written:

The requirement for a local contact person that neighbors can call 24/7 who is required by code to respond within 60 minutes and resolve the complaint.

A lot of disputes over short term rentals come from not having an owner or management company available to deal with noise complaints as they are happening. Currently the two options for neighbors are to confront the renters themselves or call the McCall City Police. Many neighbors understandably do not feel comfortable doing either of these things.

Owners or management companies need to deal personally with noise complaints on their properties. It should not fall on neighbors or Police to manage these properties."

7 8/22/22 9:45:33 Heather Susemihl 912 Valley View Lane, Box 1171
For

It is in the public and owner's best interests for these safety measures that hotel/motels have to adhere to apply to short term rentals above a certain occupancy.

8 8/22/22 8:20:00 Halley Shultz 1658 Timber Circle, McCall, 83638 For

I live full-time in McCall and I strongly support the proposed new short-term rental amendments. I particularly appreciate the rules around limiting the number of occupants and having properties checked for safety annually. I am also really happy to see the rule requiring responsible parties be available 24/7 to deal with issues. All of these rules will help to maintain the safety and comfort of our neighborhoods. Thank you!

9 8/22/22 10:14:59 John Rygh 349 Carmen Drive For

"McCall City Council -

As I have commented before, I am a long time permanent resident of McCall who has been adversely impacted by STRs, particularly in the last five years as occupancy has boomed. I support most of the proposed Title 3 & 4 code amendments as described in the city council meeting packet for Aug 28, 2022 (AB 22-226). The occupancy limit of two persons per bedroom seems like a good idea, as does the requirement to obtain a CUP for occupancy exceeding ten persons. I would suggest that the deadline for compliance be moved up from the staff recommendation of 1/1/24 to 7/1/23 to spare local residents the impacts of another July 4th to Labor Day party season. I don't know if there are any improvements that could be made to the enforcement of existing code, but I would support any such efforts. I can certainly echo the comments of others regarding the unresponsiveness of property management companies to complaints. Really the main behavior I have a problem with is loud outdoor noise late at night. When I lose sleep, I get cranky and end up writing letters like this.

Regards,

John Rygh

McCall"

10 8/22/22 17:49:18 Craig Campbell 1075 Ridge Rd Against

"What is the purpose of such a rule? If the intent is to try to solve the long term rental crisis by strong arming homeowners to convert from short term rentals to long term rentals by pulling the

rug out from under them, this is a very bad idea. There is no doubt we have a housing problem. I support sensible ideas. This is not sensible. Even if all 150 of the 527 short term rental homes that have capacity to sleep more than 11 people, converted to long term, there still would be a shortage. I base this on the data gathered presented by the developer who wanted to build an affordable housing complex behind city hall 4 years ago. Since then the problem has become worse. We have countless unrelated codes that force business owners to adopt sign standards, aesthetic building requirements, limit to the types of formula businesses that can come to McCall, all under the desire to have an unique small town feel and look. A lot of these codes/regulations are well thought out and good, but others are absolutely ridiculous. My understanding on the intent of these codes/regulations is to create a unique mountain experience for visitors and for locals to enjoy. It is the visitors that are the basis of our local economy. Without them our economy has little to survive. It is true with fewer visitors there is no housing crisis because there would be no need to have housing at all because the economy will crash and burn. The only thing that putting these restrictions on the 150 short term rental properties will do is to cut the supply of available short term rentals that are available for larger families or groups thereby driving the demand and rental rates up. McCall has a unique attraction that Ketchum doesn't have and that is it is still a drive up vacation destination that is affordable for the average family. Driving up the prices will surely make it unattractive to the average family. I did a informal study of the impacts of family reunions in McCall several years ago with a professor from U of I. We learned that McCall attracts more family reunions than any other Idaho town. Family Reunions are mini conventions that support all of our businesses. Nearly every summer and winter weekend at our church we have multiple family reunion groups that join us for worship services. In fact, we typically see 20+ family reunion groups in each of our 2 congregations each week during the summer and winters. I am not aware of a single one of these family reunion groups that are smaller than 11 people. In fact, I personally had a reunion with 22 people that shared a house and it was a fantastic fun experience and we spent tons of money with businesses.

Every regulation, code, law, etc. should have to pass a test to even be considered. The test is to balance out risk to benefits and should carefully consider the impact that the ""Laws of Unintended Consequences"" will have. This ordinance clearly fails both tests. Again, what would the benefit be? What is the risk to our economy? What unintended consequences may occur? Yes, housing is a huge problem. This clearly does not solve the problem. Please do not vote for this ordinance idea. "

11 8/22/22 18:33:45 Colleen Steed 1145 Bellflower Place Against
"Dear City Council of McCall –

In doing research about short term rentals in McCall, I applaud your willingness to look at all angles. McCall, like many resort communities, need to refine rules to ensure that our community is safe, continues to generate appropriate revenue for city services, and is truly the vacation destination that people have come to expect.

I am a short term vacation owner. After renting homes all over McCall for more than 25 years, we were able to purchase so that McCall is where our children, grandchildren, and extended

August 12, 2022

City Council, City of McCall Idaho
216 Park St.
McCall, Idaho 83638

Dear Council:

My name is Jim Buatti and I own the property at 1022 Fireweed in McCall. I use this property as a short-term rental (STR) much of the year; but I also use it multiple times a year for my own vacations and for non-rental vacation use by friends and family. I have also used this home to provide longer term housing for local employees; my daughter lived in McCall and worked for local businesses (Shore Lodge and Brundage) for three years. One of those three years she lived at 1022 Fireweed. During that time my cash flow on the property was decidedly negative while my daughter was providing valuable service labor to the local economy.

I attended the 5 PM meeting (by phone) on August 10th. I am writing this letter to repeat and perhaps better articulate my opinion on the proposed ordinance governing short term rentals. As you are probably aware, we were given relatively short notice to attend the meeting (I was notified August 8th in the evening while in travelling in Florida). At the meeting we were given only three minutes to state our opinions. We could not ask questions and have them answered during our three minutes.

Since the meeting I have done some more research on the subject and I have actually had the time to organize my thoughts. To put it bluntly, I think this proposal runs the risk of violating Idaho House Bill Number 216 enacted in 2017. According to the Bill, short term rentals may not be specifically targeted for regulation, but that is precisely what this ordinance appears to be doing. I fully understand that the law allows some variance when issues of safety and public welfare are concerned, but I find the 'safety' reasons stated by the Board to be both unproven and a bit disingenuous. I also find that the safety issues ascribed solely to STR's also exist in private, non-rented homes (PNR's); but there seems to be no attempt to similarly regulate those dwellings for safety.

The primary safety issue that I heard cited at the meeting is that STR's are inherently less safe because, in a fire, the renters are unfamiliar with the methods of egress. To date I have seen no statistical proof that this is true and none was presented at the meeting. It was simply declared by the Board to be true and put in the record as fact. Various examples of 'preventable' fires were cited by the attending Fire Marshall, but the question was never answered (and it WAS asked by Susanne Klock) if those fires occurred in short term rentals. It was also asked how many fires had occurred in STR's as opposed to other structures. Again, I heard no statistics or proof. I could make a case that STR's are inherently more safe, because agencies like Vacasa perform fire inspections every six months – something that is NOT done in private non-rented homes (PNR's). I also heard other STR owners at the meeting talk about additional safety actions they had taken, such as having multiple fire extinguishers on hand and installing portable ladders in the upper floors – again, something that I am reasonably certain is not done

in most PNR's. I have no problem with the Board inspecting the properties and making similar suggestions as to how we might make the properties more safe; in fact I would welcome the assistance. I do not, however, see why STR's are inherently less safe; nor do I see how a blanket ordinance such as limiting occupancy to 2 people per room is inherently safer than simply inspecting the property to ascertain if the property has proper forms of egress for the number of people in the house.

Looking at this a different way, even if I were to accept the 'people don't know the house well enough to get out in time' argument, why then are the same conditions allowed to occur in PNR's? Imagine a scenario where grandparents invite their three married children and spouses to stay for a week. Imagine that each couple has 2-3 children. In this case the house would most likely have more than two occupants per bedroom, and none of those occupants would be familiar with the forms of egress since they probably visit infrequently. Add to this the fact that most PNR's have NOT been inspected for things like fire extinguishers, and I have to ask why the Board is not limiting the number of people per bedroom in PNR situations? It appears to me that STR's are indeed being targeted for unique regulation here.

During the meeting the Fire Marshall was talking about the potential inadequacy of the McCall Fire Department staffing and tacitly blaming the increase in STR's. I would like to ask the question why the staffing is not first and foremost the responsibility of the City? During the meeting I asked if any blame for inadequate staffing was going to be apportioned to the enormous increase in new construction of PNR's that has occurred in the city during the last 5 years. I never heard an answer. How many new PNR units have been built in the last five years in comparison to the increase in STR units?

Another reason I heard from the Board is that somehow restricting STR's is going to alleviate the housing shortage for service employees in McCall. I would like to ask how this is going to be accomplished? If the service employees could afford to buy the houses up for sale I'm sure they would. They simply can't. No owner of an STR is going to charge rents that produce large negative cash flows, so the rents charged to longer term renters is probably going to be too high for low wage employees as well. Anyone interested in exploring the math with me on this is welcome to schedule time with me. So - is the city trying to drive the price of housing down by damaging the profitability of buying homes? If so, have any studies been done as to how effective this would be? More importantly do the residents of McCall know, and are they happy with, the Board's efforts to drive down the resale prices of their homes? Has that been disclosed to local residents?

Has any study been done and presented to the merchants of McCall about how much business they would lose by forcibly reducing foot traffic in a town that seems to primarily derive its livelihood from tourism? As I mentioned during the meeting, the City of South Lake Tahoe estimates a 4 million dollar loss per year in revenue from implementing a similar ordinance. And why is a city in Idaho so eager to emulate California in both loss of revenue AND in over-regulating responsible private landowners' freedom to do as they wish with their property?

One thing I DID hear the Board take seriously is the problem of eliminating vacation space for families with children. GOOD! I'm glad that was heard. Perhaps a more sensible solution would be to leave the occupancy rate at the current 4 per bedroom but specify that there can only be 2 adults per bedroom and the other 2 renters must be minor children? And truly – what constitutes a bedroom must be better defined to include lofts and/or entire floors with a bed.

A final comment I need to make – and this is perhaps the most important comment – is that forcing people to retrofit private homes with sprinkler systems is almost certainly an overreach and a specific targeting of STR's. Why are PNR's not required to do the same if they are sleeping more than 10 people? Most STR's in McCall are still categorized as private homes? Trying to classify them R1 or R3 is certainly singling out STR's for special regulation unless you do it for all private residences with similar safety issues. Then, a home such as mine would likely cost \$30,000-\$40,000 to retrofit. Sadly, what the Board is effectively doing is making it easier to litigate this ordinance than comply with it. Multiply my concern across 100-150 similarly affected large homeowners and I can almost guarantee you that it would be far cheaper, collectively, to litigate than comply. This is something that I'm sure neither side wants.

I am currently allowed 16 occupants in my STR but I voluntarily limit the number to 14, because in my opinion that is the number that can be accommodated comfortably and safely. I also have no desire to have huge groups of drunken guests or teenagers trash a house that I love and use myself.

A blanket '2 per bedroom' rule is pretty inefficient in a 4200 square foot house like mine with 3 king beds, 2 queen beds, a bunk bed and 2 queen size foldout beds. I heard other homeowners voice the same opinion. I believe that most other STR homeowners are good people who don't want to 'cram as many people as they can' into the house Please come up with a better way to determine the number of people a house can accommodate safely.

In the end I believe that this ordinance stems primarily from local people unhappy with the behavior of tourists and NOT safety issues. Safety is being used as a red herring here. There are much better ways to ensure safety without unfairly targeting the livelihood of a certain select set of local landowners; ways such as inspections to determine enough egress, installation of portable ladders on upper floors, more fire extinguishers, etc. If renters are misbehaving – ENFORCE the current rules better. Don't make the rules arbitrary, injurious and probably illegal.

Sincerely,

James Buatti
1022 Fireweed
McCall Idaho 83638
650-454-6607
jvbuatti@earthlink.net

8520 Willow Gate Court
Granite Bay, CA, 95746

From: [Melissa Newell](#)
To: [Colby Nielsen](#); [Julie Thrower](#); [Mike Maciaszek](#); [Lyle Nelson](#); [Bob Giles](#); [BessieJo Wagner](#)
Subject: STR Public Comment
Date: Saturday, August 20, 2022 3:01:04 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members:

I appreciate efforts to update Short Term Rental codes and I am eager for the City to adopt new amendments and stick to the original timeline of compliance (Jan. 2023).

I fully support reducing occupancy standards from four persons per bedroom to two persons per bedroom, and I agree that the determination of bedrooms for short term rentals should be made using the Valley County Assessor information. Short term rental owners should NOT be allowed, under any circumstance, to apply for exemptions through the City, wasting valuable City staff time and resources (and ultimately tax payer dollars). As stated in the staff report, Valley County already has a process in place if STR homeowners wish to contest the number of bedrooms in their homes.

I hope the updated occupancy standards will cut down on the amount of parked cars in the street, as well as reduce the recently increased traffic that zips in and out of residential neighborhoods. This is always a concern when there are kids, including my own, playing in the streets and riding their bikes.

I strongly hope, in the next few months, that the City will add another code amendment, requiring that STR property owners with an occupancy over 10 persons get a Conditional Use Permit and install a fire sprinkler system as recommended in the report submitted by Garret de Jong, Fire Chief: "For STRs with more than ten people, in my opinion, based on the [International Fire] codes, should be considered R1 and sprinkled." Knute Sandahl, the Idaho State Fire Marshal, concurs with this recommendation.

Thank you for your efforts to prioritize health and safety in our neighborhoods.

Sincerely,

Melissa Coriell
McCall

August 22, 2022

McCall City Council Members,

Thank you for your work in updating the Short-Term Rental Regulations. I'm glad you have found an alternative that protects the character of our neighborhoods, improves health and safety and respects the property rights of full-time residents and the owners of rental properties.

Short-term rentals (STRs) as they are currently regulated and managed are affecting the character (integrity) of residential neighborhoods. Rental capacity restrictions are a simple and reasonable way to maintain the residential character of our neighborhoods. Restricting the occupancy of STRs to two people per bedroom is common sense. That is what the typical house in a residential area generally has. When people buy or build homes in residential areas they expect to have typical residential neighbors. When STRs with double the typical occupancy are allowed the property rights of the full-time residents are infringed. The added noise, traffic and parked vehicles are not what they expected when they moved to a residential neighborhood. With the two people per bedroom restriction there would be no more noise, traffic, parking space need or other disturbance than you would expect from fulltime neighbors.

Health and safety are affected by this double occupancy as well. Sewer systems and garbage disposal are designed for typical occupancy. Roads are designed for residential traffic. And egress in case of fire is designed for the typical home. These health and safety concerns affect the occupants of the STRs as well as the full-time neighbors.

STRs with 11 or more occupants should be regulated differently than those with fewer occupants. A typical house in a residential neighborhood seldom has more than five bedrooms and ten occupants. When houses are modified to accommodate more than ten people they are no longer typical residential homes. They are hotels and they should be regulated like hotels. All of the negative impacts noted above are exponentially increased when a neighborhood house is converted into a hotel. The risk to the occupants if a fire occurs is the greatest concern. This fire risk is real and could be deadly. Sprinkler systems should be required in these hotels. I hope this requirement can be added to the STR regulations soon.

I support passing the updated STR regulations as presented in the current draft.

Thank you for your time, hard work and attention.

Jeff Canfield
1102 Buckboard Way
McCall, Idaho

August 20, 2022

To The McCall City Council, The City Manager & Staff:
Any stipulations or regulations of short term rentals will be an improvement. It is curious that no public INTERACTIVE DISCUSSION has been held to give those most effected an opportunity to present, while agencies have been part of the workshops.

The petition I brought in February asked to stop new permits. 1 of 4 or 5 houses are now short term rentals. CRAZY!
This has created a loss of integrity and quality of our community neighborhoods. The small town feel mentioned in the Comp. Plan? Gone. Affordable? Sustainable? No. A variety of housing types to meet varied income levels & stages of life? NO.

Show respect for the residents and be bold with the ordinaries. That state law was not written to protect commercial entities, LLC corp. et al and most likely will be challenged. Let's stop the insanity in planning for the future.

Points I would like to make:

- Enforcement should be consistent and financed by fees from the rentals or agencies.
- No turnover license. The concept of waiting is a good idea.
- Full disclosure of commercial owners, LLC, et al which creates for-profit situations different than residential. A % of real residents should cap these commercial entities.
- The utility and infrastructure of 5 families in a house built for a family of 5 should have different rates.

• The fire chief report stated difficulty is protection with increased growth. The town has been on reduced water usage for 2 years. Excess use for showers, hot tubs & flushes reduces the water available to fight fires. Outside fire pits are not addressed in these ordinances. Should a rental unit start an outside fire, which may move to the house or spread to the neighborhood, it will be horrific. Not to mention the available water for normal use being unavailable.

Water sprinklers are not too expensive for hotels — creating safety for all is something very important.

• The huge amount of trash is filling our already stressed situation. Recycle! The agency should be held responsible for setting up and maintaining recycling. Just like there is a cleaning deposit.

• The increased amount of loose dogs, unlicensed drivers of razors, motorbikes & general traffic creates congestion and havoc in otherwise quiet neighborhoods. Restriction of vehicles and parking will be welcomed.

• The limitation of rental occupants is much needed. Mattress pads on the floor, bunkbeds in closets and other stuffing of folks into a space is unsafe & inappropriate.

Protect our neighborhoods!

Jynn Lewinski • McCall

there's a difference.

walking round the block
of homes & houses

of those who connect to life here.

the community. sheds. raising families
settling...

to those who crave the fast thrill. no ties, really.
use the system of fast cash.

rental = mortgage = free fun = no ties

just the lighting.

the quiet.

a calm.

so very different.

EXISTING

CONDITIONS

OUR ECONOMY

HOUSING OVERVIEW

McCall is a major recreation hub, drawing visitors from all over Idaho and the world. As a recreation destination, the City must consider housing availability and economic development trends. The public involvement process revealed the top priorities are to provide more affordable and diverse housing options and support job growth for residents and workers.

Housing diversity and affordability help to build stable and resilient communities. Providing suitable housing options requires understanding both of the varied needs of the City's population and the changing trends, including an aging population, demographic shifts, and changing housing preferences. The Comprehensive Plan can encourage economic growth with land use policies designed to retain and expand existing businesses in locations that provide optimal benefits to the community and also to those visiting the area.

HOUSING CHARACTERISTICS

The rate of homeownership is an important characteristic of a community that can reveal demographic and resident characteristics such as life stage, income level, and duration of residence. Mountain town communities such as McCall tend to have relatively high vacancy rates due to a high proportion of recreational housing units. The vacancy rate is 73%, due to part-time occupancy of seasonal or recreational units and second homes (73%). Of the 978 housing units occupied by permanent residents, 55% are owner occupied while the other 45% are renter occupied.

Of McCall's 3,619 housing units, 2,641 are considered second homes. As shown in Figure 4.4, from 2000 to 2014, the number of second-home housing units increased 128% while the number of permanent housing units decreased 6%. The total number of housing units increased

By the Numbers

2.91

Average Household Size

22%

Population over 55 years of age

15%

Housing units that are owner-occupied by a full time resident.

\$206K

Median Housing Value

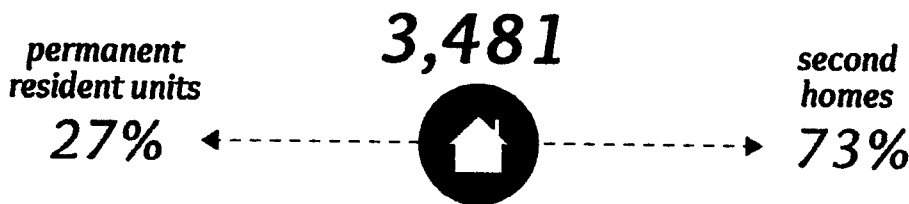
Figure 4.4: Population and Housing Growth Trends in the City of McCall



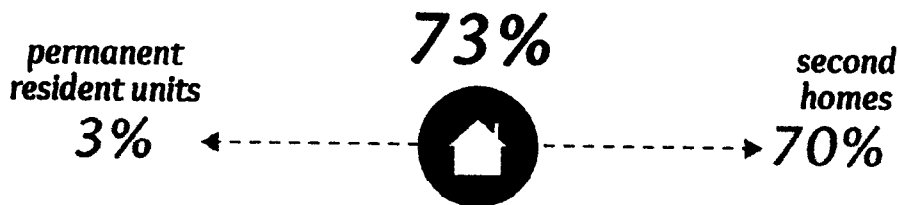
As a resort community, most of the homes in McCall are second residences.

A higher proportion of recreational housing units can lead to higher vacancy rates.

TOTAL HOUSING UNITS

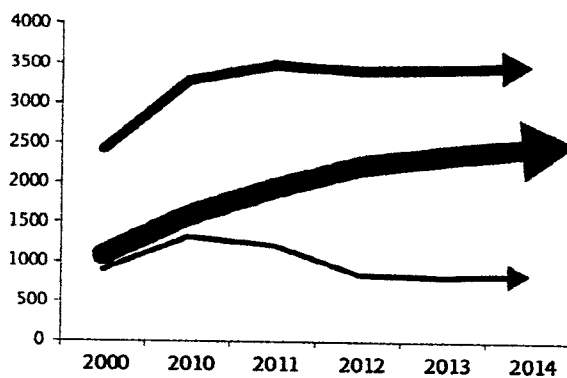


VACANCY RATE



2010-2014: A SIGNIFICANT INCREASE OF:

second homes 128%



total housing units: 43.43%

second homes: 128.01%

permanent resident units: (-5.99%)

Source: American Community Survey, 2015

40%, which shows that although many new units were built, many previously permanently occupied residential units were converted to second homes during this period. The limited amount of new housing construction during this period means that these increasing "unoccupied" housing units have been drawn from housing supply that is otherwise available to McCall's working households.

HOUSING SUPPLY

McCall's housing supply consists mostly of single-family residences, as shown in Figure 4.5, though apartment and condominium development has moderately increased in recent years. McCall's mix of residential housing types will continue to be primarily single-family residential, though the community clearly desires an increase in all available types of housing.

The McCall area residents and stakeholders have reported a shortage in housing. The lack of available housing in

City of McCall Council

Re: Short Term Rental Code Amendments

Honorable Council Members,

The Cottages at Spring Mountain Ranch HOA Board of Directors want to express our support for your recent efforts to better define the Short Term Rental business in McCall.

Specifically,

- We are in favor of the yearly safety inspections/permitting requirements, with Inspectors establishing allowable occupancy.
- We support the 2 person/permitted bedroom limitation. We oppose including loft areas as bedrooms. Also including a limit of one car/bedroom would help parking issues.
- We would also suggest a requirement to have applicable City codes prominently displayed in all rentals. The codes involving dogs on leash and quiet hours are the most important of those. Most renters arrive from out of the area or state and are not aware of local laws or ordinances.
- STRs should have a prominent sign displayed with the Managers name and a 24/7 contact number (not voice mail)
- We support the installation of noise monitoring devices at the rental units.

The Cottages contain 33 individual, separate dwelling units with a common parking area shared by all units. Although separated, the units are proximate to one another. Of our 33 units 8 or 9 have rental traffic. Recently, we have had a resident threatened by a renter's off leash dog and a week ago found 12 young adults renting one of the 3 bedroom

cottages. The group made noisy returns at 2 am both nights and kept the residents of the adjacent Cottages awake both evenings. We filed complaints with the rental agency and were ultimately informed that the renters, in both instances, were “blacklisted” by them. And while this action was laudable it was reactive as it was taken after the rentals were completed. In addition, our shared parking area did not anticipate 3 or 4 vehicles per unit and gets overwhelmed when several of the units are rented and the renters bring multiple vehicles, which happens often.

The proactive rules that the Council is contemplating would help prevent these types of issues and hopefully keep residents from becoming defacto enforcement agents for the commercial rental operations in our neighborhoods.

Sincerely,

Cottages at Spring Mountain Ranch HOA Board of Directors

Jim Leonhard – President

Bill Logsdon – Member

Ron Evans – Member

Leonard Anderson -Member

family can come and be a family. Our home is approx. 2400 square feet and is 4 bedrooms with a loft. It is managed by a local rental company. We are aligned to the HUD occupancy guidelines of 2 per bedroom but this limit does not count children toward the occupancy limit. HUD classifies a child as someone under the age of 18. Our listing mentions a limit of 14 with 12 comfortably because of futons and queen hide a bed in the loft.

My main concerns listening to the Planning & Zoning meeting are:

- No official rules when homeowners are using their residence. We usually have between 10-14 people with 3 generations.
- No official rules when you are letting family/friends use the home
- Counting people under the age of 18 as part of the occupancy. Most rental services require renters to be 21 or older to rent. When children and grandchildren come with us, we are 6 adults and 6 children (10 under).

As part of the Planning & Zoning meeting, everyone kept referring to the large capacity rentals. You must realize with the requirement of 2 people per bedroom max, you will be eliminating many rentals. Are you complying with the Idaho statute or HUD recommendations? Will this increase housing for full-timers? Only time will tell.

I fully support all permits and fire inspections but adding fire sprinklers to any building housing 11 or more is not sustainable. If the building code had specifications at time of build that anything more than 2400 sq ft, it would have been done. To retrofit an existing property is not viable. Why would you not require fire sprinklers on all houses over a certain square footage? The propane explosion mentioned by the fire department on Fairway Drive was not a short-term rental.

I would like to also reference that not all short-term rentals (STRs) are registered with the city thus losing revenue. McCall cannot keep up with STRs but could contract with a service that other cities use to monitor postings of STRs to ensure that the hotel tax, inspections, and LOT are paid. I hope that you will defer this decision to continue the keep McCall a family vacation destination.

Reference

As Idaho State Government Title 67-6539 states

What is reasonable and what is practical? What will detract from families ability to enjoy McCall. Somethings to consider:

The City of Donnelly in <http://www.cityofdonnelly.org/wp-content/uploads/2020/12/Ordinances-248-252.pdf> states Occupancy: There shall be no associated RV's or tents used to supplement the maximum occupancy. It will be limited to legal bedrooms with proper egress windows. At no time shall occupancy exceed 4 people/bedroom up to a maximum of 12 people unless a conditional use permit is obtained

- McCall adjusting their room occupancy will reduce income to the city with Donnelly so close.

The City of Ketchum (<https://mccmeetings.blob.core.usgovcloudapi.net/ketchid-pubu/MEET-Packet-0b1a8df03dc14e8995773d0bd908069d.pdf>) states: 2. Occupancy: Short-Term Rentals shall contain no more than four (4) people per bedroom. Total maximum occupancy of the Short-Term Rentals shall be based on the number of bedrooms times four (4) people per bedroom

Bonner County -

<https://www.bonnercountyid.gov/media/Planning/Application%20Information/Vacation%20Rental%20FAQ.pdf> How many people can I have in my rental?The maximum occupancy for a vacation rental shall be three (3) persons per bedroom plus an additional three (3) people"

12 8/23/22 8:05:57 Bert Kulesza 118 E. Forest St., McCall, Idaho 83638
For

"I strongly support the proposed code amendments for Short Term Rentals. The proposed amendments are long overdue and are a good first step to getting a handle on a problem vexing McCall for a long time. It is disheartening to see neighborhoods having to put up with what amounts to small motels in residential areas. The occupants and some of the absentee owners of these rentals have absolutely no ownership or interest in the neighborhoods they are invading. Renters show up have fun and leave, just as they would in a motel. The cohesiveness and structure of the neighborhood suffers. Is that what the city wants? What on earth is a short term rental that can accommodate 15-20 or more people doing in a residential neighborhood?

The proposed code amendments are more than reasonable. Two people per bedroom makes sense. A permit makes sense. A sprinkler system for rentals accommodating more than 10 people makes sense--aren't motels required to have sprinkler systems? If the cost of a sprinkler system is too high then don't have more than 10 guests. I tire of hearing absentee owners of these rentals wine about costs and government overreach as they rake in profits yet have little or no concern about the impacts they have on neighborhoods and the community.

In addition to the proposed amendments I would like the city to consider:

1. Putting a cap on the number and kind of vehicles that can occupy a rental property at one time. Is it really OK to have 8-10 vehicles, a bus size motor home, or a camper trailer with tipout (and room for more gusts) parked in a residential neighborhood?
2. Consider requiring larger capacity short term rentals to include a permanent live in resident (either owner, long term renter, or employee) to provide a presence and connection to the neighborhood and to ensure renters behave in a respectful manner. Don't motels have someone on site to perform this function? Relying on a property management company or absentee owner to do this doesn't cut it.

Thank you for the opportunity to comment on this important issue. "

13 8/23/22 12:50:46 Lisa Mohler47 Johnson Lane McCall ID 83638 For

I feel that you are giving STRs to long of a Timeline 2024 1st of January. This length of time will allow them to put off getting inspections while making money, then decide to sell it. We have people homeless NOW. Give them 3 months to show proof of compliance of new regulations, such as removing bunk beds that allow them to sleep 8 people per bedroom. The STR's new permit goes into effect at the end of this year 2022. This hopefully will open up rentals for long term renters who service the Valley, teach at the schools etc., Employees need to see that the City of McCall is serious about solving Housing problems NOW. If half of these 524 STRs were long term rentals that is 212 families in dry safe homes and keeping Valley County Business going. Your current way of handling STR is not working. You may need to create a new job, Overseer of STRs.

14 8/23/22 11:52:52 William Logsdon 929 Cottage Court, McCall, ID.
For

The influx of short term rentals have changed the atmosphere of McCall and the magic of this development from friendly single family dwellings into a commercial venture. An atmosphere of bring a bunch of people and party for two nights and go home. Two weeks ago we had a three bedroom house with 12 young adults who were noisy, and full of alcohol every night. It was a short term rental with a rental firm who did not care how it affected the owners. It ruined our weekend as it did for others.

15 8/23/22 19:50:50 maureen thomas 1522 Roosevelt St., McCall Idaho For
I support these proposed amendments for short term rentals.

16 8/23/22 21:01:40 Eric Marsh 327 Mather Rd Against

The new regulations on Short Term rentals are overly restrictive. Folks that own STR already have an inherent interest in keeping the property safe for guests, limiting the occupancy to a number that is reasonable based on the size, and to keep peace with fellow neighbors and the city itself. If owners didn't take these necessary precautions they would incur excess cost in terms of damages and potential suits. If owners didn't maintain a high standard and seek to be good neighbors then they would quickly find themselves at odds with neighbors which is also bad for business. The new regulations come at a time when the local needs a steady influx of guests to support local businesses and when owners rely on their guests for income. Economic forces will soon already naturally begin to show a slowdown and these regulations will make such a downturn far worse by placing undue pressure on owners and guests.

17 8/24/22 9:27:32 Jim Leonhard 927 Cottage Ct For

The short term rentals have become a burden and a problem for their neighbors. It is imperative that the city Council impose some additional restrictions to reduce the impact of the uncontrolled short term rentals have on the quiet enjoyment of residents in McCall. Restrictions on occupancy and the number of parking spaces allowed per unit would be a good start. Respectfully submitted, Jim Leonhard

1 8/22/22 11:23:57 BARBARA Greenwood 906 Buckboard Way MCCALL
ID 83638

"I would like to comment on the issue of ordinances concerning rental properties. I realize that owners have the right to lease/rent to visitors but have issues with property values and the cleanup that is not always done when they leave. A home has only so many bedrooms that should not be packed to overflowing and possibly be a hazard. I've seen multiple families pull in with all their gear and vehicles and the activity on these days creates lots of traffic and noise for those who are year round residents. 4th of July was especially bad as the renters were not careful with their fireworks and laughed me off with my concerns. Another time there was a large group of young adults with all their bikes, maybe 30, so obviously there were multiply ppl sleeping in limited space. They looked to be a group on an outing with counselors as there were a few adults.

My biggest complaint is the trash, the bins are left open and overflowing There also have been very loud parties late into the night and the animals, especially the bears that start showing up in August, are especially worrisome to me.

I live alone, a senior, and I don't feel real safe with so many coming and going, when rules are compromised, and renters really don't care. Renters bring their animals as well and they roam free, use my yard to do their business and chase the deer. The answer is not to remove the deer or deny owners renting their property, the answer is tighter ordinances so we all can enjoy McCall and feel safe. Thank you for your consideration on my thoughts with this issue. Sincerely,
Barbara Greenwood"

2 8/23/22 8:36:02 Steve Albrecht 1109C Knowles Road McCall ID ID
83638 "Good Day,

The proposal for maximum occupancy is significantly burdening those that have a short term rental as you are not addressing the real reasons for this change. The reasons or the why behind this proposal does not align with past situations or events. How many fires have been in short term rentals in the past decade, 5 years, 3 years or even last year? How many lives have been lost or even people burned due to fires? Using or creating a fire code is not the solution it is a fake response to another concern. Simply using this as the solution is not right nor is it legal. Homes are built using building codes, essentially the legal foundation for ensuring certain standards and rules are followed. With that said, homes that have been built, would need to be grandfather in. Change the building code, not the permits.

I still go back to the why, what is your why, who is driving this why? The person, or persons driving this why is going to force or even drive significant loss of visitors to McCall. Rooms with bunk beds are play areas or places kids can make a fort. If you strip this away, kids will not be coming to McCall and unless you are looking at making McCall an adult only place. You are missing the mark and why even have a parade, last time I checked parades are quite enjoyable for children. Also, if you are trying to make homes install a sprinkler system. That is ridiculous, that isn't even affordable for existing homes. Again I say, add it into the building code, assuming that is the real concern here, which I challenge in the first place.

""You can't solve today's problems with yesterday's solutions," Albert Einstein is famously quoted as having said. The context and intent may be open to interpretation, but people often quote this to suggest that traditional value system will not work in this fast-changing technology-driven world.

The same thing applies with these proposals. Based on these proposals, we want to protect the people that are staying in our homes. However, that is a scapegoat of a larger problem the city needs to face. We live in a capitalist world and restricting this goes against what we stand for as Americans. I suggest you work harder to understand the root of the problems and make adjustments there. Quit trying to use a policy or generating a city law under a fake problem. There are many more cities that have similar concerns and using Lake Tahoe or whatever city that implemented this are FAR larger than McCall. Find a solution that fixes McCall's concern not another communities problem/fix. Work harder to solve the root cause, which I believe you are completely missing the mark, as using a fire code or permitting is simply going to create many other unintended consequences.

Thank you

Steve Albrecht"

4 8/23/22 23:35:39 Kristine Stedman 425 McGinnis McCallIdaho 83638

"These comments pertain to the Council's considerations regarding occupancy limitations on short term rentals. We own a 2200 sq ft, 3 level, 4 bedroom, 3 bathroom vacation home in McCall. When we purchased the home in 2009 it fulfilled a life-long dream of my husband's to own a McCall home. We come down from Lewiston as often as possible, either just the two of us or with our two married children and 7 grandchildren (ages 5 to 17). There is more than enough room for the 13 of us to sleep safely and comfortably. The large upstairs bedroom contains a set of bunk beds along with a queen bed. The loft contains a pullout bed; the living room and the TV room each contain a queen sleeper sofa. When our family is not using the home, it is a short term rental managed professionally, safely and responsibly by Vacasa. It is not a ""party house"" rented out irresponsibly. Almost every one of our renters are multi-generational families. Often grandparents, kids and grandkids. We strongly urge the Council not to limit the occupancy of our home to 8 people, 2 per bedroom. Rather, we urge you to allow 2 adults PLUS 2 children per bedroom.

We are totally in support of having the fire department inspect our home, in having the recommended number of smoke detectors and carbon monoxide detectors, etc. However, we are totally opposed to the idea of requiring a fire sprinkler system. The cost of retrofitting such a system into our 1980's built home would be completely prohibitive.

I'm not sure what problem the Council is hoping to solve with the new proposed regulations. If McCall needs more long-term rentals, I don't think this is an answer. We certainly would not convert our home into a long-term rental because our family wants to have it available for our own personal use. If safety is the issue, I believe that can be handled by inspections. And if the

problem is ""partying"" renters abusing noise or parking regulations, that could be handled by the police, or by working with McCall's various property managers. Please do not make the drastic change of limiting occupancy to 2 people per bedroom, and certainly not by requiring fire sprinkler systems. McCall is a sought after destination for FAMILY vacationers. Please don't prohibit larger homes from accommodating multi-generational families and families with children.

Thank you for your consideration,

Kristine Stedman"

18 8/24/22 14:22:58 Dave Petty 912B Fairway Dr. For

"From the McCall 2018 Comprehensive plan:

Our Vision McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

Over my 30+ years of visiting and living full time in this city I have witnessed the destruction of this vision by the abuse of neighborhoods by the STR market. I fully support the initiative to pass common sense regulation related to occupancy and safety for the benefit of our community."

19 8/24/22 14:41:49 Heidi Grassman 1019 Bitterroot Drive For

"As homeowners in Spring Mountain Ranch, our quality of life has changed substantially over the 3 years we have owned our home. We are surrounded by STR's. I am in favor of limiting the number of persons renting any home to 2 per bedroom. I am also in favor of any regulations that increase privacy, reduce noise, reduce turnover and prohibit more than 2 vehicles (including boats, trailers, etc.) per home.

We understand that STR's are a legitimate part of the economy of McCall and we understand all the legal rights homeowners have with respect to usage/rental of their property. We also know that skyrocketing home prices, together with a high conversion of long-term rental properties to short-term rental properties is putting excessive pressure on those who live and work in this community. All of this makes doing business in McCall difficult! Small businesses, restaurants, services, etc. are all hurting because of this macro problem.

We are grateful to the City Planners and others who are working on long-range solutions to prioritize the economic needs of the McCall community and we call on our STR neighbors to do what they can to work with resident homeowners on the quality of life in our neighborhoods. Homeowner rights are equally distributed. They are not the sole domain of STR property owners! "

20 8/24/22 16:03:35 Hannah Drabinski 1020 Bitterroot Drive For

"I fully support for the changes to McCall's short-term rental ordinance. My family built our cabin in McCall when I was 12 years old; it began as a place we came on weekends but when my father retired, it became my family's permanent home. It has been such a special place for me

and when my father unexpectedly passed away, it became the place where my mother and I began to put out lives together again.

However, in the last two years the home next door to us has transitioned ownership and became a short-term rental, advertising space for up to 19 guests. What used to be a place of refuge has become filled with anxiety and stress. Now, we regularly have large groups next door who come often not just to enjoy what McCall has to offer, but to throw large parties in a residential neighborhood. During the period that the home next door has become a short-term rental, we have had many unsafe and upsetting incidents; the firing of gun shots, drunk groups having late night fires during periods of fire-restrictions, people throwing up on our property line, men trying to physically fight us for asking them to move their partying inside. I now feel I cannot invite people to come stay with us, because I cannot be sure that the weekend will not be accompanied with 19 people partying next door. I have called the police many times and, while I am so appreciative of their responsiveness, I also feel like this is not where we should spend our public safety resources.

While we would not want to impose undue restrictions on property owners, having a rental where that can accommodate 4 people per bedroom (even when most bedrooms only have 1 bed per room) and up to 19 guests total has profoundly impacted our enjoyment of our property and our experience of our community. For these reasons, I am so grateful for the proposed ordinance of reducing the number of guests per bedroom from 2 to 4 and could not be more supportive.

Hannah Drabinski (part-time resident of 1020 Bitterroot) "

21 8/24/22 10:19:49 Frank Dykas 441 Allen Ave, McCall For

"I support the adoption of the amendments, particularly the reduction of occupancy from 4 per bedroom to 2 per bedroom. Allen Ave is in Evergreen Terrace Subdivision, and we have several STR's in the neighborhood, 4 of which are within sight of my front door. One is next door, located at 443 Allen Ave. I knew the prior owners and I know it's a three bedroom house. Yet I've seen as many as 20 to 25 people stay there and party for a weekend,

About a month ago, the current owners of the STR at 443 Allen converted one of the two bays in the basement garage into a "room". They substituted a new wall, with an outside window for one of the garage doors, and built at least one interior wall to convert the garage space to a room. I asked if he was adding another bedroom,, and he said "no just a room to store stuff." A few weeks later the owner threw a weekend party for 20 to 25 young college (or possibly high school) students who were drunk and staggering around in the street in front of 443 Allen, some were falling down drunk, others were in the neighbor's driveway across the street trying to play basketball using the neighbor's driveway basket ball hoop, using a football instead of a basketball. They were all shouting and screaming.

Finally the STR owner came out on his front deck and yelled at them to get back to the rear deck of his house on the grounds that another neighbor across the street was a cop. So they went to the back deck, where they were harassing our dog in our fenced yard. They all stayed in that house for the weekend. I suspect the "stuff" the owner was referring to are portable camp beds

and/or other sleeping gear, that they can use to convert the STR into a bunkhouse. And I wonder if the owner had or didn't have a building permit to build that extra room.

If anything, the proposed amendments don't go far enough. There are far too many STR's in this town. They destroy the sense of community in the neighborhoods, primarily because the owners are just absentee landlords who don't care about the neighborhoods; they are just in it to make a quick buck. In a sense the landlords are marketing the good will of the community to rent their vacation homes to others. For the residents, having new neighbors every few days destroys that sense of community. Preserving the welfare of the neighborhood community is a legitimate goal for city government, and should be well within a city's constitutional police power to protect the safety and welfare of its citizens.

Other resort communities have found ways to limit STRs'. Durango,, Colorado (which is demographically very similar to McCall) bans them outright on the grounds of preserving affordable worker rental housing. Boulder Colorado limits STR's to one per city block. McCall should at least try to limit the number of STRs.

For what it's worth, these are my thoughts on this amendment."

22 8/24/22 18:38:28 Kara Packer 1021 Bitterroot Dr McCall ID83703 For

"I think it's a good idea to limit to 2 persons per bedroom +2 so a max of 10 per house.

I don't think it's a good idea to allow homeowners to apply for a CUP to increase occupancy. 10 persons should be maximum per rental regardless of house size. "

23 8/24/22 16:57:39 Chris and Stefanie Woods Woods 406 Allen Ave McCall
For

We have lived in our neighborhood for over 20 years. Two years ago the house across the street was sold to a family in Boise who would be what we call "second homeowners". Our neighborhood is primarily full-time residents with a few second homeowners dispersed through the neighborhood. The people that bought the house across from us immediately turned it into an Airbnb, and as soon as that happened the quiet little neighborhood was suddenly full of disruptive noise way after dark, multiple cars more than their driveway can handle, dogs in our yards pooping and no respect whatsoever from the dog owners picking up after their pets. parties late into the evening etc... sure I get it, you are on vacation and you want to have fun, but pride of ownership is not there in an Airbnb, they could care less about the people that actually live and work in this community, they are on vacation! The house is constantly rented, like a revolving door. We all respect each other's privacy in the neighborhood and look out for each other, but the Airbnb across from us is not that way, they are transients and could care less about the people around them. Limiting the number of people to occupy the homes I feel would be key, it will lessen the noise, the overflow of cars in and out of the neighborhoods, and on our streets, late-night disturbances. The Airbnb across from us has overstepped its bounds repeatedly and has encroached on our property using our driveway as part of their playground since we happen to have a basketball hoop and a flat driveway. We don't want to come home anymore since it's a

party on their deck every night, we used to love our home and our neighborhood, and now we are so sad about this situation.

24 8/24/22 20:31:43 John Segar 1031 Bitterroot Dr. Against

I generally support this, but have concerns about the STR permit and pricing. I don't understand why someone like me who rents out his 3 bedroom cabin out a couple times a year should pay the same for a permit as the cabin down the street that is used exclusively for an event center. I think there needs to be an enhanced fee schedule - especially for those that require a special use permit.

25 8/24/22 20:55:58 Linda Burns 1485 Dragonfly Loop For

Please consider adopting these changes. I feel that it would cut down on noise, cars parked in the streets and overall safety for all concerned. Thank you.

26 8/24/22 21:38:51 Jolene Heinze 1027 Bitterroot Dr For

I strongly support the proposed changes to the Short-Term Rental Code and am very appreciative of the efforts made by McCall City Council to improve the health and safety of our community and limit the impact of STRs on our neighborhoods. This is a positive step towards managing short-term rentals to mitigate adverse impacts to the McCall community.

27 8/24/22 22:51:32 Serena Amos 2280 N Bird Boise Against

"This is attempting to reduce STR in the area, however, making it more difficult to operate an STR will result in EMPTY and VACANT second homes and vacation properties that no one other than the owners will use.

This won't create more housing for locals or reduce rent. It's NOT a solution to the problem, it will make more houses come entirely OFF the market by owners. "

28 8/25/22 9:48:08 Don Sanda 639 Woodlands Dr. For

I support the proposed regulations regarding short term rentals within the City of McCall. Particularly with occupancies greater than 10 per unit, it should be considered more like a motel/hotel. Also, consideration should be given to those living near these STRs in regards to their quality of life and property values.

29 8/25/22 11:53:45 Michael Wissenbach 280 May Road, McCall For
"McCall City Council Members:

I am in support of the proposed amendments to City code regarding short term rentals. I believe that a per-room limit on the number of occupants will help reduce the impacts of these rentals to our surrounding neighborhoods, keeping them quiet, safe and neighborly environments. I also approve of the need for a CUP for rentals with a capacity of 11 or more and the annual permitting of these units.

In addition to the current proposed amendments, I would also like to see McCall put a cap on the total number of short term rentals. The proliferation of short term rentals has greatly impacted

our community in many ways, including traffic and access, noise, demand on local supplies and services, and most importantly degradation of the natural resources within and immediately surrounding our community. Fewer would be better.

Finally, I also would like McCall to adopt a measure, similar to that of the City of Truckee, to discourage the purchase of dwelling units by investors. This measure would require that upon a change of ownership, no unit can be permitted as a short-term rental for one year after the purchase.

Thank you for your consideration. Michael Wissenbach"

30 8/25/22 12:24:51 Jim carberry 708 Broken Rein Against

1) Too many allowed per bedroom, should be limited to two. 2) Need to limit the number of cars per residence. 3) The garbage needs to be removed by the cleaning group so it does not scatter all over the neighborhood. 4) Each year send a notice to the neighborhood informing them of the management contact. 5) The owner should be responsible to keep the property in good repair. We do understand the need for rental property, it simply should not interfere with the neighborhood concept! Thank you for allow our comments.

31 8/25/22 13:21:53 Kate Ray Seattle, WA For

As a visitor who has family in McCall I support this change! Housing should first and foremost be for the permanent residents of McCall. I would also like to see limits on second homes. STR are an important part of the economy but second homes that sit empty most of the year are not. Make second home owners have occupancy requirements (ie must live there 6 mo of the year) and also apply for STR licenses.

32 8/25/22 13:16:39 Craig and Candi Held 3535 North Mountain View Drive Boise, Idaho 83704 Neutral

Where are the research documents, and supporting data regarding this change. Can the materials used to come up with the proposed amendments be provided to the public? Are there metrics being kept that show the impact of STRs (Health, Safety, and Neighborhood Impact) on the impacted area, and have those metrics been compared against LTRs, and Owner occupied homes?

33 8/25/22 13:22:33 Kathy Rogerson 704 Brown Drive McCall For "I am writing to support McCall City ordinance CA-22-02 regarding Short Term Rentals (STR). Over the past year I have experienced first-hand the effect of STR on my neighborhood. I also have heard complaints from other McCall residents regarding the undesirable changes made to their neighborhood due to STR. Any given day in my neighborhood the single STR with an advertised occupancy of 18 guests will double or triple the number of people living in this cul-de-sac. Also the associated vehicle traffic will double.

Having the city restrict STR occupancy to two persons per bedroom would help keep our neighborhoods less like commercial lodging and closer to what neighborhoods should be."

34 8/25/22 13:38:25 Lynn Wood 1011 Violet Way Neutral

Please make short term rentals a minimum of one week.

35 8/25/22 14:46:43 Ryan Taylor 155 Fox Ln McCall ID 83638 For

The house next to mine is an AIRBNB with high occupancy. This is a danger because they always are parking cars on our narrow street because there are too many to park in the driveway. On most nights this would prevent a fire truck or an ambulance from being able to pass through. This is especially dangerous in summer when there will be renters with multiple trucks and multiple boats on trailers. Last winter there were renters with 6 vehicles and 4 large snowmobile trailers. All this in a 3 bedroom home. (right now we have renters with a camper parked in the street)

36 8/25/22 14:44:12 Shauna Au 155 Fox Ln, McCall, ID For

I think Short-Term Rentals need both a business license and an STR permit. 4 persons per bedroom is too high of an occupancy and should be no more than 2 with a max of 10. Anything above that should require a CUP. We regularly have issues with STRs not enforcing their own listed occupancy limits and it has a negative effect on our neighborhood. We regularly see upwards of 4 vehicles at rentals with people parked on the road, trash overflowing and blowing into the road, extra noise, etc. Additionally, I think they should have to display the license number and property manager information on the building, and fined when city resources are required to investigate disturbances. The timeline of January 1, 2024 is too lenient. Aside from the required inspection, it takes little effort on their part to conform to these proposed changes.

9 8/24/22 18:41:04 Leonard Anderson 915 Cottage Court McCall Idaho 83638

I am in full support of the McCall City Council efforts under their proposed regulations that would restrict the maximum occupancy of bedrooms in STR from four to two. I believe the issue of parking has to be addressed. There are times when streets are partially blocked because there are three or four cars loaded with six to twelve people that are all staying in a two or three bedroom STR. The other issue is dogs off leash on or around STR's. I believe people arrive from out of town or out of state and don't respect any of the CCR's or restrictions that apply to the property they have rented on a STR basis. There needs to be enforcement from the City of McCall when these issues arise. You can pass all the regulations and restrictions you want but if they are enforced they mean nothing.

10 8/24/22 21:40:23 Michelle Blank 744 Deer Forest Drive McCall ID 83638

"Thank you so much for your efforts to update ordinances regulating short-term rentals in our community. I live on a small residential street that has multiple short-term rentals. Limiting occupancy to 2 people per bedroom is a huge step in the right direction. It will help cut down on vehicles, traffic, and noise in our little neighborhood, especially given the high concentration of short-term rental units.

I am also reassured by the proposal to require sprinklers in units with occupancy over ten. I hope the city will continue to work on implementing this requirement. In our neighborhood, houses are very close together and a fire in one could quickly spread. Sprinklers in these bigger units

would provide peace of mind to year-round residents, while also protecting renters, homeowners, neighbors, and our fire department from worst-case scenarios.

Thank you again for your hard work on this effort. Incremental steps like these, to ease our long-term housing shortage and preserve the character of our residential neighborhoods, are encouraging and appreciated. "

12 8/25/22 14:47:41 Gail Rankin 675 Fox Ridge Lane McCallID 83638 "I see that discussion of rules for short term rentals is on the agenda. I am interested in this topic and cannot find current rules or what is up for discussion anywhere on the website. I think this issue needs alot of public discussion and no one I know has heard anything about it. I did find the 2018 report on development and affordable housing that was great. It would be very helpful for that to be updated and discussed further also.

Thanks very much, will watch the meeting online tonight. "

From: [Maura Goldstein](#)
To: [BessieJo Wagner](#); [Julie Thrower](#); [Bob Giles](#); [Mike Maciaszek](#); [Colby Nielsen](#); [Lyle Nelson](#)
Subject: STR Ordinance
Date: Tuesday, August 23, 2022 1:48:38 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I support regulating short term rentals in McCall and appreciate the City's efforts to research and develop appropriate codes for this. The STR industry in McCall feels completely out of control because of a state law prohibiting regulation. I think we must do what we can within these bounds to craft regulations that are a net positive for the community and those that live here.

In addition to the negative impacts that STRs have had on many McCall neighborhoods, STRs are rapidly gutting our community by stripping it of available housing for our local workforce. I know you have heard this and so I am simply adding my voice to the chorus of local workers who are struggling to find long-term rentals or properties to purchase so that they may stay here and continue to serve local families.

People fighting against regulation of STRs threaten that any regulation will dramatically reduce tourism dollars. This simply isn't true. Tourism in McCall isn't diminishing any time soon unless all our local businesses have to close due to staff shortages; a real threat if we don't take serious action on housing issues.

Thank you for your efforts,
Maura Goldstein
McCall

From: [Frank Dykas](#)
To: [BessieJo Wagner](#); [Julie Thrower](#); [Bob Giles](#); [Mike Maciaszek](#); [Colby Nielsen](#); [Lyle Nelson](#)
Subject: Public Comment on STR amendments
Date: Wednesday, August 24, 2022 4:35:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Counsel Members:

My name is Frank Dykas, I'm a retired patent attorney, and my wife and I live full time at 441 Allen Ave here in McCall.

I support the adoption of the amendments, particularly the reduction of occupancy from 4 per bedroom to 2 per bedroom and the reliance on the County Assessors count on the number of bedrooms.. Allen Ave is in Evergreen Terrace Subdivision, and we have several STR's in the neighborhood, 4 of which are within sight of my front door. One is next door, located at 443 Allen Ave. I knew the prior owners and I know it's a three bedroom house. Yet I've seen as many as 20 to 25 people stay there and party for a weekend, This has happened a number of times.

About a month ago, the current owners of the STR at 443 Allen converted one of the two bays in the basement garage into a "room". They substituted a new wall, with an outside window for one of the garage doors, and built at least one interior wall to convert the garage space to a room. I asked if he was adding another bedroom,, and he said "no just a room to store stuff." A few weeks later the owner threw a weekend party for 20 to 25 young college (or possibly high school) students who were drunk and staggering around in the street in front of 443 Allen, some were falling down drunk, others were in the neighbor's driveway across the street trying to play basketball using the neighbor's driveway basketball hoop, using a football instead of a basketball. They were all shouting and screaming.

Finally the STR owner came out on his front deck and yelled at them to get back to the rear deck of his house on the grounds that another neighbor across the street was a cop. So they went to the back deck, where they were harassing our dog in our fenced yard. They all stayed in that house for the weekend. I suspect the "stuff" the owner was referring to are portable camp beds and/or other sleeping gear, that they can use to convert the STR into a bunkhouse. And I wonder if the owner had or didn't have a building permit to build that extra room.

If anything the proposed amendments don't go far enough. There are far too many STR's in this town. They destroy the sense of community in the neighborhoods, primarily because the owners are just absentee landlords who don't care about the neighborhoods, they are just in it to make a quick buck. In a sense the landlords are marketing the good will of the community to rent their vacation homes to others. For the residents, having new neighbors every few days destroys that sense of community. Preserving the welfare of the neighborhood community is a legitimate goal for city government, and should be well within a city's constitutional police power to protect the safety and welfare of its citizens.

Other resort communities have found ways to limit STRs'. Durango,, Colorado (which is demographically very similar to McCall) bans them outright on the grounds of preserving affordable worker rental housing. Boulder Colorado limits STR's to one per city block.

McCall should at least try to limit the number of STRs.

For what it's worth, these are my thoughts on this amendment.

Sincerely,
Frank Dykas

From: [David Simmonds](#)
To: [BessieJo Wagner](#); [Julie Thrower](#); [Lyle Nelson](#); [Colby Nielsen](#); [Mike Maciaszek](#); [Bob Giles](#)
Subject: Comments for the record, Public Hearing regarding Short Term Rental code
Date: Thursday, August 25, 2022 8:33:29 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The proposed changes in City code for Short Term Rentals are a necessary step toward a livable, sustainable community, and toward addressing our housing crisis for both workforce and residents, particularly those with modest housing budgets. This is a community-killing issue.

However, there are missing pieces and outstanding concerns. Specific comments and suggestions:

1. The requirement to notify homeowners within 300 feet of STRs has not worked. We have received just one such notice from a single property manager, ever, and that was about two years ago. Many STRs in our neighborhood are un-noticed, or may have obsolete notifications. Please **require **annual written notice** to such property owners by each STR manager or owner.** Owners and managers change, and compliance should be both reliable and useful.
2. Please **add a way for residents to **look up** the location, ownership, manager and permitted uses for all STRs in their neighborhoods.** This may help shift the burden of compliance from law enforcement to the property managers, and is a necessary disclosure toward a workable system. **The City's "Applicant Helper" map already in use is an example of such a look-up tool, and could be easily adapted** for STR locations and disclosures.
3. Enforcement of excessive on-street parking, excessive vehicles, trucks and trailers, excessive occupancy, and disruptive noise, has been spotty at best. These are, I'm certain, all known to be chronic problems with STRs. The City should have a clear plan and public mechanism for both complaints and enforcement. Administration and enforcement costs should be fully recaptured from STR owners through the permitting, licensing and fee process.

Thank you for addressing this urgent priority for our community.

Dave

David Simmonds
McCall, Idaho
Cell 208-634-6929

Written Comment Regarding the Public Hearing Scheduled for August 25, 2022
Title 3 and 4 Code Amendments for Short Term Rentals

My name is Ron Tucker and my wife is Mary Tucker. We currently own a house at 447 Allen in McCall. I first moved to McCall in 1973. Mary moved to McCall in 1976. In 1978, we bought our first house in McCall. Our children were born in McCall. Unfortunately, the recession in the early 80's required us to leave the area and we sold that house in 1987.

We were able to buy our current house in 2000. It is our second home. Until a little over a year ago, the house next door at 443 Allen was a second home or, most recently, a primary residence. It is now a full time STR. In our neighborhood, Evergreen Terrace, I would guess half the homes are primary residences, and half are 2nd homes. Although ours is a second home, we have developed good relations with many of our neighbors- both full and part time.

You have heard from one of my neighbors, Frank Dykas, about 443 Allen, so I will not repeat what he said, except to say as part time residents, we have not been quite as affected as he and other neighbors. We have been affected though by rotating groups of people. We have had bright lights going on and off through the night, have had loud rowdy people coming home late at night (from the bars, I presume), and we have been awoken after midnight by a lady yelling for her dog. One day last summer, we had a lady barge into our house rudely saying "you were supposed to be out by 11:00" to people we had staying with us. The STR's cleaning lady came to the wrong house.

I know you are aware of the problems STR's have caused to housing prices, forcing many out of being able to afford a house, and on the impact to the long-term rental market.

I understand the proposals for changes to Title 3 and 4 include changing:

- Permit: From Business License to Short-Term Rental Permit, requiring STR permit for each unit on each property, STR permit renewal to occur annually
- Inspection: Add inspection process to ensure compliance with regulations and permitting.
- Occupancy: Short-Term Rentals shall contain no more than two (2) persons per bedroom, plus two additional persons. Total maximum occupancy of the Short-Term Rental shall not exceed ten (10) persons without the issuance of a conditional use permit.

Mary and I fully support these changes. Determination on the number of bedrooms should be though the County Assessors count of the number of bedrooms. I would also like to see limits on the number of weeks per year an owner can rent their place and limits on the number of STR's in a geographic area. I understand the owners can make a substantial amount of money in the STR market, but that needs to be balanced against the sense of community and issues of affordability for families and workers.

Thank you-

Ron Tucker
6120 Winstead Pl
Boise, Id 83704
208 323-0687

MINUTES

**McCall City Council
Special Meeting
McCall City Hall -- Legion Hall
VIA TEAMS Virtual
August 26, 2022**

Call to Order and Roll Call
Work Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Giles called the Special meeting of the McCall City Council to order at 9:00a.m. Mayor Giles, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all answered roll call. Council Member Maciaszek was absent.

City staff members present were Anette Spickard, City Manager; Matt Johnson, City Attorney; Andrea Neilson, City Attorney; BessieJo Wagner, City Clerk; Sarah Porter, Deputy Clerk; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Nathan Stewart, Public Works Director; Vlatko Jovanov, Network Administrator; Meredith Todd, Assistant City Planner; Emily Hart, Airport Manager.

WORK SESSION

McCall Impact Area Review

Michelle Groenevelt Community and Economic Development Director presented to Council. The McCall Area of Impact is the area outside of city limits that was established in the late 1970's through a series of ordinances. Ordinance 361 (1977) defined the Boundary of the McCall Impact Area, Ordinance 390 (1979) defined the purpose of the Impact Area and adopted the mutually agreed upon Comprehensive Plan, and Ordinance 392 established the Area of Impact, by applying the Comprehensive Plan and Zoning Ordinance (391). Since that time, updated ordinances have been adopted by the City and County when new codes and Comprehensive Plans were developed. There were significant changes in 2006 to the Planning and Zoning and Subdivision and Development Titles of the McCall City Code. A joint McCall Area Planning and Zoning Commission was established, and new regulations were adopted by the City and County. The latest McCall Area Comprehensive Plan was adopted by both governing Boards in 2018.

On June 27, 2022, the Board of Commissioners for Valley County provided notice that it intended to review the Area of Impact (AOI) and requested that both McCall and Valley County provide questions to each Planning & Zoning Commission for review. The County has requested that the Planning & Zoning Commission's review and recommendations be completed "on or before November 1, 2022." Valley County sent an additional letter on July 5, 2022, to propose a "joint workshop" with the public, consider changes to the AOI, and to address specific recent issues such

as Cougar Island. This Work Session included an Overview of the Impact Area Renegotiation Process, recent Idaho Supreme Court case law, and a suggested timeline.

Attorney Neilson presented to Council and reviewed the requirements for the Committee of Nine when renegotiation of an impact area happens and the timeline once a formal notice is received. She discussed how the Planning and Zoning Commission is involved and the benefits of Findings of Facts from the Planning and Zoning Commission.

Director Groenevelt and Planner Parker reviewed the letters from Valley County with the Planning and Zoning Commission and the timeline to prepare for upcoming Planning and Zoning meetings. Director Groenevelt additionally reviewed how code enforcement works in the impact area currently and the confusion around who has authority in the impact area.

Attorney Neilson and Attorney Johnson discussed the most recent impact area court case in Idaho of Ririe Vs. Gilgan, how the outcome affects future cases and alternate options for renegotiation of the impact area. Director Groenevelt reviewed the impact of having different codes governing the impact area and the city limits and the current relationship with Valley County.

Council Member Thrower discussed endowment lands in relation to the impact area and jurisdiction. Director Groenevelt noted joint work sessions are needed when there are large policy shifts around land use so the City is not adopting codes the County will not agree to adopting. Council had additional discussion on the importance of communication with the County. Director Groenevelt noted through the review process there can also be a Comprehensive Plan update. Additionally, there is concern if the review will move the relationship with the County forward or hinder future communications.

Director Groenevelt reviewed the importance of having planning documents in place. City Manager Anette Spickard noted a fundamental difference on implementation of code regarding zoning ordinances and conditional use permits. Staff and Council continued to discuss the implementation of code in the impact area and the staff needed in relation to the fees collected by the City. Manager Spickard provided clarification on interagency agreements and how enforcement is affected in the impact area. Council expressed interest in exploring a meeting with the Planning and Zoning Commission as well as Valley County to have an early discussion before the official legal review process begins.

ADJOURNMENT

Without further business, Mayor Giles adjourned the meeting at 10:47a.m.

ATTEST:

Robert S. Giles, Mayor

BessieJo Wagner, City Clerk

MINUTES

McCall City Council
Special Meeting
McCall City Hall -- Legion Hall
VIA TEAMS Virtual
September 1, 2022
Call to Order and Roll Call
Work Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Giles called the Special meeting of the McCall City Council to order at 5:30 p.m. Mayor Giles, Council Member Maciaszek, Council Member Nelson, and Council Member Nielsen all answered roll call. Council Member Thrower was absent.

City staff members present were BessieJo Wagner, City Clerk; Dallas Palmer, Police Chief; Vlatko Jovanov, Network Administrator; Meredith Todd, Assistant City Planner

Also, in attendance Melissa Coriell, a teacher from McCall-Donnelly High School

WORK SESSION

AB 22-230 Work Session to Discuss the formation of a ‘McCall Area Youth Council’ as an Advisory Committee to the McCall City Council

Assistant City Planner Meredith Todd and City Clerk BessieJo Wagner presented to Council. City Staff has a history of visiting the McCall Donnelly High School annually to deliver a general presentation on the purpose, function, and importance of Local Government before High School students in the Speech Class. In Fall and Winter of 2021, Staff assisted High School students in crafting ‘Mock’ or ‘Practice’ Public Comment speeches and arranged a visit to the Speech Class by various Council Members and City Staff to hear the speeches from students in an unofficial listening session.

Based on the positive outcome of the educational exercises and continued engagement with School Staff, as well as working with the Idaho League of Cities to learn the function of Youth Council’s in other communities in Idaho and the US, staff determined the creation of a Youth Council would be a positive outlet for civic engagement and leadership opportunity in the community to allow space for students to participate in local decision-making and change-making.

City Staff and School Staff have determined that there is a pathway for both a short-term and long-term Youth Council structure that can evolve over time and be designed with enough flexibility for area youth to select projects, programs, or local issues that are meaningful to young people.

Melissa Coriell from McCall-Donnelly High School addressed Council. Ms. Coriell reviewed the benefits to local high school students who get involved in the Youth Advisory Council (YAC) and a goal to eventually turn the Advisory Council into a high school class. Council and Staff additionally discussed the current options for local students regarding education on civics and government education classes, the goals for the YAC, the impact on the community and formation and bylaws.

ADJOURNMENT

Without further business, Mayor Giles adjourned the meeting at 6:30p.m.

ATTEST:

Robert S. Giles, Mayor

BessieJo Wagner, City Clerk

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
VIA TEAMS Virtual
September 8, 2022**

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

CALL TO ORDER AND ROLL CALL

Mayor Giles called the regular meeting of the McCall City Council to order at 5:30 p.m. Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all answered roll call.

City staff members present were Anette Spickard, City Manager; Bill Nichols, City Attorney; BessieJo Wagner, City Clerk; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, Economic Development Planner; Dallas Palmer, Police Chief; Vlatko Jovanov, Network Administrator; Meredith Todd, Assistant City Planner; Emily Hart, Airport Manager; Meg Lojek, Library Director

Also, in attendance was Julie Whitescarver Chamber of Commerce Director

Mayor Giles led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

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

CONSENT AGENDA

Staff recommended approval of the following ACTION ITEMS. All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City

Council for reading and study. Items listed are considered routine by the Council and were enacted with one motion.

1. Special City Council Minutes – July 7, 2022
2. Payroll Report for period ending August 19, 2022
3. Warrant Register – GL
4. Warrant Register – Vendor
5. Accept the Minutes of the following Committees
 - a. Airport Advisory Committee – July 7, 2022
 - b. McCall Historic Preservation Commission – July 11, 2022
 - c. Golf Advisory Committee – July 13, 2022
 - d. ~~Library Board of Trustees – June 13, 2022~~ Not in Packet
 - e. McCall Redevelopment Agency – July 19, 2022
 - f. Public Art Advisory Committee – July 25, 2022

6. **AB 22-239 City Licenses Report to Council Per McCall City Code**

Per McCall City Code Title 4 Chapter 9, the City Council has determined the City Clerk shall be delegated the authority to process and grant or deny all alcoholic beverage license applications, other than certain circumstances involving catering permits, which the City Clerk shall review the application for catering permit for completeness and forward said application to the Police Chief. The Police Chief upon receipt of the application shall make a recommendation to the City Clerk to approve or deny the application. Whenever the City Clerk shall determine that an application for alcoholic beverage license transfer or renewal is complete, the City Clerk shall approve or deny such application. All decisions of the City Clerk shall be reported to the City Council at the next regularly scheduled City Council meeting after such decision. The City Clerk is also responsible for all processing of business, taxi, snow removal, pawnbroker, child daycare licenses, vendor permits, and public event applications. Please see the attached Clerk Report for the last two weeks. Staff has updated the report to separate out short-term rentals (STR) and to show the number of Declaration of Compliance (DOC) documents received. Staff receives more DOCs than business licenses for STRs because the property management companies are taking on additional STR units. Staff are hoped this report tells a more complete story. *Action: Council to review the License report.*

7. **AB 22-243 Request acceptance of bid updated Aug. 15, 2022 and Approval of a Contract with Granite Construction to extend the Airport Sewer Line**

Extending the sewer line across Taxiway A was not done at the time of Taxiway A Realignment in 2020. This sewer line extension has been designed by TO Engineering and approved by Payette Lakes Water Sewer District. The extension is required to facilitate hangar development in the infield, which at build-out will generate at least \$50,000 in hangar lease fees per year. On July 28, 2022, Council approved the appropriation of airport funds as well as the use of CARES, CRSSA, and ARPA grants for the airport sewer line extension. A 5% contingency was added to account for permits, bonds, and price fluctuations. That total was \$104,794. Granite's revised estimate dated August 29, 2022, totals \$103,284. *Action: Accept Granite Excavation, Inc.'s Airport Sewer Line Extension bid and the Construction Contract and authorize the Mayor to sign all necessary documents.*

8. **AB 22-237 Request for Approval of Resolution 22-29 to declare Surplus Personal Property**

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 City has partnered with Public Surplus, an online auction to auction our surplus items. The public auction on the Public Surplus auction website will be noticed in the Star-News for two consecutive weeks. *Action: Adopt Resolution 22-29 declaring and authorizing the sale of personal property as surplus and authorize the Mayor to sign all necessary documents.*

9. **AB 22-235 Request to Approve MCPAWS FY22 Annual Service Agreement**

Each year the City of McCall contracts with MCPAWS Regional Animal Shelter for pound and animal shelter service. MCPAWS will provide to the City the following:

- a. Care and boarding for animals brought to the shelter by members of the McCall Police Department, animals found within McCall city limits and brought to the shelter by private citizens, and animals surrendered by residents living within McCall city limits.
- b. 24-hour access to the facility for drop off by the McCall Police Department.
- c. Collection of fees for impounded animals, fees to be retained by MCPAWS. Fees to be set by MCPAWS.
- d. Quarantine of vicious animals, animals suspected of biting, or animals being held in a pending court case.
- e. Quarterly reports will be provided to the McCall City Clerk of activity to include the number of animals impounded and data relating to the actual location the animal was found, number of days boarded, etc. *Action: Approve the Agreement for Services for FY23 with MCPAWS Regional Animal Shelter and authorize the Mayor to sign all necessary documents.*

10. **AB 22-234 Request to Approve Treasure Valley Transit (TVT) FY23 Annual Agreement Request**

This is the annual contract for services with Treasure Valley Transit (TVT) for fiscal year 2023. TVT will provide to the City the following:

- a. Free public transportation to the general public within the City seven (7) days per week from 7 AM until 7 PM Mountain Standard Time on the route established within Appendix 1 to this agreement. TVT is not required to provide transportation services on Thanksgiving Day or Christmas Day.
- b. Free transportation to the general public who request a pickup or drop-off within $\frac{3}{4}$ of a mile from the route established.
- c. Free transportation to anybody along the designated route who flags the bus for pickup in a location where it is safe to stop and accommodate the passenger pickup.
- d. Free transportation to the general public within the expanded service area on Fridays and Saturdays and during extended Holiday Weekends between Memorial Day weekend and Labor Day weekend on a route that is a continuous loop from the Super 8 to the Brundage Inn along the main corridor.
- e. A commuter Express Route connecting McCall to Lake Fork, Donnelly, and Cascade.
- f. An online website with access to route maps outlining transportation services provided by TVT within McCall.

g. Not later than June 1, 2022, an annual report outlining the number of riders/passengers who utilized TVT transportation within the previous year from May 31, 2020 through May 31, 2021, together with financial statements for TVT consisting at a minimum of the prior year end annual Balance Sheet and Profit and Loss statements as well as the current year to date Balance Sheet and Profit and Loss statements. *Action: Approve the request of the Treasure Valley Transit (TVT) Annual Agreement for FY23 and authorize the Mayor to sign all necessary documents.*

11. AB 22-232 Request to accept the Idaho State Historical Society Community Enhancement Grant award

The Idaho State Historical Society has awarded the City of McCall a Community Enhancement Grant in the amount of \$2500 to support the design and fabrication of two interpretive signs to be installed in city parks. One sign will be installed in Rotary Park and will educate about indigenous peoples' relationship with Payette Lake. The second sign will be installed in Brown Park and will educate about the timber industry use of the site and the steam equipment used in the former mill. The total cost of the project is estimated at \$4900. The grant award is \$2500 and will be matched by \$2400 from the City Parks and Recreation Dept. FY23 budget and in-kind parks staff labor to install the signs. *Action: Accept the Idaho State Historical Society Community Enhancement Grant award and authorize the Mayor to sign the award acceptance letter.*

12. AB 22-216 Request approval of FY23 USFS Base + Four Year Contract with McCall Municipal Airport

The purpose of this contract is to facilitate payment of airport fees to the City of McCall from the US Forest Service (USFS). The contract details annual fees charged to the USFS at McCall Municipal Airport for their proportionate share of the maintenance of airport runways and taxiways. The charge is calculated based on the USFS using 16% of the total airport property for their operations, which amounts to \$57,420 annually, which will be paid in an annual lump sum at the start of the fiscal year (October) versus the previous contract which paid fees quarterly to the City for O&M. This will relieve administrative burdens to both the USFS and City of McCall. The O&M fees will be adjusted for CPI each year. *Action: Authorize the Mayor to sign FY23 USFS Base + Four Year Contract with McCall Airport contingent on final city attorney review.*

Council Member Nelson moved to approve the Consent Agenda with item 5d. Library Board of Trustees Minutes – June 13, 2022 removed. Council Member Nielsen seconded the motion. In a roll call vote Council Member Nelson, Council Member Nielsen, Mayor Giles, Council Member Maciaszek and Council Member Thrower all voted aye, and the motion carried.

PUBLIC COMMENT

Mayor Giles called for public comment at 5:33 p.m.

Three written comments were received and are included as Attachment 1.

David Gallipoli, 200 Scott St, in person

Mr. Gallipoli expressed appreciation to the City Council for the efforts to improve the relationship with Valley County.

Hearing no further comments, Mayor Giles closed the comment period.

REPORTS

Chamber Report

Julie Whitescarver Chamber of Commerce Director presented to Council. Highlights included fall event planning, new staff, early stages of Winter Carnival planning and a new Leadership Academy class.

Council thanked Director Whitescarver.

Monthly Department Reports

Council Member Nelson asked Community and Economic Development Department about the new Idaho Workforce Housing Fund offered by the state. Economic Development Director Delta James noted staff is aware of the funds, but the program requirements have not been finalized at this time.

City Manager Anette Spickard noted the Council has been signed up to receive fire alert updates from the Valley County emergency management system. If Council no longer wishes to receive the updates, staff can manage the alerts received.

Council Report

Council had no information to report.

AB 22-240 Covid-19 Update

Dallas Palmer Police Chief presented to Council. The intention of this agenda item is to keep the Council up to date with information related to the Covid-19 Pandemic. Staff has provided an oral update at each Council meeting since the start of the pandemic. At their March 10, 2022 meeting the Council requested that the report be submitted in writing with the option to ask questions or make comments as necessary during this agenda topic. At the April 28, 2022, meeting Council determined it was no longer necessary for St. Luke's McCall to provide their written update. The Police Chief's written update was added to the packet when received.

Council had no questions for Chief Palmer and agreed to move the Covid-19 update into the monthly department report for the Police Department instead of an update at every regular Council meeting.

PUBLIC HEARING

AB 22-244 Request Ordinance Adoption of Title 3 and Title 4: Updates to Short-Term Rental (STRs) Regulations and Permitting

Mayor Giles stated the purpose of the Public Hearing.

Council Member Thrower moved to hold the Public Hearing. Council Member Nielsen seconded the motion. In a roll call vote Council Member Thrower, Council Member Nielsen,

Mayor Giles, Council Member Maciaszek, and Council Member Nelson all voted aye, and the motion carried.

Michelle Groenevelt Community and Economic Development Director presented to Council giving a brief overview of the history of short-term rental updates. Specifically noted were the changes to the definition of a bedroom and the code language regarding the timeline for current short-term rentals (STRs) to come into compliance. To improve health and safety and improve neighborhood impacts, it was determined by the regulations and permitting of STRs need to be modified. The City of McCall and Valley County last updated codes for regulating and permitting STRS in January 2020. The McCall City Council held two work sessions on this topic. The updates to the city code would occur in Title 3 and Title 4. The City of McCall hired Diane Kushlan as a consultant to develop code language with the City and partner agencies, research other communities, and provide draft language to improve the current regulatory and permitting standards. The code was reviewed by all staff and then the City Attorneys to develop draft code language to bring to the McCall Area Planning and Zoning Commission on August 10. The P&Z Commission recommended approval to the City Council with the consideration of four items and a Public Hearing on suggested code language was held on August 25, 2022. Since Valley County has decided not to consider any further policy changes until the 10-year review of the Impact Area is completed, the City has decided to proceed with code changes that would apply to the McCall City limits at this point. Then Valley County can decide if they would like to adopt similar ordinances for the McCall Area of Impact in the future.

Council asked clarifying questions regarding how a sleeping area will be determined to be a bedroom. Fire Chief Garrett De Jong explained the fire inspection process and check list. Council Member Thrower asked how a CUP will be addressed when the property changes hands. Attorney Nichols noted that CUPs run with the land and explained the process to revoke a CUP. Staff, Council and Attorney Nichols discussed the processes surrounding CUPs. Council Member Maciaszek asked for clarification on the parking standards for STRs. Director Groenevelt noted that 1 parking spot per bedroom is to limit changes to residential neighborhoods from turning whole front yards into parking lots.

Public comment

12 written comments were received and are included as Attachment 2.

Public Comments in person:
David Gallipoli, 200 Scott St

Mr. Gallipoli expressed agreement with the updates in front of Council but is concerned that Council is not consider the fire suppression requirement previously recommended by staff.

Lynn Lewinski, 713 Broken Rein

Ms. Lewinski thanked the Council and Staff for their work on the short-term rental regulations. Similar to Mr. Gallipoli there was expressed concern regarding fire suppression requirement. Additionally, Ms. Lewinsky would like Council to consider an additional permitting process for special events held at short term rentals such as weddings.

Heather Garona, 1103 Knolls Rd

Ms. Garona Thanked Council for considering the changes to short term rental regulations. Additionally, Ms. Garona expressed concerns regarding the definition of a bedroom and read the definition outlined by the town of Truckee. Additional concern was noted regarding the conditional use process and citations to owners.

Cheryl Knolls, 1104 Knolls Rd

Ms. Knolls thanked Council and echoed previous comments. Additionally noted concern regarding the viability of citations and enforcement of the new regulations.

James Buatti, 8520 Willow Gate Court, Granite Bay California, Microsoft Teams

Mr. Buatti owns 1022 Fireweed in McCall, and it is a short-term rental. Mr. Buatti expressed being against the update to short-term rental regulations. Specifically noting larger family vacations will be hindered by the new regulations and properties that can safely accommodate high occupancy will suffer. Additionally, Mr. Buatti expressed confusion on how limiting the occupancy will improve health safety standards related to fire and how any of the new regulations are not going against the state laws regarding short-term rentals.

Council Member Nielsen asked for thoughts on the bedroom definition code language brought up in public comment. Attorney Nichols noted not being in favor of amending the bedroom definition at this time as a published definition has been available to the public and staff has done due diligence to legally define a bedroom within state code paramotors. Council had additional discussion regarding the definition of a bedroom and conditional use permits. Council Member Nielsen asked about the possibility of limiting the number of short-term rentals all together. Attorney Nichols reiterated the legal issue with limiting the number of short-term rentals.

Council Member Nelson moved to close the public hearing at 7:03pm Council Member Maciaszek seconded the motion. In a roll call vote, Council Member Nelson, Council Member Maciaszek, Mayor Giles, Council Member Nielsen and Council Member Thrower all voted aye and the motion carried.

Council Member Nelson asked for clarification on researching a time limit duration for conditional use permits. Council Member Thrower and Council Member Nelson discussed moving forward with the current ordinance and not making any additional changes.

Council Member Thrower moved to Suspend the rules and read by title only one time only Ordinance No. 1011. Council Member Maciaszek seconded the motion. In a roll call vote Council Member Thrower, Council Member Maciaszek, Mayor Giles, Council Member Nelson, and Council Member Nielsen all voted aye, and the motion carried.

BessieJo Wagner City Clerk read Ordinance 1011 by title only:

An Ordinance Of The City Of McCall, Valley County, Idaho, Amending Title III *Planning And Zoning* Of The McCall City Code As Follows: In Chapter 2 *Definitions* Amending Section 3.2.02 *Meaning Of Terms Or Words* To Provide Additional Definitions For *Events, Local Contact Person, And Occupant*, And Revising The Definition For *Dwelling, Short-Term Rental* To Change The Occupancy Rate Requiring A Conditional Use Permit From Twenty (20) Persons To Eleven (11) Persons; In Chapter 3 *Residential Zones And Standards* Amending Section 3.3.02 *Permitted*

And Conditionally Permitted Uses Within Residential Zones Changing The Allowed Use For Dwelling, Short Term Rental, To Reflect The Amended Definitions Of Dwelling, Short Term Rental, Occupancy Fewer Than 11 Persons And Dwelling, Short Term Rental, Occupancy 11 Or More Persons, And The Requirement For A Conditional Use Permit; In Chapter 4 Commercial Zones And Standards Amending Section 3.4.02 Permitted And Conditionally Permitted Uses Within Commercial Zones Adding An Allowed Use For Dwelling, Short-Term Rental, Occupancy Fewer Than 11 Persons And Dwelling, Short-Term Rental, Occupancy 11 Or More Persons And The Requirement For A Conditional Use Permit; In Chapter 13 Permits And Applications Deleting Section 3.13.036 Additional Conditional Use Permit Standards For Dwelling, Short-Term Rental With Occupancy Of 20 Or More Guests In Its Entirety; Adding Section 3.13.09 Permit Standards For Dwelling, Short-Term Rentals To Establish The Standards Applicable To Short Term Rentals In Excess Of 11 Persons; Adding A New Chapter, Short Term Rental Permits, To Title 4 Business Regulations To Establish The Permit Process And Regulations For Operation Of A Short Term Rental; Providing A Validity And Savings Clause And Effective Date.

Council Member Maciaszek moved to adopt Ordinance No. 1011 and authorize the Mayor to sign all necessary documents. Council Member Thrower seconded the motion. In a roll call vote Council Member Maciaszek, Council Member Thrower, Mayor Giles, Council Member Nelson, and Council Member Nielsen all voted aye, and the motion carried.

AB 22-242 Request to Adopt an FY22 Budget Amendment Ordinance

City Treasurer Linda Stokes presented to Council providing the legal publishing and notification requirement regarding the public hearing. The budget amendment for FY22 appropriates additional revenues of \$2,083,344. The additional revenues are fund balance appropriations, transfer revenue, Local Option Tax revenue, and grant revenue. The requested FY22 Budget amendment includes additional appropriations by fund and department.

Council Member Nelson moved to Open the Public Hearing. Council Member Nielsen seconded the motion. In a roll call vote Council Member Nelson, Council Member Nielsen, Mayor Giles, Council Member Maciaszek, and Council Member Thrower all voted aye, and the motion carried.

Mayor Giles noted no public comments received.

Council Member Nelson moved to close the public hearing at 7:23pm Council Member Thrower seconded the motion. In a roll call vote, Council Member Nelson, Council Member Thrower, Mayor Giles, Council Member Maciaszek and Council Member Nielsen all voted aye, and the motion carried.

There were no questions or comments from the Council related to the FY22 Budget Amendment.

Council Member Nielsen moved to suspend the rules and read by title only one time only Ordinance No. 1012. Council Member Nelson seconded the motion. In a roll call vote all voted aye, and the motion carried.

BessieJo Wagner City Clerk read by title only one time only Ordinance No. 1012:

An Ordinance Amending Ordinance No. 1012, The Annual FY22 Budget, To Appropriate Fund Balances Of The City Of McCall; Providing For A Title; Providing For Findings; Providing For The Adoption Of A Budget And The Appropriation Of Expenditures Of Sums Of Money To Defray The Necessary Expenses And Liabilities Of The City Of McCall. In Accordance With The Object And Purposes, And In The Certain Amounts Herein Specified For The Fiscal Year Beginning October 1, 2021 And Ending On September 30, 2022; Providing For The Levy Of A Sufficient Tax; And Providing For An Effective Date And The Filing Of A Certified Copy Of This Ordinance With The Secretary Of State.

Council Member Thrower moved to adopt Ordinance No. 1012, amending the FY22 Appropriations Ordinance No.1012 and authorize the Mayor to sign all necessary Documents. Council Member Nelson seconded the motion. In a roll call vote all voted aye, and the motion carried.

BUSINESS AGENDA

AB 22-231 Update to Council on McCall Parks, Recreation and Open Space Plan progress to date

Economic Development Planner Delta James and Jana McKenzie a consultant firm Logan Simson provided an update on the progress of the McCall Parks, Recreation and Open Space Plan and results of the first phase of public outreach conducted to inform the planning efforts. Ms. McKenzie's update included a review of community outreach, challenges noted by the public, and an extended recreation season compared to years past.

Council Member Nelson commented on the priorities of the community being similar throughout all planning documents. Mayor Giles asked for a timeline. Planner James noted the first draft plan will be brought to Council in spring of 2023.

AB 22-241 Request for Approval of a McCall Municipal Airport Surface and Overhead Avigation Easement and Right-Of-Way Template

Airport Manager Emily Hart presented to Council. The Airport is taking steps to minimize incompatible land use in the Airport Impact Area. Among other steps, the Airport is requesting Avigation Easements from landowners within three miles of the airport as part of the Planning and Zoning permit approval. In August of 2021 Council approved an Avigation Easement Template. Since that time, it has been identified that the template needed to be updated. To minimize future impacts to McCall Municipal Airport, Staff has updated the Avigation Easement Template to be used to simplify the process of creating future agreements. All future Avigation Easements will be on Council's Consent Agenda making the process more efficient for Council and Staff. This Template has been reviewed by the City Attorney.

Council Member Thrower asked Manager Hart if the avigation easement process will be brought through Planning and Zoning. Manager Hart noted the goal is to have the avigation easements be standard for developments going forward.

Council Member Nelson moved to approve the updated McCall Municipal Airport Surface and Overhead Avigation Easement and Right-Of-Way Template. Council Member Nielsen seconded the motion. In a roll call vote Council Member Nelson, Council Member Nielsen, Mayor Giles, Council Member Maciaszek, and Council Member Thrower all voted aye, and the motion carried.

Mayor Giles commented on the Airport Advisory Committee minutes and asked about 360 Ranch subdivision. Manager Hart noted the 360 Ranch has been fully approved and was during the previous airport manager's time.

AB 22-233 Request for a Parks and Recreation Advisory Committee Member Appointment

City Manager Anette Spickard presented to Council. Staff recently advertised to fill the vacancy on the Parks and Recreation Advisory Committee due to resignation of Terry Edvalson. Advertisement was completed for the open seat on the Parks & Recreation Advisory Committee in both the Star News and on the City Website for two full weeks. We received responses from Joey Petri, Bob Joyce and Avi Azoulay. Avi Azoulay attended the August PRAC meeting and introduced himself to current committee members. The advisory committee recommends Avi Azoulay be appointed to the remainder of Terry Edvalson vacated seat, which will expire April 1, 2024.

Council Member Maciaszek moved to appoint Avi Azoulay to the remaining term of Terry Edvalson on the Parks and Recreation Advisory Committee per the advisory committee's recommendation. Council Member Thrower seconded the motion. In a roll call vote Council Member Maciaszek, Council Member Thrower, Mayor Giles, Council Member Nelson, and Council Member Nielsen all voted aye, and the motion carried.

AB 22-236 Request to appoint Nellie Baker, Susan Farber and Ken Deibert to the McCall Public Art Advisory Committee

Delta James Economic Development Planner presented to Council. The mission of the McCall Public Art Advisory Committee (PAAC) is to make recommendations to City Council regarding public art projects and policies within the City of McCall. The Public Art Advisory Committee was formed in 2012 by resolution of City Council (Resolution 12-13), consisting of five members appointed by City Council. Resolution 19-10, adopted by City Council on June 13, 2019, expanded the committee size from five (5) to seven (7) members. Members are appointed to three-year terms and are allowed to serve two consecutive terms.

Susan Farber was appointed to the committee in July 2019 and has completed one three-year term. Susan is requesting to be appointed to the committee for a second three-year term to expire July 2025. Nellie Bowman was appointed to the committee in January 2021 to complete a partial term resulting from a midterm committee vacancy. Nellie is requesting to be appointed to the committee for her first full three-year term to expire July 2025.

Current committee member Craig Vroom will complete his second three-year term at the end of December 2022 and is not eligible for continued service. Ken Deibert has submitted a letter of interest to serve on the committee. The Public Art Advisory Committee is requesting that Ken be appointed as a committee member upon Craig's term expiration beginning in January 2023 and expiring January 2026.

Council Member Thrower moved to make the following appointments to the McCall Public Art Advisory Committee – Nellie Bowman and Susan Farber to terms expiring July 2025 and Ken Deibert to a term beginning January 2023 and expiring January 2026. Council Member Maciaszek seconded the motion. In a roll call vote Council Member Thrower, Council Member Maciaszek, Mayor Giles, Council Member Nelson, and Council Member Nielsen all voted aye, and the motion carried.

AB 22-238 Request for approval to apply for an Idaho Department of Environmental Quality Source Water Protection Grant

Economic Development Planner Delta James presented to Council. The City of McCall Public Works Department would like to apply for a Source Water Protection Grant via the Idaho Department of Environmental Quality in an amount not to exceed \$24,000 to support purchase of a hydrocarbon sensor and security cameras at the water intake station at Legacy Park. In the event of marine spillage, the hydrocarbon sensor will detect the presence of gasoline in the water before the water enters the water treatment system. The video cameras will help deter and document the water intake facility from human interference. The total cost of the project is approximately \$24,000. No local matching funds are required for this grant program, but local match is considered in grant selection so 10% of the grant request will be matched with local funds from the FY23 Water Dept. budget.

Council Member Thrower moved to Approve submittal of an Idaho DEQ Source Water Protection grant application and authorize the Mayor to sign all necessary documents. Council Member Maciaszek seconded the motion. In a roll call vote Council Member Thrower, Council Member Maciaszek, Mayor Giles, Council Member Nelson, and Council Member Nielsen all voted aye, and the motion carried.

Upcoming Meetings Schedule Discussion

Council discussed upcoming meetings.

ADJOURNMENT

Without further business, Mayor Giles adjourned the meeting at 8:21p.m.

ATTEST:

Robert S. Giles, Mayor

BessieJo Wagner, City Clerk

ATTACHMENT 1

2022.09.08 GENERAL COMMENTS

9/4/22 16:15:53 Gail Rankin 675 Fox Ridge Lane McCallID 83638 "Dear Mayor Giles and all city Council members:

I have lived in McCall for 7 years and have been educating myself on the concerns of our community. I appreciate the amount of time and effort it requires to educate yourselves and make choices for our community. At this time, I feel that the public's ability to make comments, have discussion with city officials and in general have a two way sense of communication is quite impaired. The link that should allow me to virtually attend the city council meeting is not functional. I work on Zoom so it is not a mystery when there is no link. My comments go into the ether and I have no knowledge that my comments are read. There is no listing of email addresses for city counsel or P and Z members on the city website. I think McCall needs to up its' public communication abilities significantly.

Re: Short Term Rentals: I live in the Fox Ridge subdivision. We currently have 38 lots in this subdivision with 22 current homes and 2 under construction. At present there are 3/22 homes that are short term rentals. There has only been one instance where our neighborhood was disturbed by one of the rental parties. This ratio of 3/22 = 13.6 percent. I would guess that up to 15% of a neighborhood could be a short term rental without disturbing ""the integrity"" of the neighborhood. I support the new permitting rules and would like to see the sprinkler requirement enforced as a fire in a small neighborhood would be devastating. I agree with the comment by councilwoman Thrower that our neighborhoods are worth fighting for.

Re: Maverik: It is not clear on the city website where to send comments for the upcoming Planning and Zoning meeting so I am submitting them here: Specifically, I am opposed to Maverik's latest application. I do not see any new neighborhood support or even communication with the neighborhood in the application. I think the Deinhard Boydston bypass should be enforced per many of the excellent points made in the recent viewpoint by Gary D'Orazio in the Star News. State level negotiations should be considered failed after 3 years and the city should find a way to move forward. Not permitting a Maverik expansion goes along with the idea that we do not want more large vehicle traffic in the small downtown corridor.

Thank you,

Gail Eberharter Rankin, MD"

3 9/4/22 20:14:10 Judy Maguire 300 N 3rd Street McCall Id 83638

I am opposed to the new Location proposed for the Maverick station. I am aware of alternative options that would be a better fit and request that that option be pursued.

From: [Erin Greaves](#)
To: [BessieJo Wagner](#); [Sarah Porter](#)
Subject: FW: Report a Compliment or Service Concern - New Form Submission for McCall Idaho
Date: Tuesday, August 30, 2022 8:48:20 AM

From: no-reply@services.evo.cloud <no-reply@services.evo.cloud>
Sent: Tuesday, August 30, 2022 8:33 AM
To: Erin Greaves <egreaves@mccall.id.us>
Subject: Report a Compliment or Service Concern - New Form Submission for McCall Idaho

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

A new submission has been received for Report a Compliment or Service Concern at 08/30/2022 8:33 AM

First Name: Randy
Last Name: Fox
Email Address: rfox@idahoconservation.org
Phone: 2083456933 x510
Address: 311 E. Lake St.
City: McCall
State/Province: ID
Zip Code: 83638

August 30, 2022 McCall City Council Members Mr. Bob Giles, Mayor Mr. Colby Nielsen, Council President Mr. Lyle Nelson, Councilor Ms. Julie Thrower, Councilor Mr. Mike Maciaszek, Councilor 216 East Park Street McCall, ID 83638 (208)634-7142 Submitted Electronically via McCall City Council Comments Portal RE: Appeal to the McCall City Council to Pass a Resolution Adopting Source Water Protection Area as Defined by Idaho Department of Environmental Quality Dear McCall City Council Members: The Idaho Conservation League (ICL) appreciates the Council's recent efforts to establish ordinances and additional guidelines that work to protect the ecosystem of Cougar Island from unwarranted and ill-advised additional development and to protect the water quality of Payette Lake. Although Valley County Commissioners did not choose to support the proffered ordinances, we believe that opportunities remain available to the McCall City Council to ensure long-term water quality protections for Payette Lake, McCall's sole Source Water. We understand that the Idaho Department of Water Quality (IDEQ), in communication with the Big Payette Lake Water Quality Council (BPLWQC), has recommended that the City can, and should, pass a resolution that formally adopts the Source Water Protection Area as defined in IDEQ's Source Water Assessment

**Describe Your
Concern:**

Summary Report for the City of McCall, completed November 21, 2000 and updated on December 12, 2018. IDEQ used the buffer method to delineate zones around surface water sources within the watershed which contribute to the surface water source, in this instance being Payette Lake. The report establishes source water delineations for lakes using a buffer of 500 feet (minimum), extending inland from the shoreline of the total circumference of the lake. This would also apply to Cougar and Shellworth Islands found within Payette Lake proper. Further, streams and rivers that discharge within the 500-foot buffer zone extends from the from the stream or river entry point 500 feet on either side of the river and upstream 25 miles or to the 4-hour streamflow time-of-travel boundary, whichever is greater. By adopting the Source Water Protection Area as defined by the IDEQ Source Water Delineation Area, the McCall City Council would ensure that additional future septic systems could not be constructed within the water quality protection zone. It would also establish parameters for future lakeside homes and lawn applications that often contain nitrates and phosphates that contribute to toxic algae outbreaks. Valley County Commissioners referenced the State’s supremacy and concern about potential litigation from the State against the County should the Commissioners approve the McCall City Council’s recommendations to protect Cougar Island and Payette Lake water quality. While we may not agree with this assessment, we appreciate the Commissioners willingness to hear local concerns. ICL and our colleagues at the BPLWQC believe that the McCall City Council can provide assurances to protect McCall’s drinking water source and at the same time provide needed ordinances and guidelines that inform future development on Cougar and Shellworth Islands, as well as available lakeshore lots within McCall’s Area of Impact. Using similar justifications as those cited by the Valley County Commissioners, by adopting the Source Water Protection Area as defined by IDEQ, the McCall City Council is simply deferring to an agency with established supremacy regarding planning and zoning regulations, ordinances, and guidelines, and therefore, would not be placing Valley County or the City in a compromising position or in conflict with the Idaho Department of Lands (IDL). As with so many conservation and protective efforts, time is of the essence. By adopting the Source Water Protection Area as defined by the IDEQ Source Water Delineation Area as quickly as possible, the McCall City Council will be taking proactive steps to protect McCall’s water quality as well as the quality of life within the community that we all enjoy. Thank you very much for your kind consideration. Respectfully submitted, Randy Fox Conservation Associate Idaho Conservation League rfox@idahoconservation.org (208) 345-6933 x 510

ATTACHMENT 2

2022.09.08 Public Hearing Comments Regarding Short-term Rentals

37 8/29/22 11:09:39 Scott Lazenby 928 Strawberry Ln. Neutral"Fire Chief,
Honorable Mayor and City Council, August 27, 2022

First and foremost, I'd like to apologize for not being able to speak at the recent City Council meeting that was held on Thursday, August 25th, as I was wanting to speak on the matter of Short Term Rentals, this was due to my daughter having her first varsity volleyball game.

Let me start by introducing myself, my name is Scott Lazenby, I reside at 928 Strawberry Ln. and have been a permanent resident of McCall since 2015. I have worked as a Fire Captain in Long Beach, California since 2001 and commute every other week to fulfill my duties. I'm currently assigned to Engine 8 in the Belmont Shore District, prior to my recent assignment I was stationed at Fire Station 1 for 10 years which is our busiest station in the downtown area.

The purpose of this email is to express my concerns about short term rentals when it comes to life safety. From my perspective, it is one of the greater issues that is easily overlooked by a homeowner or business owner. I am not opposed to short term rentals; however I am opposed to unnecessary lives being lost due to the lack of providing proper life safety measures. I have experienced first-hand the magnitude of owning a short term rental and experiencing a fire at my residence. Fortunately, no one was injured and we only experienced the loss of material possessions. This fire was caused by negligence by the renters who took it upon themselves to clean out the wood burning stove and dispose of the hot ashes that went undetected by the renters. These hot ashes later ignited the carport and communicated to the main structure. These hot ashes smoldered in the plastic receptacle until the middle of the night when they burned through igniting the can and the carport in which it was housed in. This caused a total loss to the carport and the renter's car along with moderate damage to the cabin that was adjacent to the garage. If it wasn't for the smoke detectors that I had installed in the main structure that alerted the renters, this could have ended in tragedy instead of just the loss of material possessions.

The point I want to make is that, I know all too well the loss of life that occurs from a simple mistake made, such as this one and unfortunately, with my career I have many stories like this with far worse outcomes. This is both in part by complacency or negligence on the part of a homeowner or the renters. Unfortunately, the renters are the innocent ones here and are only wanting to have a positive experience with their families and have no idea how ill prepared they are and how a building owner has potentially set them up for the perfect storm.

As a Fire Captain I am responsible for life safety and part of my job is to perform annual inspections. You would be shocked at how many businesses and residences are in constant violation of the local fire code by not having simple systems in place or out of annual compliance. In the district that I currently work in we are responsible for conducting inspections on what we describe as an "A" occupancy or also known as an assembly and also "R1" which is residential occupancies for apartment complexes. These inspections are conducted annually and must adhere to a standard set by the local fire code. These buildings are mandated by law to,

have fire extinguishers, smoke detectors, CO detectors, emergency lighting and in some instances fire sprinklers. This is just a short description of some of the requirements that they are required to have in place for the safety of their occupants and residents.

PAGE 1 - PLEASE READ ADDITIONAL COMMENTS ON NEXT POST"

38 8/29/22 11:12:30 Scott Lazenby 928 Strawberry Ln. Neutral"PAGE 2

So if you could imagine you bring a family of four or let's say multiple families of upwards of 30 pupils to a residence that has never been inspected by a building inspector or a fire inspector for that matter, as these residences were never intended to house this many people or have been converted to accommodate as many residents as they advertise and place them in a house that has never been properly equipped, updated or properly outfitted with the proper life safety features that you would expect in your own home (extinguishers, smoke detectors etc.) and hope that something doesn't go wrong is a recipe for disaster. In the public safety sector there is a gentleman by the name of Gordon Graham who spent most of his career working for the California Highway Patrol. He now does public speaking and seminars on risk management, and lectures on high risk, low frequency events in public safety. One of his famous lines that he coined and we know all too well in public safety is, "If It's Predictable Its Preventable".

My point being is that now is the time. If the City of McCall is going to change the rules and laws with short term rentals, now is the time to implement a standard with health and safety being paramount and having a standard set and enforced. Whether this be with the McCall Fire Protection District conducting annual inspections that are enforceable by local fire codes and city ordinances. Either way a standard needs to be set and adhered to and enforceable by law. I hope and pray that the city does so and doesn't have to experience a loss such as Tamarack did back in 2017 with the loss of a family of four that, could have been prevented if such laws and standards were set by the City of Donnelly or their fire protection district. Let's be proactive and not reactive to an incident that can be prevented ahead of time.

If I can be of any assistance in this matter, please don't hesitate to reach out and ask. I applaud you for addressing this matter in such a way.

Respectfully,

Scott Lazenby

928 Strawberry Ln.

McCall, ID 83638

(760) 419-0290"

39 9/1/22 1:30:38 Sheree Sonfield 664 Woodlands Drive For SAFETY FIRST, please. I personally experienced a house fire, barely got out. It was a rental. Please require as much as possible to keep people safe, the cost of a loss of life is too great. My own personal experience stays with me to this day, 30 years after my home and everything in it was destroyed

by fire (caused by non existent electrical instructions in the rental). Thank you all for your hard work on this issue.

40 9/8/22 6:19:52 Michael Anderson 208 Country Craftsman Loop, McCall, ID
Against "

AB-22-242 Short Term Rentals Ordinance Adoption

Adopting the proposed Ordinances will not provide a solution to the objections of neighbors which are primarily noise, on-street parking, and increased traffic in residential neighborhoods. The traffic is problematic, but the noise and parking can be addressed by enforcing code compliance, for which there is already an officer position within the Police Department. Imposing regulations on short term rentals will not address these legitimate concerns.

Furthermore, regulating occupancy of bedrooms, total number of people within a building, or health and safety issues selectively based solely on the length of stay in a rental property makes little sense. How will it be possible to justify a restriction if a tenant occupies a property for 28 days but is exempted from the same restriction if they stay for 32? None of this will create a solution to the lack of sufficient housing for the workforce, which seems to be the underlying motivation for this initiative.

Michael W. Anderson

208 Country Craftsman Loop, McCall"

41 9/8/22 12:45:53 Katie Charles 1095 Knowles Road For "

1101 KNOWLES RD NEEDS RESTRICTIONS

Thank you so much for your work in attempting to put some reasonable, livable conditions on the chaos and stress the VRBO's in McCall have caused and are causing! I am in FAVOR and applaud your efforts to add restrictions to McCall's Short Term Rental problem!

Our neighborhood has struggled for more than 4 years with STR at 1101 Knowles Road. Done Right Management are part owners in this property and hence have great financial incentive to have this property rented (before all others)! They have abused all of the rules and have become the nightmare neighbor anyone could ever dream about.

We have pursued pleas for action from the P & Z and the City Council with little response. The property at 1101 Knowles road encroaches on City ROW by more than 20 feet! There are possibly ten beds this property is profiting on given the pillows rest on City ROW. These "bedrooms" have been re-configured (without permits) from garages, closets, and slap-shod additions. This property defies all safety and fire hazard protocols. You can walk by the west side of a previous garage and see insulation stuffed in the window. I believe the City's lack of action has empowered the owners, rather than sobered them. The City had stood by and allowed the expansion of the use by the conversion of the bedrooms. This has to stop. If you were to walk into the main entrance the "coat closet" holds two bunk beds upon entry. Where there is a nook

or cranny there is a bed. Please define "bedroom" in the context which excludes turning closet space, stairwell space and previous garages, carports and Harry Potter closets into beds for rent.

Bill Nichols is aware that the MLS listing for the property when it was purchased did not include the additional sleeping capacity. The use of two or more garages having been converted to sleeping quarters INSIDE THE CITY ROW is an insult to all the citizens of McCall who do not profit by setting up a STR inside the City ROW.

In addition please consider:

1. The activities of the VRBO constitute a nuisance which has disturbed our neighbors' quiet enjoyment of our properties. The nuisance is being enabled by use of the City ROW;
2. The nuisance has been allowed to be expanded by the current owners by the conversion of garages (in the ROW) to additional sleeping capacity;
4. The activity frequently blocks or severely restricts the ROW; THIS IS AN EMERGENCY HAZARD/LIABILITY!
5. Events have continued despite admonitions from the City
6. The noise, the trash, the more than 20 person use at this property is unacceptable.
7. Trash cans are stored 7 days a week out on the street inhibiting the use of McCall citizens the use of the street. It is unfathomable that the City would allow its property to be used in this way!

This property management company has been derelict and unreasonable with teaching their clients about quiet hours. They don't care about being good neighbors nor do they care how many times we call the police for 2:00 am and 3:00 am noise restrictions. The PD is very aware of this property and it's noncompliance issues.

I applaud your efforts in trying to gain some control and a sense of reason to be able to live in the City of McCall where it's OK to be able to sleep with your window open and not listen to constant partying seven days a week in the summer. I would hope in your efforts you would include PENALTIES for citations which would provide incentive to follow the rules. If/when multiple citings occur then that VRBO should lose it's privilege to function as a VRBO in our City. If no incentive to follow your restrictions exist, all of your efforts will be in vain. Our neighborhood has spent several thousands of dollars to no avail for 1101 Knowles Rd to comply with rules. They rent to groups beyond 20, they allow hammocks and tents on their property to increase the size of their rental income, they make money on bed and living space that is inside City ROW! "

42 9/8/22 12:54:56 Katie Charles 1095 Knowles Road For

"Thank you for addressing this insane, maddening and widespread problem. Until you do something things will only get worse.

I appreciate your time and efforts.

Respectively,
Katie Charles, 1095 Knowles Rd."

1 9/4/22 11:17:08 Karen Stock 1425 Clements Rd Unit 11 McCallID 83638

A short term rental at the corner of Reedy and Clements Road, which sleeps 10 almost always is abused and has quite a few more people staying there. This weekend the driveway has 5 cars parked in it, a truck loaded with kayaks parked in front of the house and partway onto Reedy. And another truck loaded with Kayaks is parked on the Golf Course Maintenance property. I have a picture but am unable to post that here. With this many cars and people This property is an eyesore for McCall and it is on the entrance to the City Golf Course! Neighbors are upset with the crowds, noise, parking and unsightly mess of the property. 2 weeks ago there were even more cars and 2 boats, plus a camper and a mobile trailer parked everywhere. Something needs to be done about these large short term rentals before they ruin every neighborhood in McCall.

2 9/4/22 16:15:53 Gail Rankin 675 Fox Ridge Lane McCallID 83638 "Dear Mayor Giles and all city Council members:

I have lived in McCall for 7 years and have been educating myself on the concerns of our community. I appreciate the amount of time and effort it requires to educate yourselves and make choices for our community. At this time, I feel that the public's ability to make comments, have discussion with city officials and in general have a two way sense of communication is quite impaired. The link that should allow me to virtually attend the city council meeting is not functional. I work on Zoom so it is not a mystery when there is no link. My comments go into the ether and I have no knowledge that my comments are read. There is no listing of email addresses for city counsel or P and Z members on the city website. I think McCall needs to up its' public communication abilities significantly.

Re: Short Term Rentals: I live in the Fox Ridge subdivision. We currently have 38 lots in this subdivision with 22 current homes and 2 under construction. At present there are 3/22 homes that are short term rentals. There has only been one instance where our neighborhood was disturbed by one of the rental parties. This ratio of 3/22 = 13.6 percent. I would guess that up to 15% of a neighborhood could be a short term rental without disturbing ""the integrity"" of the neighborhood. I support the new permitting rules and would like to see the sprinkler requirement enforced as a fire in a small neighborhood would be devastating. I agree with the comment by councilwoman Thrower that our neighborhoods are worth fighting for.

4 9/7/22 19:18:07 Zach Callister 1119 Mo's Way McCallIdaho 83638

"Good Evening Mayor and Councilors

My name is Zach Callister. I reside at 1119 Mos Way McCall, ID

We all here know that McCall is a desirous place to live and work. It is also an expensive place to live and work.

I commend the City staff and the fire department for the work in developing this legislation. I understand the complaints about party houses and the complaint about affordable work housing. I understand the desire of this Council and City officials to solve the housing cost issue. I have found nothing in the information presented to the Council or Planning and Zoning Commission that factually supports a finding that the Short-Term Rental usage is the cause of the lack of affordable workplace housing. However, the proposed amendment to the City Code governing Short Term Rental will do nothing to ease the cost of housing.

There likely are market conditions that are driving the demand. New housing construction is expensive and wages are low. So you either need to have better pay or less expensive housing costs. Both items are beyond the control of this Council.

I believe the adoption of this ordinance will impact housing in an unintended way. In fact I believe it will have the opposite impact. According to the City there are 150 permitted Short Term Rentals with more than 5-bedrooms. If this code is adopted it will either force these owners to apply for a Conditional Use Permit, CUP advertise and hold a public hearing each year to continue the use. Some will comply and apply and be granted permission. There is nothing set forth in the proposed standards that will prohibit such use. If the use is prohibited then the action of denial will be made on an arbitrary, capricious and thus unlawful basis. Some owners may decide not to seek the CUP. They could either limit the number of beds rented or just be in violation. Nevertheless if the laws of supply and demand exist then those fewer bedrooms will be replaced by those offering to fill the void and thus taking more houses off the long term rental market. In any event the costs will increase again due to demand. If you do require a CUP then it should be for longer than a one-year period with of course annual verification of permit compliance.

Yet the City will not have met the goal of more housing or affordable housing. Demand and desirability drive the housing cost and the more housing costs those that can afford a house in McCall will look to offset their expense by use of the Short-Term Rental marketplace.

Rather than create a CUP requirement. It would be better to allow the use of Short-Term Rental based on the 2 person per bedroom occupancy plus 2 for a total of 4 per bedroom and define bedrooms with established criteria. I suggest the following criteria:

Minimum bedroom size of 70 to 80 square feet.

Minimum horizontal footage of at least 7 feet in any horizontal direction. This is to prevent someone claiming a hallway is a bedroom.

Two means of egress out of a bedroom. These typically are a door and a window.

Minimum ceiling height. Half of the bedroom ceiling height has to be at least 7 feet tall. So you can put a bed in a loft area if the loft is less than 7 feet if the other section of the room is at least 7 feet high.

Minimum window size. The minimum size is usually 5.7 square feet so a fireman can enter or exist.

Heating and cooling element so that ambient air temperature can be maintained to 68 degrees

No closets are required per FHA.

Part #1, Part #2 submitted separately because it limited how many words I can submit at once."

5 9/7/22 19:29:54 zach callister 1119 Mos Way McCall Idaho 83638
"Part #2

A CUP without known criteria is unworkable. The City should look first at enforcement of those that violating their Short-Term Rental permits before penalizing the entire group.. I suggest a three strike you are out regulatory enforcement approach.. This is what your exercise of the City police power is about. Complaints are logged investigated and notice is given to the owner and the Rental Manager. After the third violation the permit is revoked and not subject to renewal for that owner, the property or the property manager for a period of one year. This disincentive will better control the use of the property. It should weed out the bad landlord and property managers.

The requirement of fire suppression is not a typical function of local zoning and if adopted I would consider it a regulatory taking compensable by the City and the Fire Department. You should not consider this fire suppression matter any further.

Thank you for your time and attention. Please don't continue your rush to judgment. Take a reasoned approach considering the goal you are trying to accomplish which is foremost public safety and quiet use and enjoyment of our property."

From: [Jeff Canfield](#)
To: [BessieJo Wagner](#); [Julie Thrower](#); [Bob Giles](#); [Mike Maciaszek](#); [Colby Nielsen](#); [Lyle Nelson](#)
Subject: Comments on Draft STR Ordinance
Date: Thursday, September 8, 2022 8:57:08 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

McCall City Council Members,

During your meeting on August 25th you discussed setting caps on the number of STRs allowed in residential neighborhoods. These caps would help protect the character (integrity) of the neighborhoods. I favor setting that cap at no more than one out of five typical houses licensed as STRs. That cap in addition to the proposed reduced occupancy of two people per bedroom plus two others would keep our residential neighborhoods from becoming commercial zones. Full time residents have property rights that need to be protected. Those rights include enforcing residential zoning laws. Preventing the commercialization of residential neighborhoods is part of protecting those property rights. STRs with more than ten occupants should be limited to no more than one out of 50 typical houses. These are hotels. Negative impacts are exponentially increased when a neighborhood house is converted into a hotel.

On August 25th you also discussed further research on more thorough fire protection requirements for STRs with more than ten occupants. When houses are modified to accommodate more than ten people they are no longer typical residential homes. They are hotels and they should be regulated like hotels. The risk of fire to the occupants in these hotels is real and could be deadly. Sprinkler systems should be required in these hotels. I hope this requirement can be added to the STR regulations soon.

Thank you for your time, hard work and attention.

Jeff Canfield
1102 Buckboard Way
McCall, Idaho

From: [Michelle Groenevelt](#)
To: [BessieJo Wagner](#)
Subject: FW: Short Term Rental Ordinance
Date: Thursday, September 8, 2022 4:15:56 PM

From: Dana Cook <dananocella@gmail.com>
Sent: Wednesday, September 7, 2022 8:41 PM
To: Michelle Groenevelt <mgroenevelt@mccall.id.us>; Brian Parker <bparker@mccall.id.us>
Subject: Short Term Rental Ordinance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening -

This is in regards to the proposed Short Term Rental ordinance, specifically the Occupancy section.

I find the staff recommendation of 2 people per bedroom **plus 2** falls short of fulfilling its intent to:

1. reduce neighborhood impacts to levels more consistent with a long-term rental or owner-occupied residential use, and
2. to ensure that short term rentals are being operated in a safe and responsible manner.

The current recommendation would allow a 3 bedroom home to house 8 individuals. As a homeowner with a 3 bedroom, 2.5 bath and a family of 4. I don't believe we could reasonably live comfortably in my home if we were a family of 8, nor do I believe that most families of 8 would choose to live fulltime in a 3 bedroom home. Allowing this to take place in a short term rental continues to allow overcrowding and unsafe conditions in the homes as well as the community.

It is reasonable to assume that most households:

1. Do not have 2 members of the family sleeping in the living room or an open loft area on a full-time basis.
2. Strive to not have more than 2 people sharing 1 bedroom on a full-time basis.
3. Do not have all members of the household living out of suitcases on a full-time basis, creating a safety hazard in the home.

As an owner occupied home, I see the significant impact my household has on the community when we have another family of 3 - 4 people staying with us for a weekend. There is more noise, more trash, more traffic, and more flushes in the loo. All of this has an impact on the neighborhood and the overall infrastructure, however, as an owner occupied home, these impacts are not on a continuous basis like they would be in a STR. We have this additional impact a handful of times per year, not non-stop like STRs do.

Please reconsider removing the **plus 2** allowance without a CUP as that would better align with long-term or owner occupied use cases.

Regards,
Dana Cook

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
VIA TEAMS Virtual
September 22, 2022**

Call to Order and Roll Call
Pledge of Allegiance
Approve the Agenda
Consent Agenda
Public Comment
Business Agenda
Executive Session
Return to Open Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Giles called the regular meeting of the McCall City Council to order at 5:30p.m. Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all answered roll call.

City staff members present were Anette Spickard, City Manager; Mathew Johnson, City Attorney; Amanda Payne, Local Option Tax Administrator; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, Economic Development Planner; Brian Parker, City Planner; Kurt Wolf, Parks and Recreation Director; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Chris Curtin, Information Systems Manager; Traci Malvich, Human Resources Manager; Dallas Palmer, Police Chief; Nathan Stewart, Public Works Director; Vlatko Jovanov, Network Administrator; Meredith Todd, Assistant City Planner; Emily Hart, Airport Manager;

Also, in attendance were Lisa Craig, The Craig Group; Don Bailey, Historic Preservation Commission Chair;

Mayor Giles led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

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

CONSENT AGENDA

Staff recommended approval of the following ACTION ITEMS. All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City Council for reading and study. Items listed are considered routine by the Council and were enacted with one motion.

1. Special City Council Minutes – June 16, 2022
2. Special City Council Minutes – July 20, 2022
3. Regular City Council Minutes – July 28, 2022
4. Special City Council Minutes – July 29, 2022
5. Payroll Report for period ending September 2, 2022
6. Warrant Register – GL
7. Warrant Register – Vendor

8. **AB 22-250 City Licenses Report to Council Per McCall City Code**

Per McCall City Code Title 4 Chapter 9, the City Council has determined the City Clerk shall be delegated the authority to process and grant or deny all alcoholic beverage license applications, other than certain circumstances involving catering permits, which the City Clerk shall review the application for catering permit for completeness and forward said application to the Police Chief. The Police Chief upon receipt of the application shall make a recommendation to the City Clerk to approve or deny the application. Whenever the City Clerk shall determine that an application for alcoholic beverage license transfer or renewal is complete, the City Clerk shall approve or deny such application. All decisions of the City Clerk shall be reported to the City Council at the next regularly scheduled City Council meeting after such decision. The City Clerk is also responsible for all processing of business, taxi, snow removal, pawnbroker, child daycare licenses, vendor permits, and public event applications. Staff has updated the report to separate out short-term rentals (STR) and to show the number of Declaration of Compliance (DOC) documents received. Staff receives more DOCs than business licenses for STRs because the property management companies are taking on additional STR units. Staff are hoped this report tells a more complete story. *Action: Review the license report*

9. **AB 22-258 Treasurers Monthly Report**

Treasurer's report of accounts and activity of office during the month of August 2022 regarding care, management or disposition of moneys, property or business of the City. Attached is the August 2022 Report. *Action: Review the Treasurers report*

10. **AB 22-245 Request to Proclaim October 9-15, 2022 as Fire Prevention Week – “Fire Won’t Wait. Plan Your Escape.”**

The City of McCall, Idaho is committed to ensuring the safety and security of all those living in and visiting the City. Fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire. This year's National Fire Protection Association® (NFPA®) Fire Prevention Week campaign is “Fire won’t wait. Plan your escape™”, works to educate everyone about simple but important actions they can take to keep themselves and those around them safe from home fires. Today's homes burn faster than ever. You may have as little as two minutes (or even less time) to safely escape a home fire from the time the smoke alarm sounds. Your ability to get out of a home during a fire depends on early warning from smoke alarms and advance planning.

Since 1922, the NFPA has sponsored the public observance of Fire Prevention Week. In 1925, President Calvin Coolidge proclaimed Fire Prevention Week a national observance, making it

the longest-running public health observance in our country. During Fire Prevention Week, children, adults, and teachers learn how to stay safe in case of a fire. Firefighters provide lifesaving public education in an effort to drastically decrease casualties caused by fires.

Fire Prevention Week is observed each year during the week of October 9th in commemoration of the Great Chicago Fire, which began on October 8, 1871, and caused devastating damage. This horrific conflagration killed more than 250 people, left 100,000 homeless, destroyed more than 17,400 structures, and burned more than 2,000 acres of land.

In an effort to support the national proclamation of Fire Prevention Week and bring awareness to the citizens of McCall, staff requests the Council proclaim October 9-15, 2022 as Fire Prevention Week in McCall. The proclamation is attached. More information and activities can be found on the NFAP website <https://www.nfpa.org/Events/Events/Fire-Prevention-Week/Educate>. *Action: Proclaim October 9-15, 2022 as Fire Prevention Week throughout the City of McCall and authorize the Mayor to sign the proclamation.*

11. **AB 22-246 Request to Proclaim October 2022 as Arts and Humanities Month**

October is National Arts & Humanities Month (NAHM)—a coast-to-coast collective recognition of the importance of culture in America. NAHM was launched by Americans for the Arts more than 30 years ago as National Arts Week in honor of the twentieth anniversary of the National Endowment for the Arts. In 1993, it was reestablished by Americans for the Arts and national arts partners as a month-long celebration, with goals of: FOCUSING on equitable access to the arts at local, state, and national levels; ENCOURAGING individuals, organizations, and diverse communities to participate in the arts; ALLOWING governments and businesses to show their support of the arts; and RAISING public awareness about the role the arts and humanities play in our communities and lives. The arts and humanities have played a critically important role in getting us through the COVID-19 pandemic and in amplifying the need for racial equity across the country. National Arts & Humanities Month is the time for communities to come together in unified celebration of the power of the arts to make a difference and change our lives for the better. National Arts & Humanities Month is an opportunity to recognize and celebrate the positive impact the arts bring to our schools and communities therefore in an effort to support the national proclamation of Arts and Humanities, staff requests that Council proclaim October as Arts and Humanities month in McCall. The proclamation is attached. *Action: Proclaim October 2022 as Arts and Humanities Month and authorize the Mayor to sign all necessary documents.*

12. **AB 22-252 Request Approval of the publication of the summary of Ordinance 1011 Adopting Title 3 and Title 4: Updates to Short-Term Rental (STRs) Regulations and Permitting**

On September 8, 2022 Council Adopted Ordinance 1011 to improve health and safety and improve neighborhood impacts, through an updated process for regulating and permitting of STRs. The City of McCall and Valley County last updated codes for regulating and permitting STRS in January 2020. The McCall City Council held two work sessions on this topic and held a public hearing that was continued to a second meeting. The updates to the city code occur in Title 3 and Title 4. Since the Ordinance summary was not prepared in time for the September 8, 2022 Council Meeting, a separate action needs to happen to ensure that the summary is published within 30 days of adoption to be in effect by October 1. The adopted Ordinance 1011 and the summary are attached. *Action: Approve the publication of the summary and authorize the Mayor to sign all necessary documents.*

13. AB 22-257 Request to Enter into a Mutual Aid and Assistance Agreement for Idaho Intrastate Water/Wastewater Agency Response Network (IdWARN)

The Idaho Intrastate Water/Wastewater Response Network (IdWARN) has been established in Idaho with over 60 current members where utility agencies can support one another and maintain critical life/safety operations in the event of a natural disaster or other emergency. The included Mutual Aid and Assistance Agreement outlines the rules and regulations for members and the procedures for requesting, providing and/or refusing to provide assistance. It has been reviewed and approved by legal counsel. Membership in IdWARN not only provides the City of McCall with statewide support network, but also provides for local collaboration (City of Cascade is a member). Additionally, membership in IdWARN is beneficial (increases application scores) when applying for various grant opportunities offered by the Idaho Department of Environmental Quality (IDEQ) and other funding sources, some of which the City is currently pursuing. *Action: Approve the Mutual Aid and Assistance Agreement for Idaho Intrastate Water/Wastewater Agency Response Network (IdWARN) and authorize the Mayor to sign all necessary documents.*

Council Member Thrower moved to approve the Consent Agenda as submitted. Council Member Nielsen seconded the motion. Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower In a roll call vote Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

PUBLIC COMMENT

Mayor Giles called for public comment at 5:32p.m.

One written comment was received and is included as Attachment 1.

Hearing no comments, Mayor Giles closed the comment period at 5:33p.m.

BUSINESS AGENDA

AB 22-254 Request to Approve an Ordinance, Updating McCall City Code Titles 4, 5 and 8 Related to Parking, Snow Removal Interference, and Snow Removal Services Regulations

Dallas Palmer Police Chief presented to Council with City Attorney Matt Johnson. City Council has reviewed and directed the recommended changes to McCall City Code Titles 4, 5 and 8 during three previous work sessions with staff. The city attorney has reviewed the attached proposed Ordinance and Ordinance summary.

The purpose of this code revision is to do three things:

1. Decriminalize parking and snow storage violations
2. Provide additional regulations for commercial snow removal
3. Create an enforcement mechanism in support of the first two goals.

This code revision achieves these purposes by enacting the following:

- a) Creating parking regulations that accommodate snow removal.

- b) Defines the process for issuance of a notice of violation for parking or snow storage.
- c) Creates a process for appeal of a notice of violation to the City Clerk.
- d) Allows for collection of unpaid notices of violation.
- e) Prohibits depositing of plowed snow onto public ROW or upon the property owned by a third party.
- f) Identifies the penalties for violation of city code by those licensed for snow removal.
- g) Establishes a fine for commercial snow removal without a license.

Council Member Thrower moved to suspend the rules and read by title only, one-time only, Ordinance 1013. Council Member Nelson seconded the motion. In a roll call vote Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

Local Option Tax Admin, Amanda Payne read Ordinance 1013 by title only, one-time only:

An Ordinance Of The City Of McCall, Valley County, Idaho, Amending Sections 4.3.1, *License Required; Application; And Procedure*, And 4.3.2., *Snow Removal Contractor Responsibility*, Of Chapter 3, *Snow Removal Licenses*, Title Iv, *Business Regulations*, Of The McCall City Code To Establish Fines And License Suspension For Unlawful Commercial Snow Removal And Provide For Reconsideration Of Fines And Business License Revocation; Amending Sections 5.6.210, *Authority To Regulate*, 5.6.220, *General Provisions And Presumptions*, Deleting Section 5.6.230, *Ponderosa State Park Rules And Regulations*, Retitling 5.6.240, *Penalties For Parking Violations*, To *Notice Of Parking Violations And Procedures*, And Enacting 5.6.250, *Notice Of Parking Violation Delinquency And Collection*, Of Chapter 6, *Vehicle And Boat Regulations*, Title V, *Public Safety*, Of The McCall City Code To Authorize The City To Regulate, Limit And Control Traffic And Parking Within Its Boundaries And Provide For Notice And Collection Of Parking Violations; And Amending Section 8.5.030, *Interference With Snow Removal And Deposit On Right Of Way Prohibited*, And Enacting 8.5.040, *Notice Of Snow Storage Violations And Procedures*, Of Chapter 5, *Snow, Ice And Rubbish Removal*, Title VIII, *Public Ways And Property*, Of The McCall City Code To Expand What Constitutes Interference With Snow Removal, Violations For Snow Storage, Provide Penalties For Violations And For Reconsideration Of Fines And Business License Revocation, Providing For Savings And Severability; And Providing For An Effective Date.

Council Member Thrower moved to adopt Ordinance 1013, Updating McCall City Code Titles 4, 5 and 8, approve the publication of the summary, and authorize the Mayor to sign all necessary documents. In a roll call vote Council Member Nielsen seconded the motion. Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

AB 22-255 Request to Review Proposed Fees and Fines for Parking and Snow Storage Violation and Process Administration and Provide Direction to Staff

Police Chief Dallas Palmer presented to Council. At the request of Council, staff has determined a fee and fine schedule for Parking and Snow Storage violations and process administration in

relation to the Parking and Snow Removal Ordinance. A proposed fee schedule was presented for Council to review. Chief Palmer walked the Council through each fine and the related fees.

Council had no questions regarding the parking and snow storage fees. Direction to staff to schedule the public hearing to adopt the recommended fees.

AB 22-248 Request to approve Resolution 22-30 adopting the 2022 McCall Historic Preservation Plan

Economic Planner Delta James presented to Council. The McCall Historic Preservation Commission worked with The Craig Group to update the 2011 McCall Historic Preservation Plan. The updated plan will provide guidance to the Historic Preservation Commission and City Council in their efforts to accomplish the objectives of McCall City Code Title III, Chapter 20. Community outreach during plan development, although altered in format due to COVID 19 mitigation measures, included input from over 300 participants via online surveys, interviews and works sessions with key community groups, sessions with high school classes, and one-on-one interviews with the heads of nonprofits, business leaders, City staff and committee members. The plan's goals and objectives were posted for public review via online survey and, at its September 12, 2022 meeting, the McCall Historic Preservation Commission unanimously recommended the updated 2022 McCall Historic Preservation Plan to City Council for adoption. Additionally, Don Baily of the McCall Historic Preservation Commission addressed Council giving an overview of the Historic Preservation Plan process. Planner James stated that the document has been reviewed by the Idaho State Historic Preservation Office and we have received approval from them for the document to move forward. This approval helps us retain the City status as a certified local government entity.

Lisa Craig and Kim Rose of the Craig Group gave a detailed presentation about the Preservation Plan highlighting the intent behind a Preservation Plan, timelines for priorities, and goals. During the presentation they acknowledged the work of staff, and their appreciation of the work Delta James does for the City.

Council thanked the Craig Group and staff for the presentation and inclusiveness of the Preservation Plan. Council additionally discussed the historic properties including Stibnite housing throughout the city and the importance of recognizing and celebrate that aspect of the indigenous peoples and their culture that occupied our area first.

Council Member Maciaszek moved to approve Resolution 22-30 adopting the 2022 McCall Historic Preservation Plan and authorize the Mayor to sign all necessary documents. Council Member Thrower seconded the motion. In a roll call vote Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

AB 22-247 Request to approve a St. Luke's Community Health Improvement Fund Grant application to purchase equipment for the City of McCall recreation programs

Economic Development Planner Delta James presented to Council. The City of McCall Parks and Recreation Department is requesting approval to submit a grant application to the St. Luke's Community Improvement Fund to support the purchase of summer and winter recreational

equipment, specifically mountain bikes and cross-country ski packages, to expand opportunities for economically challenged youth and adults to experience outdoor recreation. If funded, the purchased equipment would be made available through Mountain Bike Camp, Loaner Equipment Program, and through partnering organizations such as McCall Day Care, McCall-Donnelly School District, McCall Winter Sports Club, Roots Forest School, and others. The St. Luke's Community Health Fund supports projects that benefit community health and does not require that requested funds be matched. The Council was informed that they could find more information regarding this grant on the St. Luke's website.

The Council had no questions or comments related to the grant application to purchase equipment for the City of McCall recreation programs

Council Member Nelson moved to approve a St. Luke's Community Health Improvement Fund Grant application to purchase equipment for the City of McCall recreation programs and authorize the Mayor to sign all necessary documents. Council Member Nielsen seconded the motion. In a roll call vote Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

AB 22-249 Request to Approve Allocation of up to \$105,000 in FY22 Tourism Local Option Taxes

City Manager Anette Spickard presented to Council. On September 8, 2022, Council approved the FY22 Budget Amendment that recognized additional Tourism Local Option Tax (LOT) revenue that we expect to receive above the original budget estimate. The Amendment fully funded the LOT Commission's recommended contingency projects with a remaining amount of up to \$105,000 that is still available for the Council to allocate to projects that fit the LOT allowable uses. Staff recommends that Council allocate this funding to the Library Expansion Project which is an allowable use and has received LOT funding previously. By doing so the Council will reduce the amount of General Fund reserve dollars needed for the project. Staff considered the possibility of allocating the funds to the Housing Program and determined that there are still outstanding LOT funds in the program that have not been fully spent yet and there was not a need for more LOT funds in that program until those previous allocations have been expended. The Housing Program was also awarded \$350,000 in FY23 LOT funding plus \$100,000 in FY23 LOT contingency funds.

Council Member Nielsen would like to see every dollar possible go to housing but does understand the logic behind the funding going to the Library project.

Council Member Thrower moved to approve the allocation of up to \$105,000 in FY22 Tourism LOT to the Library Expansion Project. Council Member Nelson seconded the motion. In a roll call vote Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

AB 22-256 Request to Approve AIA Document G802 Amending the Professional Services Agreement with Ratio Architects, LLC for the Library Expansion Project

Public Works Director Nathan Stewart presented to Council. On April 2019, the City executed a contract with Humphries Poli (now operating as Ratio Architects, LLC) for architectural, planning and construction administration services for the McCall Public Library Expansion Project (see attached). This original contract anticipated 36 months of services (ending on April 1, 2022), based on the 2019 construction schedule provided by CM Company (the City's CMGC contractor). This schedule did not anticipate that the initial bond election (held May 2019) would not pass delaying the project for 12 months, nor did it account for a winter construction shut down that has since been determined to be most effective to assure the project can be completed on budget (currently estimated August 2024).

Accordingly, the included AIA G802 Amendment document extends Ratio Architects, LLC's Professional Services Agreement an additional 32 months (68 months total through November 2024) to coincide with CM's construction schedule. The included amendment is considered draft, pending legal review, though no substantial changes are anticipated. A final version will be presented to Council at the meeting.

It is anticipated that Ratio will need compensation for their additional 32 months of services, principally construction administration that has been increased from 14 months (originally scoped) to 28 months. Proposals for these additional services are planned to be managed and approved by the City Manager (\leq \$50K) and/or City Council ($>$ \$50K) in accordance with the City's adopted procurement policy.

The Council had no questions or comments related to the professional services agreement with Ratio Architects.

Council Member Nelson moved to approve AIA Document G802 amending the professional services agreement with Ratio Architects, B133; authorize the Mayor to sign all necessary documents; and authorize staff to manage proposals for additional services in accordance with the City's procurement policy. Council Member Maciaszek seconded the motion. In a roll call vote Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

AB 22-251 Request Approval of Landscapes Unlimited, LLC Contract to Relevel Existing Tees and Build New Forward Tees On Birch 9

Golf Superintendent Eric McCormick presented to Council. One of the Golf Course Master Plan priorities is to level existing tees and build new forward tees. The plan is to work on 9 holes each fall and work through this project. The city requested formal bids per the city procurement policy and only received the one bid from Landscapes Unlimited, LLC which was deemed responsive and within the city budget. Landscapes Unlimited LLC is working in the area on other golf courses and has the expertise and equipment to do the type of work required for the project. All other landscape construction companies that were talked to are already booked into 2023. The contract was reviewed by the city attorney.

The Council had no questions or comments related to the contract with Landscapes Unlimited.

Council Member Thrower moved to approve the contract with Landscapes Unlimited, LLC in the amount of \$219,900.40 and authorize the Mayor to sign all necessary documents. Council Member Nelson seconded the motion. In a roll call vote Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

AB 22-253 Request for Approval of FP-22-01 – Big Horn Subdivision Final Plat Findings of Fact, Conclusions of Law, and Decision

City Planner Brian Parker presented to Council stating that a Subdivision Final Plat application was submitted for the creation of 12 residential lots on a parcel 2.82 acres in size on the west side of a small private section of Verita Road, directly west of Broken Ridge Commons and north of West Valley Road. During its regularly scheduled July 12, 2022, meeting, the McCall Area Planning and Zoning Commission unanimously recommended the application to the McCall City Council for approval. Planner Parker noted that the application for final plat was approved by Council on July 28, 2022. The approval of the Findings of Facts formalizes that approval.

The Council had no questions or comments related to Big Horn Subdivision Final Plat Findings of Fact, Conclusions of Law, and Decision document.

Council Member Nelson moved to approve the FP-22-01 – Big Horn Subdivision Findings of Fact, Conclusions of Law, and Decision and authorize the Mayor to sign all necessary documents. Council Member Maciaszek seconded the motion. In a roll call vote Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

Upcoming Meetings Schedule Discussion

Council discussed upcoming meetings. City Manager Anette Spickard reminded Council that their schedule is adjusted for the last three months of the year to the first and third Thursdays to accommodate for the holidays. She also reminded the Council of the Economic Development Summit on October 3, 2022 and the Special Joint meeting with the Valley County Commissioners on October 17th.

EXECUTIVE SESSION

At 6:52p.m. Council Member Maciaszek moved to go into Executive Session for:

- **Litigation 74-206 (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement**
- **Records - Pursuant to Idaho Code §74-206 (1) (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code**

Council Member Thrower seconded the motion. In a roll call vote, Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all voted aye, and the motion carried.

Council discussed a possible litigation issue.

RETURN TO OPEN SESSION

At 7:49p.m. Council Member Nielsen moved to return to Open Session. Council Member Thrower seconded the motion. In a voice vote, all members voted aye, and the motion carried.

ADJOURNMENT

Without further business, Mayor Giles adjourned the meeting at 7:51p.m.

ATTEST:

Robert S. Giles, Mayor

BessieJo Wagner, City Clerk

ATTACHMENT 1
General Comment 9/22/2022

- 1 9/14/22 11:43:38 Pike Teinert (208) 761-0808 piketeinert@gmail.com
275 Morgan Drive

- 2 9/14/22 14:25:59 Erin 2083155411 erinfayetta@att.net

- 3 9/16/22 15:33:45 Pike Teinert (208) 761-0808 piketeinert@gmail.com
275 Morgan Drive, McCall, Idaho 83638

"My home is located at 275 Morgan Drive on the bench above Rivers Crossing Subdivision. Rivers Crossing is a small subdivision in the city of McCall, on the west bank of the Payette River directly across from the McCall RV Resort and the McCall Municipal Airport.

Rivers Crossings' proximity to the McCall RV Resort and McCall Municipal Airport exposes it to noise from both of these businesses. RV Resort activities, like Resort evening entertainment and construction activities are noisy. Additionally, McCall Municipal Airport is very active and noisy especially during non-winter months and wildfire season. Noise from these two sources are clearly noticeable and distracting. They disturb the peace and quiet of the Rivers Crossing neighborhood.

Dog owners in the Rivers Crossing neighborhood diligently try to keep their animals quiet in comparison to the noise from the RV Resort and the Airport. There are metrics in McCall city code that provide specific limitations regarding construction activity and operation of aircraft at the McCall airport. However, there are no specific parameters for, as the McCall city code states "permitting a dog to be outdoors and barking", allowing a very liberal and subjective interpretation of that part of the code. The code therefore offers fertile ground for any disgruntled, vindictive individual to abuse the intent of the code and use it to harass or stalk a neighbor or their dog. It is unreasonably liberal, ripe for abuse and should be rewritten to include specific limitations and wording to clarify specifically what constitutes "intentionally or negligently to disturb the peace and quiet" – "permitting a dog to be outdoors and barking".

Respectfully,

Pike Teinert

275 Morgan Drive

McCall, Idaho 83638

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
VIA TEAMS Virtual
October 6, 2022**

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

CALL TO ORDER AND ROLL CALL

Mayor Giles called the regular meeting of the McCall City Council to order at 5:30p.m. Mayor Giles, Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all answered roll call.

City staff members present were Matt Johnson, City Attorney; BessieJo Wagner, City Clerk; Sarah Porter, Deputy Clerk; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, Economic Development Planner; Brian Parker, City Planner; Kurt Wolf, Parks and Recreation Director; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Chris Curtin, Information Systems Manager; Traci Malvich, Human Resources Manager; Dallas Palmer, Police Chief; Nathan Stewart, Public Works Director; Vlatko Jovanov, Network Administrator; Meredith Todd, Assistant City Planner;

Also, in attendance were Don Kostelec, Vitruvian Planning; Melissa Coriell, McCall-Donnelly High School Teacher

Moment of silence was observed for the loss Rory and Sarah Mehen.

Mayor Giles led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

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

CONSENT AGENDA

Staff recommended approval of the following ACTION ITEMS. All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City Council for reading and study. Items listed are considered routine by the Council and were enacted with one motion.

1. Regular City Council Minutes – August 11, 2022
2. Payroll Report for period ending September 16, 2022
3. Warrant Register – GL
4. Warrant Register – Vendor
5. Accept the Minutes of the following Committees
 - a. Parks and Recreation Advisory Committee – May 18, 2022
 - b. McCall Historic Preservation Commission – August 8, 2022
 - c. Golf Course Advisory Committee – August 10, 2022
6. **AB 22-261 City Licenses Report to Council Per McCall City Code**
Per McCall City Code Title 4 Chapter 9, the City Council has determined the City Clerk shall be delegated the authority to process and grant or deny all alcoholic beverage license applications, other than certain circumstances involving catering permits, which the City Clerk shall review the application for catering permit for completeness and forward said application to the Police Chief. The Police Chief upon receipt of the application shall make a recommendation to the City Clerk to approve or deny the application. Whenever the City Clerk shall determine that an application for alcoholic beverage license transfer or renewal is complete, the City Clerk shall approve or deny such application. All decisions of the City Clerk shall be reported to the City Council at the next regularly scheduled City Council meeting after such decision. The City Clerk is also responsible for all processing of business, taxi, snow removal, pawnbroker, child daycare licenses, vendor and short-term rental permits, and public event applications. *Action: Review the License Report*
7. **AB 22-260 Request for Approval of Local Housing Deed Restriction for Lot B6, Running Horse Subdivision**
Condition of Approval #3 for the final plat and final development plan for the Running Horse Subdivision and Planned Unit Development states “Prior to the issuance of a certificate of occupancy for any residence within the subdivision, the applicant shall execute and record a Local Housing deed restriction in conformance with the most recent City Council adopted Local Housing Policy (Resolution 19-02) on at least one (1) dwelling unit.” Please note that the language has been modified to include provisions to allow the homeowner to recoup some expenditures for capital improvements, among other minor adjustments to the previously approved deed restriction template. The City Attorney has reviewed the changes. *Action: Approve the deed restriction for Lot B6, Running Horse Subdivision and authorize the mayor to sign all necessary documents*
8. **AB 22-264 Request to accept Economic Development Administration grant for Downtown Core Revitalization Project Phase 3B and 1st Street public parking lot improvements**
The City of McCall has been awarded an Economic Adjustment Assistance Grant in the amount of \$1,651,599 from the U.S. Department of Commerce Economic Development Administration (EDA) to support the final phase (3B) of the City’s downtown core revitalization project and to make improvements to the 1st Street public parking area, including drainage, surfacing and striping. This grant will complement the Transportation Alternatives

and Community Development Block Grants (CDBG) already awarded to the City of McCall for Phase 3B pedestrian and streetscape improvements. The EDA grant requires a local match of \$534,937, approximately \$31,035 of which is remaining CDBG funds, and the balance Streets LOT funding. Projects must be completed within five years and all federal funding requirements, including Davis-Bacon wages, apply. *Action: Accept Economic Development Administration Grant No. 07-79-07929, accept the designation of the City of McCall staff as the Project Management Team, and authorize the Mayor to sign all necessary documents.*

9. **AB 22-259 Request Approval of Resolution 22-31 Authorizing the Surplus of Patrol Firearms**

Idaho Code §67-5732A allows the sell, transfer, recycle or discarding of surplus personal property. Annually City staff identifies several items as surplus property. The Police Chief has determined that five (5), Glock 17, Gen 5 handguns are no longer of use to the department. The Police Chief is requesting approval to trade the firearms to Salt Lake Wholesale, a Federal Firearms Dealer, for a \$3750.00 credit. The credited amount will be applied to the purchase of new Patrol firearms. *Action: Approve Resolution 22-31 authorizing the surplus of firearms to federal firearms dealer and authorize the Mayor to sign all necessary documents.*

Council Member Maciaszek moved to approve the Consent Agenda as submitted. Council Member Nielsen seconded the motion. In a roll call vote all voted aye, and the motion carried.

PUBLIC COMMENT

Mayor Giles called for public comment at 5:34 p.m.

There were no written comments received.

David Gallipoli, 200 Scott St, in person

Mr. Gallipoli requested Council have a public work session on endowment lands.

Hearing no comments, Mayor Giles closed the comment period.

REPORTS

Chamber Report

Council had no questions regarding the Chamber Report.

Monthly Department Reports

Mayor Giles asked Nathan Stewart Public Works Director for an update on the Thompson project. Director Stewart noted the original set date for paving to be complete was October 1st. There were delays out of the contractors control including underground utilities and asphalt delivery delays. Additionally, the road is expected to be opened Wednesday of next week.

Council Report

Council Member Maciaszek noted the upcoming meeting on the waterways plan.

Council Member Nelson gave a Hiding in Plain Sight youth mental health event recap.

PUBLIC HEARING

AB 22-268 Request to Re-Adopt Ordinance 1009 Approving CA-22-01 – Amendments to Titles III and IX of the McCall City Code related to Temporary Business Regulations and minor administrative changes

Council Member Nelson moved to Open the public hearing. Council Member Nielsen seconded the motion. In a roll call vote Council Member Nelson, Council Member Nielsen, Mayor Giles, Council Member Maciaszek, and Council Member Thrower all voted aye, and the motion carried.

City Planner Brian Parker presented to Council giving a brief overview of the changes to the code. The primary goals of this code amendment are as follows:

1. Provide clarity and direction for temporary businesses (food trucks and similar)
2. Fix typos, errors, and code text that do not align perfectly with the intent of the code or administrative practice.

The temporary business regulations were discussed during the September 24, 2021 City Council Work Session. During their publicly noticed April 3, 2022, meeting the McCall Area Planning & Zoning Commission unanimously recommended approval of the proposed code amendment. During the May 12, 2022, McCall City Council Meeting, the Council held a properly noticed public hearing and voted to approve the code amendment. During their May 18, 2022 meeting, the Valley County Board of County Commissioners opted not to take any action on code amendments until after the ten-year area of impact review has been completed pursuant to Idaho Code 67-6526(e). Staff elected not to publish the ordinance summary at that time and the approval expired. Minor edits have been made to the draft ordinance since the May 12, 2022 meeting. The ordinance has been reviewed by the City Attorney. Notice of this public hearing was published in the Star News.

Mayor Giles called for public comment at 5:48pm.

No written or verbal comments were received.

Council Member Nelson moved to close the public hearing and Council Member Maciaszek seconded the motion. In a voice vote, all voted aye, and the motion carried.

Council had no comments or questions regarding Ordinance 1009.

Council Member Thrower moved to Suspend the rules and read by title only one time only Ordinance 1009. Council Member Nelson seconded the motion. In a roll call vote Council Member Thrower, Council Member Nelson, Mayor Giles, Council Member Nielsen and Council Member Maciaszek all voted aye, and the motion carried.

City Clerk BessieJo Wagner read Ordinance 1009 by title only, one time only:

An Ordinance Of The City Of McCall, Valley County, Idaho, Amending Title 3 Chapter 2 Definitions, To Provide Definitions For Amended And New Terms; Amending Title 3 Chapter 3 Residential Zones And Standards, Clarifying General Development Standards, Modifying Permitted, Administratively Approvable, Conditional, And Prohibited Uses In Residential Zones; Amending Title 3 Chapter 4 Commercial Zones And Standards, Clarifying General Development Standards, Modifying Permitted, Administratively Approvable, Conditional, And Prohibited Uses

In Commercial Zones; Amending Title 3 Chapter 5 Industrial And Business Park Zones And Standards, Modifying Permitted, Administratively Approvable, Conditional, And Prohibited Uses In Industrial And Business Park Zones; Amending Title 3 Chapter 6 Civic, Airport And Agricultural/Forest Zones, Clarifying Regulations For The Inclusion Of Housing In Civic Zone Developments, Modifying Permitted, Administratively Approvable, Conditional, And Prohibited Uses In Civic, Airport, And Agricultural/Forest Zones; Amending Title 3 Chapter 7 Special Districts, Allowing Certain Structures To Be Constructed Within The Shoreline And River Buffer Area; Amending Title 3 Chapter 8 General Development Standards, Establishing Standards For Bicycle Parking Design, Clarifying And Establishing Standards For Temporary Uses, Clarifying Fence And Wall Standards; Amending Title 3 Chapter 9 Signs, Clarifying Signage Exemptions; Amending Title 3 Chapter 13 Permits And Applications, Extending The Allowed Review Time Of Administrative Applications; Amending Title 3 Chapter 14 Outdoor Lighting, To Establish Standards On Outdoor Light Bulb Lighting Color Temperature; Amending Title 3 Chapter 16 Design Review, To Require Design Review On Certain Temporary Uses, To Clarify Design Standards; Amending Title 9 Chapter 1 Subdivision And Development Provisions, Clarifying Record Of Survey Regulations; Amending Title 9 Chapter Six Subdivision Development Improvement Requirements; Eliminating Additional Parking Requirements On Developments With Private Streets, Directing The City Clerk, And Providing An Effective Date.

Council Member Thrower moved to Adopt Ordinance No.1009 code amendment, CA-22-01, to amend Titles III and IX, approve the Summary for publication, and authorize the Mayor to sign all necessary documents. Council Member Maciaszek seconded the motion. In a roll call vote Council Member Thrower, Council Member Maciaszek, Mayor Giles, Council Member Nelson, and Council Member Nielsen all voted aye, and the motion carried.

AB 22-263 Request Approval of Resolution 22-32 Adopting the City's Comprehensive Fee Schedule reflecting a new fee for Short-term Rental Unit Permits

Mayor Giles stated the purpose of the public hearing.

Council Member Nelson moved to Open the public hearing on Resolution 22-32. Council Member Thrower seconded the motion. In a roll call Council Member Nelson, Council Member Thrower, Mayor Giles, Council Member Maciaszek, and Council Member Nielsen vote all voted aye, and the motion carried.

City Clerk BessieJo Wagner presented to Council. On June 30, 2022 Council adopted the City's Comprehensive fee schedule after all City Departments conducted a complete analysis of services provided and the corresponding fee. Due to this analysis, it was determined that many fees needed to be increased, changed, or eliminated. Staff combined all fee schedules into one Comprehensive Fee Schedule except for Water Rates and Golf Rates which are adopted with their own separate Resolution. On September 8, 2022 Council adopted Ordinance 1011 regulating Short-term Rentals and requiring an annual fee for permitting all short-term rental units.

This public hearing, pursuant to Section 63-1311A, Idaho Code, is intended for the City Council to hear testimony regarding the approval of Resolution 22-32 to adopt the new fee of \$225 to permit Short-term Rental Units. A public Hearing notice was in the Star-News on September 22 and 29th.

Mayor Giles called for public comment at 5:56pm

No written or verbal public comments were received.

Council Member Nielsen asked how the city justifies charging \$2000 per year for a vendor permit or \$125.00 per quarter plus \$25 per day for a peddler permit. Clerk Wagner noted the process for obtaining a peddler permit and the cost to administer the permit. Additionally, the vendor permit fee for six months and one year are set to make it less expensive than a vendor having to pay the daily fee and not have to pay for additional permits each time the vendor moves. Clerk Wagner also noted that the food truck vendor permit process will be revised with the adoption of Ordinance 1009. Council Member Nelson noted the city has to justify the fees charged and Clerk Wagner noted an annual review of the fee. Council discussed the proposed fee being \$1.88 below the estimated cost to administer the process of short-term rentals. It was noted that if the Council wanted to change the amount of the permit for STRs then the public hearing would get continued and noticed with the update amount.

Council Member Nelson moved to close the public hearing. Council Member Thrower seconded. In a voice vote, all voted aye, and the motion carried.

Council Member Nelson appreciated the comparison brought up by Council Member Nielsen.

Council Member Nelson moved to Approve Resolution 22-32 Adopting the City's Comprehensive Fee Schedule reflecting the new fee for Short term rental Unit Permits and authorize the Mayor to sign all necessary documents. Council Member Maciaszek seconded the motion. In a roll call vote Council Member Nelson, Council Member Maciaszek, Mayor Giles, and Council Member Thrower all voted aye; Council Member Nielsen voted no, and the motion carried.

AB 22-262 Update on status of McCall Senior Center Site Improvements Project funded by an Idaho Community Development Block Grant

Mayor Giles stated the purpose of the public hearing.

Council Member Nelson moved to Open the public hearing. Council Member Nielsen seconded the motion. In a roll call Council Member Nelson, Council Member Nielsen, Mayor Giles, Council Member Maciaszek, and Council Member Thrower vote all voted aye, and the motion carried.

Economic Development Director Delta James presented to Council. In January 2022, the City of McCall received an Idaho Community Development Block Grant (CDBG) in the amount of \$225,000 from Idaho Commerce. Subsequently, the grant amount was increased by \$20,000 to a total of \$245,000. This funding is allocated to the State of Idaho from the U.S. Department of Housing and Urban Development. These funds are currently being used to complete:

1. Grading, resurfacing, striping and signage improvements to Senior Center parking areas; and
2. Delineation of landscape area and light pole base installation; and
3. Consolidation of the 1st Street drive access to the south of the Senior Center facility, including removal of the northly access drive to improve safety and realignment of the pedestrian pathway.

The total project cost of \$420,828 includes \$25,000 in final design and a construction contract with Granite Excavation in the amount of \$395,828 awarded March 31, 2022. Funding is provided by \$245,000 CDBG, Franchise Fees (\$24,655) and Streets LOT (\$151,173) revenue.

As a condition of grant award, the City is required to hold a public hearing to provide an update on the status of the project once the project reaches 75% or more completion. The project is now substantially complete and final completion is expected by mid-October.

Council thanked staff for the update and expressed appreciation to Planner James for obtaining the grant funding for the project.

Mayor Giles called for public comment at 6:11pm

No written or verbal public comments were received.

Council Member Nelson moved to close the public hearing and Council Member Thrower seconded. In a voice vote all voted aye and the motion carried.

Mayor Giles commented that this concludes the Public Hearing on the status of McCall Senior Center Site Improvements Project funded by an Idaho Community Development Block Grant Mayor Giles also commented on the additional work being done on the Senior Center. Planner James noted the additional work to the building is not funded by the grant, but the work is being done simultaneously.

BUSINESS AGENDA

AB 22-267 Vitruvian Planning's ADA Transition Plan Process Council Check-in

City Clerk BessieJo Wagner introduced Don Kostelec of Vitruvian Planning. Mr. Kostelec presented to Council. On May 26, 2022 Council approved a contract with Vitruvian Planning LLC to conduct the City's ADA Transition Plan Update. The Consultants have been scheduling interviews with City Departments. The focus of the interviews has been structured to understand each department's programs and policies and assess them on how they provide access to people with disabilities. The interviews covered past examples of people asking for assistance in accessing a meeting, a program, or other department functions, as well as how the Department responded to it. The Consultants covered other hypothetical scenarios based on each Department's programs and policies. They also discussed any public facilities the Department is in charge of and what the results of the field data collection indicated in terms of overall needs for upgrades.

The Consultants are in process of scheduling Listening Sessions with primary stakeholders from within the City to understand how policies and programs are implemented.

Mr. Kostelec noted that both the Idaho Access Project as well as Lewis and Clark college have been a huge part of updating the City of McCall Transition Plan known as Access McCall. Additionally, Mr. Kostelec reviewed the legal requirements including an explanation of a self-assessment and Transition Plan. Through community engagement it was determined that 1 in 12 residents report having a disability. Mr. Kostelec gave praise to City staff and the City as a whole during a review of the City's current efforts to be accessible. Communication from the public noted the lack of sidewalk on Highway 55 in town is a major concern. Mr. Kostelec closed with an explanation of steps to come including a work session to review the draft plan.

Council Member Maciaszek and Mayor Giles thanked Mr. Kostelec for the presentation. Council Member Maciaszek noted the City has a lot of planning documents and how helpful the documents are to obtain funding and highlight community priority. Council Member Nelson asked if winter weather is an issue to remain accessible. Mr. Kostelec reference other planning documents in place as well as other recommendations that will come in the Transition Plan to help alleviate access issues during the winter months and additionally noted that McCall is an example of best practices.

AB 22-265 Request for Approval of an easement with Idaho Power for utilities extension to Hangar 900, TEH, LLC, at McCall Municipal Airport

Staff asked to table this matter. Chris Berge and Lori MacNichol (TEH, LLC) are currently building Hangar 900 at the McCall Airport infield. Idaho Power requires that an easement be signed and notarized to extend underground facilities to the new hangar site. Idaho Power will bore under Taxiway H from an existing transformer near Hangar 608. An above-ground pad-mounted transformer and related facilities will be installed in the airport infield, providing power to Hangar 900 and all future infield hangar development.

Council Member Nielsen moved to table AB 22-265 Request for approval of an easement with Idaho Power for utilities extension to Hangar 900 and Council Member Maciaszek seconded the motion. In a roll call vote Council Member Nielsen, Council Member Maciaszek, Mayor Giles, Council Member Nelson and Council Member Throver voted aye and the motion carried.

AB 22-266 Request Approval of Resolution 22-33 Adopting the McCall Area Youth Advisory Council Bylaws

Assistant City Planner Meredith Todd presented to Council. City Staff has a history of visiting the McCall Donnelly High School annually to deliver a general presentation on the purpose, function, and importance of Local Government before High School students in the Speech Class. Based on the positive outcome of the educational exercises and continued engagement with School Staff, as well as working with the Idaho League of Cities to learn the function of Youth Council's in other communities in Idaho and the US, staff determined the creation of a Youth Council would be a positive outlet for civic engagement and leadership opportunity in the community to allow space for students to participate in local decision-making and change-making.

City Staff and School Staff have determined that there is a pathway for both a short-term and long-term Youth Council structure that can evolve over time and be designed with enough flexibility for area youth to select projects, programs, or local issues that are meaningful to young people.

On Sept. 16th and Sept. 26th, 2022, the Mayor and Staff met with students at McCall-Donnelly High School to present the idea and distribute Application Forms. Staff learned there appears to be two groups of students: 1) Students with time and interest in full commitment to the Youth Council Meeting Schedule proposed in the 2022 Bylaws; 2) Students with passion and interest, lacking extracurricular time and requesting some involvement during school lunch hours.

Staff and students determined some flexibility would be possible to be inclusive of students with diverse time and resource needs who still wish to work with the group. The Bylaws recognition of Voting Members, Alternate Members, and Officers shall still apply to those students able to make

the full-time commitment, with eligibility for future Council funded trips or participation rewards applying only to these members.

Melissa Coriell, McCall-Donnelly High School Teacher noted the process will evolve and the students are really taking ownership over the process to form the Youth Council. Additionally, there has been a great support network. Clerk Wagner expressed appreciation for Planner Todd putting in the hard work to bring the Youth Council together. Council Member Thrower expressed excitement to see where the Youth Council goes in the future.

Council Member Maciaszek moved to Approve Resolution 22-33 adopting the bylaws for the creation of the McCall Area Youth Council as an advisory Committee to the McCall City Council and authorize the Mayor to sign all necessary documents. Council Member Nielsen seconded the motion. In a roll call vote Council Member Maciaszek, Council Member Nielsen, Mayor Giles, Council Member Nelson, and Council Member Thrower all voted aye, and the motion carried.

AB 22-269 Request for ICRMP Board of Trustees Nomination

City Clerk BessieJo Wagner presented to Council. As a member of the ICRMP Joint Powers Agreement, it is Council’s right to participate in the ICRMP Board of Trustees nomination and election process. The incumbent trustee representative from the Region 1 cities participating in ICRMP (City of Garden City Mayor John Evans) desires to run for another two-year term on the ICRMP Board. If Council does not propose to nominate a candidate to challenge John Evans, Council does not need to act further for the region seat until ballots are sent out.

To nominate a candidate for the Region 1 seat to challenge the incumbent trustee seeking re-election, John Evans, Council may enter the name of a mayor or council member from an ICRMP member city within your region in the space provided on the form.

Council discussed the current board member representing district 3 and decided to take no action.

Upcoming Meetings Schedule Discussion

Council discussed upcoming meetings.

ADJOURNMENT

Without further business, Mayor Giles adjourned the meeting at 7:04p.m.

ATTEST:

Robert S. Giles, Mayor

BessieJo Wagner, City Clerk

Report Criteria:

Selected pay codes: 9-02 (Comp Time Available)

Title	Hours Beg Bal	Hours Accrued	Hours Used	Hours Remain
9-02				
Total Airport:	3.73	.00	.00	3.73
Total City Clerk:	9.32	7.50	7.00	9.82
Total City Manager:	21.82	.00	.00	21.82
Total Community Development:	132.64	4.13	5.50	131.27
Total Finance:	8.16	.00	.00	8.16
Total Golf Course Maint:	107.57	.75	3.25	105.07
Total Info systems:	10.50	.00	.00	10.50
Total Library:	.00	.00	.00	.00
Total Local Option Tax:	.00	.00	.00	.00
Total Parks:	90.28	24.75	24.00	91.03
Total Police:	233.64	6.38	2.00	238.02
Total PW/Streets:	26.28	12.00	10.00	28.28
Total Recreation Programs:	79.26	.00	12.50	66.76
Total Water Distribution:	161.72	4.50	38.50	127.72
Total Water Treatment:	41.39	8.25	.00	49.64

Emp No	Name	Total Gross Amount	2-00 Overtime Emp Amt	10-00 Overtime-G Emp Amt	
	Total Airport:				
		2	4,642.47	.00	.00
	Total City Clerk:				
		3	6,613.71	.00	.00
	Total City Manager:				
		5	14,508.18	.00	.00
	Total Community Development:				
		6	14,920.73	.00	.00
	Total Finance:				
		3	7,940.58	.00	.00
	Total Golf Course Maint:				
		14	17,487.89	606.34	.00
	Total Info systems:				
		2	5,871.10	.00	.00
	Total Library:				
		7	8,692.70	.00	.00
	Total Local Option Tax:				
		1	1,739.19	92.62	.00
	Total Parks:				
		8	12,732.61	.00	.00
	Total Police:				
		14	35,231.66	607.78	.00
	Total PW/Streets:				
		10	25,285.59	88.87	.00
	Total Recreation Programs:				
		3	6,983.78	.00	.00
	Total Water Distribution:				
		6	13,403.99	.00	.00
	Total Water Treatment:				
		2	5,950.52	.00	.00
	Grand Totals:				
		86	182,004.70	1,395.61	.00



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-11750 UTILITY CASH CLEARING						
GAINES, STEPHEN & JILL	218162 1	MADE PAYMENT AFTER FINAL BILL	10/12/22	52.51	.00	
KNUDSON, MARK & JULIE	115572	DBL WATER PAYMENT	10/11/22	48.16	.00	
LAWSON, THOMAS & PATRICIA	192551	DBL WATER PAYMENT	10/11/22	47.84	.00	
TODD, MIKAYLA	199405	DBL WATER PAYMENT	10/12/22	110.96	.00	
SCHUSTER, JARED & ABBIE	208543	DBL WATER PAYMENT	10/12/22	144.67	.00	
WITTLER, GREGORY	185872	DBL WATER PAYMENT	10/11/22	247.36	.00	
GRAY, PATRICK	144603	DBL WATER PAYMENT	10/11/22	49.61	.00	
Total 01-11750 UTILITY CASH CLEARING:				701.11	.00	
Total :				701.11	.00	
Total :				701.11	.00	
PAYROLL PAYABLES CLEARING						
03-22323 HRA ADMIN FEE						
NUESYNERGY INC.	6281	HRA/FSA ADMIN FEES	10/07/22	375.00	.00	
Total 03-22323 HRA ADMIN FEE:				375.00	.00	
03-22375 CHILD SUPPORT						
IDAHO CHILD SUPPORT RECEIPTING	20221007 - 6	CASE# - 395109	10/06/22	106.62	106.62	10/06/2022
OREGON DEPT. OF JUSTICE	20221007 - 5	CASE ID - 41000000121812	10/06/22	252.00	252.00	10/06/2022
Total 03-22375 CHILD SUPPORT:				358.62	358.62	
Total :				733.62	358.62	
Total PAYROLL PAYABLES CLEARING:				733.62	358.62	
GENERAL FUND						
10-21001 LOT-STREETS SALES TAX PAYABLE						
MCCALL, CITY OF	202209-TAX	LOT TAX - 1%	09/30/22	24.05	.00	
Total 10-21001 LOT-STREETS SALES TAX PAYABLE:				24.05	.00	
10-22540 DEPOSITS/EVIDENCE PROPERTY						
CARTER, ROBIN	20220916	ROTARY PARK DEPOSIT	09/16/22	50.00	.00	
Total 10-22540 DEPOSITS/EVIDENCE PROPERTY:				50.00	.00	
Total :				74.05	.00	
GENERAL FUND REVENUE						
10-30-070-990.0 CASH OVER(SHORT)						
MCCALL, CITY OF	202209-TAX	LOT TAX - 1% / SHORT	09/30/22	.45	.00	
Total 10-30-070-990.0 CASH OVER(SHORT):				.45	.00	
Total GENERAL FUND REVENUE:				.45	.00	

MAYOR & COUNCIL

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-41-150-562.0 COMMITTEE RECOGNITION & AWARDS						
U.S. BANK - CARD SERVICES	0922-WAGNER	YOUTH ADVISORY COUNCIL RECRUIT	09/26/22	100.62	.00	
Total 10-41-150-562.0 COMMITTEE RECOGNITION & AWARDS:				100.62	.00	
10-41-700-100.0 MCCALL TRANSIT						
TREASURE VALLEY TRANSIT INC.	459	LOCAL MATCH FOR MOUNTAIN COMM	10/01/22	62,500.00	.00	
Total 10-41-700-100.0 MCCALL TRANSIT:				62,500.00	.00	
10-41-700-107.0 WOODY DEBRIS PROGRAM						
VALLEY COUNTY	SOLID WASTE - BI	2022 CONTRIBUTION WOODY DEBRIS	09/26/22	7,000.00	.00	
Total 10-41-700-107.0 WOODY DEBRIS PROGRAM:				7,000.00	.00	
Total MAYOR & COUNCIL:				69,600.62	.00	
INFORMATION SYSTEMS						
10-42-100-160.0 EMPLOYEE RECOGNITION						
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	92.28	.00	
Total 10-42-100-160.0 EMPLOYEE RECOGNITION:				92.28	.00	
10-42-150-210.0 DEPARTMENT SUPPLIES						
CDW GOVERNMENT INC.	DH29362	LOGI WRLS WAVE	10/07/22	114.40	.00	
SHOP STRANGE INC.	SO-018771	IT CLOTHING	07/12/22	504.00	.00	
Total 10-42-150-210.0 DEPARTMENT SUPPLIES:				618.40	.00	
10-42-150-250.0 MOTOR FUELS AND LUBRICANTS						
CHEVRON TEXACO	84206113-IT	FUEL	10/06/22	4.80	.00	
Total 10-42-150-250.0 MOTOR FUELS AND LUBRICANTS:				4.80	.00	
10-42-150-300.0 PROFESSIONAL SERVICES						
CASCADE COMMUNICATIONS LLC	373	Ground work and fiber termination at new	08/20/22	6,765.00	6,765.00	09/22/2022
Total 10-42-150-300.0 PROFESSIONAL SERVICES:				6,765.00	6,765.00	
10-42-150-392.0 WEB PAGE						
U.S. BANK - CARD SERVICES	0922-JOVANOV	WEBSITES MARKETING STARTER REN	09/26/22	2.02	.00	
U.S. BANK - CARD SERVICES	0922-JOVANOV	.COM DOMAIN RENEWAL MCCALLWILD	09/26/22	30.16	.00	
Total 10-42-150-392.0 WEB PAGE:				32.18	.00	
10-42-150-420.0 TRAVEL AND MEETINGS						
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	26.95	.00	
Total 10-42-150-420.0 TRAVEL AND MEETINGS:				26.95	.00	
10-42-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS						
U.S. BANK - CARD SERVICES	0922-JOVANOV	COMPTIA LINUX BUNDLE	09/26/22	576.00	.00	
Total 10-42-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS:				576.00	.00	
10-42-150-610.0 COMPUTER SOFTWARE						
CDW GOVERNMENT INC.	DJ09654	ADOBE CREATIVE CLOUD RENEWAL	10/10/22	1,990.44	.00	
XERILLION CORPORATION	INV-02166-L8G3L6	Global PO# to cover monthly charges from	09/30/22	4,170.85	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-42-150-610.0 COMPUTER SOFTWARE:				6,161.29	.00	
Total INFORMATION SYSTEMS:				14,276.90	6,765.00	
CITY MANAGER						
10-43-150-300.0 PROFESSIONAL SERVICES						
SHADOW TRACKERS	RDK220708	BACKGROUND CHECKS	09/30/22	34.00	.00	
Total 10-43-150-300.0 PROFESSIONAL SERVICES:				34.00	.00	
10-43-150-420.0 TRAVEL AND MEETINGS						
U.S. BANK - CARD SERVICES	0922-SPICKARD	GOLF PRO MEET & GREET	09/26/22	7.39	.00	
U.S. BANK - CARD SERVICES	0922-SPICKARD	GOLF PRO INTERVIEW	09/26/22	59.36	.00	
Total 10-43-150-420.0 TRAVEL AND MEETINGS:				66.75	.00	
10-43-150-430.0 DUES AND SUBSCRIPTIONS						
U.S. BANK - CARD SERVICES	0922-T MALVICH	SOCIETY FOR HUMAN RESOURCES A	09/26/22	999.00	.00	
Total 10-43-150-430.0 DUES AND SUBSCRIPTIONS:				999.00	.00	
Total CITY MANAGER:				1,099.75	.00	
ADMINISTRATIVE COSTS						
10-44-150-260.0 POSTAGE						
U.S. POSTAL SERVICE	20221007	POSTAGE - METER A/C #18573386	10/07/22	500.00	.00	
Total 10-44-150-260.0 POSTAGE:				500.00	.00	
10-44-150-300.0 PROFESSIONAL SERVICES						
NUESYNERGY INC.	6281	COBRA ADMIN FEES	10/07/22	75.00	.00	
WORLD WIDE INTERPRETERS	44673	INTERPRETATION	10/06/22	9.52	.00	
Total 10-44-150-300.0 PROFESSIONAL SERVICES:				84.52	.00	
10-44-150-320.0 ATTORNEY - PROSECUTING						
MSBT LAW CHTD.	75251	PROSECUTING SERVICES-F2393-03	09/27/22	4,166.66	.00	
Total 10-44-150-320.0 ATTORNEY - PROSECUTING:				4,166.66	.00	
10-44-150-410.0 INSURANCE						
I C R M P	02115 - 2023 - 1	10/01/2022 - 09/30/2023 POLICY YEAR A	10/01/22	186,504.00	93,252.00	10/01/2022
Total 10-44-150-410.0 INSURANCE:				186,504.00	93,252.00	
10-44-150-420.0 TRAVEL AND MEETINGS						
TREASURE VALLEY COFFEE INC.	2160:08548711	COFFEE, TEA, SUGAR	10/07/22	116.14	.00	
Total 10-44-150-420.0 TRAVEL AND MEETINGS:				116.14	.00	
10-44-150-450.0 CLEANING AND CUSTODIAL						
ALSCO	LBOI2023202	MATS	09/27/22	82.96	.00	
ALSCO	LBOI2024983	MATS	10/04/22	82.96	.00	
GEM STATE PAPER & SUPPLY	3063717	BATH TISSUE, PERFORATED ROLL TO	09/29/22	281.92	.00	
MAY HARDWARE INC.	54529	PINSOL	10/10/22	12.59	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-44-150-450.0 CLEANING AND CUSTODIAL:				460.43	.00	
10-44-150-500.0 RENTAL - OFFICE EQUIPMENT						
WELLS FARGO EQUIPMENT FINANCE	5022138953-FIN	XEROX C8045 #603-0214726-000 RENT	10/07/22	170.25	.00	
Total 10-44-150-500.0 RENTAL - OFFICE EQUIPMENT:				170.25	.00	
10-44-150-500.1 RENTAL - EQUIPMENT MAINTENANCE						
BOISE OFFICE EQUIPMENT	IN2992920	XEROX XALC8070H2 OVERAGE CHAR	10/06/22	250.93	.00	
Total 10-44-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				250.93	.00	
10-44-150-570.0 REPAIRS - BUILDING AND GROUNDS						
MAY HARDWARE INC.	52792	New keypad locks for city hall w/ labor by	09/19/22	3,993.98	.00	
Total 10-44-150-570.0 REPAIRS - BUILDING AND GROUNDS:				3,993.98	.00	
Total ADMINISTRATIVE COSTS:				196,246.91	93,252.00	
FINANCE						
10-45-100-160.0 EMPLOYEE RECOGNITION						
U.S. BANK - CARD SERVICES	0922-STOKES	EMPLOYEE RECOGNITION - STEFFLER	09/26/22	100.00	.00	
U.S. BANK - CARD SERVICES	0922-STOKES	EMPLOYEE RECOGNITION - ICKER	09/26/22	50.00	.00	
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	138.42	.00	
Total 10-45-100-160.0 EMPLOYEE RECOGNITION:				288.42	.00	
10-45-150-305.0 SOFTWARE SUPPORT - CASELLE						
CASELLE INC.	119712	SOFTWARE SUPPORT CONTRACT FY2	10/01/22	23,495.00	23,495.00	10/01/2022
Total 10-45-150-305.0 SOFTWARE SUPPORT - CASELLE:				23,495.00	23,495.00	
10-45-150-420.0 TRAVEL AND MEETINGS						
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	40.42	.00	
Total 10-45-150-420.0 TRAVEL AND MEETINGS:				40.42	.00	
Total FINANCE:				23,823.84	23,495.00	
CITY CLERK						
10-46-100-160.0 EMPLOYEE RECOGNITION						
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	138.42	.00	
Total 10-46-100-160.0 EMPLOYEE RECOGNITION:				138.42	.00	
10-46-150-300.0 PROFESSIONAL SERVICES						
VITRUVIAN PLANNING LLC	2022-50	ADA Transition Plan	10/04/22	6,175.00	.00	
Total 10-46-150-300.0 PROFESSIONAL SERVICES:				6,175.00	.00	
10-46-150-400.0 ADVERTISING/LEGAL PUBLICATIONS						
STAR NEWS, THE	58836	DISPLAY AD - ORDINANCE NO 1012 SE	09/15/22	306.00	.00	
Total 10-46-150-400.0 ADVERTISING/LEGAL PUBLICATIONS:				306.00	.00	
10-46-150-420.0 TRAVEL AND MEETINGS						
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	53.89	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
WAGNER, BESSIEJO	20220927	ICCTFOA CONFERENCE -MILAGE	09/27/22	340.00	.00	
Total 10-46-150-420.0 TRAVEL AND MEETINGS:				393.89	.00	
10-46-150-440.0 PROFESSIONAL DEVELOPMENT						
U.S. BANK - CARD SERVICES	0922-WAGNER	ICCTFOA CONFERENCE - BESSIEJO &	09/26/22	50.93	.00	
U.S. BANK - CARD SERVICES	0922-WAGNER	ICCTFOA CONFERENCE - BESSIEJO &	09/26/22	47.75	.00	
U.S. BANK - CARD SERVICES	0922-WAGNER	LODGING ICCTFOA - BESSIEJO	09/26/22	493.29	.00	
U.S. BANK - CARD SERVICES	0922-WAGNER	LODGING ICCTFOA - SARAH	09/26/22	493.29	.00	
Total 10-46-150-440.0 PROFESSIONAL DEVELOPMENT:				1,085.26	.00	
10-46-150-598.0 RECORDS DESTRUCTION						
SHRED-IT USA - BOISE	8002518249	SHREDDING	09/28/22	205.57	.00	
Total 10-46-150-598.0 RECORDS DESTRUCTION:				205.57	.00	
Total CITY CLERK:				8,304.14	.00	
LOCAL OPTION TAX DEPARTMENT						
10-47-150-610.0 REC & CULTURAL ACTIVITIES (C)						
PAYETTE RIVERWALK ALLIANCE INC	CF 22-30	PARKING AND RIVER ACCESS	10/12/22	10,000.00	.00	
MCCALL ULTRA SLED DOG CHALLENGE	CF 22-07	WALL TENTS WITH WOOD STOVES	10/12/22	3,091.00	.00	
Total 10-47-150-610.0 REC & CULTURAL ACTIVITIES (C):				13,091.00	.00	
10-47-150-670.0 REC & CULTURAL FACILITIES (B)						
TREASURE VALLEY TRANSIT INC.	CF 22-04	OPERATION COSTS	10/12/22	49,000.00	.00	
Total 10-47-150-670.0 REC & CULTURAL FACILITIES (B):				49,000.00	.00	
10-47-150-690.0 HOUSING PROGRAM (F)						
WEST CENTRAL MOUNTAINS HSG TR	CF 22-50	PROPERTY PURCHASE	10/12/22	25,000.00	.00	
Total 10-47-150-690.0 HOUSING PROGRAM (F):				25,000.00	.00	
Total LOCAL OPTION TAX DEPARTMENT:				87,091.00	.00	
COMMUNITY DEVELOPMENT						
10-48-150-250.0 MOTOR FUELS AND LUBRICANTS						
CHEVRON TEXACO	84205757-CD	FUEL	10/06/22	106.72	.00	
LAKEVIEW CHEVRON SERVICE INC.	20220914	FUEL	09/14/22	88.32	.00	
Total 10-48-150-250.0 MOTOR FUELS AND LUBRICANTS:				195.04	.00	
10-48-150-330.0 HOUSING STRATEGY IMPL.						
BARRIER BUILDING INC	2212-02	Construction Management for 1614 Davis	05/01/22	6,532.50	.00	
INTEGRITY PLUMBING LLC	797	1614 Davis Ave. Toaster Project plumbing	09/30/22	4,875.00	.00	
Total 10-48-150-330.0 HOUSING STRATEGY IMPL.:				11,407.50	.00	
10-48-150-400.0 ADVERTISING/LEGAL PUBLICATIONS						
STAR NEWS, THE	58731	LEGAL AD - NEPA NOTICE - AUG 4	09/03/22	52.44	.00	
Total 10-48-150-400.0 ADVERTISING/LEGAL PUBLICATIONS:				52.44	.00	
10-48-150-420.0 TRAVEL AND MEETINGS						
McCALL-DONNELLY JT. SCHOOL	390	PLMS MULTI PURPOSE ROOM RENTAL	08/02/22	72.50	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
U.S. BANK - CARD SERVICES	0922-GROENEVEL	CED STAFF MTG	09/26/22	33.13	.00	
U.S. BANK - CARD SERVICES	0922-GROENEVEL	UBER - GROENEVELT PERSONAL	09/26/22	7.87	.00	
U.S. BANK - CARD SERVICES	0922-GROENEVEL	ISG SUMMIT - GROENEVELT	09/26/22	166.11	.00	
Total 10-48-150-420.0 TRAVEL AND MEETINGS:				279.61	.00	
10-48-150-440.0 PROFESSIONAL DEVELOPMENT						
U.S. BANK - CARD SERVICES	0922-GROENEVEL	2022 MOUNTAIN & RESORT TOWN PLA	09/26/22	450.00	.00	
U.S. BANK - CARD SERVICES	0922-GROENEVEL	2022 MOUNTAIN & RESORT TOWN PLA	09/26/22	243.95	.00	
U.S. BANK - CARD SERVICES	0922-GROENEVEL	2022 MOUNTAIN & RESORT TOWN PLA	09/26/22	450.00	.00	
U.S. BANK - CARD SERVICES	0922-GROENEVEL	ISG SUMMIT - PARKER, JAMES, GROE	09/26/22	15.60	.00	
U.S. BANK - CARD SERVICES	0922-GROENEVEL	ISG SUMMIT - GROENEVELT	09/26/22	7.53	.00	
U.S. BANK - CARD SERVICES	0922-GROENEVEL	APA PROFESSIONAL MEMBERSHIP - T	09/26/22	119.00	.00	
U.S. BANK - CARD SERVICES	0922-GROENEVEL	MOUNTAIN TOWN PLANNING - PARKER	09/26/22	294.48	.00	
Total 10-48-150-440.0 PROFESSIONAL DEVELOPMENT:				1,580.56	.00	
10-48-150-571.0 MAINT. - PUBLIC ART						
LIDLAW LANDSCAPE COMPANY LLC	1044	REPAIR - "Our Confluence" public artwork	09/29/22	1,700.00	.00	
Total 10-48-150-571.0 MAINT. - PUBLIC ART:				1,700.00	.00	
Total COMMUNITY DEVELOPMENT:				15,215.15	.00	
POLICE DEPARTMENT						
10-50-100-156.0 CLOTHING/UNIFORMS						
GALLS	022317831	REPLACEMENT UNIFORM FOR PALME	09/30/22	580.44	.00	
GALLS	022328868	REPLACEMENT BOOT FOR MCPHERS	09/30/22	207.00	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	WORK CLOTHES - RYSKA	09/26/22	201.55	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	WORK CLOTHES - RYSKA	09/26/22	132.27	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	WORK BOOTS - PICARD	09/26/22	162.85	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	WORK CLOTHES - RYSKA	09/26/22	37.14	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	WORK CLOTHES - RYSKA	09/26/22	81.23	.00	
Total 10-50-100-156.0 CLOTHING/UNIFORMS:				1,165.74	.00	
10-50-150-210.0 DEPARTMENT SUPPLIES						
MAY HARDWARE INC.	53657	WILDLIFE CARDS	09/29/22	3.15	.00	
U.S. BANK - CARD SERVICES	0922-MOHR	BUSINESS CARDS	10/01/22	76.53	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	TESTING SUPPLIES - DRI CAPSULES,	09/26/22	554.00	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	DOG LEASH, DESK MAT, GOJO TOWEL	09/26/22	161.32	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	ZIP TIES	09/26/22	29.99	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	EMERGENCY TRAUMA DRESSING	09/26/22	100.36	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	P TOUCH LABEL TAPE	09/26/22	19.79	.00	
U.S. BANK - CARD SERVICES	0922-TATUM	BINDERS, NOTE PADS, PUSH PINS	09/26/22	130.47	.00	
Total 10-50-150-210.0 DEPARTMENT SUPPLIES:				1,075.61	.00	
10-50-150-215.0 RANGE/AMMUNITION						
U.S. BANK - CARD SERVICES	0922-ARRASMITH	Airsoft pistols and magazines for Officer fir	09/26/22	2,439.76	.00	
Total 10-50-150-215.0 RANGE/AMMUNITION:				2,439.76	.00	
10-50-150-240.0 MINOR EQUIPMENT						
U.S. BANK - CARD SERVICES	0922-ARRASMITH	Thermal Imaging Monocular for assistan	09/26/22	1,258.00	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	Stop stick set for suspect apprehension an	09/26/22	2,320.00	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	STANDING DESK CONVERTER	09/26/22	539.00	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	PORTABLE CHARGER, MEMORY CARD	09/26/22	465.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
U.S. BANK - CARD SERVICES	0922-KIMMEL	DUEL MONITOR STAND,FLOOR MAT, 10	09/26/22	262.05	.00	
U.S. BANK - CARD SERVICES	0922-MOHR	STANDING DESK CONVERTER	10/01/22	554.38	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	2 ea - NX8, 1-8 scopes and XTRM Unimo	09/26/22	3,186.50	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	Writable Tablets for one for each, Lieutena	09/26/22	1,191.98	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	PENS, TORQUE WRENCH MOUNTING	09/26/22	300.37	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	MICROWAVE	09/26/22	285.14	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	STANDING DESK MAT	09/26/22	117.98	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	FLEX-US, CABLE LOCK	09/26/22	339.96	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	ANTI FATIGUE FLOOR MAT	09/26/22	76.72	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	CORK NOTICE BOARD	09/26/22	28.39	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	PORTABLE CHARGER, MEMORY CARD	09/26/22	77.45	.00	
U.S. BANK - CARD SERVICES	0922-TATUM	STANDING DESK	09/26/22	277.19	.00	
U.S. BANK - CARD SERVICES	0922-TATUM	DUAL MONITOR STAND	09/26/22	57.00	.00	
U.S. BANK - CARD SERVICES	0922-WANN	MAG POUCH, HANDCUFF CASE, RADI	09/26/22	133.85	.00	
Total 10-50-150-240.0 MINOR EQUIPMENT:				11,470.96	.00	
10-50-150-250.0 MOTOR FUELS AND LUBRICANTS						
CHEVRON TEXACO	84205591-PD	FUEL	10/06/22	3,464.44	.00	
Total 10-50-150-250.0 MOTOR FUELS AND LUBRICANTS:				3,464.44	.00	
10-50-150-260.0 POSTAGE						
U.S. BANK - CARD SERVICES	0922-MOHR	POSTAGE	10/01/22	7.85	.00	
UNITED PARCEL SERVICE	8459E3412	SHIPPING	09/29/22	119.66	.00	
Total 10-50-150-260.0 POSTAGE:				127.51	.00	
10-50-150-300.0 PROFESSIONAL SERVICES						
SHRED-IT USA - BOISE	8002518249	SHREDDING	09/28/22	159.72	.00	
U.S. BANK - CARD SERVICES	0922-GIESSEN	VALLEY COUNTY TRANSFER STATION -	09/26/22	6.00	.00	
Total 10-50-150-300.0 PROFESSIONAL SERVICES:				165.72	.00	
10-50-150-405.0 DRUG CASE EXPENDITURES						
U.S. BANK - CARD SERVICES	0922-MOHR	NIK TESTING	10/01/22	65.64	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	NIK TESTING	09/26/22	399.54	.00	
VERIZON WIRELESS	9916762189	CELLULAR PHONE SERVICE	09/26/22	40.01	.00	
Total 10-50-150-405.0 DRUG CASE EXPENDITURES:				505.19	.00	
10-50-150-420.0 TRAVEL AND MEETINGS						
U.S. BANK - CARD SERVICES	0922-PALMER	VEHICLE PICKUP 200,211,212	09/26/22	29.95	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	LANDSCAPING - 200,211	09/26/22	29.58	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	INVENTORY - RYSKA, MOHR, HYSKY,	09/26/22	67.92	.00	
U.S. BANK - CARD SERVICES	0922-TATUM	CARES INTERVIEW	09/26/22	21.48	.00	
Total 10-50-150-420.0 TRAVEL AND MEETINGS:				148.93	.00	
10-50-150-440.0 PROFESSIONAL DEVELOPMENT						
HELLS CANYON GRAND HOTEL, ASC	20221004	NIBRS TRAINING - RYSKA	10/04/22	98.00	.00	
HELLS CANYON GRAND HOTEL, ASC	20221005	NIBRS TRAINING - MOHR	10/05/22	98.00	.00	
BEST WESTERN COTTON TREE INN	3558847	BACKGROUND INVESTIGATIONS - ARR	10/04/22	291.38	.00	
BEST WESTERN COTTON TREE INN	3558896	BACKGROUND INVESTIGATIONS - TAT	10/11/22	291.38	.00	
MOHR, MEGAN	20221005	NIBRS CLASS	10/05/22	237.50	.00	
RYSKA, SANDRA K.	20220810	ILETS TAC - TRAINING	08/10/22	202.50	.00	
RYSKA, SANDRA K.	20221010	NIBRS - TRAINING	10/10/22	202.50	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	NARCOTICS TRAINING - JOHNSON, AR	09/26/22	44.20	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
U.S. BANK - CARD SERVICES	0922-ARRASMITH	NARCOTICS TRAINING - ARRASMITH	09/26/22	10.98	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	NARCOTICS TRAINING - JOHNSON,AR	09/26/22	25.28	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	NARCOTICS TRAINING - JOHNSON,AR	09/26/22	48.34	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	NARCOTICS TRAINING - JOHNSON,AR	09/26/22	52.98	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	NARCOTICS TRAINING - JOHNSON,AR	09/26/22	59.78	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	NARCOTICS TRAINING - JOHNSON,AR	09/26/22	15.42	.00	
U.S. BANK - CARD SERVICES	0922-ARRASMITH	NARCOTICS TRAINING - JOHNSON,AR	09/26/22	26.25	.00	
U.S. BANK - CARD SERVICES	0922-MOHR	AIRFARE CHANGE - TATUM, ARRASMIT	10/01/22	754.40	.00	
Total 10-50-150-440.0 PROFESSIONAL DEVELOPMENT:				2,458.89	.00	
10-50-150-450.0 CLEANING AND CUSTODIAL						
BLUE RIBBON LINEN SUPPLY INC.	386283	MATS	09/30/22	26.08	.00	
U.S. BANK - CARD SERVICES	0922-DUKE	CAR WASH	09/26/22	9.00	.00	
U.S. BANK - CARD SERVICES	0922-GIESSEN	CAR WASH	09/26/22	9.00	.00	
U.S. BANK - CARD SERVICES	0922-JOHNSON	CAR WASH	09/26/22	9.00	.00	
U.S. BANK - CARD SERVICES	0922-KIMMEL	CAR WASH	09/26/22	18.00	.00	
U.S. BANK - CARD SERVICES	0922-MCPHERSON	CAR WASH	09/26/22	9.00	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	CAR WASH 200	09/26/22	9.00	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	CAR WASH HAULING ROCK AND YARD	09/26/22	9.00	.00	
U.S. BANK - CARD SERVICES	0922-PAPE	CAR WASH	09/26/22	27.00	.00	
U.S. BANK - CARD SERVICES	0922-TATUM	CAR WASH	09/26/22	9.00	.00	
U.S. BANK - CARD SERVICES	0922-WANN	CAR WASH	09/26/22	9.00	.00	
Total 10-50-150-450.0 CLEANING AND CUSTODIAL:				143.08	.00	
10-50-150-460.0 TELEPHONE						
VERIZON WIRELESS	9916762189	CELLULAR PHONE SERVICE	09/26/22	1,142.54	.00	
Total 10-50-150-460.0 TELEPHONE:				1,142.54	.00	
10-50-150-466.0 COST SHARE- DISPATCH CTR/ILETS						
VALLEY COUNTY	20220930	FY 22 EXPENSE 911/Dispatch services, i	09/30/22	51,206.00	.00	
Total 10-50-150-466.0 COST SHARE- DISPATCH CTR/ILETS:				51,206.00	.00	
10-50-150-500.0 RENTAL - OFFICE EQUIPMENT						
WELLS FARGO EQUIPMENT FINANCE	5022049306-PD/A	XEROX C405 #603-0173151 09/27/22 - 1	09/29/22	65.47	.00	
WELLS FARGO EQUIPMENT FINANCE	5022049307-PD	XEROX C8045 #603-0173257-000 MIN. U	09/29/22	447.39	.00	
Total 10-50-150-500.0 RENTAL - OFFICE EQUIPMENT:				512.86	.00	
10-50-150-520.0 RENTAL - PROPERTY						
STOR-IT SELF STORAGE - McCALL	38207	Annual rental of two storage units to secur	10/01/22	5,604.00	5,604.00	10/01/2022
Total 10-50-150-520.0 RENTAL - PROPERTY:				5,604.00	5,604.00	
10-50-150-520.1 RENTAL-POLICE DEPT. FACILITIES						
VALLEY COUNTY	2022 - NOVEMBER	PD FACILITY LEASE	10/15/22	2,700.00	.00	
Total 10-50-150-520.1 RENTAL-POLICE DEPT. FACILITIES:				2,700.00	.00	
10-50-150-570.0 REPAIRS - BUILDING AND GROUNDS						
U.S. BANK - CARD SERVICES	0922-PALMER	DRAIN ROCK	09/26/22	518.04	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	WEED BARRIER	09/26/22	223.98	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	WEED BARRIER	09/26/22	30.78	.00	
U.S. BANK - CARD SERVICES	0922-PALMER	LANDSCAPING PLANTS	09/26/22	420.50	.00	

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Total 10-50-150-570.0 REPAIRS - BUILDING AND GROUNDS:				1,193.30	.00	
10-50-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT						
GLASS PRO INC.	2319	FY22 expense - New windsheild to due cr	09/28/22	1,102.06	.00	
JERRY'S AUTO PARTS	302452	2017 FORD EXPLORER SHOCK - PD202	09/28/22	168.52	.00	
JERRY'S AUTO PARTS	304445	ADHESIVE - REAR VIEW 207	10/09/22	5.16	.00	
JERRY'S AUTO PARTS	304508	2 YEAR BATTERY PD213	10/10/22	127.74	.00	
U.S. BANK - CARD SERVICES	0922-RYSKA	WEATHER TECH FLOORLINER	09/26/22	270.69	.00	
Total 10-50-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				1,674.17	.00	
Total POLICE DEPARTMENT:				87,198.70	5,604.00	
CAPITAL IMPROVEMENT PLAN						
10-70-750-997.0 FRANCHISE FEES - CONTINGENCY						
HORROCKS ENGINEERS INC.	72509	TASK 17-03 C 2ND STREET AND LENOR	09/30/22	9.45	.00	
HORROCKS ENGINEERS INC.	72509	TASK 19-06 A PHASE 2B SURFACE IMP	09/30/22	78.75	.00	
HORROCKS ENGINEERS INC.	72509	TASK 22-02 MISCELLANEOUS TRANSP	09/30/22	754.21	.00	
Total 10-70-750-997.0 FRANCHISE FEES - CONTINGENCY:				842.41	.00	
Total CAPITAL IMPROVEMENT PLAN:				842.41	.00	
Total GENERAL FUND:				503,773.92	129,116.00	
PUBLIC WORKS & STREETS FUND						
PUBLIC WORKS & STREETS						
24-55-100-156.0 CLOTHING/UNIFORMS						
PAYETTE INK AND EMBROIDERY LLC	559	PW WORK JACKETS	08/09/22	385.24	.00	
PAYETTE INK AND EMBROIDERY LLC	575	PW VEST	09/07/22	53.38	.00	
Total 24-55-100-156.0 CLOTHING/UNIFORMS:				438.62	.00	
24-55-150-210.0 DEPARTMENT SUPPLIES						
U.S. BANK - CARD SERVICES	0922-WEAVER	COFFEE	09/26/22	38.71	.00	
Total 24-55-150-210.0 DEPARTMENT SUPPLIES:				38.71	.00	
24-55-150-211.0 MECHANIC SHOP SUPPLIES						
ALSCO	LBOI2026803	SHOP TOWELS, COVERALLS	10/11/22	36.99	.00	
JERRY'S AUTO PARTS	302833	OIL FILTERS	09/30/22	21.32	.00	
JERRY'S AUTO PARTS	304740	OIL FILTER, DRAIN CO STOCK	10/11/22	18.12	.00	
Total 24-55-150-211.0 MECHANIC SHOP SUPPLIES:				76.43	.00	
24-55-150-250.0 MOTOR FUELS AND LUBRICANTS						
CHEVRON TEXACO	84204564-PW	FUEL	10/06/22	2,489.36	.00	
Total 24-55-150-250.0 MOTOR FUELS AND LUBRICANTS:				2,489.36	.00	
24-55-150-300.0 PROFESSIONAL SERVICES						
SHADOW TRACKERS	RDK220708	BACKGROUND CHECKS	09/30/22	30.00	.00	
Total 24-55-150-300.0 PROFESSIONAL SERVICES:				30.00	.00	
24-55-150-350.0 ENGINEER SERVICES						
HORROCKS ENGINEERS INC.	72509	FY2022 Pavement Inventory of McCall's p	09/30/22	2,188.09	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 24-55-150-350.0 ENGINEER SERVICES:				2,188.09	.00	
24-55-150-360.0 REIMBURSABLE DEVEL. FEES						
HORROCKS ENGINEERS INC.	72509	TASK 22-03 LAND DEVELOPMENT AND	09/30/22	193.17	.00	
Total 24-55-150-360.0 REIMBURSABLE DEVEL. FEES:				193.17	.00	
24-55-150-440.0 PROFESSIONAL DEVELOPMENT						
AMERICAN PUBLIC WORKS ASSOC.	20221004	ANNUAL MEMBERSHIP - MALVICH, STE	10/04/22	390.00	.00	
Total 24-55-150-440.0 PROFESSIONAL DEVELOPMENT:				390.00	.00	
24-55-150-450.0 CLEANING AND CUSTODIAL						
ALSCO	LBOI2026803	MATS	10/11/22	25.87	.00	
Total 24-55-150-450.0 CLEANING AND CUSTODIAL:				25.87	.00	
24-55-150-500.1 RENTAL - EQUIPMENT MAINTENANCE						
BOISE OFFICE EQUIPMENT	IN2992920	XEROX XALC8045'S OVERAGE CHARG	10/06/22	40.88	.00	
Total 24-55-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				40.88	.00	
24-55-150-521.0 RENTAL - EQUIPMENT						
CATERPILLAR FINANCIAL SERVICES	32980778	CAT WHEEL LOADER - 950M	10/02/22	26,330.00	.00	
Total 24-55-150-521.0 RENTAL - EQUIPMENT:				26,330.00	.00	
24-55-150-540.0 STREET REPAIR - PATCHING						
GRANITE EXCAVATION INC.	20671	Asphalt overlay	09/30/22	54,126.00	.00	
Total 24-55-150-540.0 STREET REPAIR - PATCHING:				54,126.00	.00	
24-55-150-542.0 STREET REPAIR - ROW MAINT.						
U.S. BANK - CARD SERVICES	0922-MALVICH	VC TRANSFER - COUCH	09/26/22	9.00	.00	
U.S. BANK - CARD SERVICES	0922-MALVICH	VC TRANSFER - LUMBER, METAL	09/26/22	47.16	.00	
Total 24-55-150-542.0 STREET REPAIR - ROW MAINT.:				56.16	.00	
24-55-150-546.0 STREET REPAIR - STORM DRAIN						
MOUNTAINLAND SUPPLY	S104892460.001	storm water pipe - replace PO 7822	09/01/22	1,590.36	.00	
MOUNTAINLAND SUPPLY	S104937560.001	storm water pipe - replace PO 7822	09/15/22	951.53-	.00	
Total 24-55-150-546.0 STREET REPAIR - STORM DRAIN:				638.83	.00	
24-55-150-547.0 SIGNS & POSTS						
C & M LUMBER CO. INC.	3814	80 HARDWOOD DOWELS	09/29/22	879.20	.00	
TATES RENTS INC	1662833-7	CORE DRILL	10/05/22	93.00	.00	
Total 24-55-150-547.0 SIGNS & POSTS:				972.20	.00	
24-55-150-548.0 STREET REPAIR - SAND & GRAVEL						
TOM MECKEL SAND & GRAVEL INC.	2022-3466	Anti-Skid	09/30/22	3,840.00	.00	
Total 24-55-150-548.0 STREET REPAIR - SAND & GRAVEL:				3,840.00	.00	
24-55-150-570.0 REPAIRS - BUILDING AND GROUNDS						
MAY HARDWARE INC.	54035	C+K INT P&P EGG, ROLLER COVER	10/04/22	43.63	.00	

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Total 24-55-150-570.0 REPAIRS - BUILDING AND GROUNDS:				43.63	.00	
24-55-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT						
JERRY'S AUTO PARTS	302516	DUST CAP WHEEL BEARING	09/28/22	49.24	.00	
JERRY'S AUTO PARTS	303965	HYDRAULIC FILTER- OIL FURNACE	10/06/22	11.74	.00	
JERRY'S AUTO PARTS	304060	FUEL FILTER - STR 15	10/07/22	9.08	.00	
JERRY'S AUTO PARTS	304153	RAD HOSE - 23	10/07/22	49.83	.00	
JERRY'S AUTO PARTS	304937	HALOGEN SEALED BEAMS 23	10/12/22	9.54	.00	
STEVE'S HOMETOWN MOTORS INC	5010177	VALVE ASY, LATCH	09/28/22	41.93	.00	
Total 24-55-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				171.36	.00	
24-55-150-590.0 REPAIRS - OTHER EQUIPMENT						
JERRY'S AUTO PARTS	304810	CLEANING KIT FOR PAINT GUNS	10/11/22	13.83	.00	
Total 24-55-150-590.0 REPAIRS - OTHER EQUIPMENT:				13.83	.00	
24-55-200-701.0 FACILITY PLAN & IMPROVEMENTS						
IN HOUSE CARPET ONE	20220830	Carpet for PW Front Office and Directors	08/30/22	4,285.85	.00	
IN HOUSE CARPET ONE	20220930	RUBBER BASE, ADHESIVE	09/30/22	225.50	.00	
HORROCKS ENGINEERS INC.	72509	TASK 21-18 PUBLIC WORKS FACILITY	09/30/22	126.34	.00	
Total 24-55-200-701.0 FACILITY PLAN & IMPROVEMENTS:				4,637.69	.00	
24-55-200-716.1 HB312 - STREET REPAIR & REHAB						
GRANITE EXCAVATION INC.	20669	Asphalt Repair	09/30/22	35,838.09	.00	
Total 24-55-200-716.1 HB312 - STREET REPAIR & REHAB:				35,838.09	.00	
Total PUBLIC WORKS & STREETS:				132,578.92	.00	
Total PUBLIC WORKS & STREETS FUND:				132,578.92	.00	
LIBRARY FUND						
25-21000 SALES TAX PAYABLE						
STATE TAX COMMISSION	202209	SALES TAX	09/30/22	60.02	.00	
Total 25-21000 SALES TAX PAYABLE:				60.02	.00	
Total :				60.02	.00	
LIBRARY DEPARTMENT						
25-57-100-160.0 EMPLOYEE RECOGNITION						
U.S. BANK - CARD SERVICES	0922-LOJEK	ALL STAFF LUNCH	09/26/22	21.65	.00	
Total 25-57-100-160.0 EMPLOYEE RECOGNITION:				21.65	.00	
25-57-150-210.0 DEPARTMENT SUPPLIES						
ABC STAMP SIGNS & AWARDS	0563245	NAME TAGS	09/20/22	56.55	.00	
Total 25-57-150-210.0 DEPARTMENT SUPPLIES:				56.55	.00	
25-57-150-234.0 SOFTWARE						
U.S. BANK - CARD SERVICES	0922-LOJEK	ZOOM	09/26/22	14.99	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 25-57-150-234.0 SOFTWARE:				14.99	.00	
25-57-150-240.0 MINOR EQUIPMENT						
AMAZON.COM	444845589586	LAMINATOR	08/20/22	55.82	.00	
AMAZON.COM	494979393569	VIDEO GAME, DVD CD REPAIR KIT	08/28/22	216.67	.00	
Total 25-57-150-240.0 MINOR EQUIPMENT:				272.49	.00	
25-57-150-400.1 BLDG EXPANSION PROJ PUB INFO						
ROCKY MOUNTAIN SIGNS & APPAREL	23491	FORM CORE PRINT BOARDS	09/21/22	96.00	.00	
Total 25-57-150-400.1 BLDG EXPANSION PROJ PUB INFO:				96.00	.00	
25-57-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS						
AMAZON.COM	453466688854	BOOKS	09/03/22	116.21	.00	
AMAZON.COM	574444979665	BOOK	08/31/22	8.97	.00	
AMAZON.COM	894893849664	BOOKS	09/04/22	121.15	.00	
AMAZON.COM	958556888767	BOOKS	09/07/22	74.25	.00	
BAKER & TAYLOR BOOKS	2037025313	BOOKS	09/22/22	154.63	.00	
BAKER & TAYLOR BOOKS	2037057677	BOOKS	10/04/22	44.09	.00	
BAKER & TAYLOR BOOKS	NS22090089	REVIEWS 11/01/22 - 10/31/23	09/22/22	434.50	.00	
U.S. BANK - CARD SERVICES	0922-LOJEK	FISHER PRICE IMAGINNEXT DC TOYS	09/26/22	36.67	.00	
Total 25-57-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS:				990.47	.00	
25-57-150-435.1 E-BOOKS ETC						
OVERDRIVE INC.	04258CO22343501	AUDIO BOOKS, EBOOKS	09/16/22	292.25	.00	
Total 25-57-150-435.1 E-BOOKS ETC:				292.25	.00	
25-57-150-450.0 CLEANING AND CUSTODIAL						
MAY HARDWARE INC.	54595	DRANO	10/10/22	8.63	.00	
Total 25-57-150-450.0 CLEANING AND CUSTODIAL:				8.63	.00	
25-57-150-462.1 VIDEO CIRCUIT LIBRARY						
AMAZON.COM	444845589586	VIDEO CIRCUIT - LIBRARY SUPPLIES	08/20/22	49.91	.00	
AMAZON.COM	473453943645	POLISH COMPOUND	08/13/22	25.90	.00	
AMAZON.COM	634876494994	VIDEO CIRCUIT - LIBRARY SUPPLIES	08/18/22	378.87	.00	
AMAZON.COM	738679469667	STORAGE BOX	08/12/22	18.73	.00	
Total 25-57-150-462.1 VIDEO CIRCUIT LIBRARY:				473.41	.00	
25-57-150-467.0 YOUNG ADULT MATERIALS						
AMAZON.COM	566633837367	INVISIBLE INK PEN, TAGGERUNG, HA	08/15/22	61.14	.00	
Total 25-57-150-467.0 YOUNG ADULT MATERIALS:				61.14	.00	
25-57-150-468.0 FRIENDS-BOOKS/MATERIALS, ETC.						
AMAZON.COM	434635377566	KINDLE	08/23/22	104.48	.00	
AMAZON.COM	444436764335	DUBBLE BUBBLE GUM	08/12/22	12.08	.00	
AMAZON.COM	444665653456	BOOKS	08/08/22	48.73	.00	
AMAZON.COM	444766936573	BOOK	08/09/22	21.89	.00	
AMAZON.COM	54855857363	BOOKS	08/10/22	26.35	.00	
AMAZON.COM	554864595944	BOOK	08/09/22	38.55	.00	
AMAZON.COM	837967577668	BOOKS	08/10/22	12.08	.00	

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Total 25-57-150-468.0 FRIENDS-BOOKS/MATERIALS, ETC.:				264.16	.00	
25-57-150-500.1 RENTAL - EQUIPMENT MAINTENANCE						
BOISE OFFICE EQUIPMENT	IN2992920	XEROX XALC8045'S OVERAGE CHARG	10/06/22	48.95	.00	
Total 25-57-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				48.95	.00	
25-57-150-570.0 REPAIRS - BUILDING AND GROUNDS						
ED STAUB & SONS PETROLEUM INC	8232836	RECONNECT TANK	10/04/22	41.65	.00	
Total 25-57-150-570.0 REPAIRS - BUILDING AND GROUNDS:				41.65	.00	
25-57-200-700.0 LIBRARY EXPANSION						
RATIO ARCHITECTS LLC	19704 - 33072	CONSTRUCTION DOCUMENTS 100%	08/31/22	45,832.70	.00	
RATIO ARCHITECTS LLC	19704.000 - 33163	CONSTRUCTION DOCUMENTS 100%	09/30/22	7,252.10	.00	
Total 25-57-200-700.0 LIBRARY EXPANSION:				53,084.80	.00	
Total LIBRARY DEPARTMENT:				55,727.14	.00	
GRANT EXPENSES						
25-60-250-670.0 GRANTS						
FRANKLIN BUILDING SUPPLY	1488031	ACCESSORY SHED - BUILDING MATERI	09/30/22	4,911.32	.00	
Total 25-60-250-670.0 GRANTS:				4,911.32	.00	
Total GRANT EXPENSES:				4,911.32	.00	
Total LIBRARY FUND:				60,698.48	.00	
RECREATION FUND						
28-21000 SALES TAX PAYABLE						
STATE TAX COMMISSION	202209	SALES TAX	09/30/22	87.37	.00	
Total 28-21000 SALES TAX PAYABLE:				87.37	.00	
Total :				87.37	.00	
RECREATION FUND REVENUE						
28-30-020-200.0 OTHER REVENUE						
MCCALL YOUTH FOOTBALL CLUB	002	10% PER AGREEMENT	08/30/22	625.00-	.00	
Total 28-30-020-200.0 OTHER REVENUE:				625.00-	.00	
28-30-070-990.0 CASH OVER\(\SHORT)						
STATE TAX COMMISSION	202209	SALES TAX OVER	09/30/22	.04-	.00	
STATE TAX COMMISSION	202209	SALES TAX OVER	09/30/22	.34-	.00	
Total 28-30-070-990.0 CASH OVER\(\SHORT):				.38-	.00	
Total RECREATION FUND REVENUE:				625.38-	.00	
RECREATION - PROGRAMS						
28-58-150-210.0 DEPARTMENT SUPPLIES						
ALBERTSONS LLC	00438312-091422-3	CORN HOLE LEAGUE	09/14/22	39.22	.00	
BSN SPORTS LLC	918472280	COACH'S BOARD, WHISTLE LANYAR,	09/30/22	92.81	.00	

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C & M LUMBER CO. INC.	4280	STRIPING PAINT SOCCER FIELDS	10/04/22	47.94	.00	
MAY HARDWARE INC.	54055	STRIPING PAINT SOCCER FIELDS	10/04/22	9.89	.00	
U.S. BANK - CARD SERVICES	0922-BORK	PAPER FOR REC MAPS	09/26/22	59.99	.00	
U.S. BANK - CARD SERVICES	0922-BORK	REC PROGRAMS & EVENTS IRPA TABL	09/26/22	16.99	.00	
Total 28-58-150-210.0 DEPARTMENT SUPPLIES:				266.84	.00	
28-58-150-240.0 MINOR EQUIPMENT						
ROCKY MOUNTAIN SIGNS & APPAREL	23568	TRANSIT/REC OFFICE SIGNAGE	09/30/22	120.90	.00	
Total 28-58-150-240.0 MINOR EQUIPMENT:				120.90	.00	
28-58-150-430.0 DUES AND SUBSCRIPTIONS						
TEAMSIDELINE.COM	TS-INV-11099	Annual Subscription Fee FY23	10/01/22	1,050.00	1,050.00	10/01/2022
U.S. BANK - CARD SERVICES	0922-BORK	IRPA MEMBERSHIP - BORK	09/26/22	50.00	.00	
U.S. BANK - CARD SERVICES	0922-WOODS	ANNUAL IRPA SUBSCRIPTION	09/26/22	50.00	.00	
Total 28-58-150-430.0 DUES AND SUBSCRIPTIONS:				1,150.00	1,050.00	
28-58-150-500.0 RENTAL - OFFICE EQUIPMENT						
WELLS FARGO EQUIPMENT FINANCE	5022049305-PR	XEROX C7025 #6030192296000 MIN US	09/29/22	243.03	.00	
Total 28-58-150-500.0 RENTAL - OFFICE EQUIPMENT:				243.03	.00	
Total RECREATION - PROGRAMS:				1,780.77	1,050.00	
RECREATION - PARKS						
28-59-150-210.0 DEPARTMENT SUPPLIES						
BOW WOW WASTE PRODUCTS	510058	PET WASTE BAGS	10/07/22	582.92	.00	
MAY HARDWARE INC.	52252	POLE TRAILER CONNECTOR KIT	09/12/22	16.19	.00	
MAY HARDWARE INC.	53534	PLASTIC TAPE	09/28/22	6.83	.00	
MAY HARDWARE INC.	53750	GLOVE, NINJA ICE HPT	09/30/22	23.37	.00	
MAY HARDWARE INC.	54144	2 BYPASS PRUNER	10/05/22	50.38	.00	
MAY HARDWARE INC.	54530	GARDEN KNEELER	10/10/22	8.63	.00	
FERGUSON ENTERPRISES #3007	871439	EL 128A ACT CART	09/26/22	26.67	.00	
U.S. BANK - CARD SERVICES	0922-BORK	TEA	09/26/22	17.99	.00	
U.S. BANK - CARD SERVICES	0922-BORK	PLANNER FOR HANNAH	09/26/22	7.83	.00	
VALLEY PAVING & ASPHALT INC.	101581	3/8 CHIPS	08/01/22	108.88	.00	
Total 28-59-150-210.0 DEPARTMENT SUPPLIES:				849.69	.00	
28-59-150-227.0 IRRIGATION MAINTENANCE						
MAY HARDWARE INC.	54539	IRRIGATION	10/10/22	9.59	.00	
Total 28-59-150-227.0 IRRIGATION MAINTENANCE:				9.59	.00	
28-59-150-250.0 MOTOR FUELS AND LUBRICANTS						
U.S. BANK - CARD SERVICES	0922-BORK	FUEL - DIESEL FOR BOBCAT CARD WO	09/26/22	39.30	.00	
U.S. BANK - CARD SERVICES	0922-WHEATON	FUEL - GMC CANYON REGULAR FUEL	09/26/22	73.54	.00	
Total 28-59-150-250.0 MOTOR FUELS AND LUBRICANTS:				112.84	.00	
28-59-150-300.0 PROFESSIONAL SERVICES						
LOGAN SIMPSON	30426	Logan Simpson Consultants PROS Plan-P	10/07/22	10,371.80	.00	
SHADOW TRACKERS	RDK220708	BACKGROUND CHECKS	09/30/22	30.00	.00	
Total 28-59-150-300.0 PROFESSIONAL SERVICES:				10,401.80	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
28-59-150-420.0 TRAVEL AND MEETINGS						
U.S. BANK - CARD SERVICES	0922-TRAPP	WORK COMPLETED AT GOLF COURSE	09/26/22	34.09	.00	
Total 28-59-150-420.0 TRAVEL AND MEETINGS:				34.09	.00	
28-59-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS						
U.S. BANK - CARD SERVICES	0922-BORK	IRPA MEMBERSHIP - WOLF	09/26/22	100.00	.00	
Total 28-59-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS:				100.00	.00	
28-59-150-440.0 PROFESSIONAL DEVELOPMENT						
U.S. BANK - CARD SERVICES	0922-BORK	PLAYGROUND CERTIFICATION BUNDL	09/26/22	515.00	.00	
Total 28-59-150-440.0 PROFESSIONAL DEVELOPMENT:				515.00	.00	
28-59-150-491.0 TRASH, PORTA POTTIE RENTAL						
ASAP PORTABLES CO.	21-6797	PORTABLE RENTALS AND CLEANING	09/30/22	683.88	.00	
U.S. BANK - CARD SERVICES	0922-HEIDER	VALLEY COUNTY TRANSFER STATION	09/26/22	34.50	.00	
U.S. BANK - CARD SERVICES	0922-WHEATON	TRASH	09/26/22	26.10	.00	
Total 28-59-150-491.0 TRASH, PORTA POTTIE RENTAL:				744.48	.00	
28-59-150-510.0 RENTAL - MINOR EQUIPMENT						
TATES RENTS INC	1663383-7	AIR COMPRESSOR - SPRINKLER BLO	10/07/22	190.40	.00	
Total 28-59-150-510.0 RENTAL - MINOR EQUIPMENT:				190.40	.00	
28-59-150-570.0 REPAIRS - BUILDING AND GROUNDS						
BUILDERS FIRSTSOURCE INC.	86200996	DOCK PARTS	09/28/22	534.78	.00	
FRANZ WITTE - McCALL LLC	34539	PLANTS BROWN PARK	07/28/22	440.80	.00	
INLAND MARINE LLC	3737	FALL DOCK SERVICE	10/03/22	690.00	.00	
ROCKY MOUNTAIN SIGNS & APPAREL	23568	TEMPORARY PATH WAY SIGNAGE	09/30/22	14.65	.00	
Total 28-59-150-570.0 REPAIRS - BUILDING AND GROUNDS:				1,680.23	.00	
28-59-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT						
LES SCHWAB TIRE CENTERS	12500371590	TIRES ROTATED	10/01/22	115.92	.00	
Total 28-59-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				115.92	.00	
28-59-150-590.0 REPAIRS - OTHER EQUIPMENT						
LES SCHWAB TIRE CENTERS	12500372021	MOUNTED MINI TRUCK TIRES	10/05/22	147.84	.00	
MAGIC VALLEY MINI TRUCKS LLC	5127	PARKS MINI TRUCK NEW TIRES	09/30/22	639.00	.00	
McCALL DELIVERY SERVICE	2022-0917	DELIVERIEY - MAGIC VALLEY MINI TRU	10/05/22	46.00	.00	
Total 28-59-150-590.0 REPAIRS - OTHER EQUIPMENT:				832.84	.00	
28-59-200-714.0 BROWN PARK / EAST LAKE STR WF						
HORROCKS ENGINEERS INC.	72509	TASK 21-04 A E. LAKE STREET WATERF	09/30/22	1,103.19	.00	
Total 28-59-200-714.0 BROWN PARK / EAST LAKE STR WF:				1,103.19	.00	
28-59-200-715.0 PARKS SHOP RELOCATION						
4 CORNERS COMMUNICATIONS	3150	Parks Shop new building labor, wiring and	09/27/22	5,668.06	.00	
ALLWEST TESTING & ENGINEERING I	24782	Parks shop relocation site testing soil, con	05/26/22	1,255.10	.00	
ALLWEST TESTING & ENGINEERING I	25360	Parks shop relocation site testing soil, con	07/05/22	893.25	.00	
CM COMPANY INC	2106-00010	Parks Shop relocation project remainder t	09/30/22	85,057.30	.00	
RATIO ARCHITECTS LLC	19734.000 - 33195	MCCALL PARKS DEPARTMENT RELOC	09/30/22	573.30	.00	

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Total 28-59-200-715.0 PARKS SHOP RELOCATION:				93,447.01	.00	
Total RECREATION - PARKS:				110,137.08	.00	
Total RECREATION FUND:				111,379.84	1,050.00	
AIRPORT FUND						
AIRPORT DEPARTMENT						
29-56-100-160.0 EMPLOYEE RECOGNITION						
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	92.28	.00	
Total 29-56-100-160.0 EMPLOYEE RECOGNITION:				92.28	.00	
29-56-150-250.0 MOTOR FUELS AND LUBRICANTS						
JERRY'S AUTO PARTS	301600	OIL FILTER, 5W20, GLASS CLEANER, P	09/23/22	66.29	.00	
Total 29-56-150-250.0 MOTOR FUELS AND LUBRICANTS:				66.29	.00	
29-56-150-300.0 PROFESSIONAL SERVICES						
VALLEY FIRE PROTECTION	72422 2	10 ANNUAL INSPECTION FIRE EXTING	10/13/22	100.00	.00	
Total 29-56-150-300.0 PROFESSIONAL SERVICES:				100.00	.00	
29-56-150-420.0 TRAVEL AND MEETINGS						
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	26.95	.00	
Total 29-56-150-420.0 TRAVEL AND MEETINGS:				26.95	.00	
29-56-150-500.0 RENTAL - OFFICE EQUIPMENT						
WELLS FARGO EQUIPMENT FINANCE	5022049306-PD/A	XEROX C405 #603-0173151 09/27/22 - 1	09/29/22	65.47	.00	
Total 29-56-150-500.0 RENTAL - OFFICE EQUIPMENT:				65.47	.00	
Total AIRPORT DEPARTMENT:				350.99	.00	
Total AIRPORT FUND:				350.99	.00	
LOCAL OPTION TAX FUND						
LOCAL OPTION TAX DEPARTMENT						
31-49-100-160.0 EMPLOYEE RECOGNITION						
U.S. BANK - CARD SERVICES	0922-WAGNER	PAYETTE PEDAL PARTY	09/26/22	46.14	.00	
Total 31-49-100-160.0 EMPLOYEE RECOGNITION:				46.14	.00	
31-49-200-702.0 MAINTENANCE IMPROVMNT PROJECTS						
HORROCKS ENGINEERS INC.	72509	TASK 20-01 A SPRING MOUNTAIN BLVD	09/30/22	1,442.88	.00	
Total 31-49-200-702.0 MAINTENANCE IMPROVMNT PROJECTS:				1,442.88	.00	
31-49-200-704.0 DOWNTOWN CORE REDEVELOPMENT						
HORROCKS ENGINEERS INC.	72509	TASK 17-03 C 2ND STREET AND LENOR	09/30/22	148.05	.00	
HORROCKS ENGINEERS INC.	72509	TASK 19-06 A PHASE 2B SURFACE IMP	09/30/22	315.00	.00	
Total 31-49-200-704.0 DOWNTOWN CORE REDEVELOPMENT:				463.05	.00	
31-49-200-707.0 E. DEINHARD LANE RECON.						
HORROCKS ENGINEERS INC.	72509	TO 21-16A - Deinhard Lane, SH-55 to Sa	09/30/22	6,494.77	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 31-49-200-707.0 E. DEINHARD LANE RECON.:				6,494.77	.00	
31-49-200-998.0 RESERVED - FUTURE PROJECTS						
HORROCKS ENGINEERS INC.	71955	TO 22-04 Davis Ave, Thompson Ave to Lic	09/10/22	10,569.53	.00	
HORROCKS ENGINEERS INC.	72509	TO 22-04 Davis Ave, Thompson Ave to Lic	09/30/22	21,469.93	.00	
Total 31-49-200-998.0 RESERVED - FUTURE PROJECTS:				32,039.46	.00	
Total LOCAL OPTION TAX DEPARTMENT:				40,486.30	.00	
Total LOCAL OPTION TAX FUND:				40,486.30	.00	
GEN OBLIG DEBT SERVICE FUND						
GEN. OBLIG. DEBT SERVICE DEPT.						
40-40-150-300.0 PROFESSIONAL SERVICES						
ZIONS PUBLIC FINANCE	6555	CITY OF MCCALL \$3,715,000 GENERAL	07/12/22	1,500.00	.00	
Total 40-40-150-300.0 PROFESSIONAL SERVICES:				1,500.00	.00	
Total GEN. OBLIG. DEBT SERVICE DEPT.:				1,500.00	.00	
Total GEN OBLIG DEBT SERVICE FUND:				1,500.00	.00	
GOLF FUND						
GOLF OPERATIONS DEPARTMENT						
54-85-150-210.0 DEPARTMENT SUPPLIES						
ALSCO	LBOI2018456	EMBLEM,PREPARATION CHARGE	09/06/22	7.00	.00	
ALSCO	LBOI2018457	REPLACEMENT COVERALL	09/06/22	15.00	.00	
ALSCO	LBOI2026806	SHOP TOWELS, LAUNDRY BAG, COVE	10/11/22	48.27	.00	
GEM STATE PAPER & SUPPLY	3062445-02	45 GALLON BAGS	09/29/22	68.54	.00	
LAWSON PRODUCTS INC.	9309967150	QUIK SLIDE	09/27/22	5.21	.00	
MAY HARDWARE INC.	54364	STRIPING PAINT GC	10/07/22	19.78	.00	
MAY HARDWARE INC.	54366	STRIPING PAINT GC	10/07/22	19.78	.00	
NORCO INC.	35985700	CYLINDER RENTAL	09/30/22	24.30	.00	
Total 54-85-150-210.0 DEPARTMENT SUPPLIES:				207.88	.00	
54-85-150-223.0 BIOLOGICAL PRODUCTS						
TLC PRODUCT/AQUATIC BIOCONTRO	78380	ECO SOCK	10/01/22	426.93	.00	
ESD WASTE2WATER INC.	131400	MICROBES, SCREEN	09/27/22	154.25	.00	
SIMPLOT PARTNERS	205084155	AZOPRO	09/29/22	480.00	.00	
SIMPLOT PARTNERS	216062213	BIOKELP HUMIC	09/29/22	152.00	.00	
Total 54-85-150-223.0 BIOLOGICAL PRODUCTS:				1,213.18	.00	
54-85-150-227.0 IRRIGATION MAINTENANCE						
PAYETTE LAKES IRRIGATION & LAWN	1002	RAISING AND LEVELING SPRINKLERS	09/28/22	980.00	.00	
R & R PRODUCTS INC.	CD2722215	SWING JOINT ELBOWS	09/22/22	220.80	.00	
Total 54-85-150-227.0 IRRIGATION MAINTENANCE:				1,200.80	.00	
54-85-150-240.0 MINOR EQUIPMENT						
R & R PRODUCTS INC.	CD2724921	COCOA FIBER TOW DRAG MAT	10/03/22	960.50	.00	
U.S. BANK - CARD SERVICES	0922-MCCORMICK	27 Ton Wood Splitter	09/26/22	1,499.00	.00	
Total 54-85-150-240.0 MINOR EQUIPMENT:				2,459.50	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
54-85-150-300.0 PROFESSIONAL SERVICES						
SHADOW TRACKERS	RDK220708	BACKGROUND CHECKS	09/30/22	63.00	.00	
Total 54-85-150-300.0 PROFESSIONAL SERVICES:				63.00	.00	
54-85-150-420.0 TRAVEL AND MEETINGS						
CLARK, CALVIN	20221004	GCSI - FALL MEETING	10/04/22	288.75	.00	
McCORMICK, ERIC	20221004	GCSI - FALL MEETING	10/04/22	225.00	.00	
U.S. BANK - CARD SERVICES	0922-T MALVICH	GOLF PRO INTERVIEW	09/26/22	331.20	.00	
Total 54-85-150-420.0 TRAVEL AND MEETINGS:				844.95	.00	
54-85-150-490.0 HEAT, LIGHTS, AND UTILITIES						
MAY SECURITY	27451	MONTHLY ALARM SVC #20389631	10/01/22	30.00	.00	
Total 54-85-150-490.0 HEAT, LIGHTS, AND UTILITIES:				30.00	.00	
54-85-150-522.0 PORTABLE TOILET-RENT CONTRACT						
ASAP PORTABLES CO.	21-6796	WEEKLY SERVICE	09/30/22	818.60	.00	
Total 54-85-150-522.0 PORTABLE TOILET-RENT CONTRACT:				818.60	.00	
54-85-150-575.0 REPAIRS - CLUBHOUSE						
ROGERS ELECTRIC INC	4845	WIRE HOT WATER HEATER AT GC	09/27/22	670.85	.00	
Total 54-85-150-575.0 REPAIRS - CLUBHOUSE:				670.85	.00	
54-85-150-590.0 REPAIRS - OTHER EQUIPMENT						
C & B OPERATIONS LLC	11851493	FAIRWAY MOWER REPAIR	09/16/22	32.88	.00	
JERRY'S AUTO PARTS	303673	4 OIL SEAL	10/05/22	40.00	.00	
JERRY'S AUTO PARTS	303945	2 ARM BALL - FORD TRACTOR	10/06/22	43.63	.00	
Total 54-85-150-590.0 REPAIRS - OTHER EQUIPMENT:				116.51	.00	
Total GOLF OPERATIONS DEPARTMENT:				7,625.27	.00	
Total GOLF FUND:				7,625.27	.00	
WATER FUND						
WATER DISTRIBUTION						
60-64-100-156.0 CLOTHING/UNIFORMS						
HYMAN, ALEX	20220921	WORK CLOTHES - HYMAN	09/21/22	355.00	.00	
Total 60-64-100-156.0 CLOTHING/UNIFORMS:				355.00	.00	
60-64-150-200.0 OFFICE SUPPLIES						
ALSCO	LBOI2023196	SHOP TOWELS, DUST MOP, WET MOP,	09/27/22	58.87	.00	
MAY HARDWARE INC.	54553	24PK AAA BATTERY	10/10/22	19.99	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	FLUKE MASTER ACCESSORY SET - TE	09/26/22	182.78	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	WIRELESS EARPIECE	09/26/22	18.05	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	SCREW LOCK CARABINER	09/26/22	21.62	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	AMAZON CREDIT	09/26/22	11.88	.00	
Total 60-64-150-200.0 OFFICE SUPPLIES:				289.43	.00	
60-64-150-210.0 DEPARTMENT SUPPLIES						
FRANKLIN BUILDING SUPPLY	1481906	TIE WIRE	09/26/22	80.75	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	HOLSTER STRAP	09/26/22	63.17	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
U.S. BANK - CARD SERVICES	0922-WEAVER	HANG TAGS	09/26/22	179.13	.00	
USABLUEBOOK	127357	ALL WEATHER SUCTION HOSE	09/29/22	377.87	.00	
Total 60-64-150-210.0 DEPARTMENT SUPPLIES:				700.92	.00	
60-64-150-220.0 FIRST AID/SAFETY						
FERGUSON WATERWORKS	828876-2	SAFETY MESH VESTS	09/28/22	92.26	.00	
Total 60-64-150-220.0 FIRST AID/SAFETY:				92.26	.00	
60-64-150-240.0 MINOR EQUIPMENT						
USABLUEBOOK	119928	TRASH PUMP WITH LCT	09/22/22	815.35	.00	
Total 60-64-150-240.0 MINOR EQUIPMENT:				815.35	.00	
60-64-150-250.0 MOTOR FUELS AND LUBRICANTS						
CHEVRON TEXACO	84204879-W	FUEL	10/06/22	1,465.70	.00	
Total 60-64-150-250.0 MOTOR FUELS AND LUBRICANTS:				1,465.70	.00	
60-64-150-300.0 PROFESSIONAL SERVICES						
CLEAR SOLUTIONS ENGINEERING	205	ON CALL ENGINEERING SERVICES	10/06/22	240.00	.00	
Total 60-64-150-300.0 PROFESSIONAL SERVICES:				240.00	.00	
60-64-150-350.0 ENGINEER SERVICES						
BOWEN COLLINS & ASSOCIATES INC	29405	Water Rate Study Update	09/06/22	4,301.25	.00	
DC ENGINEERING INC	22MCAO1-1	Additional SCADA work outside of Shore L	10/04/22	2,980.00	.00	
CLEAR SOLUTIONS ENGINEERING	203	WATER STORAGE TANK EVALUATION A	10/06/22	607.50	.00	
HORROCKS ENGINEERS INC.	72509	TASK 22-01 MISCELLANEOUS WATER E	09/30/22	557.51	.00	
Total 60-64-150-350.0 ENGINEER SERVICES:				8,446.26	.00	
60-64-150-440.0 PROFESSIONAL DEVELOPMENT						
HYMAN, ALEX	20220922	WASTEWATER LICENSE RENEWAL - H	09/22/22	30.00	.00	
IDAHO BUREAU OF OCCUPATIONAL	DWD3-SIMS	CERT. RENEWAL-DWD3-SIMS	10/12/22	70.00	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	STACY LAFAY - DWD2	09/26/22	65.00	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	DUANE JESSEN - DWD1	09/26/22	30.00	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	DUANE JESSEN - WWOC1	09/26/22	30.00	.00	
Total 60-64-150-440.0 PROFESSIONAL DEVELOPMENT:				225.00	.00	
60-64-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT						
JERRY'S AUTO PARTS	302633	COVER	09/29/22	18.18	.00	
JERRY'S AUTO PARTS	303332	AUTOMATIC TRANSMISSION MOUNT	10/03/22	24.44	.00	
JERRY'S AUTO PARTS	303367	REAR DIFFERENTIAL PINION SEAL - F	10/03/22	20.37	.00	
JERRY'S AUTO PARTS	303499	DIFFERENTIAL PINION SEALS	10/04/22	10.80	.00	
JERRY'S AUTO PARTS	303508	OIL SEAL CREDIT	10/04/22	18.29-	.00	
Total 60-64-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				55.50	.00	
60-64-150-591.0 REPAIRS - WATER METERS/MXU'S						
MOUNTAINLAND SUPPLY	S104923144.001	Blanket PO for water meter parts & suppli	09/09/22	1,125.00	.00	
MOUNTAINLAND SUPPLY	S104946826.001	Blanket PO for water meter parts & suppli	09/23/22	1,275.00	.00	
CONSOLIDATED ELECTRICAL DIST	4438-1018239	100 COND EMT-1/2	10/03/22	99.00	.00	
FERGUSON WATERWORKS	0836073	20 CABLE TR IPERL	10/06/22	792.13	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 60-64-150-591.0 REPAIRS - WATER METERS/MXU'S:				3,291.13	.00	
60-64-150-592.0 REPAIRS-WATER SERVICES & MAINS						
GRANITE EXCAVATION INC.	19866	Resubmit of POs #7743 & #7792 for Grani	08/09/22	7,389.83	.00	
Total 60-64-150-592.0 REPAIRS-WATER SERVICES & MAINS:				7,389.83	.00	
60-64-200-704.0 BOOSTER PUMP STATION IMPRV.						
CLEAR SOLUTIONS ENGINEERING	189	101.050 WATER STORAGE TANK EVALU	08/01/22	5,976.25	.00	
HORROCKS ENGINEERS INC.	72509	Shore Lodge CE&I TO 22-05	09/30/22	2,717.37	.00	
Total 60-64-200-704.0 BOOSTER PUMP STATION IMPRV.:				8,693.62	.00	
60-64-200-720.0 LINE REPLACEMNT - CITY WIDE						
HORROCKS ENGINEERS INC.	72509	TO 22-04 Davis Ave, Thompson Ave to Lic	09/30/22	10,733.35	.00	
HORROCKS ENGINEERS INC.	72509	TASK 21-14 CONSTRUCTION ENGINEE	09/30/22	1,075.03	.00	
HORROCKS ENGINEERS INC.	72509	TASK 21-15 CONSTRUCTION ENGINEE	09/30/22	577.50	.00	
Total 60-64-200-720.0 LINE REPLACEMNT - CITY WIDE:				12,385.88	.00	
60-64-200-725.0 HYDRANT REPLACEMENT PROGRAM						
USABLUBOOK	122730	Automatic Handheld Hydrant Operator Wr	09/26/22	4,740.10	.00	
Total 60-64-200-725.0 HYDRANT REPLACEMENT PROGRAM:				4,740.10	.00	
60-64-350-812.0 DEQ H2O TREATMENT PRINCIPAL						
DEPT. OF ENVIRONMENTAL QUALITY	20221001	WTP LOAN DW9906	10/01/22	173,448.96	.00	
Total 60-64-350-812.0 DEQ H2O TREATMENT PRINCIPAL:				173,448.96	.00	
60-64-350-813.0 DEQ H2O TREATMENT INTEREST						
DEPT. OF ENVIRONMENTAL QUALITY	20221001	WTP LOAN DW9906	10/01/22	6,505.71	.00	
Total 60-64-350-813.0 DEQ H2O TREATMENT INTEREST:				6,505.71	.00	
Total WATER DISTRIBUTION:				229,140.65	.00	
WATER TREATMENT						
60-65-150-200.0 OFFICE SUPPLIES						
ALSCO	LBOI2019495	SHOP TOWELS, DUST MOP, WET MOP,	09/13/22	58.87	.00	
MAY HARDWARE INC.	54496	T SERIES FLAT BELT	10/09/22	12.59	.00	
RICOH AMERICAS CORP.	5065699777-WT	RICOH MPC2004EX ADDITIONAL IMAG	10/01/22	42.69	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	SHARPIE MARKERS	09/26/22	27.95	.00	
Total 60-65-150-200.0 OFFICE SUPPLIES:				142.10	.00	
60-65-150-210.0 DEPARTMENT SUPPLIES						
IDEXX DISTRIBUTION INC	10317920	Total coliform bacteria testing equipment -	09/25/22	56.00	.00	
MAY HARDWARE INC.	53635	SCREWDRIVER, PLIER, WRINCH, WIRE	09/29/22	158.84	.00	
Total 60-65-150-210.0 DEPARTMENT SUPPLIES:				214.84	.00	
60-65-150-220.0 FIRST AID/SAFETY						
U.S. BANK - CARD SERVICES	0922-SIMS	UNISEX CRICKET ACCESSORY FOR CL	09/26/22	216.12	.00	
Total 60-65-150-220.0 FIRST AID/SAFETY:				216.12	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
60-65-150-250.0 MOTOR FUELS AND LUBRICANTS						
CHEVRON TEXACO	84204879-W	FUEL	10/06/22	209.04	.00	
Total 60-65-150-250.0 MOTOR FUELS AND LUBRICANTS:				209.04	.00	
60-65-150-260.0 POSTAGE						
UNITED PARCEL SERVICE	8459E3412	SHIPPING	09/29/22	30.23	.00	
Total 60-65-150-260.0 POSTAGE:				30.23	.00	
60-65-150-302.0 LABORATORY TESTING						
ANALYTICAL LABORATORIES INC.	94163	LABORATORY TESTING	09/30/22	686.29	.00	
Total 60-65-150-302.0 LABORATORY TESTING:				686.29	.00	
60-65-150-350.0 ENGINEER SERVICES						
CONTROL ENGINEERS PA	28931	GENERAL SERVICE AGREEMENT	09/15/22	3,783.83	.00	
CONTROL ENGINEERS PA	29008	GENERAL SERVICE AGREEMENT	09/28/22	907.50	.00	
HORROCKS ENGINEERS INC.	72509	TASK 22-01 MISCELLANEOUS WATER E	09/30/22	557.51	.00	
Total 60-65-150-350.0 ENGINEER SERVICES:				5,248.84	.00	
60-65-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS						
USABLUEBOOK	128821	STANDARD METHODS FOR THE EXAMI	09/30/22	419.71	.00	
Total 60-65-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS:				419.71	.00	
60-65-150-440.0 PROFESSIONAL DEVELOPMENT						
U.S. BANK - CARD SERVICES	0922-SIMS	STACY LAFAY - DWT3	09/26/22	65.00	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	STACY LAFAY - WWTLA	09/26/22	65.00	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	STACY LAFAY - WWT3	09/26/22	65.00	.00	
U.S. BANK - CARD SERVICES	0922-SIMS	DO'S & DON'TS OF DOCUMENTING	09/26/22	199.00	.00	
Total 60-65-150-440.0 PROFESSIONAL DEVELOPMENT:				394.00	.00	
60-65-150-496.0 DEQ ASSESSMENT & WATER						
DEPT. OF ENVIR. QUALITY-IDAHO	20231048	ANNUAL FEE ASSESSMENT - ID443003	10/01/22	10,988.00	10,988.00	10/01/2022
Total 60-65-150-496.0 DEQ ASSESSMENT & WATER:				10,988.00	10,988.00	
60-65-150-570.0 REPAIRS - BUILDING AND GROUNDS						
PINE COVE CONSULTING LLC	16141C	Water treatment plant security system, do	09/16/22	18,891.80	.00	
CARRIER CORPORATION	90225759	2 HOT SURFACE IGNITERS	09/29/22	209.25	.00	
Total 60-65-150-570.0 REPAIRS - BUILDING AND GROUNDS:				19,101.05	.00	
60-65-150-590.0 REPAIRS - OTHER EQUIPMENT						
MOUNTAINLAND SUPPLY	S104939398.001	Bell Sleeve repair - 16" raw water at Davis	10/10/22	3,961.01	.00	
MOUNTAINLAND SUPPLY	S104946826.001	Blanket PO for water meter parts & suppli	09/23/22	850.00	.00	
MAY HARDWARE INC.	54124	2 HOLE STEEL PIPE STRAP	10/05/22	3.22	.00	
Total 60-65-150-590.0 REPAIRS - OTHER EQUIPMENT:				4,814.23	.00	
60-65-200-706.0 INTAKE BLDG IMPROVEMENTS						
CLEAR SOLUTIONS ENGINEERING	204	Clear Solutions Davis Intake Station Desig	10/06/22	1,472.50	.00	
Total 60-65-200-706.0 INTAKE BLDG IMPROVEMENTS:				1,472.50	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total WATER TREATMENT:				43,936.95	10,988.00	
Total WATER FUND:				273,077.60	10,988.00	
DT W URBAN RENEWAL PRJ.						
DT W URBAN RENEWAL PRJ EXPNSES						
91-40-150-300.0 PROFESSIONAL SERVICES						
ELAM & BURKE, P.A.	198017	GENERAL - URBAN RENEWAL	08/31/22	675.00	.00	
I C R M P	18024 - 2023 - 1	10/01/2022 - 09/30/2023 POLICY YEAR A	10/01/22	1,889.00	944.50	10/01/2022
Total 91-40-150-300.0 PROFESSIONAL SERVICES:				2,564.00	944.50	
Total DT W URBAN RENEWAL PRJ EXPNSES:				2,564.00	944.50	
Total DT W URBAN RENEWAL PRJ.:				2,564.00	944.50	
Grand Totals:				1,135,470.05	142,457.12	



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND						
INFORMATION SYSTEMS						
10-42-150-300.0 PROFESSIONAL SERVICES						
DIGLINE INC.	69210-IN	CITY OF MCCALL FIBER ADDITIONAL C	09/30/22	48.62	.00	
Total 10-42-150-300.0 PROFESSIONAL SERVICES:				48.62	.00	
10-42-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	227.87	.00	
Total 10-42-150-460.0 TELEPHONE:				227.87	.00	
10-42-150-465.0 COMMUNICATIONS - ETHERNET						
ZIPLY FIBER	1022-0944	208-196-0944-080508-9	10/19/22	1,280.00	.00	
Total 10-42-150-465.0 COMMUNICATIONS - ETHERNET:				1,280.00	.00	
Total INFORMATION SYSTEMS:				1,556.49	.00	
CITY MANAGER						
10-43-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	126.58	.00	
Total 10-43-150-460.0 TELEPHONE:				126.58	.00	
Total CITY MANAGER:				126.58	.00	
ADMINISTRATIVE COSTS						
10-44-150-310.0 ATTORNEY - CIVIL NON-REIMB						
WHITE PETERSON P.A.	153198	GENERAL CITY ADMIN	09/30/22	9,563.31	.00	
Total 10-44-150-310.0 ATTORNEY - CIVIL NON-REIMB:				9,563.31	.00	
10-44-150-460.0 TELEPHONE						
ZIPLY FIBER	1022-3038	208-634-3038-062090-8	10/19/22	39.71	.00	
ZIPLY FIBER	1022-4493	208-634-4493-042005-8	10/19/22	49.76	.00	
Total 10-44-150-460.0 TELEPHONE:				89.47	.00	
10-44-150-500.0 RENTAL - OFFICE EQUIPMENT						
U.S. BANK EQUIPMENT FINANCE	484861083	CITY HALL XEROX COPIER - SN 6TB45	10/17/22	247.39	.00	
Total 10-44-150-500.0 RENTAL - OFFICE EQUIPMENT:				247.39	.00	
Total ADMINISTRATIVE COSTS:				9,900.17	.00	
COMMUNITY DEVELOPMENT						
10-48-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	353.89	.00	
Total 10-48-150-460.0 TELEPHONE:				353.89	.00	
Total COMMUNITY DEVELOPMENT:				353.89	.00	
POLICE DEPARTMENT						
10-50-150-460.0 TELEPHONE						
ZIPLY FIBER	1022-2144	208-634-2144-111299-8	10/19/22	29.74	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-50-150-460.0 TELEPHONE:				29.74	.00	
Total POLICE DEPARTMENT:				29.74	.00	
CAPITAL IMPROVEMENT PLAN						
10-70-600-710.0 GENERAL FUND CIP						
DALRYMPLE CONSTRUCTION SERVI	SENIOR CENTER -	Senior Center Remodel	10/12/22	202,540.00	.00	
Total 10-70-600-710.0 GENERAL FUND CIP:				202,540.00	.00	
Total CAPITAL IMPROVEMENT PLAN:				202,540.00	.00	
Total GENERAL FUND:				214,506.87	.00	
PUBLIC WORKS & STREETS FUND						
PUBLIC WORKS & STREETS						
24-55-150-440.0 PROFESSIONAL DEVELOPMENT						
U.S. BANK - CARD SERVICES	0922-STEWART	ASCE MEMBERSHIP & SOUTHERN IDA	09/26/22	280.00	.00	
Total 24-55-150-440.0 PROFESSIONAL DEVELOPMENT:				280.00	.00	
24-55-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	817.28	.00	
Total 24-55-150-460.0 TELEPHONE:				817.28	.00	
24-55-150-500.0 RENTAL - OFFICE EQUIPMENT						
U.S. BANK EQUIPMENT FINANCE	484861083	PUBLIC WORKS XEROX COPIER - SN 8	10/17/22	163.69	.00	
Total 24-55-150-500.0 RENTAL - OFFICE EQUIPMENT:				163.69	.00	
Total PUBLIC WORKS & STREETS:				1,260.97	.00	
Total PUBLIC WORKS & STREETS FUND:				1,260.97	.00	
LIBRARY FUND						
LIBRARY DEPARTMENT						
25-57-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	41.56	.00	
Total 25-57-150-460.0 TELEPHONE:				41.56	.00	
25-57-150-500.0 RENTAL - OFFICE EQUIPMENT						
U.S. BANK EQUIPMENT FINANCE	484861083	LIBRARY XEROX COPIER - SN 8TB6545	10/17/22	170.41	.00	
Total 25-57-150-500.0 RENTAL - OFFICE EQUIPMENT:				170.41	.00	
25-57-200-700.0 LIBRARY EXPANSION						
CM COMPANY INC	1915-00003R	MCCALL PUBLIC LIBRARY	09/30/22	173,297.10	.00	
Total 25-57-200-700.0 LIBRARY EXPANSION:				173,297.10	.00	
Total LIBRARY DEPARTMENT:				173,509.07	.00	
Total LIBRARY FUND:				173,509.07	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
RECREATION FUND						
RECREATION - PROGRAMS						
28-58-150-250.0 MOTOR FUELS AND LUBRICANTS						
CHEVRON TEXACO	84204740-PR	FUEL	10/06/22	176.76	.00	
Total 28-58-150-250.0 MOTOR FUELS AND LUBRICANTS:				176.76	.00	
28-58-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	174.69	.00	
Total 28-58-150-460.0 TELEPHONE:				174.69	.00	
Total RECREATION - PROGRAMS:				351.45	.00	
RECREATION - PARKS						
28-59-150-250.0 MOTOR FUELS AND LUBRICANTS						
CHEVRON TEXACO	84204740-PR	FUEL	10/06/22	899.17	.00	
Total 28-59-150-250.0 MOTOR FUELS AND LUBRICANTS:				899.17	.00	
28-59-150-300.0 PROFESSIONAL SERVICES						
DIGLINE INC.	69210-IN	CITY OF MCCALL PARKS ADDITIONAL	09/30/22	14.96	.00	
Total 28-59-150-300.0 PROFESSIONAL SERVICES:				14.96	.00	
28-59-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	164.69	.00	
Total 28-59-150-460.0 TELEPHONE:				164.69	.00	
Total RECREATION - PARKS:				1,078.82	.00	
Total RECREATION FUND:				1,430.27	.00	
AIRPORT FUND						
AIRPORT DEPARTMENT						
29-56-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	123.13	.00	
ZIPLY FIBER	1022-0267	208-196-0267-051399-9	10/19/22	65.03	.00	
Total 29-56-150-460.0 TELEPHONE:				188.16	.00	
Total AIRPORT DEPARTMENT:				188.16	.00	
Total AIRPORT FUND:				188.16	.00	
LOCAL OPTION TAX FUND						
31-60-250-110.0 STP RURAL GRANT						
FORSGREN ASSOCIATES INC	222395	02-20-0115 MISSION ST, SOUTH CITY LI	07/25/22	24,423.18	.00	
FORSGREN ASSOCIATES INC	222454	02-20-0115 MISSION ST, SOUTH CITY LI	08/25/22	5,905.73	.00	
Total 31-60-250-110.0 STP RURAL GRANT:				30,328.91	.00	
31-60-250-111.0 STP RURAL GRANT - CITY MATCH						
FORSGREN ASSOCIATES INC	222395	02-20-0115 MISSION ST, SOUTH CITY LI	07/25/22	1,934.67	.00	
FORSGREN ASSOCIATES INC	222454	02-20-0115 MISSION ST, SOUTH CITY LI	08/25/22	467.82	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 31-60-250-111.0 STP RURAL GRANT - CITY MATCH:				2,402.49	.00	
Total :				32,731.40	.00	
Total LOCAL OPTION TAX FUND:				32,731.40	.00	
GOLF FUND						
GOLF OPERATIONS DEPARTMENT						
54-85-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	46.56	.00	
Total 54-85-150-460.0 TELEPHONE:				46.56	.00	
Total GOLF OPERATIONS DEPARTMENT:				46.56	.00	
Total GOLF FUND:				46.56	.00	
WATER FUND						
WATER DISTRIBUTION						
60-64-150-300.0 PROFESSIONAL SERVICES						
DIGLINE INC.	69210-IN	CITY OF MCCALL WATER ADDITIONAL	09/30/22	177.65	.00	
Total 60-64-150-300.0 PROFESSIONAL SERVICES:				177.65	.00	
60-64-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	371.29	.00	
Total 60-64-150-460.0 TELEPHONE:				371.29	.00	
Total WATER DISTRIBUTION:				548.94	.00	
WATER TREATMENT						
60-65-150-460.0 TELEPHONE						
VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	46.56	.00	
ZIPLY FIBER	1022-1008	208-634-1008-062703-8	10/19/22	65.13	.00	
ZIPLY FIBER	1022-1252	208-634-1252-032097-8	10/19/22	333.39	.00	
Total 60-65-150-460.0 TELEPHONE:				445.08	.00	
Total WATER TREATMENT:				445.08	.00	
Total WATER FUND:				994.02	.00	
Grand Totals:				424,667.32	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
4 CORNERS COMMUNICATIONS					
1020	4 CORNERS COMMUNICATION	3150	Parks Shop new building labor, wiri	09/27/22	5,668.06
Total 4 CORNERS COMMUNICATIONS:					5,668.06
ABC STAMP SIGNS & AWARDS					
1220	ABC STAMP SIGNS & AWARDS	0563245	NAME TAGS	09/20/22	56.55
Total ABC STAMP SIGNS & AWARDS:					56.55
ALBERTSONS LLC					
1850	ALBERTSONS LLC	00438312-091	CORN HOLE LEAGUE	09/14/22	39.22
Total ALBERTSONS LLC:					39.22
ALLWEST TESTING & ENGINEERING INC					
1948	ALLWEST TESTING & ENGINEE	24782	Parks shop relocation site testing s	05/26/22	1,255.10
1948	ALLWEST TESTING & ENGINEE	25360	Parks shop relocation site testing s	07/05/22	893.25
Total ALLWEST TESTING & ENGINEERING INC:					2,148.35
ALSCO					
2300	ALSCO	LBOI2018456	EMBLEM,PREPARATION CHARG	09/06/22	7.00
2300	ALSCO	LBOI2018457	REPLACEMENT COVERALL	09/06/22	15.00
2300	ALSCO	LBOI2019495	SHOP TOWELS, DUST MOP, WET	09/13/22	58.87
2300	ALSCO	LBOI2023196	SHOP TOWELS, DUST MOP, WET	09/27/22	58.87
2300	ALSCO	LBOI2023202	MATS	09/27/22	82.96
2300	ALSCO	LBOI2024983	MATS	10/04/22	82.96
2300	ALSCO	LBOI2026803	MATS	10/11/22	25.87
2300	ALSCO	LBOI2026803	SHOP TOWELS, COVERALLS	10/11/22	36.99
2300	ALSCO	LBOI2026806	SHOP TOWELS, LAUNDRY BAG,	10/11/22	48.27
Total ALSCO:					416.79
AMAZON.COM					
2320	AMAZON.COM	434635377566	KINDLE	08/23/22	104.48
2320	AMAZON.COM	444436764335	DUBBLE BUBBLE GUM	08/12/22	12.08
2320	AMAZON.COM	444665653456	BOOKS	08/08/22	48.73
2320	AMAZON.COM	444766936573	BOOK	08/09/22	21.89
2320	AMAZON.COM	444845589586	LAMINATOR	08/20/22	55.82
2320	AMAZON.COM	444845589586	VIDEO CIRCUT - LIBRARY SUPPL	08/20/22	49.91
2320	AMAZON.COM	453466668854	BOOKS	09/03/22	116.21
2320	AMAZON.COM	473453943645	POLISH COMPOUND	08/13/22	25.90
2320	AMAZON.COM	494979393569	VIDEO GAME, DVD CD REPAIR KI	08/28/22	216.67
2320	AMAZON.COM	548555857363	BOOKS	08/10/22	26.35
2320	AMAZON.COM	554864595944	BOOK	08/09/22	38.55
2320	AMAZON.COM	566633837367	INVISABLE INK PEN, TAGGERUN	08/15/22	61.14
2320	AMAZON.COM	574444979665	BOOK	08/31/22	8.97
2320	AMAZON.COM	634876494994	VIDEO CIRCUT - LIBRARY SUPPL	08/18/22	378.87
2320	AMAZON.COM	738679469667	STORAGE BOX	08/12/22	18.73
2320	AMAZON.COM	837967577668	BOOKS	08/10/22	12.08
2320	AMAZON.COM	894893849664	BOOKS	09/04/22	121.15
2320	AMAZON.COM	958556888767	BOOKS	09/07/22	74.25

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total AMAZON.COM:					1,391.78
AMERICAN PUBLIC WORKS ASSOC.					
2665	AMERICAN PUBLIC WORKS AS	20221004	ANNUAL MEMBERSHIP - MALVIC	10/04/22	390.00
Total AMERICAN PUBLIC WORKS ASSOC.:					390.00
ANALYTICAL LABORATORIES INC.					
2790	ANALYTICAL LABORATORIES IN	94163	LABORATORY TESTING	09/30/22	686.29
Total ANALYTICAL LABORATORIES INC.:					686.29
ASAP PORTABLES CO.					
3215	ASAP PORTABLES CO.	21-6796	WEEKLY SERVICE	09/30/22	818.60
3215	ASAP PORTABLES CO.	21-6797	PORTABLE RENTALS AND CLEA	09/30/22	683.88
Total ASAP PORTABLES CO.:					1,502.48
BAKER & TAYLOR BOOKS					
3700	BAKER & TAYLOR BOOKS	2037025313	BOOKS	09/22/22	154.63
3700	BAKER & TAYLOR BOOKS	2037057677	BOOKS	10/04/22	44.09
3700	BAKER & TAYLOR BOOKS	NS22090089	REVIEWS 11/01/22 - 10/31/23	09/22/22	434.50
Total BAKER & TAYLOR BOOKS:					633.22
BARRIER BUILDING INC					
3859	BARRIER BUILDING INC	2212-02	Construction Management for 1614	05/01/22	6,532.50
Total BARRIER BUILDING INC:					6,532.50
BEST WESTERN COTTON TREE INN					
4305	BEST WESTERN COTTON TRE	3558847	BACKGROUND INVESTIGATIONS	10/04/22	291.38
4305	BEST WESTERN COTTON TRE	3558896	BACKGROUND INVESTIGATIONS	10/11/22	291.38
Total BEST WESTERN COTTON TREE INN:					582.76
BLUE RIBBON LINEN SUPPLY INC.					
4745	BLUE RIBBON LINEN SUPPLY I	386283	MATS	09/30/22	26.08
Total BLUE RIBBON LINEN SUPPLY INC.:					26.08
BOISE OFFICE EQUIPMENT					
4870	BOISE OFFICE EQUIPMENT	IN2992920	XEROX XALC8045'S OVERAGE C	10/06/22	40.88
4870	BOISE OFFICE EQUIPMENT	IN2992920	XEROX XALC8045'S OVERAGE C	10/06/22	48.95
4870	BOISE OFFICE EQUIPMENT	IN2992920	XEROX XALC8070H2 OVERAGE	10/06/22	250.93
Total BOISE OFFICE EQUIPMENT:					340.76
BOW WOW WASTE PRODUCTS					
5200	BOW WOW WASTE PRODUCTS	510058	PET WASTE BAGS	10/07/22	582.92
Total BOW WOW WASTE PRODUCTS:					582.92

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
BOWEN COLLINS & ASSOCIATES INC					
2143	BOWEN COLLINS & ASSOCIATE	29405	Water Rate Study Update	09/06/22	4,301.25
Total BOWEN COLLINS & ASSOCIATES INC:					4,301.25
BSN SPORTS LLC					
5710	BSN SPORTS LLC	918472280	COACH'S BOARD, WHISTLE LAN	09/30/22	92.81
Total BSN SPORTS LLC:					92.81
BUILDERS FIRSTSOURCE INC.					
5763	BUILDERS FIRSTSOURCE INC.	86200996	DOCK PARTS	09/28/22	534.78
Total BUILDERS FIRSTSOURCE INC.:					534.78
C & B OPERATIONS LLC					
5923	C & B OPERATIONS LLC	11851493	FAIRWAY MOWER REPAIR	09/16/22	32.88
Total C & B OPERATIONS LLC:					32.88
C & M LUMBER CO. INC.					
5980	C & M LUMBER CO. INC.	3814	80 HARDWOOD DOWELS	09/29/22	879.20
5980	C & M LUMBER CO. INC.	4280	STRIPING PAINT SOCCER FIELD	10/04/22	47.94
Total C & M LUMBER CO. INC.:					927.14
CARRIER CORPORATION					
99983	CARRIER CORPORATION	90225759	2 HOT SURFACE IGNITERS	09/29/22	209.25
Total CARRIER CORPORATION:					209.25
CARTER, ROBIN					
2956	CARTER, ROBIN	20220916	ROTARY PARK DEPOSIT	09/16/22	50.00
Total CARTER, ROBIN:					50.00
CASCADE COMMUNICATIONS LLC					
6324	CASCADE COMMUNICATIONS L	373	Ground work and fiber termination	08/20/22	6,765.00
Total CASCADE COMMUNICATIONS LLC:					6,765.00
CASELLE INC.					
6420	CASELLE INC.	119712	SOFTWARE SUPPORT CONTRA	10/01/22	23,495.00
Total CASELLE INC.:					23,495.00
CATERPILLAR FINANCIAL SERVICES					
6450	CATERPILLAR FINANCIAL SERV	32980778	CAT WHEEL LOADER - 950M	10/02/22	26,330.00
Total CATERPILLAR FINANCIAL SERVICES:					26,330.00
CDW GOVERNMENT INC.					
6530	CDW GOVERNMENT INC.	DH29362	LOGI WRLS WAVE	10/07/22	114.40
6530	CDW GOVERNMENT INC.	DJ09654	ADOBE CREATIVE CLOUD RENE	10/10/22	1,990.44

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total CDW GOVERNMENT INC.:					2,104.84
CHEVRON TEXACO					
6760	CHEVRON TEXACO	84204564-PW	FUEL	10/06/22	2,489.36
6760	CHEVRON TEXACO	84204879-W	FUEL	10/06/22	1,465.70
6760	CHEVRON TEXACO	84204879-W	FUEL	10/06/22	209.04
6760	CHEVRON TEXACO	84205591-PD	FUEL	10/06/22	3,464.44
6760	CHEVRON TEXACO	84205757-CD	FUEL	10/06/22	106.72
6760	CHEVRON TEXACO	84206113-IT	FUEL	10/06/22	4.80
Total CHEVRON TEXACO:					7,740.06
CLARK, CALVIN					
7036	CLARK, CALVIN	20221004	GCSI - FALL MEETING	10/04/22	288.75
Total CLARK, CALVIN:					288.75
CLEAR SOLUTIONS ENGINEERING					
7076	CLEAR SOLUTIONS ENGINEERI	189	101.050 WATER STORAGE TANK	08/01/22	5,976.25
7076	CLEAR SOLUTIONS ENGINEERI	203	WATER STORAGE TANK EVALUA	10/06/22	607.50
7076	CLEAR SOLUTIONS ENGINEERI	204	Clear Solutions Davis Intake Statio	10/06/22	1,472.50
7076	CLEAR SOLUTIONS ENGINEERI	205	ON CALL ENGINEERING SERVIC	10/06/22	240.00
Total CLEAR SOLUTIONS ENGINEERING:					8,296.25
CM COMPANY INC					
5952	CM COMPANY INC	2106-00010	Parks Shop relocation project remai	09/30/22	85,057.30
Total CM COMPANY INC:					85,057.30
CONSOLIDATED ELECTRICAL DIST					
7720	CONSOLIDATED ELECTRICAL D	4438-1018239	100 COND EMT-1/2	10/03/22	99.00
Total CONSOLIDATED ELECTRICAL DIST:					99.00
CONTROL ENGINEERS PA					
7785	CONTROL ENGINEERS PA	28931	GENERAL SERVICE AGREEMEN	09/15/22	3,783.83
7785	CONTROL ENGINEERS PA	29008	GENERAL SERVICE AGREEMEN	09/28/22	907.50
Total CONTROL ENGINEERS PA:					4,691.33
DC ENGINEERING INC					
2497	DC ENGINEERING INC	22MCAO1-1	Additional SCADA work outside of	10/04/22	2,980.00
Total DC ENGINEERING INC:					2,980.00
DEPT. OF ENVIR. QUALITY-IDAHO					
15700	DEPT. OF ENVIR. QUALITY-IDA	20231048	ANNUAL FEE ASSESSMENT - ID4	10/01/22	10,988.00
Total DEPT. OF ENVIR. QUALITY-IDAHO:					10,988.00
DEPT. OF ENVIRONMENTAL QUALITY					
9000	DEPT. OF ENVIRONMENTAL QU	20221001	WTP LOAN DW9906	10/01/22	173,448.96

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
9000	DEPT. OF ENVIRONMENTAL QU	20221001	WTP LOAN DW9906	10/01/22	6,505.71
Total DEPT. OF ENVIRONMENTAL QUALITY:					179,954.67
ED STAUB & SONS PETROLEUM INC					
2879	ED STAUB & SONS PETROLEU	8232836	RECONNECT TANK	10/04/22	41.65
Total ED STAUB & SONS PETROLEUM INC:					41.65
ELAM & BURKE, P.A.					
9880	ELAM & BURKE, P.A.	198017	GENERAL - URBAN RENEWAL	08/31/22	675.00
Total ELAM & BURKE, P.A.:					675.00
ESD WASTE2WATER INC.					
10100	ESD WASTE2WATER INC.	131400	MICROBES, SCREEN	09/27/22	154.25
Total ESD WASTE2WATER INC.:					154.25
FERGUSON ENTERPRISES #3007					
26140	FERGUSON ENTERPRISES #30	871439	EL 128A ACT CART	09/26/22	26.67
Total FERGUSON ENTERPRISES #3007:					26.67
FERGUSON WATERWORKS					
10750	FERGUSON WATERWORKS	0836073	20 CABLE TR IPERL	10/06/22	792.13
10750	FERGUSON WATERWORKS	828876-2	SAFETY MESH VESTS	09/28/22	92.26
Total FERGUSON WATERWORKS:					884.39
FRANKLIN BUILDING SUPPLY					
11280	FRANKLIN BUILDING SUPPLY	1481906	TIE WIRE	09/26/22	80.75
11280	FRANKLIN BUILDING SUPPLY	1488031	ACCESSORY SHED - BUILDING	09/30/22	4,911.32
Total FRANKLIN BUILDING SUPPLY:					4,992.07
FRANZ WITTE - McCALL LLC					
11312	FRANZ WITTE - McCALL LLC	34539	PLANTS BROWN PARK	07/28/22	440.80
Total FRANZ WITTE - McCALL LLC:					440.80
GAINES, STEPHEN & JILL					
3649	GAINES, STEPHEN & JILL	218162 1	MADE PAYMENT AFTER FINAL BI	10/12/22	52.51
Total GAINES, STEPHEN & JILL:					52.51
GALLS					
11640	GALLS	022317831	REPLACEMENT UNIFORM FOR P	09/30/22	580.44
11640	GALLS	022328868	REPLACEMENT BOOT FOR MCP	09/30/22	207.00
Total GALLS:					787.44
GEM STATE PAPER & SUPPLY					
11940	GEM STATE PAPER & SUPPLY	3062445-02	45 GALLON BAGS	09/29/22	68.54

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
11940	GEM STATE PAPER & SUPPLY	3063717	BATH TISSUE, PERFORATED RO	09/29/22	281.92
Total GEM STATE PAPER & SUPPLY:					350.46
GLASS PRO INC.					
12080	GLASS PRO INC.	2319	FY22 expense - New windsheild to	09/28/22	1,102.06
Total GLASS PRO INC.:					1,102.06
GRANITE EXCAVATION INC.					
12385	GRANITE EXCAVATION INC.	19866	Resubmit of POs #7743 & #7792 fo	08/09/22	7,389.83
12385	GRANITE EXCAVATION INC.	20669	Asphalt Repair	09/30/22	35,838.09
12385	GRANITE EXCAVATION INC.	20671	Asphalt overlay	09/30/22	54,126.00
Total GRANITE EXCAVATION INC.:					97,353.92
GRAY, PATRICK					
10000	GRAY, PATRICK	144603	DBL WATER PAYMENT	10/11/22	49.61
Total GRAY, PATRICK:					49.61
HELLS CANYON GRAND HOTEL, ASCEND HOTEL					
1963	HELLS CANYON GRAND HOTEL	20221004	NIBRS TRAINING - RYSKA	10/04/22	98.00
1963	HELLS CANYON GRAND HOTEL	20221005	NIBRS TRAINING - MOHR	10/05/22	98.00
Total HELLS CANYON GRAND HOTEL, ASCEND HOTEL:					196.00
HORROCKS ENGINEERS INC.					
14123	HORROCKS ENGINEERS INC.	71955	TO 22-04 Davis Ave, Thompson Av	09/10/22	10,569.53
14123	HORROCKS ENGINEERS INC.	72509	TO 21-16A - Deinhard Lane, SH-55	09/30/22	6,494.77
14123	HORROCKS ENGINEERS INC.	72509	TO 22-04 Davis Ave, Thompson Av	09/30/22	21,469.93
14123	HORROCKS ENGINEERS INC.	72509	TO 22-04 Davis Ave, Thompson Av	09/30/22	10,733.35
14123	HORROCKS ENGINEERS INC.	72509	FY2022 Pavement Inventory of Mc	09/30/22	2,188.09
14123	HORROCKS ENGINEERS INC.	72509	Shore Lodge CE&I TO 22-05	09/30/22	2,717.37
14123	HORROCKS ENGINEERS INC.	72509	TASK 17-03 C 2ND STREET AND	09/30/22	9.45
14123	HORROCKS ENGINEERS INC.	72509	TASK 17-03 C 2ND STREET AND	09/30/22	148.05
14123	HORROCKS ENGINEERS INC.	72509	TASK 19-06 A PHASE 2B SURFAC	09/30/22	78.75
14123	HORROCKS ENGINEERS INC.	72509	TASK 19-06 A PHASE 2B SURFAC	09/30/22	315.00
14123	HORROCKS ENGINEERS INC.	72509	TASK 20-01 A SPRING MOUNTAIN	09/30/22	1,442.88
14123	HORROCKS ENGINEERS INC.	72509	TASK 21-04 A E. LAKE STREET W	09/30/22	1,103.19
14123	HORROCKS ENGINEERS INC.	72509	TASK 21-14 CONSTRUCTION EN	09/30/22	1,075.03
14123	HORROCKS ENGINEERS INC.	72509	TASK 21-15 CONSTRUCTION EN	09/30/22	577.50
14123	HORROCKS ENGINEERS INC.	72509	TASK 21-18 PUBLIC WORKS FACI	09/30/22	126.34
14123	HORROCKS ENGINEERS INC.	72509	TASK 22-01 MISCELLANEOUS W	09/30/22	557.51
14123	HORROCKS ENGINEERS INC.	72509	TASK 22-01 MISCELLANEOUS W	09/30/22	557.51
14123	HORROCKS ENGINEERS INC.	72509	TASK 22-02 MISCELLANEOUS TR	09/30/22	754.21
14123	HORROCKS ENGINEERS INC.	72509	TASK 22-03 LAND DEVELOPMEN	09/30/22	193.17
Total HORROCKS ENGINEERS INC.:					61,111.63
HYMAN, ALEX					
3197	HYMAN, ALEX	20220921	WORK CLOTHES - HYMAN	09/21/22	355.00
3197	HYMAN, ALEX	20220922	WASTEWATER LICENSE RENEW	09/22/22	30.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total HYMAN, ALEX:					385.00
I C R M P					
14700	I C R M P	02115 - 2023 -	10/01/2022 - 09/30/2023 POLICY Y	10/01/22	186,504.00
14700	I C R M P	18024 - 2023 -	10/01/2022 - 09/30/2023 POLICY Y	10/01/22	1,889.00
Total I C R M P:					188,393.00
IDAHO BUREAU OF OCCUPATIONAL					
14830	IDAHO BUREAU OF OCCUPATI	DWD3-SIMS	CERT. RENEWAL-DWD3-SIMS	10/12/22	70.00
Total IDAHO BUREAU OF OCCUPATIONAL:					70.00
IDAHO CHILD SUPPORT RECEIPTING					
14860	IDAHO CHILD SUPPORT RECEI	20221007 - 6	CASE# - 395109	10/06/22	106.62
Total IDAHO CHILD SUPPORT RECEIPTING:					106.62
IDEXX DISTRIBUTION INC					
4286	IDEXX DISTRIBUTION INC	10317920	Total coliform bacteria testing equip	09/25/22	56.00
Total IDEXX DISTRIBUTION INC:					56.00
IN HOUSE CARPET ONE					
5274	IN HOUSE CARPET ONE	20220830	Carpet for PW Front Office and Dire	08/30/22	4,285.85
5274	IN HOUSE CARPET ONE	20220930	RUBBER BASE, ADHESIVE	09/30/22	225.50
Total IN HOUSE CARPET ONE:					4,511.35
INLAND MARINE LLC					
15959	INLAND MARINE LLC	3737	FALL DOCK SERVICE	10/03/22	690.00
Total INLAND MARINE LLC:					690.00
INTEGRITY PLUMBING LLC					
6945	INTEGRITY PLUMBING LLC	797	1614 Davis Ave. Toaster Project plu	09/30/22	4,875.00
Total INTEGRITY PLUMBING LLC:					4,875.00
JERRY'S AUTO PARTS					
16890	JERRY'S AUTO PARTS	301600	OIL FILTER, 5W20, GLASS CLEA	09/23/22	66.29
16890	JERRY'S AUTO PARTS	302452	2017 FORD EXPLORER SHOCK -	09/28/22	168.52
16890	JERRY'S AUTO PARTS	302516	DUST CAP WHEEL BEARING	09/28/22	49.24
16890	JERRY'S AUTO PARTS	302633	COVER	09/29/22	18.18
16890	JERRY'S AUTO PARTS	302833	OIL FILTERS	09/30/22	21.32
16890	JERRY'S AUTO PARTS	303332	AUTOMATIC TRANSMISSION MO	10/03/22	24.44
16890	JERRY'S AUTO PARTS	303367	REAR DIFFERENTIAL PINION SE	10/03/22	20.37
16890	JERRY'S AUTO PARTS	303499	DIFFERENTIAL PINION SEALS	10/04/22	10.80
16890	JERRY'S AUTO PARTS	303508	OIL SEAL CREDIT	10/04/22	18.29-
16890	JERRY'S AUTO PARTS	303673	4 OIL SEAL	10/05/22	40.00
16890	JERRY'S AUTO PARTS	303945	2 ARM BALL - FORD TRACTOR	10/06/22	43.63
16890	JERRY'S AUTO PARTS	303965	HYDRAULIC FILTER- OIL FURNA	10/06/22	11.74
16890	JERRY'S AUTO PARTS	304060	FUEL FILTER - STR 15	10/07/22	9.08

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
16890	JERRY'S AUTO PARTS	304153	RAD HOSE - 23	10/07/22	49.83
16890	JERRY'S AUTO PARTS	304445	ADHESIVE - REAR VIEW 207	10/09/22	5.16
16890	JERRY'S AUTO PARTS	304508	2 YEAR BATTERY PD213	10/10/22	127.74
16890	JERRY'S AUTO PARTS	304740	OIL FILTER, DRAIN CO STOCK	10/11/22	18.12
16890	JERRY'S AUTO PARTS	304810	CLEANING KIT FOR PAINT GUNS	10/11/22	13.83
16890	JERRY'S AUTO PARTS	304937	HALOGEN SEALED BEAMS 23	10/12/22	9.54
Total JERRY'S AUTO PARTS:					689.54
KNUDSON, MARK & JULIE					
4999	KNUDSON, MARK & JULIE	115572	DBL WATER PAYMENT	10/11/22	48.16
Total KNUDSON, MARK & JULIE:					48.16
LIDLAW LANDSCAPE COMPANY LLC					
18118	LIDLAW LANDSCAPE COMPA	1044	REPAIR - "Our Confluence" public	09/29/22	1,700.00
Total LAIDLAW LANDSCAPE COMPANY LLC:					1,700.00
LAKEVIEW CHEVRON SERVICE INC.					
18200	LAKEVIEW CHEVRON SERVICE	20220914	FUEL	09/14/22	88.32
Total LAKEVIEW CHEVRON SERVICE INC.:					88.32
LAWSON PRODUCTS INC.					
18440	LAWSON PRODUCTS INC.	9309967150	QUIK SLIDE	09/27/22	5.21
Total LAWSON PRODUCTS INC.:					5.21
LAWSON, THOMAS & PATRICIA					
6135	LAWSON, THOMAS & PATRICIA	192551	DBL WATER PAYMENT	10/11/22	47.84
Total LAWSON, THOMAS & PATRICIA:					47.84
LES SCHWAB TIRE CENTERS					
18700	LES SCHWAB TIRE CENTERS	12500371590	TIRES ROTATED	10/01/22	115.92
18700	LES SCHWAB TIRE CENTERS	12500372021	MOUNTED MINI TRUCK TIRES	10/05/22	147.84
Total LES SCHWAB TIRE CENTERS:					263.76
LOGAN SIMPSON					
19168	LOGAN SIMPSON	30426	Logan Simpson Consultants PROS	10/07/22	10,371.80
Total LOGAN SIMPSON:					10,371.80
MAGIC VALLEY MINI TRUCKS LLC					
19697	MAGIC VALLEY MINI TRUCKS L	5127	PARKS MINI TRUCK NEW TIRES	09/30/22	639.00
Total MAGIC VALLEY MINI TRUCKS LLC:					639.00
MAY HARDWARE INC.					
20160	MAY HARDWARE INC.	52252	POLE TRAILER CONNECTOR KIT	09/12/22	16.19
20160	MAY HARDWARE INC.	52792	New keypad locks for city hall w/ la	09/19/22	3,993.98
20160	MAY HARDWARE INC.	53534	PLASTIC TAPE	09/28/22	6.83

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
20160	MAY HARDWARE INC.	53635	SCREWDRIVER, PLIER, WRINCH,	09/29/22	158.84
20160	MAY HARDWARE INC.	53657	WILDLIFE CARDS	09/29/22	3.15
20160	MAY HARDWARE INC.	53750	GLOVE, NINJA ICE HPT	09/30/22	23.37
20160	MAY HARDWARE INC.	54035	C+K INT P&P EGG, ROLLER COV	10/04/22	43.63
20160	MAY HARDWARE INC.	54055	STRIPING PAINT SOCCER FIELD	10/04/22	9.89
20160	MAY HARDWARE INC.	54124	2 HOLE STEEL PIPE STRAP	10/05/22	3.22
20160	MAY HARDWARE INC.	54144	2 BYPASS PRUNER	10/05/22	50.38
20160	MAY HARDWARE INC.	54364	STRIPING PAINT GC	10/07/22	19.78
20160	MAY HARDWARE INC.	54366	STRIPING PAINT GC	10/07/22	19.78
20160	MAY HARDWARE INC.	54496	T SERIES FLAT BELT	10/09/22	12.59
20160	MAY HARDWARE INC.	54529	PINSOL	10/10/22	12.59
20160	MAY HARDWARE INC.	54530	GARDEN KNEELER	10/10/22	8.63
20160	MAY HARDWARE INC.	54539	IRRIGATION	10/10/22	9.59
20160	MAY HARDWARE INC.	54553	24PK AAA BATTERY	10/10/22	19.99
20160	MAY HARDWARE INC.	54595	DRANO	10/10/22	8.63
Total MAY HARDWARE INC.:					4,421.06
MAY SECURITY					
20158	MAY SECURITY	27451	MONTHLY ALARM SVC #2038963	10/01/22	30.00
Total MAY SECURITY:					30.00
McCALL DELIVERY SERVICE					
20462	McCALL DELIVERY SERVICE	2022-0917	DELIVERIEY - MAGIC VALLEY MI	10/05/22	46.00
Total McCALL DELIVERY SERVICE:					46.00
MCCALL ULTRA SLED DOG CHALLENGE LLC					
20816	MCCALL ULTRA SLED DOG CH	CF 22-07	WALL TENTS WITH WOOD STOV	10/12/22	3,091.00
Total MCCALL ULTRA SLED DOG CHALLENGE LLC:					3,091.00
MCCALL YOUTH FOOTBALL CLUB					
20855	MCCALL YOUTH FOOTBALL CL	002	10% PER AGREEMENT	08/30/22	625.00-
Total MCCALL YOUTH FOOTBALL CLUB:					625.00-
MCCALL, CITY OF					
6960	MCCALL, CITY OF	202209-TAX	LOT TAX - 1%	09/30/22	24.05
6960	MCCALL, CITY OF	202209-TAX	LOT TAX - 1% / SHORT	09/30/22	.45
Total MCCALL, CITY OF:					24.50
McCALL-DONNELLY JT. SCHOOL					
20860	McCALL-DONNELLY JT. SCHOO	390	PLMS MULTI PURPOSE ROOM R	08/02/22	72.50
Total McCALL-DONNELLY JT. SCHOOL:					72.50
McCORMICK, ERIC					
20930	McCORMICK, ERIC	20221004	GCSI - FALL MEETING	10/04/22	225.00
Total McCORMICK, ERIC:					225.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
MOHR, MEGAN					
5913	MOHR, MEGAN	20221005	NIBRS CLASS	10/05/22	237.50
Total MOHR, MEGAN:					237.50
MOUNTAINLAND SUPPLY					
5926	MOUNTAINLAND SUPPLY	S104892460.0	storm water pipe - replace PO 7822	09/01/22	1,590.36
5926	MOUNTAINLAND SUPPLY	S104923144.0	Blanket PO for water meter parts &	09/09/22	1,125.00
5926	MOUNTAINLAND SUPPLY	S104937560.0	storm water pipe - replace PO 7822	09/15/22	951.53-
5926	MOUNTAINLAND SUPPLY	S104939398.0	Bell Sleeve repair - 16" raw water a	10/10/22	3,961.01
5926	MOUNTAINLAND SUPPLY	S104946826.0	Blanket PO for water meter parts &	09/23/22	1,275.00
5926	MOUNTAINLAND SUPPLY	S104946826.0	Blanket PO for water meter parts &	09/23/22	850.00
Total MOUNTAINLAND SUPPLY:					7,849.84
MSBT LAW CHTD.					
22100	MSBT LAW CHTD.	75251	PROSECUTING SERVICES-F2393	09/27/22	4,166.66
Total MSBT LAW CHTD.:					4,166.66
NORCO INC.					
22940	NORCO INC.	35985700	CYLINDER RENTAL	09/30/22	24.30
Total NORCO INC.:					24.30
NUESYNERGY INC.					
23265	NUESYNERGY INC.	6281	HRA/FSA ADMIN FEES	10/07/22	375.00
23265	NUESYNERGY INC.	6281	COBRA ADMIN FEES	10/07/22	75.00
Total NUESYNERGY INC.:					450.00
OREGON DEPT. OF JUSTICE					
23603	OREGON DEPT. OF JUSTICE	20221007 - 5	CASE ID - 410000000121812	10/06/22	252.00
Total OREGON DEPT. OF JUSTICE:					252.00
OVERDRIVE INC.					
23635	OVERDRIVE INC.	04258CO2234	AUDIO BOOKS, EBOOKS	09/16/22	292.25
Total OVERDRIVE INC.:					292.25
PAYETTE INK AND EMBROIDERY LLC					
24096	PAYETTE INK AND EMBROIDER	559	PW WORK JACKETS	08/09/22	385.24
24096	PAYETTE INK AND EMBROIDER	575	PW VEST	09/07/22	53.38
Total PAYETTE INK AND EMBROIDERY LLC:					438.62
PAYETTE LAKES IRRIGATION & LAWN LLC					
9357	PAYETTE LAKES IRRIGATION &	1002	RAISING AND LEVELING SPRINK	09/28/22	980.00
Total PAYETTE LAKES IRRIGATION & LAWN LLC:					980.00
PAYETTE RIVERWALK ALLIANCE INC					
6187	PAYETTE RIVERWALK ALLIANC	CF 22-30	PARKING AND RIVER ACCESS	10/12/22	10,000.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total PAYETTE RIVERWALK ALLIANCE INC:					10,000.00
PINE COVE CONSULTING LLC					
24427	PINE COVE CONSULTING LLC	16141C	Water treatment plant security syst	09/16/22	18,891.80
Total PINE COVE CONSULTING LLC:					18,891.80
R & R PRODUCTS INC.					
25320	R & R PRODUCTS INC.	CD2722215	SWING JOINT ELBOWS	09/22/22	220.80
25320	R & R PRODUCTS INC.	CD2724921	COCOA FIBER TOW DRAG MAT	10/03/22	960.50
Total R & R PRODUCTS INC.:					1,181.30
RATIO ARCHITECTS LLC					
14410	RATIO ARCHITECTS LLC	19704 - 33072	CONSTRUCTION DOCUMENTS 1	08/31/22	45,832.70
14410	RATIO ARCHITECTS LLC	19704.000 - 33	CONSTRUCTION DOCUMENTS 1	09/30/22	7,252.10
14410	RATIO ARCHITECTS LLC	19734.000 - 33	MCCALL PARKS DEPARTMENT R	09/30/22	573.30
Total RATIO ARCHITECTS LLC:					53,658.10
RICOH AMERICAS CORP.					
25770	RICOH AMERICAS CORP.	5065699777-W	RICOH MPC2004EX ADDITIONAL	10/01/22	42.69
Total RICOH AMERICAS CORP.:					42.69
ROCKY MOUNTAIN SIGNS & APPAREL					
26280	ROCKY MOUNTAIN SIGNS & AP	23491	FORM CORE PRINT BOARDS	09/21/22	96.00
26280	ROCKY MOUNTAIN SIGNS & AP	23568	TRANSIT/REC OFFICE SIGNAGE	09/30/22	120.90
26280	ROCKY MOUNTAIN SIGNS & AP	23568	TEMPORARY PATH WAY SIGNAG	09/30/22	14.65
Total ROCKY MOUNTAIN SIGNS & APPAREL:					231.55
ROGERS ELECTRIC INC					
26420	ROGERS ELECTRIC INC	4845	WIRE HOT WATER HEATER AT G	09/27/22	670.85
Total ROGERS ELECTRIC INC:					670.85
RYSKA, SANDRA K.					
26750	RYSKA, SANDRA K.	20220810	I LETS TAC - TRAINING	08/10/22	202.50
26750	RYSKA, SANDRA K.	20221010	NIBRS - TRAINING	10/10/22	202.50
Total RYSKA, SANDRA K.:					405.00
SCHUSTER, JARED & ABBIE					
7289	SCHUSTER, JARED & ABBIE	208543	DBL WATER PAYMENT	10/12/22	144.67
Total SCHUSTER, JARED & ABBIE:					144.67
SHADOW TRACKERS					
27504	SHADOW TRACKERS	RDK220708	BACKGROUND CHECKS	09/30/22	63.00
27504	SHADOW TRACKERS	RDK220708	BACKGROUND CHECKS	09/30/22	34.00
27504	SHADOW TRACKERS	RDK220708	BACKGROUND CHECKS	09/30/22	30.00
27504	SHADOW TRACKERS	RDK220708	BACKGROUND CHECKS	09/30/22	30.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total SHADOW TRACKERS:					157.00
SHOP STRANGE INC.					
27865	SHOP STRANGE INC.	SO-018771	IT CLOTHING	07/12/22	504.00
Total SHOP STRANGE INC.:					504.00
SHRED-IT USA - BOISE					
27890	SHRED-IT USA - BOISE	8002518249	SHREDDING	09/28/22	205.57
27890	SHRED-IT USA - BOISE	8002518249	SHREDDING	09/28/22	159.72
Total SHRED-IT USA - BOISE:					365.29
SIMPLOT PARTNERS					
28080	SIMPLOT PARTNERS	205084155	AZOPRO	09/29/22	480.00
28080	SIMPLOT PARTNERS	216062213	BIOKELP HUMIC	09/29/22	152.00
Total SIMPLOT PARTNERS:					632.00
STAR NEWS, THE					
28980	STAR NEWS, THE	58731	LEGAL AD - NEPA NOTICE - AUG	09/03/22	52.44
28980	STAR NEWS, THE	58836	DISPLAY AD - ORDINANCE NO 10	09/15/22	306.00
Total STAR NEWS, THE:					358.44
STATE TAX COMMISSION					
29060	STATE TAX COMMISSION	202209	SALES TAX	09/30/22	60.02
29060	STATE TAX COMMISSION	202209	SALES TAX OVER	09/30/22	.04-
29060	STATE TAX COMMISSION	202209	SALES TAX	09/30/22	87.37
29060	STATE TAX COMMISSION	202209	SALES TAX OVER	09/30/22	.34-
Total STATE TAX COMMISSION:					147.01
STEVE'S HOMETOWN MOTORS INC					
29186	STEVE'S HOMETOWN MOTORS	5010177	VALVE ASY, LATCH	09/28/22	41.93
Total STEVE'S HOMETOWN MOTORS INC:					41.93
STOR-IT SELF STORAGE - McCALL					
29257	STOR-IT SELF STORAGE - McC	38207	Annual rental of two storage units t	10/01/22	5,604.00
Total STOR-IT SELF STORAGE - McCALL:					5,604.00
TATES RENTS INC					
71114	TATES RENTS INC	1662833-7	CORE DRILL	10/05/22	93.00
71114	TATES RENTS INC	1663383-7	AIR COMPRESSOR - SPRINKLER	10/07/22	190.40
Total TATES RENTS INC:					283.40
TEAMSIDELINE.COM					
29832	TEAMSIDELINE.COM	TS-INV-11099	Annual Subscription Fee FY23	10/01/22	1,050.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total TEAMSIDELINE.COM:					1,050.00
TLC PRODUCT/AQUATIC BIOCONTROL					
3033	TLC PRODUCT/AQUATIC BIOCO	78380	ECO SOCK	10/01/22	426.93
Total TLC PRODUCT/AQUATIC BIOCONTROL:					426.93
TODD, MIKAYLA					
7225	TODD, MIKAYLA	199405	DBL WATER PAYMENT	10/12/22	110.96
Total TODD, MIKAYLA:					110.96
TOM MECKEL SAND & GRAVEL INC.					
30300	TOM MECKEL SAND & GRAVEL	2022-3466	Anti-Skid	09/30/22	3,840.00
Total TOM MECKEL SAND & GRAVEL INC.:					3,840.00
TREASURE VALLEY COFFEE INC.					
30580	TREASURE VALLEY COFFEE IN	2160:08548711	COFFEE, TEA, SUGAR	10/07/22	116.14
Total TREASURE VALLEY COFFEE INC.:					116.14
TREASURE VALLEY TRANSIT INC.					
30630	TREASURE VALLEY TRANSIT IN	459	LOCAL MATCH FOR MOUNTAIN	10/01/22	62,500.00
30630	TREASURE VALLEY TRANSIT IN	CF 22-04	OPERATION COSTS	10/12/22	49,000.00
Total TREASURE VALLEY TRANSIT INC.:					111,500.00
U.S. BANK - CARD SERVICES					
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	Thermal Imaging Monocular for a	09/26/22	1,258.00
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	Stop stick set for suspect apprehen	09/26/22	2,320.00
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	Airsoft pistols and magazines for Of	09/26/22	2,439.76
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	STANDING DESK CONVERTER	09/26/22	539.00
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	NARCOTICS TRAINING - JOHNS	09/26/22	44.20
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	NARCOTICS TRAINING - ARRAS	09/26/22	10.98
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	NARCOTICS TRAINING - JOHNS	09/26/22	25.28
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	NARCOTICS TRAINING - JOHNS	09/26/22	48.34
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	NARCOTICS TRAINING - JOHNS	09/26/22	52.98
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	NARCOTICS TRAINING - JOHNS	09/26/22	59.78
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	NARCOTICS TRAINING - JOHNS	09/26/22	15.42
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	NARCOTICS TRAINING - JOHNS	09/26/22	26.25
31020	U.S. BANK - CARD SERVICES	0922-ARRASM	PORTABLE CHARGER, MEMORY	09/26/22	465.00
31020	U.S. BANK - CARD SERVICES	0922-BORK	TEA	09/26/22	17.99
31020	U.S. BANK - CARD SERVICES	0922-BORK	PLANNER FOR HANNAH	09/26/22	7.83
31020	U.S. BANK - CARD SERVICES	0922-BORK	PAPER FOR REC MAPS	09/26/22	59.99
31020	U.S. BANK - CARD SERVICES	0922-BORK	PLAYGROUND CERTIFICATION B	09/26/22	515.00
31020	U.S. BANK - CARD SERVICES	0922-BORK	REC PROGRAMS & EVENTS IRP	09/26/22	16.99
31020	U.S. BANK - CARD SERVICES	0922-BORK	FUEL - DIESEL FOR BOBCAT CA	09/26/22	39.30
31020	U.S. BANK - CARD SERVICES	0922-BORK	IRPA MEMBERSHIP - BORK	09/26/22	50.00
31020	U.S. BANK - CARD SERVICES	0922-BORK	IRPA MEMBERSHIP - WOLF	09/26/22	100.00
31020	U.S. BANK - CARD SERVICES	0922-DUKE	CAR WASH	09/26/22	9.00
31020	U.S. BANK - CARD SERVICES	0922-GIESSEN	VALLEY COUNTY TRANSFER ST	09/26/22	6.00
31020	U.S. BANK - CARD SERVICES	0922-GIESSEN	CAR WASH	09/26/22	9.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
31020	U.S. BANK - CARD SERVICES	0922-GROENE	2022 MOUNTAIN & RESORT TOW	09/26/22	450.00
31020	U.S. BANK - CARD SERVICES	0922-GROENE	2022 MOUNTAIN & RESORT TOW	09/26/22	243.95
31020	U.S. BANK - CARD SERVICES	0922-GROENE	2022 MOUNTAIN & RESORT TOW	09/26/22	450.00
31020	U.S. BANK - CARD SERVICES	0922-GROENE	ISG SUMMIT - PARKER, JAMES,	09/26/22	15.60
31020	U.S. BANK - CARD SERVICES	0922-GROENE	ISG SUMMIT - GROENEVELT	09/26/22	7.53
31020	U.S. BANK - CARD SERVICES	0922-GROENE	APA PROFESSIONAL MEMBERS	09/26/22	119.00
31020	U.S. BANK - CARD SERVICES	0922-GROENE	MOUNTAIN TOWN PLANNING - P	09/26/22	294.48
31020	U.S. BANK - CARD SERVICES	0922-GROENE	CED STAFF MTG	09/26/22	33.13
31020	U.S. BANK - CARD SERVICES	0922-GROENE	UBER - GROENEVELT PERSONA	09/26/22	7.87
31020	U.S. BANK - CARD SERVICES	0922-GROENE	ISG SUMMIT - GROENEVELT	09/26/22	166.11
31020	U.S. BANK - CARD SERVICES	0922-HEIDER	VALLEY COUNTY TRANSFER ST	09/26/22	34.50
31020	U.S. BANK - CARD SERVICES	0922-JOHNISO	CAR WASH	09/26/22	9.00
31020	U.S. BANK - CARD SERVICES	0922-JOVANO	COMPTIA LINUX BUNDLE	09/26/22	576.00
31020	U.S. BANK - CARD SERVICES	0922-JOVANO	WEBSITES MARKETING STARTE	09/26/22	2.02
31020	U.S. BANK - CARD SERVICES	0922-JOVANO	.COM DOMAIN RENEWAL MCCAL	09/26/22	30.16
31020	U.S. BANK - CARD SERVICES	0922-KIMMEL	CAR WASH	09/26/22	18.00
31020	U.S. BANK - CARD SERVICES	0922-KIMMEL	DUEL MONITOR STAND,FLOOR	09/26/22	262.05
31020	U.S. BANK - CARD SERVICES	0922-LOJEK	ZOOM	09/26/22	14.99
31020	U.S. BANK - CARD SERVICES	0922-LOJEK	ALL STAFF LUNCH	09/26/22	21.65
31020	U.S. BANK - CARD SERVICES	0922-LOJEK	FISHER PRICE IMAGINNEXT DC	09/26/22	36.67
31020	U.S. BANK - CARD SERVICES	0922-MALVICH	VC TRANSFER - COUCH	09/26/22	9.00
31020	U.S. BANK - CARD SERVICES	0922-MALVICH	VC TRANSFER - LUMBER, META	09/26/22	47.16
31020	U.S. BANK - CARD SERVICES	0922-MCCOR	27 Ton Wood Splitter	09/26/22	1,499.00
31020	U.S. BANK - CARD SERVICES	0922-MCPHER	CAR WASH	09/26/22	9.00
31020	U.S. BANK - CARD SERVICES	0922-MOHR	NIK TESTING	10/01/22	65.64
31020	U.S. BANK - CARD SERVICES	0922-MOHR	POSTAGE	10/01/22	7.85
31020	U.S. BANK - CARD SERVICES	0922-MOHR	STANDING DESK CONVERTER	10/01/22	554.38
31020	U.S. BANK - CARD SERVICES	0922-MOHR	BUSINESS CARDS	10/01/22	76.53
31020	U.S. BANK - CARD SERVICES	0922-MOHR	AIRFARE CHANGE - TATUM, ARR	10/01/22	754.40
31020	U.S. BANK - CARD SERVICES	0922-PALMER	VEHICLE PICKUP 200,211,212	09/26/22	29.95
31020	U.S. BANK - CARD SERVICES	0922-PALMER	2 ea - NX8, 1-8 scopes and XTRM	09/26/22	3,186.50
31020	U.S. BANK - CARD SERVICES	0922-PALMER	CAR WASH 200	09/26/22	9.00
31020	U.S. BANK - CARD SERVICES	0922-PALMER	DRAIN ROCK	09/26/22	518.04
31020	U.S. BANK - CARD SERVICES	0922-PALMER	WEED BARRIER	09/26/22	223.98
31020	U.S. BANK - CARD SERVICES	0922-PALMER	WEED BARRIER	09/26/22	30.78
31020	U.S. BANK - CARD SERVICES	0922-PALMER	LANDSCAPING - 200,211	09/26/22	29.58
31020	U.S. BANK - CARD SERVICES	0922-PALMER	LANDSCAPING PLANTS	09/26/22	420.50
31020	U.S. BANK - CARD SERVICES	0922-PALMER	TESTING SUPPLIES - DRI CAPSU	09/26/22	554.00
31020	U.S. BANK - CARD SERVICES	0922-PALMER	Writable Tablets for one for each, Li	09/26/22	1,191.98
31020	U.S. BANK - CARD SERVICES	0922-PALMER	CAR WASH HAULING ROCK AND	09/26/22	9.00
31020	U.S. BANK - CARD SERVICES	0922-PAPE	CAR WASH	09/26/22	27.00
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	WORK CLOTHES - RYSKA	09/26/22	201.55
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	PENS, TORQUE WRENCH MOUN	09/26/22	300.37
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	DOG LEASH, DESK MAT, GOJO T	09/26/22	161.32
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	NIK TESTING	09/26/22	399.54
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	ZIP TIES	09/26/22	29.99
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	MICROWAVE	09/26/22	285.14
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	WORK CLOTHES - RYSKA	09/26/22	132.27
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	WORK BOOTS - PICARD	09/26/22	162.85
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	WORK CLOTHES - RYSKA	09/26/22	37.14-
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	EMERGENCY TRAUMA DRESSIN	09/26/22	100.36
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	STANDING DESK MAT	09/26/22	117.98
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	WEATHER TECH FLOORLINER	09/26/22	270.69
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	FLEX-US, CABLE LOCK	09/26/22	339.96

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	ANTI FATIGUE FLOOR MAT	09/26/22	76.72
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	CORK NOTICE BOARD	09/26/22	28.39
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	PORTABLE CHARGER, MEMORY	09/26/22	77.45
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	WORK CLOTHES - RYSKA	09/26/22	81.23-
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	P TOUCH LABEL TAPE	09/26/22	19.79
31020	U.S. BANK - CARD SERVICES	0922-RYSKA	INVENTORY - RYSKA, MOHR, HY	09/26/22	67.92
31020	U.S. BANK - CARD SERVICES	0922-SIMS	SHARPIE MARKERS	09/26/22	27.95
31020	U.S. BANK - CARD SERVICES	0922-SIMS	STACY LAFAY - DWT3	09/26/22	65.00
31020	U.S. BANK - CARD SERVICES	0922-SIMS	STACY LAFAY - DWD2	09/26/22	65.00
31020	U.S. BANK - CARD SERVICES	0922-SIMS	STACY LAFAY - WWTLA	09/26/22	65.00
31020	U.S. BANK - CARD SERVICES	0922-SIMS	STACY LAFAY - WWT3	09/26/22	65.00
31020	U.S. BANK - CARD SERVICES	0922-SIMS	DUANE JESSEN - DWD1	09/26/22	30.00
31020	U.S. BANK - CARD SERVICES	0922-SIMS	DUANE JESSEN - WWC1	09/26/22	30.00
31020	U.S. BANK - CARD SERVICES	0922-SIMS	DO'S & DON'TS OF DOCUMENTI	09/26/22	199.00
31020	U.S. BANK - CARD SERVICES	0922-SIMS	FLUKE MASTER ACCESSORY SE	09/26/22	182.78
31020	U.S. BANK - CARD SERVICES	0922-SIMS	WIRELESS EARPIECE	09/26/22	18.05
31020	U.S. BANK - CARD SERVICES	0922-SIMS	SCREW LOCK CARABINER	09/26/22	21.62
31020	U.S. BANK - CARD SERVICES	0922-SIMS	UNISEX CRICKET ACCESSORY F	09/26/22	216.12
31020	U.S. BANK - CARD SERVICES	0922-SIMS	HOLSTER STRAP	09/26/22	63.17
31020	U.S. BANK - CARD SERVICES	0922-SIMS	AMAZON CREDIT	09/26/22	11.88-
31020	U.S. BANK - CARD SERVICES	0922-SPICKAR	GOLF PRO MEET & GREET	09/26/22	7.39
31020	U.S. BANK - CARD SERVICES	0922-SPICKAR	GOLF PRO INTERVIEW	09/26/22	59.36
31020	U.S. BANK - CARD SERVICES	0922-STOKES	EMPLOYEE RECOGNITION - STE	09/26/22	100.00
31020	U.S. BANK - CARD SERVICES	0922-STOKES	EMPLOYEE RECOGNITION - ICK	09/26/22	50.00
31020	U.S. BANK - CARD SERVICES	0922-T MALVI	SOCIETY FOR HUMAN RESOUR	09/26/22	999.00
31020	U.S. BANK - CARD SERVICES	0922-T MALVI	GOLF PRO INTERVIEW	09/26/22	331.20
31020	U.S. BANK - CARD SERVICES	0922-TATUM	CAR WASH	09/26/22	9.00
31020	U.S. BANK - CARD SERVICES	0922-TATUM	BINDERS, NOTE PADS, PUSH PI	09/26/22	130.47
31020	U.S. BANK - CARD SERVICES	0922-TATUM	STANDING DESK	09/26/22	277.19
31020	U.S. BANK - CARD SERVICES	0922-TATUM	DUAL MONITOR STAND	09/26/22	57.00
31020	U.S. BANK - CARD SERVICES	0922-TATUM	CARES INTERVIEW	09/26/22	21.48
31020	U.S. BANK - CARD SERVICES	0922-TRAPP	WORK COMPLETED AT GOLF CO	09/26/22	34.09
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	92.28
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	92.28
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	138.42
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	138.42
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	46.14
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	26.95
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	40.42
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	53.89
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	PAYETTE PEDAL PARTY	09/26/22	26.95
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	YOUTH ADVISORY COUNCIL RE	09/26/22	100.62
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	ICCTFOA CONFERENCE - BESSI	09/26/22	50.93
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	ICCTFOA CONFERENCE - BESSI	09/26/22	47.75
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	LODGING ICCTFOA - BESSIEJO	09/26/22	493.29
31020	U.S. BANK - CARD SERVICES	0922-WAGNE	LODGING ICCTFOA - SARAH	09/26/22	493.29
31020	U.S. BANK - CARD SERVICES	0922-WANN	CAR WASH	09/26/22	9.00
31020	U.S. BANK - CARD SERVICES	0922-WANN	MAG POUCH, HANDCUFF CASE,	09/26/22	133.85
31020	U.S. BANK - CARD SERVICES	0922-WEAVER	HANG TAGS	09/26/22	179.13
31020	U.S. BANK - CARD SERVICES	0922-WEAVER	COFFEE	09/26/22	38.71
31020	U.S. BANK - CARD SERVICES	0922-WHEATO	FUEL - GMC CANYON REGULAR	09/26/22	73.54
31020	U.S. BANK - CARD SERVICES	0922-WHEATO	TRASH	09/26/22	26.10
31020	U.S. BANK - CARD SERVICES	0922-WOODS	ANNUAL IRPA SUBSCRIPTION	09/26/22	50.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total U.S. BANK - CARD SERVICES:					28,300.94
U.S. POSTAL SERVICE					
31540	U.S. POSTAL SERVICE	20221007	POSTAGE - METER A/C #1857338	10/07/22	500.00
Total U.S. POSTAL SERVICE:					500.00
UNITED PARCEL SERVICE					
31280	UNITED PARCEL SERVICE	8459E3412	SHIPPING	09/29/22	30.23
31280	UNITED PARCEL SERVICE	8459E3412	SHIPPING	09/29/22	119.66
Total UNITED PARCEL SERVICE:					149.89
USABLUBOOK					
31550	USABLUBOOK	119928	TRASH PUMP WITH LCT	09/22/22	815.35
31550	USABLUBOOK	122730	Automatic Handheld Hydrant Opera	09/26/22	4,740.10
31550	USABLUBOOK	127357	ALL WEATHER SUCTION HOSE	09/29/22	377.87
31550	USABLUBOOK	128821	STANDARD METHODS FOR THE	09/30/22	419.71
Total USABLUBOOK:					6,353.03
VALLEY COUNTY					
31640	VALLEY COUNTY	2022 - NOVEM	PD FACILITY LEASE	10/15/22	2,700.00
31640	VALLEY COUNTY	20220930	FY 22 EXPENSE 911/Dispatch ser	09/30/22	51,206.00
31640	VALLEY COUNTY	SOLID WASTE	2022 CONTRIBUTION WOODY D	09/26/22	7,000.00
Total VALLEY COUNTY:					60,906.00
VALLEY FIRE PROTECTION					
31870	VALLEY FIRE PROTECTION	72422 2	10 ANNUAL INSPECTION FIRE E	10/13/22	100.00
Total VALLEY FIRE PROTECTION:					100.00
VALLEY PAVING & ASPHALT INC.					
31900	VALLEY PAVING & ASPHALT INC	101581	3/8 CHIPS	08/01/22	108.88
Total VALLEY PAVING & ASPHALT INC.:					108.88
VERIZON WIRELESS					
32020	VERIZON WIRELESS	9916762189	CELLULAR PHONE SERVICE	09/26/22	1,142.54
32020	VERIZON WIRELESS	9916762189	CELLULAR PHONE SERVICE	09/26/22	40.01
Total VERIZON WIRELESS:					1,182.55
VITRUVIAN PLANNING LLC					
7392	VITRUVIAN PLANNING LLC	2022-50	ADA Transition Plan	10/04/22	6,175.00
Total VITRUVIAN PLANNING LLC:					6,175.00
WAGNER, BESSIEJO					
32219	WAGNER, BESSIEJO	20220927	ICCTFOA CONFERENCE -MILAG	09/27/22	340.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total WAGNER, BESSIEJO:					340.00
WELLS FARGO EQUIPMENT FINANCE					
32560	WELLS FARGO EQUIPMENT FIN	5022049305-P	XEROX C7025 #6030192296000	09/29/22	243.03
32560	WELLS FARGO EQUIPMENT FIN	5022049306-P	XEROX C405 #603-0173151 09/27	09/29/22	65.47
32560	WELLS FARGO EQUIPMENT FIN	5022049306-P	XEROX C405 #603-0173151 09/27	09/29/22	65.47
32560	WELLS FARGO EQUIPMENT FIN	5022049307-P	XEROX C8045 #603-0173257-000	09/29/22	447.39
32560	WELLS FARGO EQUIPMENT FIN	5022138953-FI	XEROX C8045 #603-0214726-000	10/07/22	170.25
Total WELLS FARGO EQUIPMENT FINANCE:					991.61
WEST CENTRAL MOUNTAINS HSG TRUST INC					
32636	WEST CENTRAL MOUNTAINS H	CF 22-50	PROPERTY PURCHASE	10/12/22	25,000.00
Total WEST CENTRAL MOUNTAINS HSG TRUST INC:					25,000.00
WITTLER, GREGORY					
8462	WITTLER, GREGORY	185872	DBL WATER PAYMENT	10/11/22	247.36
Total WITTLER, GREGORY:					247.36
WORLD WIDE INTERPRETERS					
33335	WORLD WIDE INTERPRETERS	44673	INTERPRETATION	10/06/22	9.52
Total WORLD WIDE INTERPRETERS:					9.52
XERILLION CORPORATION					
33418	XERILLION CORPORATION	INV-02166-L8G	Global PO# to cover monthly charg	09/30/22	4,170.85
Total XERILLION CORPORATION:					4,170.85
ZIONS PUBLIC FINANCE					
9112	ZIONS PUBLIC FINANCE	6555	CITY OF MCCALL \$3,715,000 GE	07/12/22	1,500.00
Total ZIONS PUBLIC FINANCE:					1,500.00
Grand Totals:					1,135,470.05

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
CHEVRON TEXACO					
6760	CHEVRON TEXACO	84204740-PR	FUEL	10/06/22	176.76
6760	CHEVRON TEXACO	84204740-PR	FUEL	10/06/22	899.17
Total CHEVRON TEXACO:					1,075.93
CM COMPANY INC					
5952	CM COMPANY INC	1915-00003R	MCCALL PUBLIC LIBRARY	09/30/22	173,297.10
Total CM COMPANY INC:					173,297.10
DALRYMPLE CONSTRUCTION SERVICES					
8469	DALRYMPLE CONSTRUCTION	SENIOR CENT	Senior Center Remodel	10/12/22	202,540.00
Total DALRYMPLE CONSTRUCTION SERVICES:					202,540.00
DIGLINE INC.					
9140	DIGLINE INC.	69210-IN	CITY OF MCCALL FIBER ADDITIO	09/30/22	48.62
9140	DIGLINE INC.	69210-IN	CITY OF MCCALL PARKS ADDITI	09/30/22	14.96
9140	DIGLINE INC.	69210-IN	CITY OF MCCALL WATER ADDITI	09/30/22	177.65
Total DIGLINE INC.:					241.23
FORSGREN ASSOCIATES INC					
11229	FORSGREN ASSOCIATES INC	222395	02-20-0115 MISSION ST, SOUTH	07/25/22	1,934.67
11229	FORSGREN ASSOCIATES INC	222395	02-20-0115 MISSION ST, SOUTH	07/25/22	24,423.18
11229	FORSGREN ASSOCIATES INC	222454	02-20-0115 MISSION ST, SOUTH	08/25/22	5,905.73
11229	FORSGREN ASSOCIATES INC	222454	02-20-0115 MISSION ST, SOUTH	08/25/22	467.82
Total FORSGREN ASSOCIATES INC:					32,731.40
U.S. BANK - CARD SERVICES					
31020	U.S. BANK - CARD SERVICES	0922-STEWAR	ASCE MEMBERSHIP & SOUTHER	09/26/22	280.00
Total U.S. BANK - CARD SERVICES:					280.00
U.S. BANK EQUIPMENT FINANCE					
31035	U.S. BANK EQUIPMENT FINANC	484861083	LIBRARY XEROX COPIER - SN 8T	10/17/22	170.41
31035	U.S. BANK EQUIPMENT FINANC	484861083	PUBLIC WORKS XEROX COPIER	10/17/22	163.69
31035	U.S. BANK EQUIPMENT FINANC	484861083	CITY HALL XEROX COPIER - SN	10/17/22	247.39
Total U.S. BANK EQUIPMENT FINANCE:					581.49
VERIZON WIRELESS					
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	227.87
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	126.58
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	353.89
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	817.28
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	41.56
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	174.69
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	164.69
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	123.13
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	46.56
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	371.29

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
32020	VERIZON WIRELESS	9917193073	CELLULAR PHONE SERVICE	10/01/22	46.56
Total VERIZON WIRELESS:					2,494.10
WHITE PETERSON P.A.					
32910	WHITE PETERSON P.A.	153198	GENERAL CITY ADMIN	09/30/22	9,563.31
Total WHITE PETERSON P.A.:					9,563.31
ZIPLY FIBER					
33560	ZIPLY FIBER	1022-0267	208-196-0267-051399-9	10/19/22	65.03
33560	ZIPLY FIBER	1022-0944	208-196-0944-080508-9	10/19/22	1,280.00
33560	ZIPLY FIBER	1022-1008	208-634-1008-062703-8	10/19/22	65.13
33560	ZIPLY FIBER	1022-1252	208-634-1252-032097-8	10/19/22	333.39
33560	ZIPLY FIBER	1022-2144	208-634-2144-111299-8	10/19/22	29.74
33560	ZIPLY FIBER	1022-3038	208-634-3038-062090-8	10/19/22	39.71
33560	ZIPLY FIBER	1022-4493	208-634-4493-042005-8	10/19/22	49.76
Total ZIPLY FIBER:					1,862.76
Grand Totals:					424,667.32

City of McCall
Housing Advisory Committee
Minutes
March 14, 2022, 4-5:30 pm
TEAMS/McCall Library
218 E Park St
McCall, ID 83638

CALL TO ORDER AND ROLL CALL

Members Nick Zello, Robert Lyons, Diane Kushlan, and Toni Curtis were present. Member Pat Hill was absent. Michelle Groenevelt (CED Director) and Meredith Todd (Assistant Planner) were also present.

CONSENT AGENDA

- Approve February 9, 2022 HAC Minutes

Chair Zello made a motion to approve the February Minutes, Member Curtis seconded, all members voted Aye and the motion carried.

Housekeeping: To accommodate the schedule of the Landing Locals team, their presentation was moved to before Old Business to allow for the best experience of their presentation.

OLD BUSINESS

- Housing Action Plan Update – Nick
 - Meeting #2 Summary

Chair Zello provided a review of the second Housing Action Plan meeting and the focus on programs available to consider in the McCall Region based on legal, political, and financial constraints. The most valued tool would be Deed Restriction, second: Home Buyer Assistance, and third: a Community Land Trust – all of which would in some way subsidize or reduce the costs associated with property development, ownership, and use depending on the user-type. Other topics reviewed included Regulations as well (short-term rentals, zoning). The next HAP meeting, on March 16th, will review the highest priority tools that were learned at Meeting 2 to identify avenues for implementation.

- Housing Solutions Idea Brainstorm – *(chronologically at end of the meeting)*
 - Review supported ideas, refresh earlier ideas not yet discussed, solicit new ideas.
 - LOT Creative Ideas

- 111 W. Lake St. ADU Donation Update – Michelle

Ms. Groenevelt provided an update on the ADU Donation project. The City Council opted to retain ownership of both the property on Davis Ave. and the physical structure. There will be a kickoff meeting with engineering consultants after spring break, and the project will be reviewed by the Planning & Zoning Commission on the April 5th Agenda. Phase 1 will involve relocating the structure and is most urgent to clear the owner/donors property of the building. Phase 2 involving completion of the structure will come later.

NEW BUSINESS

- LOT Fund Application (Action Item) – Discuss support for housing related LOT application(s) – Incentive Program, Toaster Project, Housing Action Plan Recommendations, etc.

Chair Zello requested allocating at least 45 minutes for the topic at the April meeting due to running out of time in March. Member Lyons seconded. All members voted aye and the motion carried.

- Landing Locals Presentation & Q&A (*Chronologically before Old Business*)

The Landing locals team, Kai and Colin Frolich, presented the program they administer in the Truckee/Tahoe Area. The program is intended to be implemented after a city has undergone a Needs Assessment and be included as an effective action in active plans (slide presentation exhibit included in March 2022 Minutes). The program also works in other jurisdictions with Mountain Town/High Tourism activity experiencing the same challenges. The program is generally a 3-6 month window from interest to launch of implementation. Major elements/challenges to consider include budget capacity, political support, and the capacity of the Landing Locals team to serve the communities.

The Frolich's then opened the rest of their time up for questions to the committee. Chair Zello identified that the Landing Locals program requires an on-the-ground representative to function – he would like to know how the balance in implementation works between Landing Locals and the City Staff/Committee. Kai Frolich explained that the person-on-the-ground is generally a Housing Department staff member (for administration/liaison) or other community member that has formal position/ability to implement program. Ms. Groenevelt mentioned that the staff administration possibility would depend on the time commitment involved. Mr. Frolich broke the time budgets as follows:

- (Develop) program building is heavy in City Staff time to navigate the ins-and-outs of the program itself;
- (Launch) program administration and annual budget, where program administration (including continued compliance) falls on Landing Locals, but managing applications/verifications of qualifications and ensuring incentive payment is managed by City Staff;

- The third phase is Compliance, Reporting, and Adaptation of the program to meet the constantly evolving needs of the region as the program and market changes.

Member Kushlan asked where participating communities find their funding for the program – the answers ranged from ARPA funding (Federal/One-time Covid-19 relief dollars), sales tax, and other budget allocation on a shorter-term basis. There was discussion of how Idaho is a challenging state to generate funds for programs within as sales tax cannot be elevated at local levels, LOT increases require a 2/3 vote by municipal voters, and budget growth has been capped by the state legislature. Mr. Frolich described that McCall would be the smallest jurisdiction with far different financial challenges in comparison to the areas they administer near Tahoe due in large part to the limitations to budget growth and fund-gathering. Chair Zello asked whether including surrounding areas, such as Valley/Adams Counties or Donnelly would be worth considering.

Ms. Groenevelt asked whether the program had any examples of funding coming from the private sector (through businesses in need in the area). Landing Locals doesn't have an existing program that has been funded in majority by the private sector, mostly because they have identified that the private sector hasn't "intervened" to the extent necessary to have an equitable program where one business' needs are not placed as a higher priority over another. Mr. Frolich also mentioned that one example of a partnership between a City/County would be Breckenridge and Summit County. They described their ability to be flexible and adaptive with the program to meet the environment and needs of the area and that they wouldn't be too attached to the 'blueprint' that they've used previously.

Chair Zello mentioned that the program was compelling, but it would be helpful to discern administrative costs from variable costs and figure out a way to administer the program with the lowest continued administrative costs to the city itself due to budgetary constraints. We likely have a higher need, perhaps better opportunity, to work with the private sector given the same constraints in our area. Member Curtis mentioned that she has fielded many calls from the Forest Service, Shore Lodge, and other large area employers that could be good partners in the area. Staff will review the program details in further depth with the Housing Action Plan consultants to consider how the program could be helpful in the McCall Area.

- Upcoming Training Opportunities (Diane)

Diane described two training opportunities for March 15th and April 14/15 to learn about Housing Affordability and affordable construction methods.

- Legislative Updates – Housing Related Bills (Michelle)

HB 701 will amend the statewide housing assistance fund to provide it funding through the ARPA funds available, and it appears to have a high chance of passing with funding through

committee at the state level. There is a strong chance if passed it will provide the funding for middle-housing that has been lacking in the state in the last 30 years.

NEXT MEETING

Next Regular Meeting – *April 11, 2022*

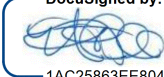
ADJOURN

Member Curtis made a motion to adjourn, Member Lyons seconded. All Members voted Aye and the meeting ended at 5:33pm.

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May 5, 2022 | 4:46 PM PDT

Date:

DocuSigned by:


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Nick Zello, HAC Chair

DocuSigned by:



105E380B38AF477...

Michelle Groenevelt, CED Director

Meredith Todd (in absence of MG)

May 5, 2022 | 5:20 PM MDT

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

April 5, 2022 – 4:30 p.m.

McCall City Hall – Lower Level & MStTeams Teleconference
216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at 4:30 p.m.

CALL TO ORDER AND ROLL CALL – Commissioners Robert Lyons (Chair), Scott Tunnell, Christina Nemec, Ryan Kinzer, Liz Rock, Tony Moss, and Tom Mihlfeith (arrived at 4:35pm) were present. Brian Parker (City Planner), Michelle Groenevelt (CED Director), Meredith Todd (Assistant Planner), Morgan Stroud (Staff Engineer), and William Nichols (Consulting Land Use Attorney for City) were also present.

1. REVIEW & APPROVAL OF MINUTES

- February 1, 2022 – Planning & Zoning Minutes (ACTION ITEM)

Commissioner Tunnell made a motion to approve the February 1, 2022 Minutes. Commissioner Nemec seconded. All commissioners voted aye and the motion carried.

- March 1, 2022 – Planning & Zoning Minutes (ACTION ITEM)

Commissioner Nemec abstained from voting due to absence at the March meeting; Commissioner Moss made a motion to approve the March 1, 2022 Minutes, Commissioner Tunnell seconded. All commissioners voted aye and the motion carried.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-Application for a CUP and/or SUB and/or PUD

500 1st St

Nick Wheeler of JSA Civil and Leo Stoddard: A pre-application for a Conditional Use Permit, and potentially a Subdivision and/or Planned Unit Development to develop a multi-family housing development, comprised of 47 or more park model/cabins or tiny houses on the 5.97-acre property at 500 1st St. The property is zoned R8 – Medium Density Residential, and is more particularly described as:

McCall Acreage Tac Parcel No's. 409 & 410, situate in the SW ¼ of the SW 1.4 of Section 9, T18N, R3E, B.M., City of McCall, Idaho.

Leo Stoddard and Brandon Johnson presented the preliminary development plan for a Conditional Use Permit for a multi-family, ground lease style, park model home community that would combine pre-built park model units and move-in-ready home sites for specifically designed park models within the development. Commissioners had questions about infrastructure, design, snow storage, parking, and to what extent the development would cater to local housing for the workforce.

With no further questions, the Commissioners welcomed an application in the future.

3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a commissioner

specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

ROS-22-01 (ACTION ITEM)

120 E Lake St – Aaron Doughty

Aaron Doughty of 120 E Lake St: An application for a Record of Survey to adjust the lot line between 2 existing lots of record to create conforming building setbacks for an existing structure. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 12 and 13 of Block 1 the Williams-Mayfield Addition, situate in Government Lot 4 of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Not a Public Hearing

ROS-22-02 (ACTION ITEM)

2233 Payette Dr & 2236 Tamarack Dr – STIRS, LLC & William Skillern

Amy Rosa of Sawtooth Land Surveying for STIRS, LLC and William Skillern: An application for a Record of Survey to adjust the lot line between 2 existing lots of record to create conforming building setbacks for an existing structure. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 7 and 8 of Block 1 in Cedar Knoll Acres of the Amended Payette Lake Cottage Sites, situate in the NE ¼ of the NE ¼ of Section 32 and Government Lot 1 of Section 33, T19N, R3E, B.M., Valley County, Idaho.

Not a Public Hearing

ROS-22-03 (ACTION ITEM)

1100 Knowles Rd – Annie & Andrew Naver

John Russell of Russell Geometric for Andrew & Annie Naver (nee Knowles): An application for a Record of Survey to adjust the lot line between Lot 1 of the Knowles Subdivision, and a larger parcel to the West to add 100 square feet to the Naver Lot. The properties are Zoned R4 – Low Density Residential, and are more particularly described as:

Lot 1 of the Knowles Subdivision and McCall Acreage Amended Tax Parcel No. 21 situate in the SW ¼ of the NE ¼ of Section 7, T18N, R3E, B.M., City of McCall, Idaho.

Not a Public Hearing

Commissioner Nemec made a motion to approve the items on the consent agenda. Commissioner Tunnell seconded. All commissioners voted aye and the motion carried.

4. OLD BUSINESS

There was no old business to discuss

5. NEW BUSINESS

PUD-22-04, CUP-22-04, DR-22-06 & SR-22-04 (ACTION ITEM)

TBD Elo Rd – Jeff Hatch & Steve Theissen of Hatch Design

Hatch Design for STOR-IT LLC: An application for a Planned Unit Development Preliminary Plan a Conditional Use Permit, Design Review, and Scenic Route Review to expand the operations of the STOR-IT facility located on the adjacent parcel, and add 15 buildings offering 668 storage units

varying in size on a property totaling 10.04 Acres or 437,545 square feet. The property is zoned RE – Rural Estate, and is more particularly described as:

Situate in the NE ¼ of the NE ¼ of the SE ¼, less Deeded County Rd R-O-W in Section 21, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

Jeff Hatch of Hatch Design at 200 W 36th St Boise, ID 83714 presented the application for an expansion of the existing STOR-IT, self-storage facility located in the RE, Rural Estate Zone through Planned Unit Development, Conditional Use Permit, Design Review, and Scenic Route applications. Mr. Hatch reviewed the materials in the application including the number of storage units and buildings, the drainage patterns of the site, the amenities planned to satisfy PUD requirements (bus stop for Mountain Community Transit, Satellite Fire Station, Bike Path along S Samson Trail). He also reviewed each of the code requirements that he hoped could be relaxed through the PUD process.

Chairman Lyons asked where the septic system would be located. Commissioner Moss asked what the existing well on the property was for. Mr. CW Hurless, manager of Stor-It mentioned the well was likely placed in the 1990s by the previous owner, "Smitty." Commissioner Kinzer asked the applicant team to clarify the building height of Building 12; Mr. Hatch clarified that Building 12 was 14 feet – 6 inches, and Buildings 1 and 2 were 41 feet based on city code measurement from the more restrictive of finished floor or existing grade; or 31 feet 4 inches from finished floor. There was some discussion of where the landscaped berm would actually line up with Building/Canopy 12, sited along S Samson Trail, as well as where the snow storage would be located. The roofs would mostly have low sloped roofs with cleats to hold the snow on top, or shed into the landscaped berms.

Commissioner Mihlfeith asked for clarification on the proposed access points along Elo and whether there would be one or two access points.

Mr. Parker asked Commissioner Mihlfeith to disclose the nature of his ex parte communications and residential address in the proximity of the Stor-It location at 1175 S Samson Trl. He described having conversed with neighbors living in the area, but had nothing to gain or lose living in proximity and was confident his decision could remain objective and his familiarity with the area would be valuable insight.

Mr. Parker presented the Staff Report identifying the application requesting a Conditional Use Permit for storage, which is a conditional use in the RE Zone that must satisfy the 12 Criteria of Approval to authorize a conditional use, and the PUD application to deviate from dimensional standards and more flexibly work within the limitations of a Residential Zone. The proposed project is located along both the Highway 55 and S Samson Trail, designated Scenic Routes in the McCall Area.

Commissioners had questions regarding whether the transit stop would be accepted by the Mountain Transit System; Mr. Parker indicated that Staff had received no comment from Mountain Community Transit or Treasure Valley Transit on the matter. The commission also asked about the future possibility of annexation of the property, which would be hypothetically possible if all of the properties in-between the current end of City Limits and this property were to be annexed, which would all be voluntary annexations per current annexation policies.

Morgan Stroud, Staff Engineer presented the engineering report emphasizing the undeveloped nature of the drainage report, and outstanding information needed regarding grading and stormwater drainage.

Charmain Lyons opened the public hearing

Greg Cutler 14062 Morel Rd spoke in support of the development based on the inclusion of the satellite fire station as a benefit to properties

Claire Hendee 506 2nd St supports the proposal as it provides a needed service by expanding storage capacity at this point for local businesses and families that don't have the space for storage in their smaller living situations. She mentioned that many of the businesses between South McCall and Lake Fork have single entrances that work fine. She also mentioned that there was no other storage available from McCall to Riggins.

Mike Deboer of 130 Sandhill Lane had a question about the inclusion of a pathway in the project on Samson Trail and Elo Rd.

Lisa Beck of Epikos Design at 303 Colorado St submitted questions via email due to microphone issues (see attachment)

Scott Harris and Connie Harris of 86 Ilka Lane - Spoke with concern regarding safety of the pedestrian utilization of Elo Rd to get to Samson Trail in order to arrive at the Middle School and other locations within walking distance of the East Elo Rd Residences, as Mr. Harris had already been hit on Elo Rd without a commercial business of this size operating.

Debbie Maxwell with Treasure Valley Transit at 1146 W Finch Dr in Nampa mentioned that TVT has spoken with Steve Theissen of the Hatch Design team to indicate that the Mountain Transit system would be able to accommodate a transit stop on Samson and Elo to take community members from Cascade to McCall, however, in order to include a South Bound Route option, TVT would require traffic control signals along Highway 55 to control a safer left turn onto Elo Road.

Chairman Lyons asked Ms. Maxwell to clarify the traffic signal need and she did so. Due to the danger for the driver and passengers in navigating a Left -turn off of Highway 55 to pick up South Bound passengers, followed by a Left-hand turn off of Elo Rd to continue South on Hwy 55, TVT and MCT would only be able to support a Northbound Route for the Bus Stop proposed until such time and Idaho Transportation Department and the applicants could develop a traffic signal to control the intersection more safely.

Liz and Karl Rukhala of 550 Elo Rd spoke in opposition to the application based on concerns with their property values being reduced by the presence of a Storage Unit in their rural neighborhood on the Scenic Byway. They also have concerns about the safety of the intersection of Samson and Elo, where it is already a serious problem with traffic.

Mr. Parker read the Rukhala's comments submitted prior to the meeting into the record (see attachment).

Larry Shake of 1612 S Samson Trail spoke in opposition to the project based on its representing a permission of Industrial and Commercial use in a lower density residential zone, which would open a pathway for more commercial businesses to open in the same lower density residential zones. Mr. Shake mentioned he would prefer storage be located in an appropriate, commercial zone, and that

this project would not be paying for the infrastructural improvements to water and sewer that they eventually expect to benefit from.

Carrie Potter of 15 Boulder View Place (andowner of Pinetop Custom Homes) spoke in support of the application based on what the application will provide in the community as a vital need for the expanding town and region. The application would be helpful given its inclusion of flex/business space that could be used for contractors like the Pinetop Contractors to prepare for daily work and have a base site to store materials and conduct business. She mentioned that in her experience with Storage facilities, she would only visit her personal unit once a year or so, so it doesn't seem as though it would make as much traffic as other speakers have concerns over.

Rebecca Rine of 1200 S Samson Trail reiterated her written comments in opposition to the application based on the zoning being for a very low-density residential zone, not a potentially busy commercial area. She mentioned that the application itself seemed to be a patchwork of good things, like a fire station, and harmful things, like commercial development in a residential area.

Richard Rine of 1200 S Samson Trail reiterated his written comments and agreed strongly with other comments in opposition already made. He made his comment most specifically based on the aerial images he had provided with his written comments in the Meeting Packet which show a rural, rolling meadow and scattering of homesites as currently exist alongside a building elevation of the Stor-It proposal which would change the character of the neighborhood entirely. He mentioned that the renderings submitted left out the 3 homes in the area that remain directly across the street from the proposed expansion on the Stor-It facility. He purchased his home with the understanding that the zoning would protect the property from being swallowed by commercial development. He emphasized a hope that the Commission lean on the Zoning.

Linda Youde of 1210 S Samson Trail spoke in opposition to the application based on her previous written comment, neighbors comment on health and safety and traffic, and the need to prevent "grandfathered," non-conforming Commercial uses from becoming permanently entitled in a Residential Zone.

Ken Strode of 935 S Samson adjacent to the proposed development spoke with concern over the proposed lighting, noise from snow plowing on site, safety along Elo and Samson, and in support of other commenters opposition to the application.

Jerry Bisom of 905 S Samson spoke in opposition in accord with other speakers and mentioned watching traffic at the intersection of Elo and S Samson on the morning of April 5th while the spring snow was falling heavily, and witnessing near-accidents 3-times in a 30-minute period because the intersection is unsafe enough as it is.

David Gallipolli of 200 Scott St spoke in opposition to the application in support of many other speakers and mentioned that the industrial sprawl represented in the application would harm the existing neighborhood. He also mentioned that there should be better consideration of the wildlife corridor element of the location as there are many deer, elk, cougar and other wildlife that use the rural area to survive in the region as it developing. He also mentioned that he hoped to see a more thoughtful manner of development with consideration to Zoning.

Richard Bush of 995 S Samson Trail spoke in support of other speakers who oppose the application, and he wanted to ask a question about the comment of “when city services arrive” that had been mentioned multiple time. He mentioned wanting to know how the costs of extending city services would impact the residents of currently unserved properties along Samson Trail.

Kelly Clark of 441 Krahn Lane spoke about having sold ITD right of way in 2002 to support widening of Hwy 55 to allow for 3 lanes near Krahn Lane. She mentioned ITD should acquire right of way to widen the highway through this application and mentioned some previous requests for better traffic controls along Elo Road and Highway 55 and spoke in support of the application based on its inclusion of the satellite fire station and an increase in storage availability in the area.

Chairman Lyons closed the Public Hearing.

Chairman Lyons allowed Mr. Hatch to answer public questions about the application, and provided a rebuttal to the comments provided.

Mr. Hatch mentioned that with the number of comments regarding traffic, his team would be willing to provide a traffic impact study to the commission for further review to ensure the public is informed about the safety of the site. He mentioned comments on the engineering information related to drainage and stormwater being lacking, he would be happy to supplement the drainage information further. He also mentioned being open to further considerations as provided by the commission.

One member of the public asked for clarification on how this business gets through the Formula Business regulation in the City of McCall and the Area of Impact. Meredith Todd, Assistant Planner, described that the Formula Business regulation does not prohibit formula businesses - those with more than 5 duplicate or “like” businesses in contractual obligation, menu, marketing, or other practice within or outside of the McCall Area - from operating; but limits the number of those formula businesses to no more than 10% of the businesses of a similar kind/offering. Stor-It is the representative Formula Business offering storage in the McCall Area.

Commissioner Rock mentioned that she appreciated the applicant’s willingness to provide further information on the application, but wanted to emphasize the need to address community concerns about the encroachment of a commercial use that is already “grandfathered” or non-conforming, and not actually permitted through Planning & Zoning, into a residentially zoned area. Commissioner Nemec asked what the contents of the Wildlife study were that Mr. Hatch has mentioned and he clarified that the Wildlife Corridor study would be submitted at the commissions request. Chairman Lyons expressed doubt as to the functionality of the proposed transit station based on the comments made by Debbie Maxwell of Treasure Valley Transit and the inability to offer a southbound route. Commissioner Kinzer expressed some concern about the actual value provided by the satellite fire station if it is going to still require the fire station paying to rent facilities and not having equipment ready to respond to fires with immediacy, but rather an overflow storage location/change point.

Commissioner Nemec asked Mr. Parker to read the Fish and Wildlife note on the natural features map which stated Idaho Fish and Game had not studied the site specifically, but that they did not anticipate any major impacts to wildlife being caused by the proposed development. Commissioner Kinzer mentioned that given staff’s comment from Planning and Engineering, he felt that the plans themselves had work to be reviewed for better confidence at the staff level. Chairman Lyons mentioned this

appeared to be a good time to review the Conditional Use Permit 12 Criteria for Approval, most of which generated skepticism from the commission based on the current application as submitted.

Commissioner Mihlfeith mentioned that the project was very well designed as storage goes, but just didn't harmonize with the neighborhood it was expanding further into. Mr. Hatch summarized the details he should take back to the Stor-It team to work on further including the Traffic Study, enhanced wildlife information, and take time to sit with the Conditional Use Permit standards.

Bill Nichols, consulting attorney, recommended that the commission give the applicant indication what deficiencies could be addressed by further work to provide the applicant a chance to potentially meet the requirements within code. The commission is required to provide "what options, if any, could change their mind" if those options are there. If they do not think there is any pathway forward, that is a stance too.

Chairman Lyons recommended that they work through the Conditions of Approval to determine what, if anything, may have room for re-design and re-submission. Commissioner Nemec asked how specific their recommendations should be and *Mr. Nichols advised that the commission need not design a project for the applicant, simply offer any simple ideas that may come to mind related to the current problems.*

Criteria of Approval: MCC 3.13.03 – Conditional Use Permit Standards:

1. Constitute a conditional use authorized within the zone involved.
Storage is a conditional use within the RE zone.
2. Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.
The 2018 Comp Plan shows more Rural/Low density residential. – Commissioner Nemec mentioned that the project could consider reduced density and a deeper buffer along Samson Trail could preserve trees/cluster density closer to the existing facility. They recommended a "significant" buffer would be a good start. Chairman Lyons also mentioned an effort to maintain some rural, low density residential use along S Samson could offer a general buffer.
3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.
There was agreement among commissioners that the applicants had done well at designing more aesthetically pleasing storage units, comparatively, but the scale and sprawl would be a challenge to maintain.
4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.
Commissioners discussed the need for more information on safety based on public input received.
5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.
6. Not create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.
7. Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.

The applicant may be required, as a condition of approval, to mitigate any deficient public service.

There was discussion by commissioners of needing further information regarding infrastructure impacts

8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.
9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.

Commissioners again emphasized the need for a complete Traffic Impact Study for all uses involved in the project.

10. Not result in the destruction, loss or damage of an important natural, scenic or historic feature.
Commissioners mentioned the information on Natural Features and Wildlife Corridors could use further detail.

11. Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.

Commissioners expressed concern over the lack of open space in comparison to the standards for the zone in general, and recommended enhancing open space significantly.

12. Have a minimal negative economic impact on the neighborhood or surrounding community.

Commissioner Tunnell made a motion to reopen the Public Hearing, Commissioner Nemec seconded. All commissioners voted aye and the motion carried.

Commissioner Nemec made a motion to continue the Public Hearing for PUD-22-04 and all companion applications to June 7th, 2022 for further review. Commissioner Rock seconded. All commissioners voted aye and the motion carried.

DR-22-05 (ACTION ITEM)

1614 Davis Ave – City of McCall

Brian Parker & Michelle Groenevelt for the City of McCall: An application for Design Review to place a donated Dwelling Unit from 11 W Lake St on a City-Owned Parcel of land to create a local housing unit to be used as a single-family home with a detached garage in a future phase. The project is owned by the City of McCall and therefore requires Design Review. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Tax parcel 19 in Government Lot 1, Situate in Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

Mr. Parker presented the application and staff report simultaneously as the application is a City owned project. Blank wall on Davis Avenue, can add a window if desired, but hoping not to in order to keep costs down. Ms. Groenevelt mentioned this project is coming through a Design Review process because it is a city initiated/city owned project, but for typical design review standards owned by a private entity, this project would not require design review because of the minimal scale of the structure.

Chairman Lyons disclosed that he is a member of the Housing Advisory Committee and has been aware of/discussed this project from a logistical standpoint in the HAC meetings, but does not think any conversations had in the HAC discussions are cause for compromise to decision making ability.

Ms. Stroud presented the Engineering Report for the item mentioning the area was pretty soggy and in need of some fill and leveling to make

Ken Bradstreet of 1616 or 1618 Davis Avenue, next door to the project, spoke with concern about the changes to the drainage patterns in the area, due to the increase in runoff caused by the Crystal Blue Waters Condominiums that currently drains across the city property and over to his property.

Deborah Snyder of 630 Blue Water Circle, with a backyard adjacent to the city property, also spoke with concern about the drainage patterns and soggy nature of the City property. They also have concerns about local wildlife that hangs out in the wetlands there, and concerns about snow storage that is currently sited on the parcel.

Ray Schmitz of 923 Fairway Dr spoke in agreement with Ken Bradstreet about the drainage issues on the site, reflecting on a big snow year in 2003 before Crystal Blue Waters Condos was developed, when the site remained mostly dry in spring runoff season. However, once the condos were developed, water was diverted to the Bradstreet property and has become an annual bog. He has reached out to the Army Corps of Engineers for more information, but their records stop at 2006.

Mr. Parker spoke on the siting of building being intentionally planned for the dry segment of the site, specifically due to most of the parcel being a major regional drainage. He mentioned that the traditional snow storage on the site would likely be rerouted for another City owned property. Ms. Groenevelt clarified that the McCall Redevelopment Agency had originally intended to develop the property to the zoned density, but the wetland and drainage issues prevented any firm from being interested in the project at the likely costs. Commissioners has questions about the future garages included on the site plan, and Mr. Parker mentioned the requirement in code for a single-family residence to include at least a future garage in their plans to be issued a building permit. They also asked about whether the unit included all the pieces necessary to be a dwelling, and Ms. Groenevelt clarified that a remodel to install a kitchen would be required in a future phase, after the structure were moved from the current site to the site at Davis.

Commissioner Nemecek asked whether there was a condition that could ensure there not be an increase in drainage onto the neighboring properties. Ms. Groenevelt and Ms. Stroud clarified that the law requires historical drainage patterns be maintained, and that the development not cause an increased in drainage onto neighboring properties, so the code itself requires this.

Commissioner Tunnell made a motion to approve DR-22-05 with the condition that the final engineering design ensure no addition drainage enter neighboring properties. Commissioner Kinzer seconded. All commissioners voted aye and the motion carried.

CA-22-01 (ACTION ITEM)

Zoning Code Amendment

Brian Parker for the City of McCall: An application for a Zoning Code Amendment to update and revise and cleanup typos and unclear language, and add language regarding temporary vendors (food trucks and similar) within Titles 3, and 9 of McCall City Code (Planning & Zoning & Subdivision). The item will apply to Planning & Zoning within McCall City Limits and the City Area of Impact.

PUBLIC HEARING

Mr. Parker, Ms. Todd and Ms. Groenevelt presented the recommended amendments to City Code.

Chairman Lyons opened the Public Hearing.

Brendan Smythe of DraftTech Design at 13334 W State Street in (Boise/Eagle) spoke in opposition to the change on requiring an architect stamp for total structure size, where it currently requires a stamp for more than 3,500 square feet of living space. He stated this would likely increase the cost of development by requiring projects that could be designed by a draftsman, to be stamped by an architect without reason. He mentioned that this small language and word change would create a significant degree of anger among people in desire of developing their property to meet their needs.

Steve Mickley of the American Institute of Building Design at 7059 Blair Rd in Washington DC spoke in opposition to the used of "structure size" as the measure requirement for an architect stamp, rather than "living space" due to health safety and welfare being addressed by drafters already.

Greg Cutler of 14062 Morel Rd spoke against the requirement of architects stamps based on structure size due to the impacts of regulation on development.

Chairman Lyons closed the public hearing.

Ms. Groenevelt clarified that the intent of the code revision is not a new code requirement, but rather a clarification of the existing code to match code language with what is practiced through a focus on the design, scale, and outward appearance of a building, rather than its structural integrity which is regulated within Building Code.

Commissioners discussion of the Code Amendment included:

- 3.2.02 C change *designed to intended* for definition of arterial streets
- 3.16.06 add staff commentary from Michelle Groenevelt further clarifying intent of structure size for code change... as defined in 3.2.02 (definitions)

Bill Nichols mentioned that the 15 days requirement would have to stay in 3.15.03 to meet state statute, so he recommended eliminating all changes to 3.15.03.

Commissioner Nemec made a motion to recommend the Code changes with revisions as stated to City Council and the Valley County Board of Commissioners for approval, Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

6. OTHER

- Signs (NOT ACTION ITEMS):
 - i. **SG-22-01 – 302 N 3rd St – InHouse Carpet One**
 - ii. **SG-22-03 – 125 Commerce St Unit A – Soigne Homes**
 - iii. **SG-22-04 – 502 N 3rd St Unit 6 – Idaho Barnwood**
 - iv. **SG-22-05 – 315 Deinhard Ln – Milestones Daycare**
 - v. **SG-22-06 – 411 E Deinhard Ln – Mountain Meadows Adventure Rentals**

7. ADJOURNMENT

*Commissioner Moss made a motion to adjourn, Commissioner Kinzer seconded. All commissioners voted aye and **the meeting ended at 8:42pm.***

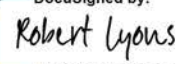
American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142. Please allow 48 hours.

Signed:


May 19, 2022 | 1:04 PM PDT

Attest:

May 19, 2022 | 1:14 PM MDT

DocuSigned by:

 11F89FE13E9A402...

Robert Lyons, Chairman
McCall Area Planning and Zoning Commission

DocuSigned by:

 744967029FAE4A1...

Brian Parker
City Planner

PUBLIC COMMENT SIGN IN SHEET McCall Planning & Zoning Commission April 5, 2022

NAME	ADDRESS	In favor, Opposed, or Neutral
✓ Rebecca Rine ^{+1208 634 1951}	1200 S Samson Trl	PUD-22-04 opposed
✓ Richard Rine	" " "	Opposed
✓ Linda Youdey	1210 S. Samson Trl	Opposed
✓ Ken Suvade	935 S. Samson Trl	Opposed
✓ Jerry Bisom	905 S samson trail	opposed
✓ DAVID GALLIPOLI	200 SCOTT ST	opposed
✓ Linda Nelson	1016 PENSTEMEN PLACE	
BRANDON JOHNSON	500 1st St	[presenting] [PRE-APP]
LEO STODDARD		
208-608-2402	phone #s, maybe for	PUD-22-04 -
208-630-3449		
208-630-4851 no	(208-859-6664) Davis	
208-789-6442 no con		
(208-859-8859) DAVIS		
208-897-3982	Debbie Maxwell transit	
(303-319-2430) DAVIS		
804-836-4747		
208-573-6889		
208-630- 777 ³ 777	Liz Carl Rutula - against	
612-483-4258 no con		
✓ Larry Shake (online)	1612 S. Samson Trl - Against	
✓ Carrie Peltzer	15 Boulder View Pl / 112N 3rd St	In favor Camp-1st

Andy — (online) No Com
Greg Cutler (online) Support.
M. Regatta (online) —
Neal Okada (online) no
Steve Mickley (online) no
Richard Bush - Samson Trail - Don't Support
Kelly Clark Krahn Lw. support

208-789-6442

208-859-6664

208-859-8859

303-319-2430

612-483-4258

805-705-5803

Ken Bradstreet -

Roy Schmit
remaining phone #s

Debra Snyder

208-462-0003 - ~~no~~ Mike DeBore

208-484-5193 - no con

406-461-5764 claim - support

"Scoot" - online Dont support

208-315-0185 - no con
Scott & Connie Harris

RECEIVED

By Meredith Todd at 1:55 pm, Apr 05, 2022

SNOW STORAGE RECAP

BUILDING 1 ROOF	12865 SF
BUILDING 2 ROOF	11010 SF
BUILDING 3 ROOF	5080 SF
BUILDING 4 ROOF	12230 SF
BUILDING 5 ROOF	8455 SF
BUILDING 6 ROOF	12275 SF
BUILDING 7 ROOF	10400 SF
BUILDING 8 ROOF	12280 SF
BUILDING 9 ROOF	16100 SF
BUILDING 10 ROOF	12275 SF
BUILDING 11 ROOF	17060 SF
FIRE STATION ROOF	4435 SF
SITE	34974 SF
TOTAL	169439 SF

BUILDING AREA RECAP

BUILDING 1	10,540 SF
BUILDING 2	10,530 SF
BUILDING 3	4,714 SF
BUILDING 4	11,400 SF
BUILDING 5	7,600 SF
BUILDING 6	11,400 SF
BUILDING 7	9,500 SF
BUILDING 8	11,400 SF
BUILDING 9	15,200 SF
BUILDING 10	11,400 SF
BUILDING 11	16,480 SF
BUILDING 15	5,800 SF
CANOPY 13	7,800 SF
CANOPY 14	6,400 SF
CANOPY 12	17,080 SF
FIRE STATION	4,220 SF
TOTAL	161,464 SF

SITE RECAP

PROJECT SITE:
 PARCEL A: 387,368 SF. (8.89 ACRES)
 PARCEL B: 387,368 SF. (8.89 ACRES)

TOTAL PROPERTY SIZE: 774,736 SF (17.8 ACRES)

NEW BUILDING FOOTPRINTS: 161,464 SF

EXISTING BUILDING FOOTPRINTS: 73,900 SF

TOTAL LOT COVERAGE: 30%

LANDSCAPING/OPEN SPACE: 29% (226,861 SF)

ZONING:
 CURRENT ZONING: RE

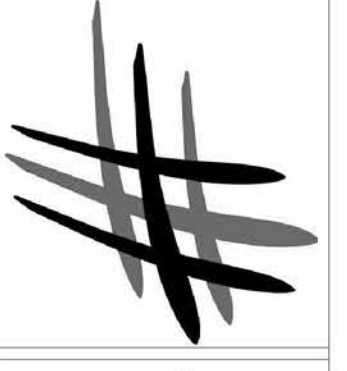
SETBACKS:
 ELO ROAD SETBACK = 20'-0"
 S. SAMPSON TRAIL SETBACK = 30'-0"
 REAR SETBACK = 20'-0"

PARKING:
 STANDARD: 40 PARKING SPACES
 ADA: 1 PARKING SPACE
 RV: 50 PARKING SPACES
 BIKE: 4 PARKING SPACES

KEYNOTES

- 1 PROPOSED 10' GREEN BELT.
- 2 ADA PARKING STALL WITH STRIPED AISLE & PAINTED SYMBOL & SIGNAGE ON POLE
- 3 SNOW STORAGE AREA.
- 4 PROPOSED 8' WIDE SIDEWALK.
- 5 6' HIGH WROUGHT IRON FENCE.
- 6 STANDARD 9' x 18' PARKING SPACE.
- 7 6' HIGH SECURITY GATE.
- 8 PROPERTY LINE.
- 9 BUILDING SETBACK LINE.
- 10 LINE INDICATES FIRE ENGINE ACCESS - 28' INSIDE RADIUS.
- 11 PROPOSED RIDE SHARE AREA.
- 12 BUS STATION
- 13 COVERED STANDARD 9' x 18' PARKING SPACE.
- 14 PROPOSED SEPTIC DRAIN FIELD, SEE CIVIL DRAWINGS.
- 15 PROPOSED WATER STORAGE TANK, SEE CIVIL DRAWINGS.
- 16 EXISTING WELL, SEE CIVIL DRAWINGS.
- 17 LINE INDICATES BUS ACCESS - 28' INSIDE RADIUS.
- 18 BIKE PARKING
- 19 9' x 23' PARALLEL PARKING SPACE

HATCH DESIGN ARCHITECTURE
 200 W. 36TH ST.
 BOISE, IDAHO 83714
 OFFICE: (208) 475-3204
 FAX: (208) 475-3205
 COAST GUARDS RD 222
 HATCH DESIGN ARCHITECTURE



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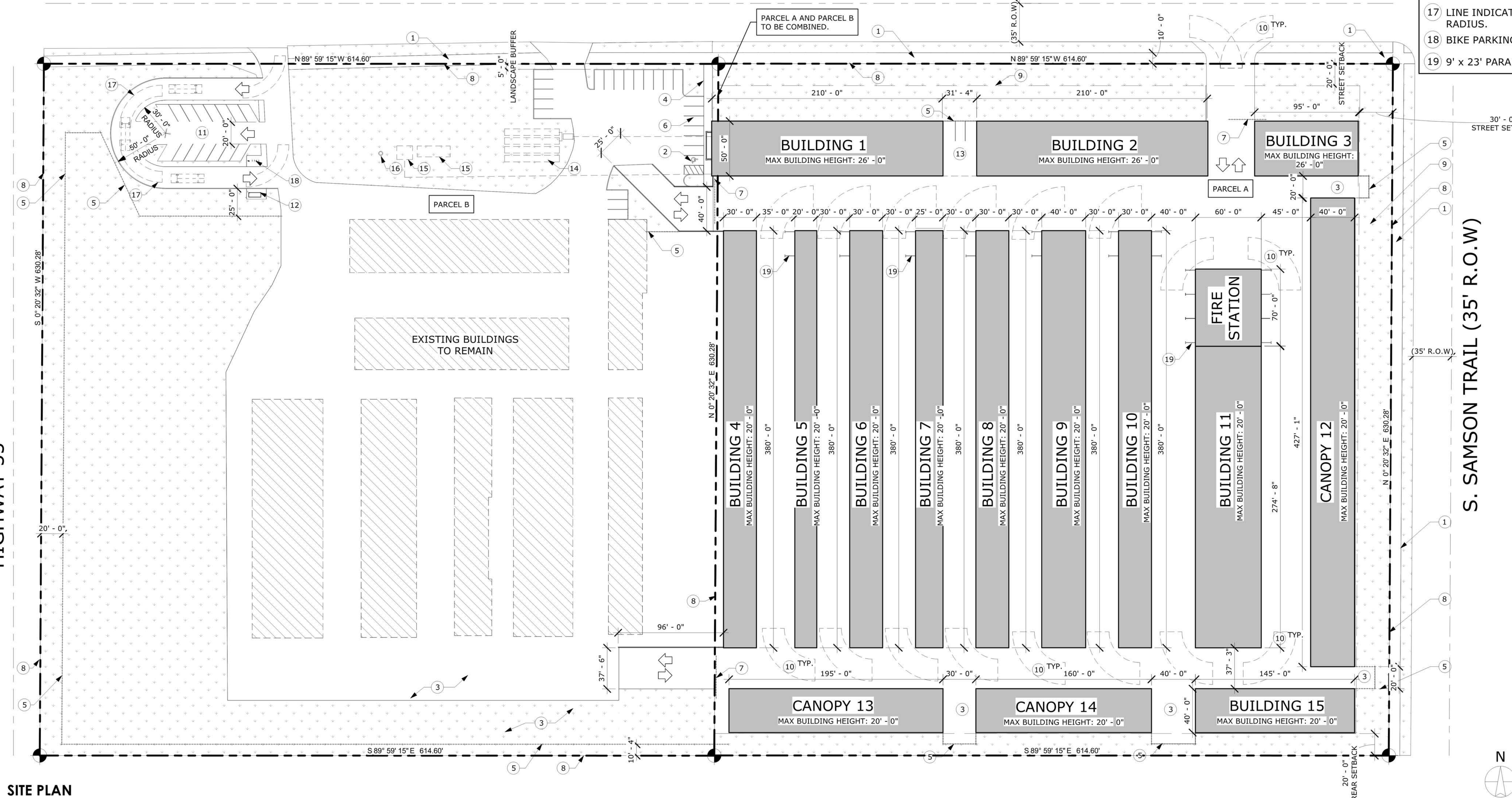
NEW SELF STORAGE EXPANSION:
STOR-IT SELF STORAGE
 379 ELO RD, McCALL, ID

DATE:	MARCH 2022
DRAWN BY:	WE
CHECKED BY:	JLH
JOB NUMBER:	MKT
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	A-1.0

ELO ROAD (35' R.O.W)

S. SAMPSON TRAIL (35' R.O.W)

HIGHWAY 55



SITE PLAN
SCALE: 1" = 50'-0"

RECEIVED

By Meredith Todd at 1:56 pm, Apr 05, 2022

EXTERIOR FINISH SPECIFICATIONS

MR1: METAL ROOFING & RIDGE FLASHING

MBCI 'ULTRA-DEK' OR APPROVED EQUAL PRE-FINISHED STANDING SEAM PANELS. INSTALL PER MANUFACTURER SPEC. COLOR: FERN GREEN

MS: VERTICAL METAL SIDING:

MBCI 'RAIN GUARD' VERTICAL METAL PANEL. INSTALL PER MANUFACTURER SPEC. COLOR MS1: FERN GREEN
COLOR MS2: COPPER METALLIC

WM: WALL MURAL

MBCI 'RAIN GUARD' VERTICAL METAL PANEL WALL MURAL.
WM1: FERN GREEN
WM2: KK-BRWN
WM3: ALMOND

EW: ENGINEERED WOOD MEMBER

EXTERIOR LAMINATED CEDAR

EXTERIOR FINISH SPECIFICATIONS

FG: FASCIA, COPING CAP & TRIM, GUTTER

MBCI OR APPROVED EQUAL. PRE-FINISHED SHEET METAL COPING CAP AND TRIM. PRE-FINISHED FASCIA AND GUTTER. INSTALL PER MANUFACTURER SPEC. COLOR: FERN GREEN

C1: CONCRETE MASONRY UNIT (VENEER)

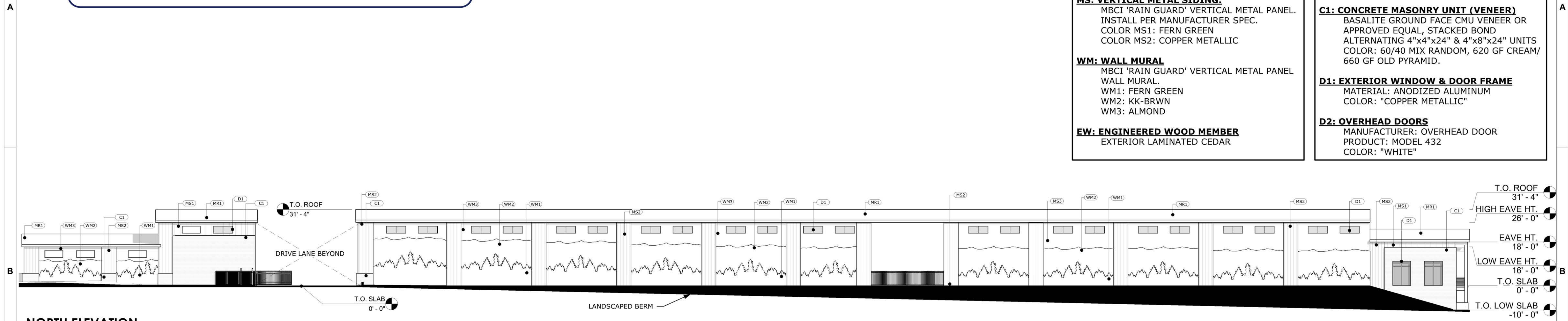
BASALITE GROUND FACE CMU VENEER OR APPROVED EQUAL, STACKED BOND ALTERNATING 4"x4"x24" & 4"x8"x24" UNITS
COLOR: 60/40 MIX RANDOM, 620 GF CREAM/ 660 GF OLD PYRAMID.

D1: EXTERIOR WINDOW & DOOR FRAME

MATERIAL: ANODIZED ALUMINUM
COLOR: "COPPER METALLIC"

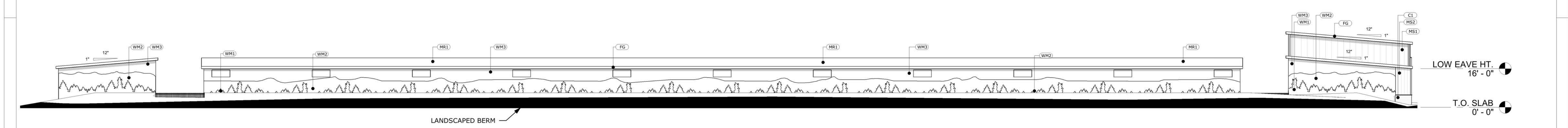
D2: OVERHEAD DOORS

MANUFACTURER: OVERHEAD DOOR
PRODUCT: MODEL 432
COLOR: "WHITE"



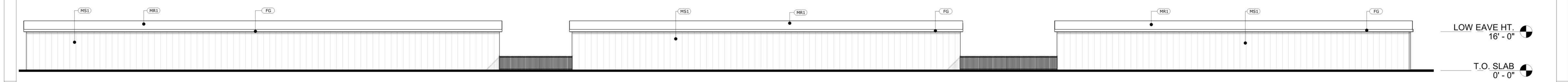
NORTH ELEVATION

SCALE: 1" = 20'-0"



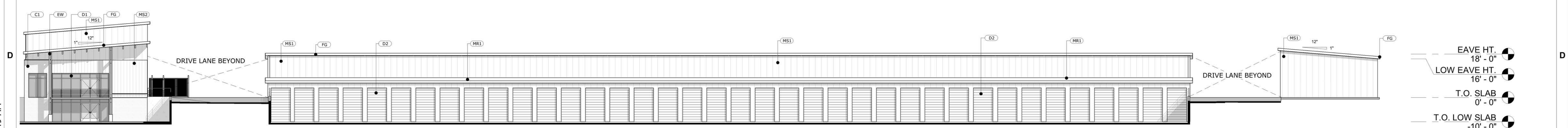
EAST ELEVATION

SCALE: 1" = 20'-0"



SOUTH ELEVATION

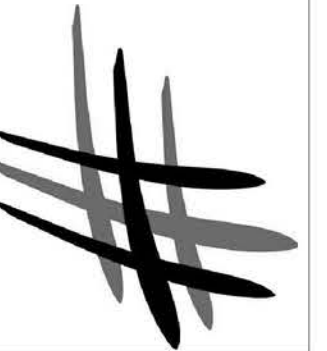
SCALE: 1" = 20'-0"



WEST ELEVATION

SCALE: 1" = 20'-0"

HATCH DESIGN ARCHITECTURE
200 W. 36TH ST.
BOISE, IDAHO 83714
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FAX: (208) 475-4755
CELL: (208) 475-3222
COURTESY: HATCH DESIGN ARCHITECTURE



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NOT FOR CONSTRUCTION

NEW SELF STORAGE EXPANSION:
STOR-IT SELF STORAGE
379 ELO RD, McCALL, ID

DATE: MARCH 2022
DRAWN BY: WE
CHECKED BY: JLH
JOB NUMBER: MKT
SHEET TITLE: EXTERIOR BUILDING ELEVATIONS
SHEET NUMBER: A-4.0

4/5/2022 11:58:49 AM

From: [ruhkmas](#)
To: [Brian Parker](#)
Subject: Stor-it expansion
Date: Tuesday, April 5, 2022 4:00:55 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I and my wife live at 550 Elo Road - just past the proposed expansion. I feel it is totally wrong to allow more storage units to be built in that area. This is not the place for them. Elo Road is part of Farm to Market Road and these roads are a scenic byway, it's not a place for storage units. The traffic concerns, pedestrians, bicyclists, etc. are good reasons for denying approval the bottom line is that it will lower property values for people living in the area. We should not have to lose our property values so others can make money. I am strongly opposed. Carl D.Ruhkala

Sent from my Galaxy

From: lbeck@epikosdesign.com
To: [Meredith Todd](#)
Subject: RE: I see your hand raised on the PZ Meeting
Date: Tuesday, April 5, 2022 5:36:16 PM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you! Yes, we're triple-booked tonight with various design meetings. I need to leave at 5:45.

1. Fire Station. My understanding is that MFD utilizes this space for their seasonal equipment storage.
 - a. Will this be a 24/7 manned station, or will this "Satellite Fire Station" just continue to be specialized storage bays for their tenant use?
 - b. Aside from a support letter, please describe the use agreement with MFD?
 - c. Does the site support maneuvering?
2. Transit Facility.
 - a. Does the facility support bus maneuvering? Sized for ingress/egress?
 - b. Can this facility support larger busses?
3. Landscaping.
 - a. This is at the gateway to McCall. Careful landscaping, screening, and significant berms should be (visually rendered) and vetted.
4. Wildlife Corridor.
 - a. Please describe how this supports the wildlife corridor?

Ms. Lisa Beck
Partner, LEED AP BD+C

EPIKOS LAND PLANNING + ARCHITECTURE
303 Colorado Street, PO Box 2490
McCall, Idaho 83638
p 208.634.4540 ext. 702
www.epikosdesign.com

From: Meredith Todd [mailto:mtodd@mccall.id.us]
Sent: Tuesday, April 05, 2022 5:21 PM
To: lbeck@epikosdesign.com
Subject: RE: I see your hand raised on the PZ Meeting

You can email me them so I have them on the record in written form, I have a list of phone numbers/people signed in for comments/q's with you 2/3 of the way down for when we get to the Public Hearing. The list is about 20 people deep, and I know you and Wayne are juggling meetings this evening.

So if I need to read them into the record for you I'm happy to! If I keep seeing you online I won't

Parks & Recreation Advisory Committee
Minutes
4/20/2022 6:00pm
Legion Hall/Virtual Meeting- McCall, Idaho
[+1 208-634-8900,37606886#](tel:+1208634890037606886) Phone Conference ID: 376 068 86#

Committee Members Present: Terry Edvalson, Larry Hauder and Steve Johnson, Dave Petty.

Staff Members Present: Kurt Wolf and Stefanie Bork

Guests Present:

Welcome: Called the meeting to order at 6:01 p.m.

Public Comment:

Agenda Review & Updates:

Review Minutes: Minutes of April 20, 2022, Terry moved, seconded by Steve.

PROS Plan

Terry Shared about the focus group, of historic preservation, Idaho Climate impact assessment, flexibility will be key as we move forward. Current issues to consider, snow pack, shorter seasons and how does this impact our recreational uses.

FEE Structure

Arborist site visits, concessionaires, park reservation fees, Larry mentioned the reservation sign may keep public from enjoying the park and signage should be cleared. Dave speaks to the rental costs associated with prime lake front real estate.

4th of July Alcohol Restriction

Kurt spoke to last weeks' City council and the discussion of alcohol restrictions. Originally it was a 3 year MOU which expired and has continued to be visited yearly and vote to coincide with Idaho State Parks. Justin, McCall Police Chief recommended it may be a good time to lift the restriction. The culture of 4th of July has continued to improve and focus on family friendly. Council recommended a survey to public, majority of the survey takers were in support of restricting. The results will go to council next week. Steve voiced in favor of keeping rule in place and Terry voiced he took the survey and was in favor of restriction to continue. Larry is opposed and thinks a more permanent resolution should take place. Dave mentioned there are plenty of locations in the community to go enjoy alcoholic beverages.

Recreation Department Programs and Events:

Summer Programming will begin in June and registration filled for summer programming with a growing waitlist the month of May. Larry offered to assist with programming if needed, specifically the mountain bike program.

Arbor day- Was a success even with poor weather. More tree seedlings are needed for handout next year.

Parks & Recreation Advisory Committee
Minutes
4/20/2022 6:00pm
Legion Hall/Virtual Meeting- McCall, Idaho
[+1 208-634-8900,37606886#](tel:+12086348900) Phone Conference ID: 376 068 86#

Liberty Fest 2022- Planning process continues to include family friendly events July 1st-4th.

IRPA Conference 2023- Tara and Stefanie will be planning the conference for Idaho Parks and Recreation Professionals for March 6-8 in McCall. Stefanie has currently booked locations for the sessions to take place.

Park's Department Projects and Maintenance Update:

Parks Shop- Progress has been made, incorrect material, siding was credited back for cost and shipping of \$32,000. Kurt and Eddie will work with the funds to landscape area and potentially pave the shop entrance. With some minor delays the shop should be complete mid-July.

Brown Park- Playground installation will be complete by May 20, 2022. Falvey's LLC will continue to finish landscaping, pavers, paving and additional checklist items. Kurt would like to do a soft opening to the PRAC committee, Rotary, MRA, City Council and adjacent neighbors to view and walk through the park, date TBD.

Next Meeting Business: Fee structure, PROS plan, Department Updates, Northern parcel of Brown Park, 70' additional feet of beach frontage.

Adjournment: The meeting adjourned at 7:22 p.m.

Signed: 

Committee – Chair

Attest: 

City Staff Liaison

City of McCall
Housing Advisory Committee
Minutes
July 11, 2022, 4-5:30 pm
TEAMS/McCall Library
218 E Park St
McCall, ID 83638

CALL TO ORDER AND ROLL CALL

Nick Zello, Pat Hill, Robert Lyons, *Diane Kushlan*, and Toni Curtis were present. Brian Parker (City Planner), Michelle Groenevelt (CED Director), and Meredith Todd (Assistant Planner) were present for staff. Floyd Loomis and Joe Dalrymple were also present.

(italics indicates appointment of position expired on July 1, 2022, but members remain listed for meeting to run meeting/assist in non-voting fashion to select/discuss new committee members)

CONSENT AGENDA

- Approve May 9, 2022 HAC Minutes
- ~~Approve June 13, 2022 HAC Minutes~~

Member Hill made a motion to approve the May 9 minutes, Member Curtis seconded. Member Kushlan abstained due to absence from meeting. All other member voted ‘aye’ and the May 9 HAC minutes were approved.

OLD BUSINESS

- Housing Action Plan Update – (Nick) – (5 min)
 - Plan Adoption Recap

Chair Zello provided a summary of the Plan presentation to the City Council in mid-May and the adoption thereof which took place on June 30, 2022 as an official guiding document for the City of McCall. He mentioned that the reception was very strong/positive among Council Members. Member Kushlan agreed that the experience was very positive, and she hopes other communities will emulate the exercise. The word “tickled” was used to describe the whole experience.

- HAC Annual Report Summary (Nick) – (5 Min)

Chair Zello summarized the progress made over the past year in the HAC in forming and tackling objectives. He provided his gratitude and pride to Ms. Groenevelt and staff, and the ground covered by the group over the past 12 months when reflecting on the Annual Report document.

- Lot Fund Application Results – (Michelle/Toni) – (5 min)
 - “Toaster” ADU Donation
 - Local Housing Deed Restriction Incentive Program
 - Expected Housing Action Plan Recommendations

Ms. Groenevelt and Member Curtis reported back the final ranking for the 3 applications, indicated in ranking as follows:

- 1) *Housing Action Plan Recommendations/STR Conversions (\$150,000, however Council indicated the City Staff can return to re-allocate as needed)*
- 2) *Deed Restriction Incentive Program (\$200,000 Funded; \$200,000 contingency);*
- 3) *Toaster Project (Not recommended for funding, but Council indicated Staff can return to reallocate at a later date with more information known).*

Member Curtis reviewed the deliberation of the LOT Committee in further depth to explain how the decision-making process occurred among LOT members with Member Curtis input. She mentioned that while the LOT Committee was attracted to the STR Conversion concept, she tried to keep the focus on Housing Action Plan initiatives in general as well as existing Housing Programs, rather than one concept. Ms. Groenevelt mentioned the exciting part of this year's LOT awards are record breaking for housing funding with this year's total of \$350,000, with an additional contingency amount of \$200,000. Compared to the historic allocations of \$100,000 +/- per year, this number is something to be proud of.

Member Kushlan mentioned her hard time with comprehending how the LOT Committee determines all the various allocations weighed together when all the applications are wildly different. The group discussed the decision-making process as very opinion driven, but also based on consensus. Ms. Groenevelt described that the McCall LOT administration is very different than other Resort Communities has been because it has become focused on funding community organizations, rather than impacts to infrastructure in whole.

Chair Zello wanted to summarize some of the lessons learned on this process. He mentioned *the group should submit for the funds needed, no matter how high, to start.* He also mentioned *adding an HAC member to the LOT group was a critical shift that should be maintained.* Member Curtis also mentioned that *the more specific an application was, the more likely it would be to be fully funded.*

- STR Conversion Debrief (Diane/Meredith) – (30 min) *(see attached Memo)*
 1. Discuss Landing Locals/Joe & Kelly Hill Presentation
 2. Construct feedback based on Housing Action Plan
 3. Identify program strengths/weaknesses in McCall context

Ms. Todd and Member Kushlan summarized the Memo included in the packet and wanted to start the conversation on the topic of focusing all public financing on long-term/permanent housing preservation, and the risks associated with financing temporary private sector concepts being too great to invest public dollars in, at least not until a lot more facts are known and generated by the private sector. Ms. Groenevelt mentioned that in reflecting on the Landing Locals presentation, the bare minimum amount of money needed to create their program work would start at \$500,000 to \$1 Million, with questions regarding success. Member Hill agreed that pushing money towards permanent conversion was a more dependable investment and there

wasn't enough proof or permanence to spend the small amount of housing money that the City does have at this time.

Member Curtis – Recommendations – Test/prove the concept internally and see what works/what doesn't within the work they already do. Partner with local employers to maximize the conversion concepts that are already occurring.

Chair Zello – Recommendations – Providing some focus on seasonal rental conversion to allow for flexible use of property remaining for property owners.

Member Kushlan – Recommendations – The Memo and Member Curtis' feedback are well-developed thoughts to provide some next steps, as well as providing informational support via City Staff/connecting the private sector stakeholders that can benefit.

The group discussed that the Housing Action Plan does provide some recommendation for this concept, but there are better uses for Public Funds than paying private businesses to prove the concept, when this could be a string partnership between property managers and seasonal employers. Member Kushlan emphasized that a more justifiable example of a public dollars spent on a similar idea would be providing Rental Assistance to workforce members directly. Member Lyons mentioned that focusing on permanent preservation/availability of housing units will be key. The team identified that there would be a worthy expense of public dollars across Housing Action Plan initiatives, the group will now need to start spending public funds to show the community that action is happening, and the group expressed feeling ready to implement. There will be an agenda item for these needs, forthcoming.

- Housing Solutions Brainstorm (*chronologically at the end of meeting*)
 1. ~~Sweat Equity Punch List (Toaster Test Run)~~ **no updates for this meeting**
 2. Developer Challenges (Toni)

Member Curtis presented her findings from working with local developers regarding the challenges local developers experience/have experienced in trying to develop Local Housing in the community. A big need is a 'road map' of how to navigate the development process in McCall from Pre-App to construction. Another big need is resolution to the Sewer Situation. Some reflection was made on the stop-and-go process with Planning & Zoning, most of which is complying with requests for technical reports on engineering, traffic analysis, and environmental assessments. Member Hill mentioned that he questions some of the Planning & Zoning related concerns due to the McCall process being expedited in comparison to other regions, as well as the need for developers to gain experience and hire the right experts, rather than speed the process beyond good decision making for convenience factors. The group mentioned a big help would be increasing the Deed Restriction Incentive to better match development costs. Member Lyons asked whether there could be a fee waiver policy created for Planning & Zoning

fees/Engineering fees, followed by prioritized reviews for developments including Local Housing Deed Restrictions.

(continued on following page)

NEW BUSINESS

- Review HAC Letters of Interest and select 2 Committee Members – (20-30 min)
 - Diane Kushlan
 - Floyd Loomis
 - Joseph Dalrymple
 - **Rick Fereday****

Chair Zello mentioned his regret in needing to step down, and regret at failing retirement. He determined Mr. Loomis would be the first interviewee for the hot seat.

Mr. Loomis described his experience in Financial Journalism and being a Deacon for the Catholic Church which has involved securing housing for at-risk populations and seasonal workers for years. He mentioned having spoken with various jurisdictions about Housing Issues, and mentioned his strength lies in the field of communications and research and could benefit the group with leg work. He said his particular current area of interest is Accessory Dwelling Units and acting on the opportunities with those in McCall and the County.

Mr. Dalrymple gave his personal history also having grown up in McCall and done a significant number of public projects in the McCall area. He mentioned that the McCall area has always had fluctuating housing challenges, generally driven by the themes of the economy. He mentioned noting that Covid-19 did a major number on the economics of development in the region, and that readjusting strategies to keep up with the dynamic nature of the area would be key.

Member Kushlan mentioned she would prefer a member of the business community participate moving forward, so she would hope to see Rick Fereday on the Committee.

Member Curtis asked Mr. Loomis what the best timing for his Fire Service over the summer would be. He mentioned he would be most likely ready in September after the fire season.

Member Lyons made a motion to recommend Rick Fereday/Joseph Dalrymple to City Council for appointment to the immediately open seats, and anticipate the onboarding of Mr. Loomis in September/October upon Pat Hill stepping down. Member Hill seconded. All members voted aye and the motion carried.

NEXT MEETING

Next Regular Meeting – August 8, 2022

Member Curtis made a motion to adjourn, Member Hill seconded, all members voted aye and the meeting was adjourned at 5:28pm.

ADJOURN

American with Disabilities Act Notice: The McCall Library is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142

Date:

DocuSigned by:

Toni Curtis

09D3AA06C2794C7...

Toni Curtis

, HAC Chair

October 7, 2022 | 2:09 PM MDT

DocuSigned by:

MJ Groenevelt

87D2AC688AB44E6...

Michelle Groenevelt, CED Director

October 10, 2022 | 2:38 PM MDT

McCall Public Library Board of Trustees Meeting Minutes

July 11, 2022 – 10:00 AM

Two Locations: Teams (virtual) or Legion Hall, 216 E. Park Street

Agenda

Attendees: Legion Hall – David Gallipoli, Lola Elliott, Meg Lojek, Susie Reddick

Virtual – Matt Stebbins, Nathan Stewart, Linda Stokes, Amy Rush

Call to Order: 10:05 am

Amendments to Agenda: None.

Approval of Minutes 6.13.22 – ACTION ITEM: Lola motioned to approve the minutes; Susie seconded; motion passed unanimously.

Public Comment: None.

Director's Report

Payment Approvals 6.30.22 – ACTION ITEM: David motioned to approve the payments; Lola seconded; motion passed unanimously.

Monthly Budget and Stats; Financials: Statements are available online. We are three-quarters of the way through the fiscal year.

Quarterly LGIP Deposit \$6,242.16 – ACTION ITEM: Susie motioned to approve the deposit; David seconded; motion passed unanimously.

Other Updates:

Interns: Bryce and George are working at the library and getting paid by a grant. Both will work through most of August. It's going well!

Children's librarian: The job opening has been posted online. Bre's last day is in mid-August. Meg had already received a couple of applications. The opening will also be advertised in late July in the Star-News.

Grant: Good news – The Laura Moore Cunningham grant was accepted in the amount of \$100,000 for library construction costs. We're so grateful for their continuing support. Bad news – our solar panel grant was denied. It's a competitive national/international award with only three given out annually, so maybe it's not too surprising. We may apply again next year or re-package the application for a different grant. Also, the Library's LOT application was denied. The committee had concerns about certain installations and our budget status. There was a suggestion that our request for shade pergola outside the children's library could be made again next year when it's closer to the time it will be constructed. The Board discussed the process the commissioners employed and the ways the City is also trying to raise money to put our project in the black.

Prep for construction: David has been helping Meg and the library staff with preparations for our new west entrance. The construction work has been postponed because the door is not yet available – we're hoping for next week. Lots of interior work has taken place – moving shelves, etc. – to be ready for this part of construction to begin.

Note: Meg will be out of the office for two weeks in September; Diane Penny will be in charge.

Fundraising and Foundation Report:

Amy secured a grant for our TutorMobile which is now fully funded. Amy reported she will approach a foundation for support of our expansion project for the next two years with \$20,000 each year. Major donation movement has slowed, probably due to competing gift interests like Cougar Island. Amy expects re-engagement to surface in the fall. Upcoming events: a construction kick-off celebration on Wednesday, August 17th from 4 – 6 pm at the library (perhaps there will be a Friends table to sell T-shirts and bags); and on Wednesday, September 14th from 4 – 6 pm there will be a donor appreciation event at Jug Mountain Ranch. Hoping to invite every donor, regardless of amount given.

Treasurer's Report

Linda reported on the budget – nothing much going on currently regarding the project, just a few bills like RATIO coming in. Next budget meeting will be July 29th, at which point the budget will be set. There will be a separate fund just for construction expenditures. Linda will show us how this works in the near future with the Capital Improvement Plan.

Update on Library Expansion:

Nathan reported on progress with Skyler Swinford's teamwork on HVAC designs and possible alternatives. Engineers and designers hope to reduce the complexity of the system and maintain sustainability with a streamlined HVAC system that will function efficiently for the next 50 years. Nathan really appreciates Skyler's support – he's not charging us for his efforts. Thanks, Skyler and Nathan!

Approval of Letter of Thanks for Library Expansion Support

Discussion about where to place the letter led to consensus that it's a thank-you, so we'll keep it short and sweet as a Letter to the Editor. ACTION ITEM: David motioned to approve the letter as a Letter to the Editor in the Star-News; Lola seconded; motion approved unanimously.

HR Report

We listened to Traci Malvich's presentation to the City Council from 7.1.22 about changes to the salary schedule. Our employees will likely be brought up to market levels of the Consumer Price Index by October and, as they are evaluated, may also be eligible for merit pay of up to 3%.

Friends Liaison Report:

Meg attended the first part of the recent meeting and reported that whoever picks up books for transport to the church will stop at the Pump House and at the library. Lots of books are available at the library due to weeding in anticipation of the construction project. It may take two trips a week for a while. The LOT commissioners approved the FOL request for storage funding. Hooray – the cost of book storage is now covered for the next year. The FOL president, Patty Moran, met with Amy Rush and Meg about how to improve communication and cooperative efforts between the Friends, the Foundation, and the library. The FOL is membership-based with an overall goal of financial support for library programs and items through book sales, membership fees, and small fundraising efforts. The Foundation is not membership-based, relying on larger asks but with the goal of supporting the library expansion project first and foremost.

City Council Liaison Report:

Mayor Bob was not present to give a report.

Adjourn: 11:38 am

Next Meetings:

August 8th, September 12th, October 10th

Minutes prepared by Susie Reddick, Secretary

Respectfully submitted by Jackie Rubin, Chair



McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

July 12, 2022 – 4:30 p.m.

McCall City Hall – Lower Level & MStTeams Teleconference
216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at 4:30 p.m.

CALL TO ORDER AND ROLL CALL – Commissioners Robert Lyons (Chair), Scott Tunnell, Christina Nemec, Ryan Kinzer, Liz Rock, and Tony Moss were present. Commissioner Tom Muhlfeith was absent. Michelle Groenevelt (CED Director), Brian Parker (City Planner), Meredith Todd (Assistant Planner), Morgan Stroud (Staff Engineer), and Bill Punkoney (City Attorney, White Peterson) were present for staff.

1. REVIEW & APPROVAL OF MINUTES

- May 17, 2022 - Planning & Zoning Commission Minutes (Action Item)
- June 7, 2022 – Planning & Zoning Commission Minutes (Action Item)

Commissioner Tunnell made a motion to approve the May 17th and June 7th, 2022 Minutes as written, Commissioner Kinzer seconded. All Commissioners voted aye and the motion carried.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-Application for a Subdivision (SUB) Preliminary Plat and Conditional Use Permit (CUP) 207-217 Simmons St – Steve Callan

A Pre-application for development of a 5-unit townhome subdivision and Conditional Use Permit for a multi-family, multi-use development in the Industrial Zone. The townhomes would include workshop/commercial space on the ground floor, and residential units, accessed internally, on the upper floor. The property is zoned I – Industrial, is located within the Mission St Scenic Route Overlay, and is more particularly described as:

Lots 5-10 of Block 2 of the Riverside Subdivision, situate in the W ½ of the NW ¼ of the SW1/4 of Section 16, T18N, R3E, B.M., City of McCall, Idaho

Not a Public Hearing

Steve Callan of 385 Rio Vista Blvd presented his pre-application for 5-unit mixed-use townhouse project in the Industrial Zone to include residential space in the upstairs, and Industrial Workshop space on the ground floor. Commissioners asked whether he would consider applying Deed Restrictions for Local Housing as a method to prevent the units being used for Short-Term rentals. The building/units will have to be set up with fire-sprinklers as a mixed-use development. Commissioners then inquired about what makes the lower-level a “workshop” as opposed to a garage. The difference would be the fixtures developed into the space and the requirement for a commercial use on the bottom floor to meet zoning requirements.

continued on following page

**Pre-Application for a Zoning Code Amendment
Michelle Groenevelt for the City of McCall**

A Pre-Application for a Zoning Code Amendment to amend McCall City Code guidance regarding Permit Standards for Dwellings, Short-Term Rentals. Amendments include standards for general health and safety such as a fire inspection and licensing process through the office of the City Clerk.
Not a Public Hearing

Michelle Groenevelt, Community and Economic Development Director presented the pre-application for a Zoning Code Amendment to amend the Permit Standards for Short-Term Rentals. The Code Amendment concept has been reviewed and recommended for workshopping and changes with the City Council over the course of the last 6-8 months. Staff has incorporated the general policy feedback from City Council and Property Owners to arrive at the present point of bringing a Zoning Code Amendment before the Planning & Zoning Commission. The City has hired a consultant familiar with the issue and the area to assist with the Code Amendments.

Ms. Groenevelt reviewed some of the more specific code standards that are intended to be addressed including: licensing requirements, fee schedules, establishing an inspection process in partnership with the Fire District, floor/site plan requirements, and establish a fine schedule and policy for recurring code violations. The most significant change to the Short-Term Rental Policy will likely be a change to occupancy standards from 4 persons per bedroom to a lesser number. This reduction better aligns to the standards by which single-family homes are measured for code compliance and infrastructure standards within the community, such as Water, Sewer, and Septic Units.

Commissioner Tunnell asked for clarifications on the number of violations allowable, prior to revocation or suspension of a permit. Ms. Groenevelt clarified that it would be 2 fines, then the 3rd violation would cause suspension. Chairman Lyons asked what flexibility there could be with the occupancy standards and allowing more than 2 occupants be in a larger sized room. Ms. Groenevelt mentioned that the standard would be applied as an average occupancy calculated based on the number of bedrooms, but the property owners could distribute sleeping areas as they saw fit. Chairman Lyons asked whether there would be any exceptions to occupancy for children under a certain age or similar. Commissioner Tunnell asked for further information on the Code Enforcement and Inspection processes. The Short-Term Rental would be required to pass an Inspection prior to receiving their permit, then Enforcement would be on a report-by-report basis handled directly through the Local Option Tax Administrator. Field Enforcement would be managed by the Police Department, while the Administration of the Short-Term Rental related code enforcement would be through the LOT Administrator. There would be some challenges to enforcing these changes within the Impact Area with the Impact Area agreement being under review, but the goal would ultimately be to have the Impact Area code be updated in a reasonable period.

Commissioners also asked about what type of balances would be placed on Events at Short-Term Rentals. Ms. Groenevelt summarized that examples having occurred historically include weddings taking place at lake front STRs, or large barbecues that engage guests far beyond those actually staying at the property. There will need to be language formulated on this, but it is an important component for consideration. There was some discussion on the Accessory Dwelling Unit language and definitions that would be applicable as well as potential Noise Ordinance enforcement methods.

3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a commissioner

specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following **ACTION ITEMS**:

ROS-22-06 (ACTION ITEM)

2051 Plymouth Court – Joel Droulard for Stephan & Marisa Dominguez

An application for a Record of Survey to combine Lot 4 of Block 7 of the Amended State Subdivision (10,719 square feet at present) with Tax Parcel no. 248 (4,558 square feet at present), and adjust the current property boundary between Tax Parcel no.248 and Lot 5 of Block 7 (18,416 square feet at present) of the State Subdivision Cove Replat to result in 2 new lots from the existing 3. The 2 resulting lots will total 19,373 square feet and 14,157 square feet, respectively.

Lot 4 of Block 7 and Lot 5 of Block 7 of the State Subdivision - Cove Replat, and Tax parcel no. 248, situate in Section 3, T18N, R3E, B.M., Valley County, Idaho.

Not a Public Hearing

ROS-22-07 (ACTION ITEM)

925 Lick Creek Road - Fredlyn Wideman & Jodell Barber for the Estate of Conrad Schade

An application for a Record of Survey to Adjust the lot line between two lots of record to correct the encroachment of an existing structure over a lot line. The properties are zoned R4, Low Density Residential and are more particularly described as:

The N'rly and S'rly portions of McCall Acreage Tax Parcel No. 38, situate in the SE ¼ of the SW ¼ of Section 3, T18N, R3E, B.M., Valley County, Idaho.

Not a Public Hearing

DR-21-26 - Extension of Time Request – (ACTION ITEM)

1702 Pine Circle - Troy Lachik of Landon Architecture for Jake Tucker

A Design Review and Scenic Route application to construct a 2,593 square foot, two-story single family home with an attached garage. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lot 15 of Block 2 of Timberlost II situated in the SW ¼ of the SW ¼ of Section 3, T18N, R3E, B.M., Valley County, Idaho

Not a Public Hearing

Findings of Fact & Conclusions of Law from June 7, 2022 P&Z Commission Agenda & Review

ROS-22-05 - Findings of Fact & Conclusions of Law (ACTION ITEM)

TBD Elo Rd - Joe Jones for Joy Weller-Miller and the Bisom Family Revocable Trust

An application for a Record of Survey to adjust the lot line between two existing lots of record to correctly align the historic fence line and property boundary. The properties are Zoned RE – Rural Estate, and are more particularly described as:

Weller-Miller: Amended Tax Parcel No. 126, situate in the NW ¼ of the SW ¼ of Section 22, T18N, R3E, B.M., Valley County, Idaho & Bisom Family Revocable Trust: Amended Tax Parcel No. 20 situate in the NW ¼ of the SW ¼ of Section 22, T18N, R3E, B.M., Valley County, Idaho.

Not a Public Hearing

DR-22-14 & SR-22-08 - Findings of Fact & Conclusions of Law (ACTION ITEM)

TBD S 3rd St – Andy Laidlaw for 530 Hwy 55, LLC

An application for Design Review & Scenic Route Review to construct a new Wood, Metal, and Graphics Studio totaling 3,010 square feet to accompany an existing barn on the property. The

project will include 7 new parking spaces. The property is zoned CC – Community Commercial, is located along the Hwy 55 Scenic Route, and is more particularly described as:

Tax Parcel No. 23, situate in the NW ¼ of the NE ¼ of Section 21, T18N, R3E, B.M., Valley County, Idaho.

Not a Public Hearing

Commissioner Nemec made a motion to approve the consent agenda. Commissioner Tunnell seconded. All commissioners voted aye and the consent agenda was approved unanimously.

4. OLD BUSINESS

No Old Business

5. NEW BUSINESS

Revocation Agreement

Relating to ROS-20-27

1643 & 1645 Ginney Way – Bill Punkoney for the City of McCall

The properties are zoned R4 – Low Density Residential, and are more particularly described as:

Lots 22 & 23 of Block 1 of the Lick Creek Meadows Subdivision, Phase 1, situate in the SE ¼ of Section 3, T18N, R3E, B.M., City of McCall, Idaho

Not a Public Hearing

Bill Punkoney presented the Revocation Agreement in summary as a process to revoke the process of having approved a lot combination in 2020/2021 based on incomplete information as provided by the applicant team at the time. The approval of this Revocation would return the two lots to their original platted state prior to their combination.

Commissioner Tunnell made a motion to approve the Revocation and authorize the Chairmain to execute the agreement on behalf of the Commission. Commissioner Kinzer Seconded. All commissioners votes aye and the motion carried.

DR-22-12 & SH-22-03 (ACTION ITEM)

121 Kiki Ct – Mike Robnett for Eric Giddins

An application for Design Review and Shoreline approval to construct a new, single-family dwelling unit with an attached, 2-car garage and covered exterior porch and patio with a total square footage of 4,332 square feet. The property is zoned R1 – Residential – 1 Acre, is located within the Shoreline Environs Zone along the Payette River, and is more particularly described as:

Lot No. 6 of the Reserve on Payette River in a portion of Government lots 4 and 7, situate in Section 17, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

Mike Robnett of 1002 Violet Way presented the Giddens application for a new Single-Family Residence in the Shoreline Zone of the North fork of the Payette River. Mr. Robnett mentioned some wetlands mitigation and delineation needed to be resolved, but that now they have determined the correct development requirements for the property. Commissioners had some questions about the access and utilities for the property, but these have been resolved with the necessary utilities.

Mr. Parker presented the Staff Report and identified that the plans generally meet the McCall Design Guidelines and McCall City Code now that some revisions and reworking have taken place to better suit the wetlands and Floodplain existing on the site.

Morgan Stroud presented the Engineering Report and mentioned that although Stormwater Application materials had not been received, the applicants had communicated that they were working on the necessary materials based on the engineering review, and would be required to receive final engineering approval prior to issuance of a building permit.

Chairman Lyons opened and closed the public hearing with no comments from the public.

Commissioner Tunnell made a motion to approve DR-22-12 and SH-22-03 with the conditions of approval as stated, Commissioner Nemec seconded, all commissioners voted aye and the motion carried.

DR-22-16 (ACTION ITEM)

985 Valley Rim Rd — Claire Remsberg for Treone Cooley

An application for Design Review to construct a 2-bedroom, 1 bathroom, 780 square foot Accessory Dwelling Unit with a carport, on a property with an existing single family home. The property is zoned R1 — Rural 1 Acre, and is more particularly described as:

Lots 48 and 49 of Valley View Subdivision No.2, situate in the NW ¼ of the NW ¼ of Section 20, T18N, R3E, B.M., Valley County, Idaho

PUBLIC HEARING

Staff indicated that Noticing via mail had been issued to improper addresses and the application would be heard at the next meeting with mailing sent properly.

DR-22-17 (ACTION ITEM)

1425 Chris Lane – Pat Minegar

An application for Design Review to construct a 3,600 square foot Utility Shop with a Deed Restricted Local Housing Accessory Dwelling Unit/Shop on a property with an existing single-family home. The property is zoned RR – Rural Residential, and is more particularly described as:

Lot 9 of the Falcon Ridge Estates Subdivision, situate in the SW ¼ of the NE ¼ of Section 19, T18N, R3E, B.M., Valley County, Idaho

PUBLIC HEARING

Pat Minegar of 1425 Chris Ln in McCall presented his application for a Workshop/Deed Restricted Accessory Dwelling Unit totaling 3,600 square feet. They would like to have the large-sized accessory building for personal storage, and are happy to place the required Local Housing Unit within the structure. Mr. Minegar mentioned that he has applied for the proper Septic Permit from CDH pursuant to their comments but is waiting to receive the permit as needed for a Building Permit.

Mr. Parker presented the Staff Report and described how this application was intended to be approved administratively, but got tied up in the Code Amendment stall for the Area of Impact. He mentioned that the only stall remaining for this application would be receiving the Septic Permit from CDH, so the commission will need to add the Septic Permit condition. Ms. Stroud provided the Engineering Report mentioning it had been issued final engineering approval earlier in the day due to the small scale of impact in comparison to the lot size.

Commissioner Nemec made a motion to approve DR-22-17 with conditions as stated reiterating the importance of providing a septic permit of appropriate capacity prior to issuance of a building permit, Commissioner Tunnell seconded. All commissioners voted aye and the motion carried.

FP-22-01 (Final Plat)

Big Horn Subdivision (Preliminary - SUB-21-04)

Sasha Childs for Net Prophet, LLC: A Subdivision Final Plat application for the creation of a 12 residential lots on a parcel 2.82 acres in size on the west side of a small private section of Verita Road, directly west of Broken Ridge Commons and north of West Valley Road. (Preliminary Plat Approved: SUB-21-02). The property is zoned R8 – Medium Density Residential and is more particularly described as:

In the NE ¼ of the NE ¼ situated in Section 18, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

NOT A PUBLIC HEARING

Steve Millemann of the Big Horn Team presented the application in brief and mentioned after having reviewed the Staff Report he had no changes to request on behalf of the applicants.

Mr. Parker presented the Staff Report and mentioned that most of the details were vetted in the Preliminary Plat process, and that all portions of the application materials met the requirements of McCall City Code.

Ms. Stroud presented the engineering report indicating that the improvements would not require a development agreement and would be constructed in a timely manner. She mentioned that the requirements related to engineering for the Preliminary Plat had been addressed appropriately most importantly have the road be appropriately aligned at the intersection.

Commissioner Tunnell made a motion to recommend approval of FP-22-01 to the McCall City Council, Commissioner Nemec seconded. All commissioners voted aye and the motion carried.

6. OTHER

- **Schedule - Planning & Zoning Commission Work Session to Review the City of McCall Impact Area Agreement**

Commissioners discussed dates that would work for scheduling special meetings regarding Short Term Rental Regulations and reviewing the McCall Area of Impact. Commissioners decided that the Special Meeting on Short-Term Rentals would be appropriate for August 10th at 5:00pm to accommodate the work schedules of more persons; and the Impact Area Meeting would be possible on August 31, also at 5:00pm.

- **Signs approved administratively (Not a Public Hearing)**
 - i. SG-22-08 – 302 E Lake Street - Sadie Noah Real Estate
 - ii. SG-22-09 – 307 E Lake Street – (Concession’s Agreement) Payette Pedal Party
 - iii. SG-22-10 – 400 N 3rd St - Nordic Inn (Formerly ‘Rustic Inn’ or ‘Woodsmen’)
- **Upcoming Meeting Agenda (Tentative – Subject to Change - August 2, 2022)**
 - i. Consent Agenda:
 - 1. ROS-22-08
 - 2. ROS-22-09
 - 3. ROS-22-10

4. Findings from July 12, 2022 P&Z Commission Meeting
- ii. New Business:
 1. ~~DR 22-15/SH 22-04 – 489 Cammy Lane – Dawn Cardwell/Michael Jobes~~
 2. DR-22-18/SR-22-09 – TBD Spring Mtn Blvd – Goff Family
 3. DR-22-19 – 489 Rio Vista Blvd – Mark Withers
 4. DR-22-20 (ADU) – 506 Timm St – Samuel Thopson
 5. ~~CUP 22-01/DR 22-01/SR 22-01 – 402 N 3rd St – (Maverik, Inc.)~~
 6. Minor Plat-22-01 – 123-141 Stibnite Ave – Rustic Village

7. ADJOURNMENT

Commissioner Moss made a motion to adjourn, *Commissioner Tunnell seconded. All commissioners voted aye and the meeting was adjourned at 6:06pm.*

American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142. Please allow 48 hours.

Signed:

Attest:

DocuSigned by:

Robert Lyons

11F89FE13E9A402

Robert Lyons, Chairman
McCall Area Planning and Zoning Commission
September 10, 2022 | 1:26 PM PDT

DocuSigned by:

Brian Parker

744967029FAE4A1

Brian Parker
City Planner
September 12, 2022 | 9:15 AM MDT

**PUBLIC COMMENT
SIGN IN SHEET
McCall Planning & Zoning Commission
July 12, 2022**

NAME	ADDRESS	In favor, Opposed, or Neutral
✓ Mark Martin	926 Chipmunk Ln	In Favor
✓ STEVE CAILAN	385 RIO VISTA	Pre-App
✓ Mike Robnett	121 Kiki Ct.	In support
✓ PAT MIREGAR	1425 CHRIS LN	Support
✓ Matthew Basye	LOT 22/23 Lick Cr. Sub	In Favor
Eric Giddens	121 Kiki Ct	In favor
✓ Keith Walz	26 Pointee Goldfork - Dennyly	Support
208 630-3423		
Steve Millemann		FP-22-01

**City of McCall – Airport Advisory Committee (AAC)
Legion Hall below City Hall
Meeting Minutes**

August 4, 2022

AAC Members present: Rick Fereday, Charles Jones, Mike Weiss, Dan Crowell USFS
Staff present: Emily Hart, Airport Manager
Consultants present: Kevin Bissell T-O Engineering
Others present: Mike Anderson
Remote participants: Mark Thorien AAC, Russ Stromberg

Chairman Jones called the meeting to order at 12:05

Public Comment:

None

Approval of amended minutes from July 7, 2022 Regular Meetings (Action Item)

Rick Fereday moved, Mike Weiss seconded. Unanimously approved.

360° Ranch Subdivision Avigation Easement Update

Russ Stromberg told the group that while he was researching avigation easements from other airports and speaking with members of IAA about the issues, the Airport Manager worked through a final draft of the avigation easement with the developer last week. Ms. Hart stated the developer was amenable to the language, it was reviewed by counsel on both the developer and City side, and the easement was approved by City Council on July 28. She also stated that Mr. Stromberg and a group of aviation safety enthusiasts and aviation lawyers are working to create a template that could be used by other Idaho airports in collaboration with IAA. Ms. Hart intends to bring a new avigation easement template back to City Council as soon as possible.

Mr Stromberg stated two things:

- 1) Joe Corlett with IAA would like to review a template to share with all Idaho airports.
- 2) Requested that Kevin Bissell reach out to airports with whom TO contracts for other avigation easements. The goal is to build a library of easements.

Mr. Bissell stated he will send out a request to all TO Project Managers.

Chairman Jones thanked Mr. Stromberg and Ms. Hart for their efforts.

Norwood Road Pond

Rick Fereday stated his brother is a retired water law attorney who has been involved with disputes over pond. He does not think county has a right to issue permit for pond. The county shouldn't be issuing permits willy nilly, this individual can't put water in pond. Mike Weiss stated they may be able to do a basic well pond. These are questions for IDWR. We need to take note of this. Ms. Hart stated she would investigate with IDWR and report at next meeting.

Airport Sewer Extension

Ms. Hart stated all was moving forward with sewer line extension. An updated estimate would be provided to Council and Granite will do the work asap.

Infield Hangar Development/Infield Utilities Master Plan, RFP small hangar complex

Ms. Hart stated that Jim Gerblick intends to build a new hangar next summer just north of Joe Scott's hangar, with access off Taxiway A. Ms. Hart discussed her plan to issue an RFP for a smaller hangar complex with up to 18 50' x 50' hangars in three blocks of six, as 50' x 50' was a preferred size on a recent hangar survey, since two planes can fit. Laura Nichols stated it may be difficult to get two people to agree to a small hangar share. Ms. Hart stated she could keep the RFP flexible and see what developers come up with.

AIP 033 – East/West Taxiway update (Information Item)/AIP 032 – Runway 16-34

Rehabilitation project update (Information Item)

Mr. Bissell reported that work is a week ahead of schedule. They did a test strip on Taxiway D, which failed. They will do production paving Friday and Saturday. On Monday, Granite will pull out, but leave barricades up. Runway striping and Taxiway D striping will take place on Aug 15-16. Forest Service same time? Mr. Bissell didn't know. Ms. Hart will ask Rafael from TO to ask Josh about Bravo and USFS ramp.

USFS Contract Update

Contract is still in the works. Dan temp detail, Shawn hesitant to transfer all duties to Dan before Sept 15. Dan may stay through Oct. May see Shawn at the next meeting, but AAC will definitely see Dan in October.

SRE Update – loader mounted snowblower implement ITD grant

Jerry Bisom and Ms. Hart have identified the snowblower, as well as a nice complement of spares and consumables. The order total is \$243,369 and Jennifer from ITD Aero told Ms. Hart that the remainder of the \$300K grant could be used for things like fencing or a mower, but not for a new pickup for the Airport.

Obstruction Removal Plan (Information Item)

Ms. Hart suggested that those airport stakeholders who know they have obstructions on their property are encouraged to manage that situation as soon as possible. Still waiting on City to hire new GIS analyst prior to contacting private property owners with trees in Thula neighborhood. The apple trees to the south have been cut, and Ms. Hart has been in touch with FAA about resolving the 34 instrument approach limitations. FAA is rolling out a new platform to manage obstacles in the coming weeks that could speed things along.

Items for Future AAC agenda:

All of the above, minus SRE Update.

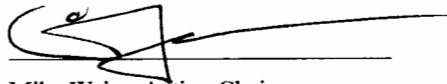
Mr.Thorien would like Mr. Fereday to bring a pie. Mark will come if there's a pie. Don't care what kind. Apple it is.

Next regular meeting scheduled for September 1, 2022, at Noon.

Motion to adjourn. Rick Fereday moved, Dan Crowell second. No objections. Meeting adjourned at p.m.12:35

Date Signed:

Attest:



~~Mike Weiss, Acting Chairperson~~

2 Charles Jones



Emily Hart, Airport Manager

**MCCALL AREA
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

Minutes

August 10, 2022 – 5:00pm

Payette Lakes Middle School – Multi-Purpose Room & MSTeams

111 S Samson Trail, McCall, ID 83638

COMMISSION MEETING – Began at 5:13p.m.

CALL TO ORDER AND ROLL CALL – Commissioners Robert Lyons (Chair), Scott Tunnell (arrived at 5:16pm), Christina Nemec, ~~Ryan Kinzer~~, Liz Rock, Tony Moss, Tom Muhlfeith. Morgan Stroud, Brian Parker, Meredith Todd, Michelle Groenevelt, Bill Punkoney, Diane Kushlan.

1. REVIEW & APPROVAL OF MINUTES

No Minutes were reviewed or approved

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

No Preliminary Development Plans were reviewed

3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a commissioner specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

There were no Consent Agenda Items

4. OLD BUSINESS

No Old Business was heard

5. NEW BUSINESS

DR-22-18 & SR-22-09 (ACTION ITEM)

TBD Spring Mountain Blvd – Thomas & Cheryl Goff

An application for Design Review and Scenic Route Review to construct a new single-family residence with 3 bedrooms, 3 bathrooms, a recreation room, attached garage, and attached 1-bedroom studio totaling 9,701 square feet in size. The Property is zoned R4 – Low Density Residential, is located along the Spring Mountain Boulevard Scenic Route, and is more particularly described as:

A Replat of Parcel B and Peninsula Place in the Third Amended Aspen Ridge III Subdivision, situate in the NE ¼ of Section 10, T18N, R3E, B.M., City of McCall, Idaho

PUBLIC HEARING

Mike Robnett of Robnett Properties presented the application for Design Review/Scenic Route Review for a new single-family home totaling just under 10,000 square feet. The house had come through Design Review prior, but required some amendments to the Scenic Route Code to pass prior to being possible to approve. The code change allowing discretion regarding landscaping requirements went into effect in January of 2022, and the new owners are bringing the home through with some tweaks. They are planning to remove the current Kitchen from the attached Bonus Dwelling to satisfy the issue in obtaining an additional sewer hookup, but they hope to complete that attached apartment at a later time.

Mr. Parker presented the staff report and mentioned that the proposal meet the McCall City Code Guidelines in most ways, spare a hottub/patio indicated as sited within the setbacks which will need to be remedied. The proposal does maximize square footage, and has a large scale, however the property is large enough to accommodate the design comfortably without dominating the site any more than the originally platted condominium area would have.

Ms. Stroud provided the Engineering Report, also mentioning the issue of the patio and hottub shown in too close of proximity to the wetlands, and that final engineering approval was still pending some stormwater information. These represent minor concerns that could be resolved at the staff level.

Chairman Lyons opened the Public Hearing

John Gebhardt 1444 Dragon Fly Loop spoke neutrally with comments regarding the application on the basis of needing to know more about the landscaping to buffer from the road, but he would hope to see the applicant add some larger trees on the interior property line abutting the neighboring Aspen Ridge homesites for better screening. He also mentioned hoping to have an outdoor lighting plan submitted to be reviewed for compliance with the

Tim Wolfgren on Sand Wedge Ct spoke with curiosity about the status of common area on the property and whether neighborhood members will still be able to access the pond. Mr. Wolfgren mentioned concern about the height of the structure and the scale of the structure.

Chairman Lyons closed the Public Hearing.

Mr. Robnett responded to the comments mentioning the applicants will be installing dark-sky compliant lighting, there have been industry changes regarding the type of lighting that may qualify as dark-sky compliant, and they should be better shielded based on those changes. He also spoke about the retained accessibility to the Pond, though it would technically require wading through the pond and other logistics. However, the pond remains a common area for Aspen Ridge property owners.

Commissioners discussed what the view of the structure may look like from each angle abutting the property, and how the common area/prior history of the property would play into the use of the pond and pier. Commissioner Nemeč wanted to discuss options to address the neighbors landscape-screening concerns and asked to confirm the view of the property from the exterior renderings. The landscaping as designed appeared to be appropriate to Commissioners.

Commissioner Tunnell made a motion to approve DR-22-18 and SR-22-09. Commissioner Rock seconded. All commissioners voted aye and the motion carried.

DR-22-19 (ACTION ITEM)

439 Rio Vista Blvd – Tom States for Mark Withers

An Application for Design Review to construct a new single-family home with an attached garage totaling approximately 3,600 square feet. The Property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 14 of the Rio Vista Subdivision No. 2, situate in a portion of Section 8, T18N, R3E, B.M., City of McCall, Idaho

PUBLIC HEARING

Tom States of Better By Design presented for the Withers indicating some of the staff recommended revisions had already been completed and may not be shown within the most recent Meeting Packet update. He indicated that they would be happy to entertain any questions but the design is generally straightforward for the McCall Area.

Mark Withers of 306 and 439 Rio Vista Blvd presented his excitement and flexibility in working with Staff to meet the Design Guidelines and that he just hopes to move forward with construction soon.

Mr. Parker presented the staff report and mentioned the designer and applicant had already provided updated drawings to address most of the comments originally offered in the staff report, and that the most pressing compliance issues with building height, blank walls, and multiple driveways had been resolved.

Ms. Stroud provided the Engineering Report and mentioned that no Stormwater Report was included with the application, this will be required prior to Final Engineering Approval. Ms. Stroud also mentioned the limitation to only 1 driveway access being available, but that it had been sufficiently resolved.

Chairman Lyons opened the Public Hearing and closed the Public Hearing without comment from the public.

Commissioners discussed the changes made to designs according to the staff requests and determined that the existing report and recommendations sufficiently address the outstanding need for Final Engineering Approval.

Commissioner Nemec made a motion to approve DR-22-19 with the conditions as stated. Commissioner Tunnell seconded. All Commissioners voted Aye and the motion carried.

CA-22-02 (ACTION ITEM)

Michelle Groenevelt for the City of McCall

Garrett de Jong for the McCall Fire District

An application for a Zoning Code Amendment to update regulations in Titles II, III, and IV of McCall City Code regarding short term rentals. Specific updates include establishing a short-term rental permit, requiring inspections of units, lowering the maximum occupancy without a conditional use permit to ten (10) persons, and lowering the maximum occupancy per bedroom to two (2) persons.

PUBLIC HEARING

Diane Kushlan of Kushlan Associates, Inc presented the Short-Term Rental Code Amendment, CA-22-02 on behalf of the City of McCall and McCall Fire District. The Code Amendment effort on Short Term Rental Guidelines in 2021 from members of the public submitting comments to City Council, and dialogue on concerns with the Fire District coming from the experiences with Short-Term Rentals in the area over recent years. Over the course of work sessions with City Council and Focus Groups with property owners and managers. Staff in those work sessions identified that the focus areas for a new set of guidelines for STRs would be in health safety, particularly concerning Fire Risk, and neighborhood impacts. There were 328 STRs in 2017, and an increase to 528 as of this meeting date in 2022, not including non-compliant/unregistered Short-Term Rentals.

Ms. Kushlan reviewed the Idaho Code section on Short-Term/Vacation Rentals describing examples for marketplaces/reasonable regulations/inability to cap or prohibit, and the designation of STR use as 'residential in nature' which bars communities from considering short-term rentals a Commercial Use. She then reviewed other communities' restrictions relating to license transferability, capping abilities, occupancy standards, waiting periods for receiving permits, inspection requirements, and special taxing. The most prevalent standards across communities are related to health, safety, interior posting of rules and information, contact information, and occupancy as determined by either Local/State Regulations or individual property owners. She then discussed enforcement mechanisms, revocation powers, and other enforcement processes used by governments in relation to STRs.

Ms. Kushlan closed the staff presentation by recommending the Planning & Zoning Commission to consider the balance of economic benefits (second-income stream, Local Option Tax revenues, economic vitality), and the detriments (loss of neighborhood character, lack of safety or enforceable expectations for property users or owners, housing insecurity/economic risks in imbalanced housing availability). She provided significant changes to note:

- Definitions for "Events, Local Contact Person, and Occupant"
- Zone-by-Zone Use chart
- General occupancy guidelines changing to 2 persons per bedroom
- CUP required for >11 persons,
- No maximum occupancy if CUP acquired
- STR with CUP and >11 occupants require installation of a fire suppression/sprinkler system. Requiring Inspection by Fire District

The second significant change will be the reduction of occupancy per bedroom to 2 persons per bedroom, with bedrooms qualified as reported on the Valley County Assessor's Property Assessment Report. This reduction in occupancy is recommended in response to the community impacts identified by members of the public, better reflect the occupancy standards used in the design of infrastructure, and better reflect the use of non-short-term-rental living facilities.

Garrett de Jong, McCall Fire Chief, clarified some details on behalf of the Fire District team. He mentioned the level of staffing/volunteering available to the community, and the decrease in volunteerism and subsequent decrease in human resources available for Fire Protection services. As a result, response times are increasing, service levels are decreasing, and oftentimes the Fire Engine/Station is not in a strong position to respond to multiple incidents. He mentioned that the Fire District's hopes for inspections have come from patterns of increased risk and increased response to preventable incidents involving Carbon Monoxide exposure, over-heated stoves, or other dangerous situations involving transient occupants.

Commissioner Moss asked Mr. de Jong to clarify the design/space covered by a Fire Sprinkler system, and clarified whether the sprinklers apply outside or only inside. He also asked whether there would be any suppression system that could substitute for the sprinkler system in the situation where the new code language would be required. Mr. de Jong clarified that all the fire sprinkler systems are interior, and described contexts where structures require the installation of sprinklers for uses which cater to Transient Occupants, currently including camps/cabins, schools, bed & breakfasts with occupancies of up to 10 people, hotels, motels, and in other communities, large square footage single-family homes. In the situation of proposed short-term rental occupancies of more than 10 persons per structure, those would require the installation of fire sprinklers due to the 'transient nature of the occupants.'

Chairman Lyons had questions about whether there would be 'grandfathering' for currently-compliant/licensed STRs, or whether those would be required to be retrofitted. He also had questions about whether there was a legal concern with not exempting children of a certain age from the 'person' limit.

Bill Punkoney clarified that Short-Term Rentals do not pose a Fair Housing Act concern.

Commissioner Nemec asked whether the word 'Bedroom' was defined in City Code, and it was read:
3.2.02 Definition of Bedroom from Building Title

Commissioner Rock asked staff to clarify the justification for selecting only '2-persons per bedroom' as opposed to '2-persons per bedroom plus 2' or another option for additions to occupancy. Mr. Parker mentioned that reducing the occupancy is intended to better meet safety guidelines, and Ms. Groenevelt clarified that they also wish to create a guidelines that better reflects the character of a permanent residential household in residential neighborhoods/communities.

Chairman Lyons opened the public hearing

Susan Klass, an employee of Vacasa in McCall spoke with a question for the Fire Chief regarding how many catastrophic or non-catastrophic fire had occurred including short-term rentals. Ms. Klass also had a comment regarding the Declaration of Compliance submission process that is currently used, and mentioned that the form calculates automatically the number of occupants and number of parking spaces based on the number of bedrooms submitted.

Scott Tate of 2404 E Roanoake Dr, 83712 and 302 Mather Unit C18 at Riversbend Condominums in McCall who owns a Short-Term Rental with 2 bedrooms and a sleeping loft/fold out couch mentioned modifying the 2-persons per bedroom requirement, to provide an additional 2, or additions for sleeping areas would be a positive change.

James Watey of 1022 Fireweed with a primary residence in California spoke in favor of fire inspections, but against the changes to occupancy standards given the constraints this would be placed on families wanting to vacation together. He mentioned learning that the reduction of occupancy standards appeared to negatively impact the economy in Tahoe, as well as mentioned concerns with the impact of development in McCall as a whole, as opposed to the impact of Short-Term Rentals individually.

Tom Tidwell of 1165 Majestic View Dr spoke in support of the recommended code amendments as a permanent resident in the McCall Area experiencing serious neighborhood impacts with high occupancy STRs in the vicinity of his home.

Shelly Johnson of 924 Strawberry Lane spoke in support of the code amendment on the same basis as Mr. Tidwell and thanks the Commission for adding more strong regulations.

Kyle Osborn of 507 Lenora St spoke about having his Short-Term Rental and doing renovations to provide a safe facility. He mentioned opposition to the proposal for a fire suppression system due to the financial strain it would put on property owners, and emphasized that penalizing all short-term rentals based on the impacts of the large ones creates an unfair situation for the owners who have worked hard to do STRs right in history.

Julie Runnoe 236 Ernesto Dr owner of McCall Vacation Rentals spoke in opposition to the Code Amendment as written due to the occupancy standards, and spoke about her experience managing numerous Short Term Rentals in logical ways, independently, for fire safety purposes. She mentioned that utilizing the inspection process to determine number of bedrooms and number of occupants would be a better standard.

Kelly Hill of 200 E Park St and owner of DoneRight Management spoke in opposition to the change in occupancy standards because of the impact the new standards would have on large families, wishing to stay together when they visit McCall. Ms. Hill mentioned that while many of the proposed regulations make sense and promote safer standards, the occupancy standards are not included in that. She also mentioned that mandatory retrofitting of structures would be

Dave Hall of 616 3rd St #213 spoke in opposition to the proposed Code Amendment, and identified that instead of amending city code, the Fire Department should be better staffed. He also agreed with other speakers regarding occupancy standards, the nuances of sleeping areas/bedrooms, and the pressure of

Michael Chew of Eagle, ID with a STR Property in McCall spoke in opposition to the Code Amendment, primarily regarding the occupancy standards proposed, and perceived familial discrimination that would occur as a result. He also mentioned that if long-term rentals are not going to be regulated to these standards, short-term rentals should not be regulated to these standards. Mr. Chew also read a housing management provision and the excerpt is included as an attachment to the minutes. He summarized his comments, emphasizing his support for the general safety guidelines in effect and proposed, as well as support for the proposed guidelines and inspection process. His main qualm is the perceived overreach

Matt Caldwell of 204 Lenora St, Suite C spoke in opposition to the Code Amendments in agreement with previous speakers and that a more creative, case-by-case basis should be considered that takes bunk-rooms, alternative sleeping areas, and inspection-based occupancies rather than a catch all. Mr. Caldwell also mentioned that 2nd Homeowners who have large families are a greater prob

Jonathan Frost of 1654 Timber Circle in Donnelly, ID spoke in opposition to the Code Amendment based on his experience writing the Idaho Code section being reviewed, and mentioned he disagreed with the intent of the Code Amendment as written restricting occupancy does not achieve any means of promoting health, safety and general welfare. He mentioned that traditionally his

larger rentals are utilized for family reunions, mentioned being prepared to engage with the State Legislature to further define the scope of the State Code, and mentioned general agreement with other speakers in opposition. He did mention that inspections could make sense if done correctly.

Ted Eply of 1226 Brooklane Cove in Utah and 354 Veronica St in McCall, owner of a 4 bedroom short term rental, spoke in opposition to the change in occupancy standards based on how it would impact the ability to rent to families with kids. He also worried the economy would be impacted, because Short-Term Rentals provide lodging capacity for regional and local businesses. He did speak in favor of safety/fire inspections as those are reasonable.

Chairman Lyons closed the Public Hearing

Commissioner Mihlfeith mentioned that it would be worth considering seeing an exception for children from the occupancy standards, and mentioned he does have some concerns about the requirement for fire suppression systems and the costs and impacts to owners that requirement would have. Last, he mentioned concern with the limbo-situation regarding 'sleeping-areas' and 'lofts' and whether or not they qualify as bedrooms.

Chairman Lyons mentioned his greatest concern was the possibility that imposing a requirement for a fire system, mostly retroactively, would cross a line within the state statute in practically imposing a prohibition on some property owners. He also mentioned concerns with considering children an equal occupancy to adults, but wouldn't know off the cuff how to define a "child." Commissioner Tunnell spoke too about the need to discuss 'children,' but mostly in the way of describing that plenty of STR users have a 45-year-old child that might try to stretch the rule. He spoke about his concerns with the rapid growth of the Short-Term Rental industry in McCall over the last 5-years, as well as the major increased impact in traffic in neighborhoods over that time-period. He also mentioned he appreciates where this proposal is coming from, both regarding safety of facilities and in trying to address the impacts STRs have had to the community as a whole.

Ms. Kushlan asked Chairman Lyons to clarify his concerns with the 'practical prohibition' in the State Statute, and Chairman Lyons clarified he is mostly convinced that requiring fire sprinklers or being too restrictive on occupancy would be a practical prohibition and it would not stand if challenged. Chairman Lyons also asked Chief de Jong to describe the estimated cost of installing a fire system, which the Chief described as ranging from \$1-\$3 per square foot for new construction, to \$5-\$10 per square foot for retrofits. Commissioner Moss mentioned that based on how long it takes for his dishwasher to be repaired, he imagines the installation of a fire suppression system would take quite a while. Last, he asked why it would make sense for him, as an Impact Area representative, to make any votes on this ordinance if the County has not agreed to adopt any new ordinances for the McCall Impact Area until the Impact Area Review process is completed over the next 6-18 months.

Ms. Groenevelt described that the Area of Impact Review would be occurring over that time period, and would likely be moved forward after that review is completed. She described that the origin of this particular Amendment has been driven by the request of the City Council in their work plan for the year, and that the majority of the administration process is under the jurisdiction of City Departments for Business Licensing and public safety, and would like to move forward in regards to STRs within City Limits, with the high concentration of units and challenges, despite the pause in new ordinance adoption with the County until a later time. Commissioner Moss mentioned hopes that the County

would be taking up this ordinance and discussion for the Impact Area, as it is hard to consider when this ordinance currently would not affect him, no matter how much he appreciates its intent.

Commissioners asked for further information regarding sprinkler requirements in Fire Codes, and Chief de Jong described that while the International Fire Code does require sprinklers for residential development, the State of Idaho has exempted that requirement. Commissioner Tunnell mentioned that the determination of number of bedrooms might not easily be settled through the current county assessors report, a good bridge could be the provision of sworn floor plans in the application process that are verified as accurate in the inspection process. He also mentioned that despite some uncertainties on language, he would hope to move forward on this Code Amendment process to step in the direction of getting an ordinance adopted, this one as written needs work.

Commissioner Nemeč itemized the list of concerns:

- Occupancy Language
 - Defining - (bedrooms/lofts/sleeping areas)
 - Persons per bedroom (any exemptions?)
 - Trigger CUP?
- Fire Suppression
 - When, why?

Commissioner Nemeč asked for clarification on the process for legitimizing spaces as Bedrooms if they do not have a Certificate of Occupancy indicating that space being a bedroom, and Ms. Todd described situations where homeowners wish to make a space an official 'bedroom,' that would be determined by the building code/building official either in an inspection process, or by acquiring a building permit to convert the space. Commissioners asked whether there could be a "Summary Process" created for designating a space that is not officially a bedroom as a bedroom for Short-Term Rental operations.

Mr. Punkoney instructed the Commission that they could include a recommendation to create a "Summary Process for Bedroom Assignments" in their recommendations, as well as other recommendations for additions that address community concerns.

Commissioner Tunnell wanted to review the statistics on existing occupancy, emphasizing that less than 2/3 of the active STR's advertise capacities below 10 people, so the meat of the occupancy issue likely will only affect the STR's that are creating adverse situations for neighboring community members at this point. Commissioners also identified wanting to allow a pathway for property owners to pursue a greater occupancy than automatically allowed by the 'Bedroom' based language, if the property has unique qualities such as large-scale bedrooms that may allow for more than 2 persons per bedroom, perhaps by adding that as possible through a Conditional Use Permit process. They also inquired whether requesting exemption from Fire Sprinkler systems, could be within the Conditional Use Permit process, given the need to analyze the applicability of the sprinklers on a case-by-case basis. In discussing whether or not to exempt children of a certain age, Commissioners mentioned it would be difficult to enforce the exemption of children due to the transient nature of renters.

Mr. Punkoney mentioned that rather than build these discretionary processes into Conditional Use Permit requirements which are time consuming, costly, and intensive in staff time, the PZ Commission could *recommend the creation of a separate Administrative Process that would be less complex but remain detailed enough to review the nuances of the situation.*

Next, Commissioners proceeded to the topic of Fire Suppression systems and wanting to create either a ‘grandfathering’ system for existing, compliant STRs to operate at their allotted capacity, and not have to retrofit to sprinkle unless or until they wish to expand or change their use to be beyond that of what they’ve been operating in compliance. The discussed options such as requiring automated alarm/monitoring systems or other solutions that could be a healthy substitute to the sprinkling itself.

Regarding the Fire Suppression proposal, given the concern for safety remains, *Mr. Punkoney recommended the Commission provide their described concerns for cost especially in retroactive cases as well as applicability, to the City Council as an ‘issue to solve.’ He described providing Council with the recommendation to balance the health and safety concerns with the financial impacts of requiring a fire suppression system be installed.* Chief de Jong did clarify for the Commission that the goal of his applying Fire Code and the Building Code with regards to sprinklers is to remain consistent, he also went into depth on how fire sprinkler systems work.

Commissioners also recommended creating a more detailed and realistic timeline/grace-period for compliance, and or clauses to allow for some operation at a simple level during the ‘Bedroom redesignation process.’

Mr. Punkoney recommended requesting staff/Council create a “Reasonable Compliance Timeline and Process.”

Commissioner Rock made a motion to Recommend CA-22-01 to City Council with the following recommendations to staff for further consideration: a Summary Process for determining the number of bedrooms, and Administrative Process for determining fire suppression expectations, and a need to consider cost burdens compared to life safety protections in consideration of requiring installation of Fire Sprinkler Systems. Commissioner Nemec seconded. All commissioners voted aye and the motion carried.

6. OTHER

No other business was heard

7. ADJOURNMENT

Commissioner Moss made a motion to Adjourn at 8:23, Commissioner Tunnell seconded, all commissioners voted aye and the meeting was adjourned.

American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142. Please allow 48 hours.

Signed:

Attest:

DocuSigned by:
Robert Lyons
11F89FE13E9A402...

Robert Lyons, Chairman
McCall Area Planning and Zoning Commission
October 10, 2022 | 9:56 AM PDT

DocuSigned by:
Brian Parker
744967029FAE4A1...

Brian Parker
City Planner
October 10, 2022 | 10:25 AM MDT

**PUBLIC COMMENT
SIGN IN SHEET
McCall Planning & Zoning Commission – Special Meeting
August 10, 2022**

NAME	Primary ADDRESS	In favor, Opposed, or Neutral
Thomas Hoff	201 73	2218
John Gebhards	1444 Dragon Fly Loop	2218 - Neutral
Tom E. Jones	139105 Rustic Rd	McCall
Mark Winters	306 Rio Vista	
Cheryl Goff	Lot 73	
Kyle Osborn	507 Lenora	opposed
cpm ☺ Tim WOLFGRAM	1155 SAND WEDGE CT.	DR 2218 -
Julie Pennow	736 ERNESTO DR	CA 2202 -
Russell D. Dyer	200 E. Park St. - McCall	CA 2202 -
Mark Dyer	200 E. Park St. McCall	CA 2202 opposed
Dave Holland	616 N. Third St #214 Box 8	CA 2202 opposed
Haylee Quinn	14049 Marshall Rd.	CA 2202
Michael Chaw	276 E. Woodlander Dr For 311 Silverpine Dr.	Early McCall opposed
Matt Caldwell	204 Lenora St. Suite C	In favor of what?
Mike Kasut	1002 Violet Way	Put some solid guidelines in place Favor DR-22-18
Jon Frost	1654 Timber Circle	Opposed to VR limits!
Red Eddy	354	

Michael Chew

From: Michael Chew <m.chew@pbmre.com>
Sent: Wednesday, August 10, 2022 11:58 AM
To: 'bparker@mccall.id.us'
Cc: 'mtodd@mccall.id.us'
Subject: RE: Unreasonable Rules and Regulations for Short Term Rentals - 2 Person Per Bedroom Cap - Additional Document
Attachments: Silverpine Hideaway 8-9-22 VBRO Review.pdf
Importance: High

Dear Mr. Parker-

Attached is a document pertinent to my objection to the proposed Short Term Rental (STR) occupancy changes. This is our most recent VBRO review of our STR in McCall. If the new occupancy standard is adopted, we will not be able to rent our 3 bedroom/2.5 bath townhome to this family of eight (8), who by the way, has already booked a stay next July.

Please include this email and attachment along with my original email to those who will be in attendance at tonight's meeting.

Best regards,
Michael Chew

Michael A. Chew

REALTOR®
Professional Building Management, Inc.
P.O. Box 406
Eagle, ID 83616
(714) 404-1589 (cell)
m.chew@pbmre.com



This e-mail is intended solely for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this e-mail is not intended to create any agreement or obligation by either party to negotiate a definitive lease, sale, or management agreement, and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto. Further, the information contained herein is deemed to be reliable, however is not guaranteed by Professional Building Management, Inc. No representation or recommendation is made by Professional Building Management, Inc., its Broker, or its Agents.

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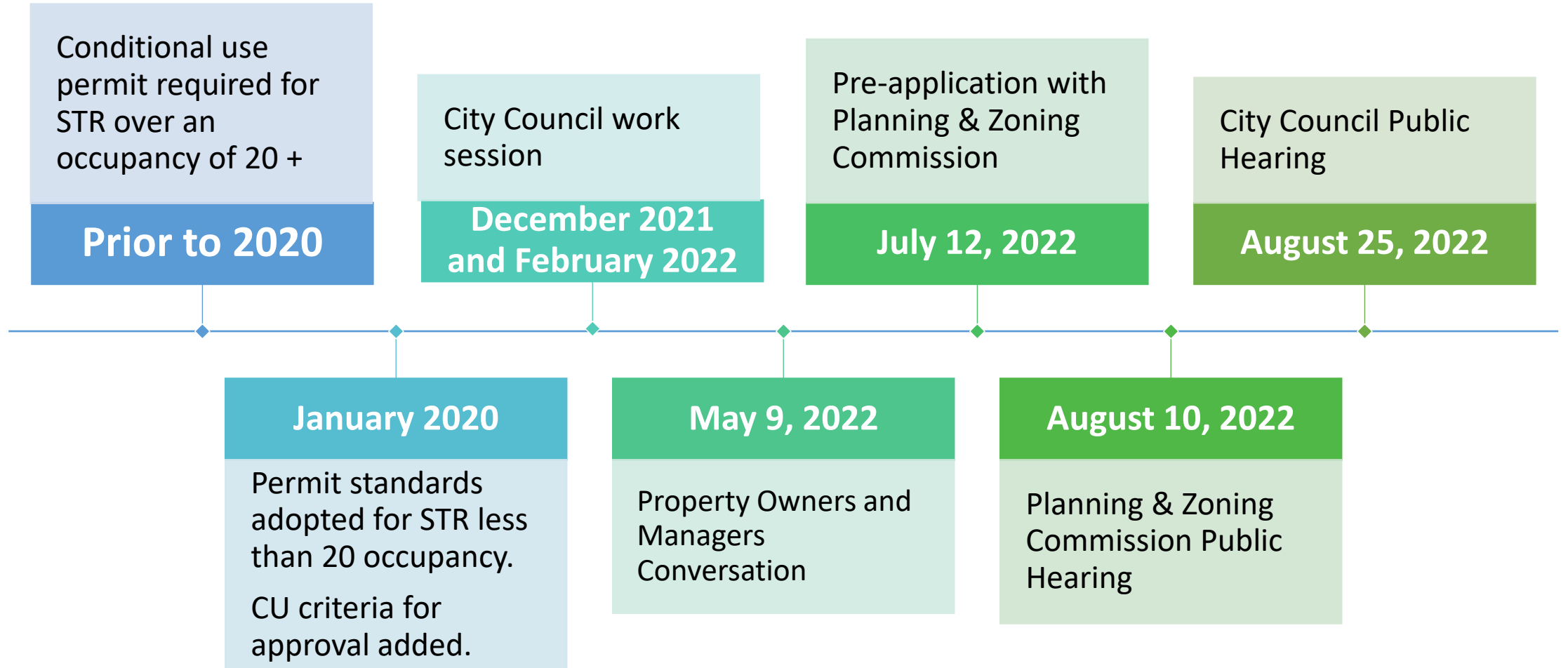
To open any attached PDF file. You must have Acrobat® Reader® installed to view the attachment.

From: Michael Chew <m.chew@pbmre.com>
Sent: Tuesday, August 9, 2022 3:10 PM
To: 'bparker@mccall.id.us' <bparker@mccall.id.us>

CA-22-02: Zoning Code Amendment to update regulations regarding short term rentals.

McCall Area Planning and Zoning Commission
August 10, 2022

Timeline



Reasons for the Code Updates

Increasing number of STRs. (up from 328 in 2017 to 524 in 2022)

Continuing complaints from neighbors/Negative impacts to neighborhoods

Increased awareness of the health and safety issues.

Background

Review of ID Statutes

Research on regulation in other Idaho cities and mountain communities.

Two work sessions with the City Council.

Close collaboration with McCall Fire, the City Clerk and Building Official

ID Statute 67-6539.

LIMITATIONS ON REGULATION OF SHORT-TERM RENTALS AND VACATION RENTALS. (1)

- Neither a county nor a city may enact or enforce any ordinance that has the express or practical effect of prohibiting short-term rentals or vacation rentals in the county or city.
- A county or city may implement such reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate.
- A short-term rental or vacation rental shall be classified as a residential land use for zoning purposes subject to all zoning requirements applicable thereto.

(2) Neither a county nor a city can regulate the operation of a short-term rental marketplace.

Research

Boise, ID

Couer d'Alene, ID

Driggs, ID

Freemont County, ID

Ketchum, ID

Rexburg, ID

Sandpoint, ID

South Lake Tahoe, CA

Placer County, CA

San Bernadino County, CA

El Dorado County, CA

Whitefish, MT

Park City, UT

Truckee, CA

Truckee, CA (proposed ordinance. Adopted 4/12/22)

Park City, UT

Jackson Hole. WY

Research from Other Communities

Approvals	Inspections	Occupancy Limits	Standards	Enforcement
<ul style="list-style-type: none"> • Most require a STR permit, renewed annually. • Not transferable 	<ul style="list-style-type: none"> • Most require inspections. • Variations: only on a complaint, private inspections allowed, not all are annual. 	<ul style="list-style-type: none"> • 2/bedroom for most. • Children exempted • Inspection to used set occupancy. 	<ul style="list-style-type: none"> • Health-safety • Interior posting of requirements • Noise • Quiet hours • Pets • Outside activities 	<ul style="list-style-type: none"> • Written warnings • Financial penalties • Revocation of permit

The Policy Balance



Benefits

- Economic benefits from tourism.
- Income to property owners.
- LOT income to the city.

Costs

- Exacerbates the housing shortage.
- Impacts the quality of neighborhood life.
- Costs of enforcement.
- Risk of health and safety to occupants and neighbors.



City of McCall



Partnership and Coordination

- Community Development, McCall Fire, Building Official, Clerk, and City Attorney
- Title III (Planning and Zoning) changes in coordination with Title II (Building Regulations) and Title IV (Business Regulations)
- Valley County will not consider until after 10-year review of Impact Area is completed.

Chapter 2: Meanings of Terms or Words

- Added definitions of “Events”, “Local Contact Person” and “Occupant”
- Added to the definition of “Dwelling, Short-term Rental” that short-term rentals of eleven or more persons shall require a conditional use permit.

Residential and Commercial Use Tables

- Administrative Approval of STR changed from maximum occupancy of 20 to 10.
- Conditional use permit approval is required for any short-term rental with occupancy of 11+ persons. There is no maximum occupancy.
- STR units with occupancy of 11+ shall include an installed and functional certified automatic fire suppression system approved by the McCall Fire District Fire Code Official.
- Rational: McCall Fire is staffed primarily by volunteers; the inadequacy of fire-flow; and consistent with International Fire Code Interpretation.

Conditional Use Permit Standards for STR

- This section has been deleted since it duplicates the revised standards for all STR.
- STR's subject to a conditional use permit will be reviewed under the same requirements for all conditional uses (MCC 3.13.03)

Purpose Statements for Short-term Rental Standards

- To ensure that STR's have no greater impacts than a long-term residential occupancy;
- To protect the health, safety and general welfare of the occupants and the surrounding property owners.
- To protect the rights of property owners adjacent to Short-Term Rental Dwellings to a quiet, safe and neighborly environment free from nuisances.

Short term Rental Permit and Inspection Required

- Reference to Title 4 Chapter 2
- Application requirements include information necessary for zoning review.
- Requires Health and Safety Inspection by the McCall Fire Protection District prior to the issuance permit.
- The inspection shall be subject to a fire, health and safety checklist developed by the Fire Code Official and approved from time-to-time by resolution of the City Council.

Occupancy

- Changes the maximum occupancy from 4 to 2 persons/bedroom.
- What constitutes a bedroom is determined by what is identified in the accessor records for the property.
- Rational: Crowded occupancy of rooms not designed for sleeping, without adequate ventilation and emergency access. Occupants, especially children not familiar with layout Conditions that create a significant life-safety risk. Similarly, 2 persons per bedroom is typical of residential character and is the basis for CDH standards for septic capacity.

Other Standards

- ACCESS: Safe and obstruction free access to the property. Adequate in size. No impacts on adjoining properties or the public right of way.
- NOISE restrictions between 10 pm – 8 am.
- POSTED NOTICE that identifies requirements, occupancy and contact information.
- EXTERIOR CHANGES: prohibit that would change the outside residential appearance.

Compliance

- Compliance by January 1, 2023.
- Any short-term rentals whose existing permit expires on December 31, 2022 shall apply for a renewal and may remain in operation until the permit meeting the requirements of this section has been authorized.

Questions?

18

Fire Sprinklers in Short-Term Rentals

Garrett de Jong, Fire Chief – McCall Fire Protection District

Buildings are classified by the building official based on their use and as defined by the International Building Code. The International Fire Code (currently the 2018 edition, IFC2018) is the adopted code by Idaho, which correlates with the building code.

There are a couple of different definitions that can apply to short-term rentals (STRs), as STRs are not defined in the codes. One is a lodging house/ bed and breakfast, which is classified as a house (R3) and does not require sprinklers. The definition, however, is “owner-occupied lodging houses with five or fewer guestrooms and ten or fewer total occupants shall be permitted to be constructed in accordance with the International Residential Code” (IFC2018). The caveat is that they are “owner-occupied.” The commentary of the code states that “the definition of “lodging houses” allows the rental of guest rooms to transients, provided that there are one or more occupants who are permanent in nature – the broad intent of the lodging house provisions is to allow bed-and-breakfast and similar facilities under the R-3 category, even though transient housing generally falls under the Group R-1 classification. There is a double limit on both the number of guest rooms and the number of occupants” (IFC2018). Transient is defined as “occupancy of a dwelling unit or sleeping unit for not more than 30 days” (IFC2018, Definitions).

Hotels and motels are classified as R1, which do require fire sprinklers and are built under the provisions of the building code. That definition is “occupancies containing sleeping units where the occupants are primarily transient in nature, including: boarding houses (transient) with more than ten occupants, congregate living facilities (transient) with more than ten occupants, motels (transient), hotels (transient)” (IFC2018).

There is a discrepancy between “lodging houses” and R1. I believe STR’s can be considered R3 if they sleep ten or fewer people (which is still a lenient interpretation if you look at “lodging houses” without an owner being on the premises). For STRs with more than ten people, in my opinion, based on the codes, should be considered R1 and sprinkled. I have talked to Knute Sandahl, the Idaho State Fire Marshal, and he concurred.

The sprinkler requirement in transient occupancies intends to give people extra protection from fire, as they are not as familiar with the layout, egress paths, etc., as someone who resides at a residence. Residential fire sprinkler systems are designed to provide life safety to protect egress pathways so that people can get out of the building if it is on fire.



Tamarack Opens Wildwood Express - Again

Lift was rebuilt after being seized in 2012 - Page 7 -

QUIRKY COMEDY

Alpine Film On Wednesday

— Page 5 —



The Star-News

mccallstarnews.com

McCALL, IDAHO

THURSDAY, JANUARY 2, 2020

54TH YEAR, NO. 13, \$1.25

“I don’t want some day for there to be some huge fire in a vacation rental that sleeps 50 people and then have people like ‘how’d this happen?’”

— McCALL FIRE CHIEF GARRETT DE JONG

Fire chief wants sprinklers in rental homes

City, sponsor of state law differ on what’s allowed

BY DREW DODSON
The Star-News

McCall Fire & EMS Chief Garrett de Jong fears a disastrous fire unless homes rented to 10 or more people at a time are held to the same fire safety standards as motels that require sprinklers and escape maps.

The City of McCall says a two-year-old state law forbids the city from imposing stricter standards

on homes that rent to visitors for 30 days or less at a time. But the sponsor of the law told The Star-News that she sees no reason the city cannot add safety standards under the law.

“I don’t want some day for there to be some huge fire in a vacation rental that sleeps 50 people and then have people like ‘how’d this happen?’” said de Jong, whose McCall Fire Protection District is a separate entity from the city.

Currently, city code classifies all vacation rentals as “single family dwellings” to be built to International Residential Code,



Garrett de Jong Janet Moyle

which only requires standard fire safety features like smoke

detectors.

Of 390 vacation rentals in city limits, at least 75 sleep 10 or more people, according to city business license records. However, the actual number is more than 75 since property management companies operate several rentals of 10 or more under one business license.

City code requires homes sleeping 20 or more people to obtain a special permit to regulate noise and parking, but the permit does not prescribe additional fire safety requirements.

Under de Jong’s proposal, all

new vacation rentals in McCall sleeping 10 or more people would include the same fire safety features defined in the International Building Code for motels.

Those requirements would include interior fire sprinklers that automatically notify the fire department when triggered. Post-emergency escape maps would also be required in each bedroom to help guests find their way out.

“It is important that there are escape plans that people can see and visualize prior to trying to exit in a dark, smoky environment

See **RENTALS**, Page 2

DREAMGIRLS (AND BOY)

PHOTO BY CHELSEA TUTTLE / For The Star-News



From left, Elizabeth Scott, Kiki Frick, Monique Brewer and Henry Dingman of the McCall Figure Skating Club perform to the song “Dreamgirls” during the Holiday Festival on Ice last Friday at Manchester Ice and Event Centre in McCall. The two nights of the show allowed club members to display their performance skills and featured an appearance by Santa Claus.

Developers build housing they hope is affordable

Projects under construction in Cascade, Donnelly

BY MAX SILVERSON
The Star-News

Two developers are in the process of building what they hope will help fill the gap of affordable housing in Valley County.

Jonathan Frost is building homes in the Terrace Hills subdivision in Cascade and Bill Rhoads is building small homes in the Mountain View RV Park on West Roseberry Road west of Donnelly.

Both developments were undertaken with the intention to serve as long-term rentals.

Terrace Hills

Terrace Hills, located at 415 Patterson Dr., are all 1,153 square foot prefabricated homes with three bedrooms and two bathrooms on permanent foundations.

The development has two homes already rented out for \$1,000 per month with 16 more units under construction.

The homes usually rent for \$1,250 per month, but the company lowered the price in order to have renters in as soon as possible, Frost said.

See **AFFORD**, Page 2

Judge awards \$1.1M in 2015 Christmas Day fire

Jury found fireplace was improperly installed

BY TOM GROTE
The Star-News

A judge in Boise has awarded \$1.1 million in damages in connection with a 2015 Christmas Day fire that destroyed a house in McCall.

Fourth District Court Judge Steven Hippler handed down the damages after a jury found a Boise home builder and two McCall businesses were negligent in the installation of a fireplace that was traced as the cause of the fire.

Nearly all of the judgment, or just over \$1 million,

was handed down against McCall Stove Co., which the jury found to be 75% negligent in the fire.

The judgment was awarded to Farm Bureau Mutual Insurance Co. of Idaho, which held the fire insurance policy for John and Jill Thompson, the owners of the home at 227 Morgan Dr. in the River’s Crossing subdivision that was destroyed in the fire.

The Thompsons and four members of their family escaped the home unharmed, and a family dog was found

See **FIRE**, Page 2



Photo shows burning house on Morgan Drive in McCall on Christmas Day 2015. Photo courtesy McCall Fire & EMS



Photo by Max Silverson/For The Star-News

Rick Snidarich unwraps a microwave for installation in a new home at Mountain View RV Park west of Donnelly.

►►MIDAS GOLD SERIES FINAL PART

Midas Gold would pay for Idaho 55 improvements

Intersections in McCall, Cascade would be revamped

(Note: This is the final part in a series detailing Midas Gold’s operating plan for its proposed gold and antimony mine near Yellow Pine.)

BY DREW DODSON
The Star-News

Idaho 55 intersections at Warm Lake Road in Cascade and at Deinhard Lane and Boydston Street in McCall would be

enlarged to accommodate traffic from Midas Gold’s Stibnite Gold Project if the project moves forward.

The three intersections were identified as key to the proposed mine during a traffic study conducted at the request of the Idaho Transportation Department, Midas Gold officials said.

Daily traffic associated with the project would be about 53 vehicles per day, or less than a 1% increase over current Idaho 55 traffic, according to the Midas Gold’s updated plan submitted to the Payette National Forest last May.

The study predicts that about a third

of that traffic, or 18 vehicles, would travel north from Warm Lake Road, while the other two thirds, or 35 vehicles, would travel south toward Boise.

The traffic would be a mix of semi-trucks and passenger vehicles.

Incoming semi-trucks would carry everything from food and toilet paper to ore processing supplies, machine parts and fuel.

Outgoing semi-trucks would carry two-ton sacks of antimony concentrate from Stibnite bound for refineries as well as trash and materials for recycling.

See **MIDAS**, Page 2

FIVE DAY LOOK AHEAD	Thursday	Friday	Saturday	Sunday	Monday	Wednesday, December 25, 2019 through Tuesday, Dec. 31, 2019:															
						Date	'19 HIGH	LOW	NORMAL	SNOW	'18 HIGH	LOW	SNOW	Date	'19 HIGH	LOW	NORMAL	SNOW	'18 HIGH	LOW	SNOW
	Mostly Cloudy	Cloudy	Snow	Snow	Snow	12/25	32	4	27/10	00	36	19	00	12/28	25	15	27/9	.5"	27	9	00
	27/20	35/28	32/15	27/16	24/13	12/26	21	4	27/9	00	32	1	00	12/29	25	21	27/8	1"	19	3	2"
						12/27	23	19	27/9	.5"	32	1	00	12/30	30	18	27/8	1"	31	18	00
						12/28	25	15	27/9	.5"	32	1	00	12/31	30	25	27/8	.5"	32	12	1"

Snow Depth in McCall on December 31, 2019: 12 inches • Snow Depth in McCall on Dec. 31, 2018: 18 inches • 2019 Total Snowfall as of Dec 31: 25 inches • 2018 Total Snowfall as of Dec. 31: 34 inches





Photo by Drew Dodson/For The Star-News

Dave Holland inspects a fire extinguisher at the vacation rental home he owns on Mile High Drive in McCall.

Rentals

(Continued from Page 1) that they are not familiar with," de Jong said.

The rules would apply to homes seeking to become new vacation rentals, while existing vacation rentals sleeping 10 or more people would not need to comply until renewing their current business licenses, which are good for up to five years.

De Jong has not taken his proposal before the McCall City Council because of the city's interpretation of the Vacation Rental Act which was passed by the Idaho Legislature in 2017 and took effect July 1, 2018.

That law prevents the city from adding any more requirements on vacation rentals than it does currently, McCall Building Official John Powell said.

"While we see the benefit of classifying these (large vacation rentals) as something other than single family dwellings, the state doesn't give us authority to do that through the building code process," Powell said.

The sponsor of the law, former Idaho Rep. Janet Moyle, told The Star-News that the 2017 Vacation Rental Act should not prevent the city from imposing stricter fire safety standards on large vacation rentals if it chooses to do so.

"That's why the law specifically stated that safety and health issues were to be taken into consideration," said Moyle, who now serves on the Idaho State Tax Commission.

"The intent was just to ensure property owners had the right to rent their property if they choose to," she said.

McCall would be the first resort city in Idaho to impose stricter fire standards on vacation rentals. Both the City of Ketchum and the City of Driggs currently regulate fire safety in vacation rentals the same as McCall,

but Driggs is planning to explore stricter regulations, Community Development Director Doug Self said.

Meanwhile, current managers of larger vacation rentals say safety is a high priority, but they are skeptical of de Jong's proposal.

"The responsibility of the property manager is to make sure the guests are safe, but where do we draw the line?" said Kelly Hill, who owns DoneRight Management Vacation Rentals in McCall.

"There are so many other things that pose more of a danger to our guests than dying inside of a burning house because there wasn't a sprinkler system in place," Hill said.

Hill is also the owner of a 5,300 square foot vacation rental that sleeps up to 36 people at 1129 West Valley Rd. in McCall.

That property has smoke detectors, fire extinguishers and emergency escape ladders from second floor windows, which Hill believes would be sufficient to escape.

David Holland and Frank Tuft, who each own a large vacation rental in McCall, agreed with Hill and said retrofitting sprinklers into their properties would be too expensive.

"Sometimes you run into regulations that are counterproductive," said Tuft, a retired builder who owns the Conifer Lodge, a 6,200 square foot vacation rental at 925 Conifer Ln. that sleeps 35 people.

Tuft believes his property is safe with features like interconnected fire alarms, fire extinguishers, emergency escape maps and emergency ladders.

"I have my grandkids and myself stay there about four times a year and none of us want to be caught in a fire," he said.

Intalling a sprinkler system would typically cost about \$28,000 for a 5,000

square foot home, according to Delta Fire Systems of Meridian.

However, costs can vary depending on factors like how a home is built, whether it is serviced by a well or city water and the strength of its water pressure, the company said.

Holland owns a 4,600 square foot rental that sleeps 24 people at 1579 Mile High Dr. There are 18 ways to escape the building, a safety measure prioritized when building the home, Holland said.

Emergency ladders have been installed, several fire extinguishers are openly stashed throughout the house, and smoke detectors are interconnected so that all sound an alarm when one is activated, he said.

"You're renting out a place to people who want to be safe and I feel a responsibility," Holland said.

Fire

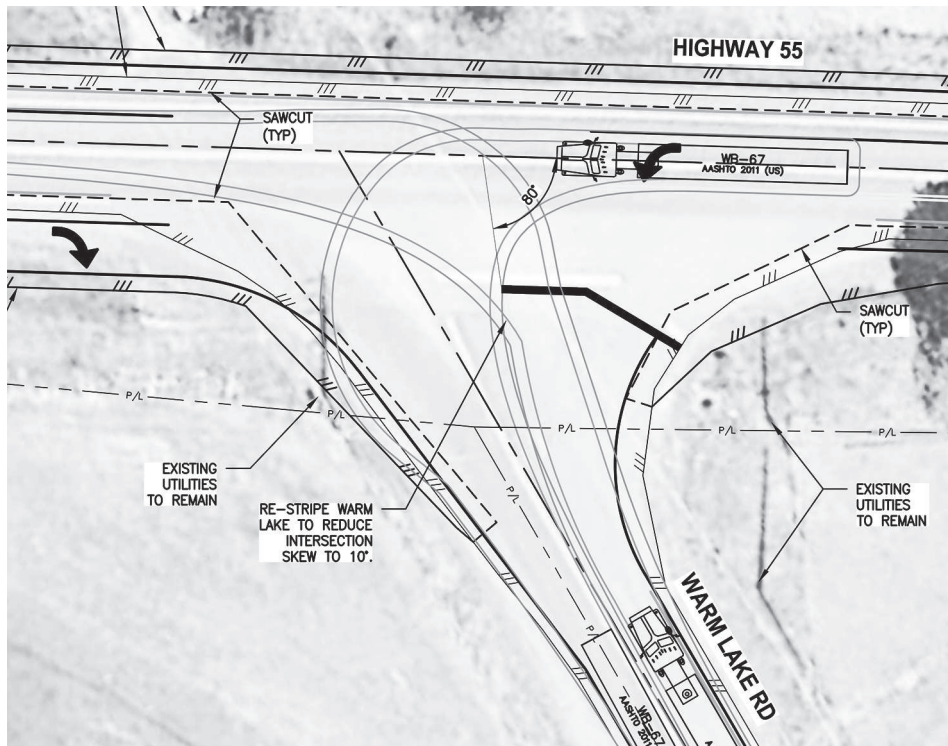
alive hours later.

Farm Bureau Mutual paid the Thompsons about \$1.8 million as part of the insurance settlement, and the lawsuit was filed by Farm Bureau to recoup its costs, according to the original lawsuit filed in September 2017.

The lawsuit claimed the Thompsons purchased the fireplace from McCall Stove and hired the business to install it in the Morgan Drive home.

McCall Stove assembled the chimney pipe "contrary to the manufacturer's recommendations" and also failed to install an insulation shield around the chimney pipe, the lawsuit said.

A jury trial was held between May 21 and June 4, 2019, after which the jury found McCall Stove to be 75% negligent and the general contractor, Harris Homes/Peter Harris Construction of Boise, to be 20% negligent.



Graphic courtesy Midas Gold

Graphic shows how the intersection of Idaho 55 and Warm Lake Road in Cascade would be improved by Midas Gold to handle heavy truck traffic to and from Stibnite.

Midas

(Continued from Page 1)

The intersection of Deinhard Lane and Idaho 55 would be expanded by about 10 feet to widen lanes at the southwestern corner nearest to the McCall Municipal Airport.

That work would enable semi-trucks on Deinhard Lane to turn right onto southbound Idaho 55 without impeding other lanes of traffic.

The left turn lane onto Deinhard Lane from northbound Idaho 55 would also be extended to the south to handle increased traffic at the intersection.

An extra lane on Idaho 55 would be built just north of Boydston Street to add a left turn lane for traffic traveling westbound on Idaho 55 out of McCall.

That work would also move the existing guardrail to realign the turn to accommodate the turning radius of semi-trucks.

The work also would install underground infrastructure at Boydston Street and Idaho 55 for use with a future traffic light.

The designs for each of the intersections are conceptual as Midas Gold continues to develop them with ITD and the City of McCall.

At Warm Lake Road, turn lanes and acceleration lanes would be added in both directions of Idaho 55 to enable mine traffic to more easily merge into and out of the flow of other traffic.

The Stibnite Logistics Facility is planned for Warm Lake Road about seven miles east of Idaho 55.

The work force of up to 600 people would be shuttled from that facility to Stibnite for two-week shifts

Cost estimates for the intersections were not available pending final designs.

The improvements would be completed no later than three years after the Payette National Forest grants final approval for the mine.

Permitting Time Line

Here is the latest estimated schedule for permitting of the Stibnite Gold Project by the Payette National Forest:

- This Month: Draft environmental study released with various alternatives, including a Preferred Alternative. Minimum 45-day public comment period in which anyone is eligible to comment

- November: Final environmental study and tentative decision. Minimum 45-day objection period for anyone who issued a valid comment during the project scoping period in 2017 or on the draft environment study.

- March 2021: Final decision and authorization to proceed.

(Subscribers to The Star-News can view previous stories about Midas Gold by logging onto www.mccallstarnews.com and following the "Midas Archive" tab.)

The firefighting efforts were hampered by the severe cold that froze fire hoses as well as valves on air tanks worn by firefighters. The temperature was listed at 5 degrees by the National Weather Service at the time of the fire.

Ten firefighters responded with three fire trucks, two command cars and an ambulance. Firefighters were able to draw water from fire hydrants in Rivers Crossing, but also brought a mobile water tanker as a backup source.

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Afford

(Continued from Page 1)

"December is not the ideal time to get a home rented in Valley County, fewer people are playing musical chairs in the winter than the spring, summer or fall," he said.

The plan is to have the remaining homes ready as long-term rentals by the end of 2020 said Frost, of Donnelly.

This development is Frost's first project to build and rent homes as affordable housing.

"While I've managed long-term rentals for 20 years, this is the first time I've developed land," Frost said.

After considering the local need and this type of project for years, I absolutely would not have done it without local support and encouragement," he said.

Everyone from contractors to Idaho Power, Valley County, the City of Cascade and local businesses have been excited, supportive and helpful, Frost said.

"While pouring the foundations, the concrete pump truck broke down, and we had four more concrete trucks lined up and ready to pour," he said.

Mountain View

The Mountain View RV Park has two homes almost ready to hit the market with three more under construction. At full build-out the development could add up to 45 units.

The units are about 650 square feet in size with up to two bedrooms and two

bathrooms and will rent for between \$800 and \$1,200 per month, Rhoads said.

Frost opted to build modular homes, whereas Rhoads chose to build with traditional construction.

"We visited with local excavators, builders and general contractors and realized that the conventional building approach would take too long and be too expensive," Frost said.

Frost also looked into building "tiny homes" and container homes but the cost would have been too high to make the rental costs affordable.

"We wanted to provide something for families, and while tiny homes are great for a certain purpose, they didn't fit with our vision of what was truly needed," he said.

Rhoads, who has a home in Donnelly and lives in Williamsburg, Virginia, estimated the cost on each unit in Mountain View might cost \$25,000, but costs ballooned to about \$100,000 per unit.

"The challenge has become repurposing versus upgrading and making it perfect and correct - that makes it no longer cheap or affordable," he said.

Both developers expect to make money off their projects.

"Regardless of market ups and downs, there seems to always be demand for energy efficient, quality-built, affordable housing," Frost said.

"Building these homes is an opportunity," Rhoads said. "I don't know if it's a lucrative opportunity, but it seems to be stable."

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OPINION

Impose fire safety laws for rentals

The McCall City Council should require future short-term rentals to comply with the same fire safety codes as motels and offer incentives for current rental operators to bolster their safety equipment.

McCall Fire Chief Garrett de Jong is continuing his campaign to save lives, first by advocating stricter standards for propane-tank installation and now by urging that homes converted to rentals that sleep 10 or more people have sprinklers and other safety features. There is no barrier for the city to take the action. The city seems to think a 2018 state law forbids the imposition of fire-safety codes on rentals, but the law's sponsor said that is clearly not the case.

There is no difference between rental homes and motels, so the people who visit McCall on vacation or to visit friends and relatives deserve the same protection as motel guests. That means sprinklers, alarms that notify the fire department when triggered and posting emergency escape maps.

Such improvements are expensive, which is why the city should only require the extra measures for any rental operator applying for a business license for the first time. To encourage retrofitting of existing rentals, the city should offer waivers of its local-option taxes on short-term lodging up to the cost of the installing the new systems.

Just as there should be little debate over requiring safeguards to prevent propane leaks, the same is true to ensure a disastrous fire does not happen in a home converted into a vacation rental.

Correction

An opinion in this space last week said the City of McCall did not hold public hearings before adopting new rules on short-term rentals and developer incentives. That statement was wrong.

The rules were changes to the city's land-use regulations, which by law require a public before the McCall Area Planning and Zoning Commission as well as the McCall City Council. In addition, the city sent out notices to every registered short-term rental operator in the city that a public hearing on the proposals would be held. No comments were received, either in person or in writing.

The city followed the law in that case. Here's hoping the same consideration is given to ordinances where public hearings are not required.

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Letters to the editor

Midas Gold will not do the actual mining at Stibnite

To the Editor:

In the Dec. 19, 2019, edition of The Star News there were two letters on the Stibnite Project that I would like to comment on. While at first glance the letters may appear to be in opposition to each other I think they actually complement each other and both writers made some excellent points.

First, Bill Coughlin pointed out in his letter ("Miners must submit plans, get approval, for almost everything") something that most people don't realize or often think about: "if it's not grown, it has to be mined."

All you have to do to confirm this fact is when you go to the grocery store next time take a look around and try to find something that is not a product of growing or mining and this includes the building you are standing in.

The concrete in the floor slab - cement, sand and gravel - are all products of mining. The copper electrical wiring that is everywhere in the building - from mining. The steel structure, the aluminum, the glass and the plastic in the display cases - all products of mining. I could go on and on.

Remember, crude oil extraction is a form of mining - no oil no plastic. What has been grown is mostly obvious but also the paper products for packaging come from trees grown by nature or farmed.

Carry this thought with you when you go out to your car and take a look at it. Bottom line is we are all consumers of mining products. The mines would not exist without that demand. Try living a lifestyle without these products.

Don't assume that it is just gold and silver for jewelry but instead look up the many uses for gold, silver and antimony. Using and recycling these materials wisely will have a far greater impact than just saying we are against mining.

The miners are good hardworking people just like the rest of us. It's the mining companies that need and deserve the scrutiny.

Now responsible mining, which brings me to the letter from Tor Andersen ("In the end, Stibnite project is an open-pit mine"). In my opinion his letter hits almost every salient aspect of the Midas-Barrick Project at Stibnite.

Mr. Andersen does an excellent job of objectively summarizing how Midas has managed to build a strong public relations program that highlights the positive impacts to Valley County and the Stibnite site. The summary in their pre-feasibility study and their PR publications read like their primary goal is to remediate the Stibnite site and improve our community.

We all need to remember that Midas Gold is an exploration and development company not a mining company. In my opinion they are doing a good job within their scope of work which is basically to get the project approved for the mining phase.

Make no mistake it will be Barrick or one of the other big international mining companies that will do the actual mining and the bottom line will be the driver. If Midas stays involved it will be in name only.

Based on what I know Midas has neither the depth nor the resources to execute a project of this magnitude on their own. Too bad they decided to partner with Barrick instead of a more responsible company.

I have written several letters in which I share my opinion about Barrick and was recently called on the carpet by a Barrick supporter in this forum. Nevertheless, I will continue to urge those of you who are interested to check out Barrick's true record, it's all out there.

Type in "Barrick cyanide spill" or "Barrick class action suit." Also, my favorite, "Barrick glaciers." These issues are also covered by the pro-mining publications like Mining Dot Com or Canadian Mining Journal not just the pro-environment sites and publications

One last thought. I agree with Mr. Andersen that most of the people at Midas Gold are well-intentioned, good folks who are members of our community, but ultimately if this goes to the mining phase the shots will be called from headquarters in Canada, not Valley County, Idaho.

Samuel Stoddard
Cascade

Midas Gold plans go way beyond the call of normal business

To the Editor:

To Whom It May Concern:

Actually the concern should be felt by all humans around the planet. That is some 7.7 billion people give or take a few.

And how many companies does that give us? It's reported that there something in the neighborhood of 115 million companies, which gives us approximately one company for every 67 human beings. It's hard for this writer to wrap his mind around that number.

Though what's even more impressive to me is to see a little known company that spends some 10 years researching, planning and developing ways to improve the surrounding environment, communities and lives, before even being allowed to move forward with production. To take a close look at the plans they have for the area, if allowed to move forward, goes way beyond the call of normal business. Never have I heard of such an entity.

The Stibnite area has been left in what may be considered shambles for approximately 100 years. Having been left in a poor state by the efforts, or lack thereof, by those early mining companies that were held to much less strict codes that are currently in place. But I'm sure many have expected the government to come in and restore the water ways for the local fish, clean up the toxic waste that has leached into the available water.

But that seldom happens unless they were at fault. Seldom if ever is it seen when the government can't seem to balance its books with current spending and income.

Various groups complain about the unfortunate way things were left years ago. And for this reason deem it a bad idea to allow this company, Midas Gold, to go forward. But have these groups attempted to clean up and change what was left? I fear not.

But history shows us that 130 people who were on a ship known as the Mayflower did much good for a land now known as American. What can the hundreds employed accomplish if allowed?

How does further development of the Stibnite field affect the state of Idaho? In short, hundreds of good-paying jobs, some of which will be to mine an element that for the most part is currently being provided by a foreign nation. Why not keep this purchase here in the U.S. instead of being dependent on others? Producing our own is what made this country great.

With the plan and commitment of Midas to restore a cleaner and usable environment for the salmon and other varieties to swim the rivers and spawn will provide an area for tourism and fish production to be expanded.

In those 115 million companies on the planet I dare say that there are but a few who have acted with a thing called integrity (doing what's right even when no one is looking).

For the vast majority it's all about greed. Making a profit is not an evil thing. Not doing the right thing may be considered to be just that.

Dan Blanton
Florida

Downtown McCall Christmas tree is the prettiest ever

To the Editor:

A big thank-you to the McCall Parks & Recreation Department for the downtown tree Christmas light upgrade.

It is the prettiest that tree has looked in 43 years. It is a bright, colorful gem for our little community to enjoy.

Carolyn Forsyth
McCall

LETTERS POLICY

The Star-News welcomes letters to the editor. Letters must contain the name, home town and telephone number of the author (telephone will not be published).

Letters may be edited or rejected for any reason.

Letters of thanks will be accepted only from nonprofit or community groups or on topics of general public interest.

Thank-you letters will be published in the Letters of Thanks column.

Send letters to starnews@frontier.com.

THANKS

Holiday Gift Drive, Cram the Van thanks supporters

To the Editor:

The 2019 Community Holiday Gift Drive and Cram the Van would like to extend thanks to all of the generous individuals who made this Christmas special for 76 needy families with 194 deserving children in the McCall, Donnelly, and New Meadows communities.

Parents, many with tears in their eyes, expressed sincere gratitude, "Without this program, my kids wouldn't have Christmas. Please let the people who made this possible know how much this means to us. Thank you."

We would like to thank the following for their generous donations: St. Andrew's Episcopal Church, Barbara R. Morgan Elementary School, Tomi Grote, McCall Police Department, Linda Patterson, Edward Jones Financial, Laura Bettis, USFS McCall and Kraschel ranger districts, Payette National Forest, Tammy Angier, Shanti Yoga, Pam and Mike Wissenbach, Ellen and Mike McKinney.

McCall Smokejumpers, Sandy Christensen and family, Jug Mountain Ranch HOA, CeCe Carson, Cori Rice and family, Donnelly Fire Department, Laura Bechdel, Mountain Central Association of Realtors, Idaho Fish & Game, McCall-Donnelly High School Honor Society, Ron and Rita Hills, Clark Jackson, Diane Middle, Susan Bechdel.

Idaho First Bank, City of McCall, Ron Seiler, Christine Dixon, Claire Horn, Darlene and William Anderson, Joan and Loren Livermore, Marilyn McGraw and Bob, Heartland Hunger Resource Center; Mark and JoAnne Wood, McCall Parks and Recreation, McCall Public Library, Rae Brown, Festival of Trees, several anonymous donors, and everyone who donated to Cram the Van, a donation box, a giving tree, or their employer's adoption; and finally everyone who we inadvertently forgot to mention.

Thank you to Dean and Amy Cromwell and Payette River Bicycle Movement for donating 21 beautifully refurbished bicycles, all with new helmets. Thank you to the McCall-Donnelly School District and Jim Foudy for the use of Santa's workshop.

Cram the Van wishes to thank the following volunteers: Shelly Chamberlain, Kathy Deinhardt, Rae Brown, Patti Primmer, Joan and Eric Brundige, Carol and Greg Cole, Ellen and Mike McKinney, Carol and Dennis Coyle, Pam and Mike Wissenbach, Lola Elliot, the Girl Scouts.

Jane Cropp, Connie Harris, Rinda Olson, Lynne Edwards, Amanda and Steve Keaveny, Dee Dee Phillips, Mary and Donnie Fain, Jan Hamilton, Naddy, Ally, and Val Sofaly, Nicole Musgrove, Jenn Gray for inclusion in Festival of Trees and Trek to the North Pole.

Thanks to The Shepherd's Home for use of the van. Thanks to Ridley's, Albertsons, Barn Owl Books, the McCall Public Library, the Donnelly Public Library, Edward Jones Financial, Shanti Yoga, Ruby's Kitchen, the McCall Chamber of Commerce, and Barbara R. Morgan Elementary School for providing donation boxes.

Thanks to the Youth Advocacy Coalition, Central District Health Department, and the Idaho Department of Health and Welfare for partnering with us. I hope you all feel a sense of joy knowing that you brought smiles to so many deserving young people and families this Holiday season.

Ellen McKinney and Christy Sofaly
Head Elves
2019 Community Holiday Gift Drive
and Cram the Van

Thanks to supporters of Trek to the North Pole

To the Editor:

Roots Forest School would like to extend a very special thank you to the City of McCall's LOT Commission for sponsoring the 2019 Trek to the North Pole!

What an amazing morning it was leading 300 participants through the snowy forest for their chance to spend a little time with Mr. and Mrs. Claus. Jim Boley and Madeline Cahill-Boley so generously donated their time as Mr. and Mrs. Claus, and what a phenomenal job they did making the children feel special.

It was a true community effort to put this event together with 60 volunteers pitching in 200 hours! We'd like to give a special thanks to those organizations that gave their time: Ponderosa State Park, KayBird Photography, the McCall Chapter of the Master Naturalists, Roots Forest School Alumni Association, Payette Children's Forest, our local AmeriCorps members, McCall Outdoor Science School, Cram the Van, local author Niki LeClair, and the many community volunteers who lent a hand. We look forward to next year!

Board of Directors
Roots Forest School

VIEWPOINT

Regulatory process must take time if done successfully

BY FRED CORIELL

As a local subscriber, I appreciated The Star-News providing the supporting documents that informed the recent Associated Press story "Documents: Mining company writes own environmental report" (The Star-News, Dec. 19, 2019).

Two of them stand out: a Forest Service internal review of the Stibnite Gold Project Environmental Impact Statement Process (Oct. 5, 2018), and a subsequent response letter from Midas Gold Idaho CEO Laurel Sayer to the Under Secretary for Natural Resources and Environment James Hubbard (Nov. 6, 2018). The differing objectives of the project proponent (Midas Gold) and lead decision-making agency (Forest Service) are clear.

Investors have spent millions permitting and marketing the Stibnite Project. They will need to spend nearly one billion more to bring the mine into production. Compared to similar gold mines Stibnite has a heavy price tag; return on investment is a crucial aspect of funding the project.

The Forest Service, not beholden to investors, has an obligation to sustain the health, diversity, and productivity of the nation's forests to meet the needs of current and future generations. It is responsible for the significant and irreversible deci-

sion that will be the result of the Stibnite Project analysis under the National Environmental Policy Act. There indeed exists an uncanny interdependence between these two objectives.

The AP story describes how Midas Gold requested and eventually was granted control to accelerate the Endangered Species Act consultation process. That granting of control is congruent with federal regulation, but the Forest Service internal review observes that the agency "does not routinely" do this and the "Payette's actions represent a concern for abdication their roles and responsibilities under the Endangered Species Act rather than trying to thwart timely and efficient consultation."

The review also notes a concern that "this approach could be considered pre-decisional as we try to 'streamline' Endangered Species Act consultation." According to required disclosure forms, Midas Gold spent considerable money lobbying the US Fish and Wildlife Service and NOAA in 2018. These two agencies are responsible for the final decisions under the Endangered Species Act. Midas Gold likely expects to have some influence over the outcome.

In her letter to the under secretary, Ms. Sayer spends several pages criticizing the Forest Service's conclusions about the

Endangered Species Act matter as well as its ability to carry out NEPA in a timely manner.

"On numerous occasions in the (internal review), our reasonable expectations along the path to completing our permitting process are stated to be 'unrealistic' and 'aggressive', notwithstanding that the USFS has been offered numerous opportunities to advance efficiently through existing law."

Also notwithstanding is Midas Gold on record telling the Forest Service it promised "key Wall Street investors the NEPA would be complete in two years." No wonder Ms. Sayer was so concerned about permit timing.

Streamlining for streamlining's sake, or because the investors were told it would be so, might not be the best approach to accelerate NEPA or Endangered Species Act consultations. The National Association of Environmental Practitioners recently describes this in their 2018 annual report: "NEPA is a regulatory process that takes time if done successfully. The process requires gathering information, defining the purpose and need, the proposed action, comparing alternatives, and sharing potential impact information with the public and decision-makers. It is an open and transparent process and a preferred alternative may

be refined with stakeholder input."

The accelerating pace of society further places external pressure on NEPA. It feels slow and burdensome to some politicians, industry, and business representatives who, at times, gather enough influence (or executive orders by presidents) to move the needle on what is acceptable environmental policy.

The average completion time for all federal agency Environmental Impact Statements between 2010 and 2017 was four years and six months. Midas Gold's criticism of the Forest Service aside, the completion of the Stibnite Project EIS is on par with this time frame.

That uncanny interdependence of a successful NEPA and efficiently generating return for investment might not respond well to Midas Gold's push for a singular narrative of the project and an acceleration of the process.

At the end of the day if the Forest Service does a shoddy NEPA analysis on the Stibnite Project it will end up in court further delaying the project. The pressure and influence exerted by Midas Gold might not make those "key Wall Street investors" any happier if they have to wait out the painfully slow judicial system.

(Fred Coriell lives in McCall.)



Public Art Advisory Committee Minutes

Monday, August 29, 2022 – 5:30 p.m.
216 E. Park Street, McCall ID
Legion Hall / Conference Call



COMMITTEE MEETING – Began at 5:30 p.m.

- **CALL TO ORDER AND ROLL CALL** Committee members Karla Eitel, Dawn Matus, Susan Farber, Craig Vroom, Nellie Bowman and Dallas Young were present. Also, in attendance was Delta James, Economic Development Planner, Erin Greaves, Communications Manager and prospective committee member Ken Deibert.
 - **MINUTES APPROVAL [ACTION ITEM]**
Dawn moved; Dallas seconded a motion to approve the minutes from the July 25, 2022, meeting. All members voted "aye" and the motion passed.
 - **PUBLIC ART PROJECTS**
 - McCall Public Library Integrated Art project: Staff reported that public input into the artists' design proposals is live now via web, social media, and the Library ground breaking event. Staff is working to schedule the next artwork selection committee during September. The selection committee will interview the artists, review public input and prepare a recommendation for consideration by this committee, the Library Board of Directors and, ultimately, City Council.
 - Downtown mural project: Staff reported that funding via LOT is still pending.
 - Local art on light control boxes project: Discussion occurred about hiding elements to find in the artwork. Staff reported that funding via LOT is still pending.
 - **CAPACITY & PROMOTION**
 - Committee member interview – Ken Deibert: Mr. Deibert introduced himself to the committee. Mr. Deibert has lived in McCall full time for 14 years. He says he's "not an artist" but has worked in stained glass for many years. He likes the bus shelter artwork by local youth and he would like to see more local participation in production of the artwork itself.
 - McCall Public Art Logo revamp design preferences [ACTION ITEM]: Staff presented the logo ideas. The committee responded with what elements each member liked/disliked. Most preferred the words "Art in Public Places," simple and modern fonts, and most did not want to use the bears in the logo design. Staff will provide updated logo designs based upon feedback received. No action was taken.
 - October 27 Design and Dessert event coordination: Staff reported that the Glass House has been reserved for this event. The venue will accommodate an attendance of approximately 50. Committee members inquired about possibility of virtual attendance. Sue volunteered to request dessert items from Stacey Cakes, Craig volunteered to request dessert items from Shore Lodge, and Dallas volunteered to request dessert items from Rupert's. Karla will provide the welcome, introduction and donation ask at the beginning of the event. Nellie will investigate how to have an option for alcohol separate from City involvement.
 - Committee member appointments – recommendation to City Council [ACTION ITEM] *Dawn moved to recommend appointment of Sue and Nellie*
-

to subsequent terms and Ken to a term beginning in January when Craig's second term expires. All members voted "aye" and the motion passed.

- **NEXT MEETING**

- Monday, September 26, 2022 at 5:30 p.m.

- **ADJOURNMENT** The meeting was adjourned at 6:51 p.m.

Date: 9/26, 2022



PAAC Chair

Submitted by:
Delta James, ED Planner

**City of McCall – Airport Advisory Committee (AAC)
Legion Hall below City Hall
Meeting Minutes**

September 1, 2022

AAC Members present: Mike Weiss, Mark Thorien
Staff present: Emily Hart, Airport Manager
Consultants present: None
Others present: None
Remote participants: None

Temp Chairman Weiss called the meeting to order at 12:01

Public Comment:

None

Approval of amended minutes from August 4, 2022 Regular Meetings (Action Item)

No quorum. Could not move or vote to approve minutes

360° Ranch Subdivision Update

Final Plat approval granted by County on Aug. 11. Development moving forward.

Norwood Road Pond

Airport Manager confirmed with IDWR the property owner does have water rights. Airport Manager met with the property owner, and he said he would not stock pond with fish. He plans to use it for irrigation and for his dogs.

Airport Sewer Extension

Updated estimate and contract approval with Granite is on City Council consent agenda on Sept. 8.

Infield Hangar Development/Infield Utilities Master Plan, RFP small hangar complex

See Hangar 1000 and Hangar 901 update

AIP 033 – East/West Taxiway update (Information Item)/AIP 032 – Runway 16-34

Rehabilitation project update (Information Item)

AIP 033 is substantially complete. In October, grass will be seeded south of Taxiway D and a second coat of paint will be applied. Mr. Weiss commented that the new Taxiway is great.

Hangar 1000 and Hangar 901 Lease update

Jim Gerblich is in continued lease negotiations for Hangar 1000, and Mark Peterson is starting negotiations for Hangar 901 soon. Letters of Intent for both hangar sites are in the works by City legal counsel now, although all acknowledge that ‘contracts to contract’ are not necessarily legally binding.

USFS Contract Update

Base + Four Year Contract will go before City Council on Sept. 8, 2022.

Items for Future AAC agenda:

Pole on Pioneer fuel farm
Hangar 1000 and Hangar 901 Lease updates
RFP Update
Obstruction Removal Plan

Next regular meeting scheduled for October 6, 2022, at Noon.

Motion to adjourn. moved, second. No objections. Meeting adjourned at 12:20 p.m.

Date Signed:

Attest:



Charles Jones, Chairperson



Emily Hart, Airport Manager

McCall Public Library Board of Trustees Meeting
September 12, 2022 - 10:00 AM
Two Locations: Teams (virtual) or Legion Hall, 216 E. Park Street

Attendance:

Legion Hall: Matt Stebbins, David Gallipoli, Meg Lojek, Lola Elliot, Susie Reddick, Bob Giles, Serena Rasmussen. Virtual: Amy Rush, Linda Stokes, Nathan Stewart, Don Kostelec

Call to Order: 10:02 am

Amendments to Agenda: None.

Approval of Minutes: No August meeting was held – Lola moved to accept our July 11th minutes; Matt seconded; the motion passed unanimously.

Public Comment: None.

Director's Report:

Payment Approvals: 7/7, 7/14, 7/28, 8/11, 8/25, 9/8/22 - Susie moved to approve payments; Lola seconded; the motion passed unanimously.

Budget and Stats: financials are online. FY23 budget has been approved.

Grants Updates: LV Progressive Club grant of \$5,000 awarded; the group may pledge another \$5K in the future.

Summer Program Report: Overall, 156 elementary and middle school students registered. Total attendance: 518. The kids read a lot on their own, and 345 free books were given out. Casey and Bre did eight weeks of programming with a two-week break in the middle. Next year, there may be a one-week break around the Fourth of July. Board members discussed possibly stepping in to keep the break at two weeks for employees to take some time off. The tutor mobile transported up to 21 kids weekly who couldn't get a ride to the library.

Building Update: Nathan reports August was busy. The annex was torn down. An underground storage tank of diesel will be removed. Documents are at the recorder's office; the formal permit will be issued today. Final HVAC redesign is complete and will save about \$150,000 in the redesign efforts. Energy Seal/Skylar Swinford will make some in-kind donations as part of the insulation budget. Looking ahead, footings and slab will be in by November. Vertical construction will begin in the spring. Utilities work is going on now.

Meg has carpet samples for review in her office; she will meet with RATIO tomorrow. The website - www.libraryexpansion.com is maintained by Erin

Greaves and Meg. A new book drop is at the side entrance; a snow shelter will be built over it. Signage exists outside and on Facebook to inform people about how/where to access library now. City campus signs will also be going up on Park Street. The Shortcut bronze sculpture has been moved to the lawn in front of the Warden's House and will return to the library in about two years when the grounds are ready. Woodsworth the owl will return as well.

The demolition event was well attended –between 160 and 200 people turned out to support. It was fun time for McCall residents, old and new. Many thanks to our speakers, including Meg and Amy, who led the celebration.

Staff: Debbie McCoy has been hired as our new children's librarian. She's doing a great job with the children's programming.

Programs: Tomorrow will be the last session with St. Lukes on dementia. After-school Fridays, Tech Tuesdays started last week and were full. September is Library Card Sign Up Month, including drawings for a Kindle donated by Friends of the Library, and a \$100 gift card. Some local teachers are helping their students get cards, including BRMES and Heartland. The library has had a past agreement with Heartland paying a flat fee of \$150 to cover all their students. The Board agreed that Meg should pursue this program if she thinks it would be helpful.

Fundraising and Foundation Report:

Amy reports that recent fundraising has been slow but fruitful. One donation doubled from \$100,000 to \$200,000. Currently, \$1,446,484 is available for the expansion project that can be turned over to City. The upcoming donor appreciation event will be a great opportunity to re-connect with donors. The long-term challenge is to keep expanding the field. The Energy Seal donation is significant; Amy and Andy Laidlaw built the relationships that made that work. Thank you! The Carey family has sponsored the donor appreciation event this Wednesday at Jug Mountain Ranch from 4 – 6 pm.

A \$7500 grant has been secured from the Kathryn Beynon Foundation to support the TutorMobile; Amy reported that this foundation may contribute another \$20K annually for the next few years.

Lola will get Girl Scout phot to acknowledge their donation; Amy will reach out to a few moms to see if they can represent the group at Wednesday's event.

ADA Transition Plan Preview and Input:

Don Kostelec of Vitruvian Planning provided information about Access McCall, a self-assessment and transition plan that will cover ADA compliance and prevents liability. The assessment evaluates facilities, programs, and policies

for people with disabilities in our community. The plan identifies how the City will provide access and the proposed schedule for changes. City Council will have a work session in December. An online survey is on the website. On October 6-7, public sessions will be held. The goal is accessibility and quality of life for all residents. The next step for the library will be Don's interviews with department heads.

Treasurer's Report and CD Approval:

Linda reported that the approved FY 23 budget has a Library Expansion Fund line item #32, that is new and separate from the overall annual library budget. Construction expenditures will be handled through this fund. There is also a separate Debt Service Fund for payments on the bond.

In 2015, the library purchased a CD for the amount of the Nelle Tobias donation, \$240,000. The Board discussed market conditions and the best place for this money now – continuing as a CD or transferring it to our LGIP account. After discussing the information provided by Linda, Lola moved to withdraw the funds from the CD account and transfer them to the LGIP account; David seconded; the motion passed unanimously. Linda will make the transaction.

TutorMobile Program Report:

Serena Rasmussen joined us to give a year-end report on the TutorMobile. It started as a COVID-19 response, but the need for mobile education is still there, especially for STEAM education and for single parent families. Since Oct 2022, almost 1700 visits have been recorded over 280 participant days in fifteen different neighborhoods. Four of these are still weekly stops. This program sees community volunteers and local business support from Mountain Java and Gravity Sports. Meg will add a link through the Library website. The program provided school supplies this year to twenty-six students. The TutorMobile carted 21 kids to our summer reading program. Summers are the most productive months for participants which is especially important for underprivileged and special needs kids. The budget runs about \$15,000 annually and includes snacks, supplies, and a program director.

Serena can be reached at mccalltutoringbus@gmail.com and accepts donations. The Library Board and Mayor want the program to continue! Meg and Amanda Keaveny are looking for applicants since Serena is moving. There was discussion about combining Serena's position with a part-time library position, or hiring as a contract agreement, and Mayor Bob urged Meg to discuss with Anette for FY24.

Friends Liaison Report:

Lola reported that the FOL had a great BBQ for members at River's Crossing.

The Labor Day book sale made \$775, down from last year, but construction near the Pump House probably inhibited attendance. Overall, it was a success.

The FOL has been holding meetings at the Carpenters' Shop on the SITPA site.

Bob would like Lola to thank the folks from FOL who showed up at the demolition ceremony. We really appreciate their presence and ongoing support.

City Council Liaison Report:

Bob reports that the demolition ceremony was a highlight of his summer. He thought Meg's presentation was great and that we had good media coverage. Other: David reports that he and Joey Pietri built a chicken coop for the Donnelly Library. The staff and patrons really appreciate the new coop, and we are grateful to David and Joey for supporting our sister library in Donnelly.

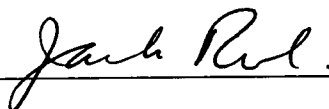
Adjourn:

David moved to adjourn at 11:50AM; Lola seconded the motion. Approved.

Next Meetings: October 10th (Annual Election of Officers and reinstate / reconsider David Gallipoli); November 14th; December 12th

Minutes prepared by Susie Reddick, Secretary

Respectfully submitted by Jackie Rubin, Chair



**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 22-273
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>City Licenses Report to Council Per McCall City Code</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk	8	Originator
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
COST IMPACT:	n/a	Airport		
FUNDING SOURCE:	n/a	Library		
TIMELINE:	n/a	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:

Per McCall City Code Title 4 Chapter 9, the City Council has determined the City Clerk shall be delegated the authority to process and grant or deny all alcoholic beverage license applications, other than certain circumstances involving catering permits, which the City Clerk shall review the application for catering permit for completeness and forward said application to the Police Chief. The Police Chief upon receipt of the application shall make a recommendation to the City Clerk to approve or deny the application. Whenever the City Clerk shall determine that an application for alcoholic beverage license transfer or renewal is complete, the City Clerk shall approve or deny such application. All decisions of the City Clerk shall be reported to the City Council at the next regularly scheduled City Council meeting after such decision. The City Clerk is also responsible for all processing of business, taxi, snow removal, pawnbroker, child daycare licenses, vendor and short-term rental permits, and public event applications.

Please see the attached Clerk Report for the last two weeks. Staff has updated the report to reflect Short Term Rental permits issued.

RECOMMENDED ACTION:

Council to review the License report.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

City Clerk's License Report

Council Meeting: October 20, 2022

Business License Activity

Business Name	Type of Business	Address	New	Close	Trnsfr	BL#	Issued
No Activity							

Short-Term Rental Permit Activity

Owner(s)	Rental Address	Local Contact	New	Renewal	Closed	# Bedrooms	Max Occupancy	Parking	Permit #	Issued
Mark Yelderman	1607 Davis Ave N80	Mark Yelderman	X			3	8	3	2817	10/11/2022
Randy Rostock	480 Timbercrest Loop	Roy Strickland	X			4	10	4	2823	10/11/2022
Carey and Jeffery Saddler	1640 Davis Ave Unit #4	Jeffery Saddler	X			2	6	2	2825	10/11/2022

Alcohol License Activity

Business Name	Physical Address	New	Renewal	Closed	BL#	Issued
No Activity						

Catering Permit Activity

Name of Licensee	Event	Location of Event	Day & Date of Event	Time of Event	Revenue
Rupert's at Hotel McCall	Ponderosa Center Dinner	1410 Mill Rd	Sat, Oct 8	4:00pm - 10:00pm	\$20
Country Line Wine Co	Wedding	401 N 3rd St	Sat, Oct 22	4:00pm - 10:00pm	\$20

Outdoor Public Events/Vendor Permit Activity

Applicant	Event	Location of Event	Date(s) of Event	Time of Event	Road Closure
McCall Chamber of Commerce	McCall Fall Gathering	2nd Street	Sat, Oct 8	2:00pm - 6:00pm	Yes
Boss Tacos	Fall Festival	2nd Street	Sat, Oct 8	2:00pm - 6:00pm	Yes
Central Idaho Mountain Bike Association	Fall Festival	2nd Street	Sat, Oct 8	2:00pm - 6:00pm	Yes

City Clerk's License Report

Rustic Outlet	2nd Saturday Pop Up	110 N 3rd Street	Sat, Oct 8	10:00am - 5:00pm	No
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Taxi & Commercial Transportation Driver License Activity

Business Name	Driver Name	Address	BL#	City Tax License #	Denied	Date Approved	License Expires
No Activity							

Snow Removal Operator Permit Activity

Business Name	Owner	Address	BL#	Decal Permit Numbers Issued	Denied	Date
No Activity						

Peddler Permit Activity

Applicant	Company Represented	Product Sold	Date(s) Permitted	Permit #	Fees Collected
No Activity					

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 22-279
Meeting Date October, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>Treasurer's Report as Required by IC 50-208</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager		
		Clerk		
		Treasurer	JS	Originator
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
COST IMPACT:	N/A	Parks and Recreation		
FUNDING SOURCE:	N/A	Airport		
		Library		
TIMELINE:	Report Only	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:
Treasurer's report of accounts and activity of office during the month of September 2022 regarding care, management or disposition of moneys, property or business of the City.

Attached is the September 2022 Report

RECOMMENDED ACTION:

The Council shall examine the report and determine whether additional information from the Treasurer is required.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

City of McCall, Idaho
 Monthly Financial Dashboard
 Issued on October 14, 2022



Reporting Period: September 2022

Our Investments and Cash...

Balances as of September 2022

General Fund – Cash & Investments

September 2022	\$ 10,779,061
September 2021	\$ 8,506,744
Unavailable Cash Reserves	\$ 1,580,330
Restricted Cash - Franchise Fees	\$ 1,449,756
Available Cash	\$ 7,748,975

Streets Fund - Cash & Investments

September 2022	\$ 1,440,340
September 2021	\$ 1,480,846
Unavailable Cash Reserves	\$ 449,914
Available Cash	\$ 990,426

Library Fund - Cash & Investments

September 2022	\$ 853,501
September 2021	\$ 1,144,978
Unavailable Cash Reserves	\$ 111,254
Restricted Cash - Bldg Fund	\$ 686,385
Available Cash	\$ 55,861

Recreation Fund - Cash & Investments

September 2022	\$ (881,691)
September 2021	\$ 481,148
Unavailable Cash Reserves	\$ 236,870
Available Cash	\$ (1,118,561)

Airport Fund - Cash & Investments

September 2022	\$ 719,610
September 2021	\$ 996,426
Unavailable Cash Reserves	\$ 75,387
Available Cash	\$ 644,223

Capital Projects Fund-Cash & Investments

September 2022	\$ 77,831
September 2021	\$ 70,407

Local Option Tax - Cash & Investments

September 2022	\$ 4,382,359
September 2021	\$ 1,779,269
Available Cash	\$ 2,603,090

Major Fund Cash Flows...

<u>General Fund Revenues and Expense</u>	As % of Budget	As % of FY16-FY20 Avg. Actual
Fiscal Year 2022 Budget	\$ 12,022,989	
Revenues to Date	\$ 8,897,042	74.00%
Expenditures to Date	\$ 6,760,244	56.23%
Revenues over Expenditures	\$ 2,136,798	
 <u>Street Fund Revenues and Expenditures</u>		
Fiscal Year 2022 Budget	\$ 3,113,593	
Revenues to Date	\$ 2,292,912	73.64%
Expenditures to Date	\$ 2,326,953	74.74%
Revenues over Expenditures	\$ (34,041)	
 <u>Library Fund Revenues and Expenditures</u>		
Fiscal Year 2022 Budget	\$ 6,005,002	
Revenues to Date	\$ 801,815	13.35%
Expenditures to Date	\$ 1,122,264	18.69%
Revenues over Expenditures	\$ (320,449)	
 <u>Recreation Fund Revenues and Expenditures</u>		
Fiscal Year 2022 Budget	\$ 4,177,610	
Revenues to Date	\$ 1,970,156	47.16%
Expenditures to Date	\$ 3,514,719	84.13%
Revenues over Expenditures	\$ (1,544,563)	
 <u>Airport Fund Revenues and Expenditures</u>		
Fiscal Year 2022 Budget	\$ 2,701,319	
Revenues to Date	\$ 2,102,044	77.82%
Expenditures to Date	\$ 2,386,265	88.34%
Revenues over Expenditures	\$ (284,220)	
 <u>Local Option Tax - Streets Fund Revenues and Expenditures</u>		
Fiscal Year 2022 Budget	\$ 4,569,926	
Revenues to Date	\$ 3,408,217	74.58%
Expenditures to Date	\$ 630,723	13.80%
Revenues over Expenditures	\$ 2,777,495	
 <u>Water Fund Revenues and Expenditures</u>		
Fiscal Year 2022 Budget	\$ 3,571,594	
Revenues to Date	\$ 4,288,275	120.07%
Expenditures to Date	\$ 2,653,963	74.31%
Revenues over Expenditures	\$ 1,634,312	

City of McCall, Idaho
 Monthly Financial Dashboard
 Issued on October 14, 2022



Reporting Period: September 2022

Specific Revenue Collections at a Glance

		As % of Budget	As % of FY16- FY20 Avg.
Property Tax Collection			
Fiscal Year 2022 Budget	\$ 6,909,090		
Revenues to Date	\$ 6,955,837	100.68%	118.23%
State Shared Revenue Collection			
Fiscal Year 2022 Budget	\$ 1,053,426		
Revenues to Date	\$ 893,651	84.83%	83.98%
Building Permit Revenue Collection			
Fiscal Year 2022 Budget	\$ 450,000		
Revenues to Date	\$ 639,780	142.17%	151.75%
Local Option Tax - Tourism Revenue Collection			
Fiscal Year 2022 Budget	\$ 1,100,000		
Revenues to Date	\$ 1,060,186	96.38%	193.01%
Local Option Tax - Streets Revenue Collection*			
Fiscal Year 2022 Budget	\$ 2,964,500		
Revenues to Date	\$ 3,007,806	101.46%	142.56%

*New Tax and Fund as of January 1, 2016 (percent avg. is 2 year comparison)

Our Investments and Cash... cont'd

Balances as of September 2022

Golf Fund - Cash & Investments	
September 2022	\$ 1,320,242
September 2021	\$ 1,179,692
Unavailable Cash Reserves	\$ 205,110
Available Cash	\$ 1,115,132
Water Fund - Cash & Investments	
September 2022	\$ 6,801,768
September 2021	\$ 5,669,993
Unavailable Cash Reserves	\$ 515,500
Restricted Cash - DEQ Loan Reserve	\$ 394,195
Available Cash	\$ 5,892,074

McCall Redevelopment Agency...

		As % of Budget	As % of FY16- FY20 Avg.		
MRA Fund Revenues and Expenditures			Urban Renewal Fund-Cash & Investments		
Fiscal Year 2022 Budget	\$ 567,643			September 2022	\$ 253,514
Revenues to Date	\$ 29,325	5.17%	3.85%	September 2021	\$ 966,991
Expenditures to Date	\$ 616,974	108.69%	87.34%	Unavailable Cash Reserves	\$ 100,000
Revenues over Expenditures	\$ (587,649)			Restricted Cash - Bond Reserves	\$ -
Urban Renewal Property Tax Collection			Available Cash		
Fiscal Year 2022 Budget	\$ 28,105				\$ 153,514
Revenue to Date	\$ 28,105	100.00%	3.81%		
MRA Cash Flow					
Prior Year Comparison. . .					
Fiscal Year 2022: September			Fiscal Year 2021: September		
McCall Redevelopment Agency			McCall Redevelopment Agency		
Fiscal Year 2022 Budget	\$ 567,643		Percentage	Fiscal Year 2021 Budget	\$ 2,017,381
Revenues to Date	\$ 29,325		5.17%	Revenues to Date	\$ 802,238
Expenditures to Date	\$ 616,974		108.69%	Expenditures to Date	\$ 1,670,702
Revenues over Expenditures	\$ (587,649)			Revenues over Expenditures	\$ (868,465)
					39.77%
					82.82%

City of McCall, Idaho
 Monthly Financial Dashboard
 Issued on October 14, 2022



Reporting Period: September 2022

Our Cash Flows Prior Year Comparison

September 2022			September 2021		
<u>General Fund</u>		Percentage	<u>General Fund</u>		Percentage
Fiscal Year 2022 Budget	\$ 12,022,989		Fiscal Year 2021 Budget	\$ 9,957,972	
Revenues to Date	\$ 8,897,042	74.00%	Revenues to Date	\$ 8,587,206	86.23%
Expenditures to Date	\$ 6,760,244	56.23%	Expenditures to Date	\$ 7,794,958	78.28%
Revenues over Expenditures	\$ 2,136,798		Revenues over Expenditures	\$ 792,248	
<u>Streets Fund</u>			<u>Streets Fund</u>		
Fiscal Year 2022 Budget	\$ 3,113,593		Fiscal Year 2021 Budget	\$ 2,580,839	
Revenues to Date	\$ 2,292,912	73.64%	Revenues to Date	\$ 2,228,841	86.36%
Expenditures to Date	\$ 2,326,953	74.74%	Expenditures to Date	\$ 2,018,816	78.22%
Revenues over Expenditures	\$ (34,041)		Revenues over Expenditures	\$ 210,025	
<u>Library Fund</u>			<u>Library Fund</u>		
Fiscal Year 2022 Budget	\$ 6,005,002		Fiscal Year 2021 Budget	\$ 1,048,664	
Revenues to Date	\$ 801,815	13.35%	Revenues to Date	\$ 814,638	77.68%
Expenditures to Date	\$ 1,122,264	18.69%	Expenditures to Date	\$ 622,489	59.36%
Revenues over Expenditures	\$ (320,449)		Revenues over Expenditures	\$ 192,149	
<u>Recreation Fund</u>			<u>Recreation Fund</u>		
Fiscal Year 2022 Budget	\$ 4,177,610		Fiscal Year 2021 Budget	\$ 4,859,250	
Revenues to Date	\$ 1,970,156	47.16%	Revenues to Date	\$ 2,459,700	50.62%
Expenditures to Date	\$ 3,514,719	84.13%	Expenditures to Date	\$ 2,579,557	53.09%
Revenues over Expenditures	\$ (1,544,563)		Revenues over Expenditures	\$ (119,857)	
<u>Airport Fund</u>			<u>Airport Fund</u>		
Fiscal Year 2022 Budget	\$ 2,701,319		Fiscal Year 2021 Budget	\$ 3,304,192	
Revenues to Date	\$ 2,102,044	77.82%	Revenues to Date	\$ 2,947,545	89.21%
Expenditures to Date	\$ 2,386,265	88.34%	Expenditures to Date	\$ 2,863,113	86.65%
Revenues over Expenditures	\$ (284,220)		Revenues over Expenditures	\$ 84,432	
<u>Local Option Tax (Streets) Fund</u>			<u>Local Option Tax (Streets) Fund</u>		
Fiscal Year 2022 Budget	\$ 4,569,926		Fiscal Year 2021 Budget	\$ 2,254,139	
Revenues to Date	\$ 3,408,217	74.58%	Revenues to Date	\$ 3,037,975	134.77%
Expenditures to Date	\$ 630,723	13.80%	Expenditures to Date	\$ 1,955,986	86.77%
Revenues over Expenditures	\$ 2,777,495		Revenues over Expenditures	\$ 1,081,989	
<u>Golf Fund</u>			<u>Golf Fund</u>		
Fiscal Year 2022 Budget	\$ 1,260,675		Fiscal Year 2021 Budget	\$ 1,275,999	
Revenues to Date	\$ 1,315,634	104.36%	Revenues to Date	\$ 1,467,318	114.99%
Expenditures to Date	\$ 975,381	77.37%	Expenditures to Date	\$ 987,949	77.43%
Revenues over Expenditures	\$ 340,253		Revenues over Expenditures	\$ 479,369	
<u>Water Fund</u>			<u>Water Fund</u>		
Fiscal Year 2022 Budget	\$ 3,571,594		Fiscal Year 2021 Budget	\$ 4,197,499	
Revenues to Date	\$ 4,288,275	120.07%	Revenues to Date	\$ 4,205,308	100.19%
Expenditures to Date	\$ 2,653,963	74.31%	Expenditures to Date	\$ 2,303,871	54.89%
Revenues over Expenditures	\$ 1,634,312		Revenues over Expenditures	\$ 1,901,437	

McCALL CITY COUNCIL
AGENDA BILL

216 East Park Street
 McCall, Idaho 83638

Number AB 22-272
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>Request for Approval of a new Hangar 1000 ground lease for Jim Gerblick and Ryan Miller, Black Tip Aviation LLC</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
COST IMPACT:	\$200 fee, \$10,369.13 annually + CPI adj.	Parks and Recreation		
FUNDING SOURCE:	none	Airport	eh	Originator
		Library		
TIMELINE:	October 1, 2022	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:

Over the past months, staff has been working with Jim Gerblick to identify a suitable location to build a new hangar. Mr. Gerblick is first on the hangar waiting list, and he has partnered with Ryan Miller. Their LLC is called Black Tip Aviation, LLC. A location has been determined, and Mr. Gerblick and Mr. Miller have requested a ground lease. The hangar will be 120' x 100,' and including the apron and a perimeter around the hangar, the total leasehold is 33,160 square feet.

The 2020 Airport Rates and Charges Resolution sets the lease rate at \$0.3127 per square foot per annum. A CPI adjustment will occur retroactively for Oct. 1, 2022 and will be invoiced at the newly calculated rate when annual hangar invoices are issued in November. Mr. Gerblick and Mr. Miller made a payment of \$10,369.13 on Sept. 30, 2022 and have been advised to expect an adjustment when their first annual invoice is received. A Hangar 1000 concept layout is currently in development.

The lessees have been provided with a copy of the current lease, current Airport Rules and Regulations, and Airport Minimum Standards. The City Clerk will record the document and keep a copy for the City's records. Staff has requested a \$200 transaction fee and the lease has been reviewed by the City Attorney. The Airport Advisory Committee has reviewed the request and recommends that the City Council approve the lease to construct the new hangar.

Attachments: Hangar 1000 lease, H1000 location map, Airport Minimum Standards, Rules and Regulations, and Rates and Fees

RECOMMENDED ACTION:

Approve the new Hangar 1000 ground lease for Jim Gerblick and Ryan Miller, Black Tip Aviation LLC, and authorize the mayor to sign all relevant documents.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION
12/17/2020	Resolution 20-23, AB 20-311, Airport Rates and Charges

Recording Requested By and
When Recorded Return to:

City Clerk
City of McCall
216 East Park Street
McCall, Idaho 83638

For Recording Purposes Do
Not Write Above This Line

McCall MUNICIPAL AIRPORT GENERAL AVIATION/NON-COMMERCIAL LEASE

This Lease is made October 20, 2022, by and between the City of McCall, an Idaho municipal corporation (called "City" in the rest of this Lease) as Lessor, and Black Tip Aviation, LLC__, as Lessee, for and in consideration of the mutual promises, covenants, agreements, and conditions in this Lease. This Lease consists of this "McCall Municipal Airport Tenant Lease" together with the:

- A. Legal Description, Exhibit "A;"
- B. Drawing of the Subject Property, Exhibit "B;"
- C. Special Additional Terms, if any, Exhibit "C.",
- D. Minimum Standards for Commercial Operators and Private Users Exhibit "D",
- E. Airport Rules and Regulations, Exhibit "E". and
- F. Airport Rates and Fees, Exhibit "F".

Background

1. City is the owner in fee simple of the land described on Exhibit "A" and depicted on Exhibit "B" ("Subject Property"), and holds it for the use and benefit of the people of McCall and their guests as a part of the McCall Municipal Airport (referred to as "Airport" in the rest of this Lease); and Lessee desires to make use of the Subject Property exclusively and the Airport non-exclusively for aviation-related activities; and
2. City maintains a fund, called the Airport Fund, in support of the mission of the Airport into which reasonable rents must be deposited to support the operation of the Airport; and
3. Uses of the Airport must be compatible with the provision of safe air transportation, be compatible with aircraft ground activity, not devote Airport land to non-aviation-oriented activity and maintain an attractive appearance of the Airport.

Agreements

4. Lease. City leases to Lessee, and Lessee leases from City, the property described within Exhibit "A," called "Subject Property" in the rest of this Lease, together with the right of

ingress and egress as provided below in Paragraph 6, subject to and in accordance with the terms of this Lease.

5. Applicable Minimum Standards and Rules and Regulation. This lease is subject to the Minimum Standards for Commercial Operators (Minimum Standards), Exhibit “D”; Airport Rules and Regulations, Exhibit “E”; Rates and Fees, Exhibit “F”; and any future revisions or amendments duly adopted by the City Council during the term of this lease or any extension or renewal thereof.

6. Use of Subject Property.

A. The principal and predominant use of any building constructed or located on Subject Property shall be for aircraft storage and other aviation-oriented activities of the Lessee permitted pursuant to this paragraph, as may further be defined by the Federal Aviation Administration (FAA) and McCall Municipal Airport Rules and Regulations. No other uses of the property are allowed. Lessee is authorized also to make use of the Subject Property for incidental Airport-related activities. The City has the sole discretion to determine whether use of the Subject Property is reasonably related to incidental to Airport-related activities. Lessee owned non-aviation storage must be insignificant and not interfere with aircraft storage.

B. Lessee shall at all times provide, in writing, the Aircraft Registration Number, or “N” number of the aircraft currently stored in the hangar to the Airport Manager.

C. If the leasehold is to be improved beyond its present condition, the placement of, and plans for improvements are subject to approval as provided below under Construction, and Lessee shall obtain that written approval from Lessor in addition to a building permit before commencing any construction. Such construction and any use shall comply with this Lease, and with McCall City Code.

D. Lessee shall keep and maintain the leased premises in a neat and orderly manner, including keeping grass and weeds cut and buildings painted or maintained in a color approved by City in like fashion as provided in Paragraph 17, as well as concealing from view temporary storage of, and then making lawful disposal of, debris, garbage and other waste material arising out of its occupancy. Under no circumstances shall Lessee permit junk, debris, inoperable or unlicensed vehicles or equipment, or other unsightly material, to be stored or otherwise on the Subject Property. The City has the sole discretion to determine what property is to be considered unsightly.

E. Fuels and other flammable materials shall not be stored in hangars unless otherwise allowable under Airport Rules and Regulations, nor shall heating fuel lines be above ground unless attached to structure in accordance with the applicable building and safety codes.

F. Lessee shall not engage in commercial activity with the aviation public using the airport, except that a business client of Lessee may coincidentally be present. Lessee shall obtain the appropriate approvals to conduct commercial aviation activities as may be

permitted by the Minimum Standards, and no guarantee is made by Lessor that Subject Property will be permitted for use of a commercial aviation activity. At no time may Lessee's invitees be unaccompanied by Lessee or one of Lessee's officers or employees while at the Airport. Contractors of Lessee shall obtain the appropriate permission from the Airport Manager including any licenses, training, or permits required prior to accessing the airport. Lessee is specifically prohibited from fueling aircraft inside any hangar, and from engaging in the specific uses assigned to Fixed Base Operators, according to the specific use provisions of the City's standard form lease for Fixed Base Operators, available to Lessee for inspection at City Hall.

G. Hangar use in violation of the aforementioned stipulations may result in an increase in lease fees and/or lease termination.

7. Parking. Automobiles may be parked inside the hangar while Lessee's aircraft is being operated or temporarily stored at another location. Vehicles may also be parked at a parking location off of aircraft movement areas as designated by the Airport Manager. Vehicles and aircraft may be stopped and stand for loading and unloading in front of the hangars. Unattended vehicles or aircraft not in an area designated for their use will be regarded as illegally parked and may be towed at the direction of the Airport Manager and sole expense of Lessee, or ticketed pursuant to the *McCall City Code*, or both.
8. Operations to be Lawful. Lessee and Lessee's improvements and use shall comply in all material respects with all applicable laws, ordinances, rules, and regulations of the United States, the State of Idaho, and the City of McCall, including those laws, rules, and regulations which may be lawfully promulgated by any of the same during the term of this Lease. Lessee shall further obey in all material respects any other lawful directions of the Airport Manager, even if Lessee wishes to appeal such directions. An appeal of any such direction shall be filed with the Airport Manager in writing by providing particularized claim(s) within ten (10) calendar days of the direction being appealed. The City shall respond in writing within 60 days from receipt of the written appeal. Lessee shall comply in all material respects with this Lease and all applicable other laws, ordinances, rules, and regulations; where requirements differ among these various sources, the laws, ordinances, rules, and regulations that are most compatible with safe air transportation shall be complied with; the interpretation of the Airport Manager in these regards made in good faith shall be conclusive. The City may enter into or on the Lessee's premises to conduct inspections to ensure lawful and safe use of the premises with twenty- four (24) hour written notice or without notice in emergency situations.
9. Subordination to Federal Funding and Emergency Requirements. This Lease is subordinate to the provisions of any existing or future agreement between City and the United States, relative to the operation or maintenance of the Airport, the execution of which agreement has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the Airport. This Lease shall be subordinate to the right of the City during the time of war or national emergency to lease the landing area or any part thereof to the United States Government for military or emergency use, and if any such lease is so made, the provisions of this Lease in conflict with the provisions of the lease to the

Government, shall be suspended for the duration of the conflict or emergency. City of McCall covenants that Lessee, upon paying the rent and other sums when due hereunder and observing and keeping all terms, covenants, agreements, limitations and conditions hereof on the part of Lessee to be kept when provided herein and within any grace periods available under this Lease, shall have and may quietly enjoy the possession of the Subject Property together with the right of ingress and egress herein provided during the term hereof, without hindrance or molestation by City of McCall or anyone claiming by, through or under City of McCall, and City of McCall shall not authorize or consent to any hindrance or molestation of Lessee by others.

10. Compliance with Enforcement. Lessee shall comply with such enforcement procedures and orders as the United States might demand that the City follow or issue in order to comply with the City's assurances to the United States, and to enforce applicable federal, state, and local laws.
11. Nondiscrimination. Lessee shall use the premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary Part 21, Nondiscrimination in federally assisted programs of the Department of Transportation-Effectuation of Title IV of the Civil Rights Act of 1964, and as said regulations may be amended. Lessee, in its operations and uses of the Airport will not, on the grounds of race, creed, color, age, marital status, national origin or handicap discriminate or permit discrimination against any person or groups of persons in any manner. Noncompliance with these assurances shall constitute a breach of this Lease; and in the event of such noncompliance, City may take appropriate action to enforce compliance, may terminate this Lease, or seek judicial enforcement in each instance in accordance with the terms and procedures set forth in this Lease.
12. City's Reserved Rights. Subject to the provisions of this Lease, City specifically reserves the right:
 - A. To develop, improve, or make any lawful use of the Airport premises as it sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance by Lessee.
 - B. To maintain and keep in repair the Airport and all publicly owned facilities of the Airport, together with the right to direct and control activities of Lessee of the Subject Property to ensure compliance with all federal and local rules and regulations.
 - C. To enter upon any lease premises at reasonable times for the purpose of making inspections to determine compliance with these minimum standards, fire codes, building codes or any covenant or condition of any contract or lease, including this Lease.
 - D. To take any action it considers necessary to protect the aerial approaches to the Airport against obstruction, *together* with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the Airport which, in the opinion

of the City, would limit the usefulness of the Airport or constitute a hazard to aircraft or safety of flight.

E. To temporarily close the Airport or any of the facilities thereon for maintenance, improvement, safety, or other public benefits; and

F. To devote exclusive use of the Airport to emergency aircraft operations, including, but not limited to, fire suppression activities and medical operations.

13. Term, and Renewal. The initial term of this lease shall be for 20 years commencing at 12:01 AM., on October 1, 2022 until 11:59 PM on September 30, 2044. This Lease may be renewed for up to two (2) additional ten (10) year terms for so long as the rent and other conditions of the Lease are faithfully adhered to, and subject to adjustment of rent provided herein. If Lessee determines they wish to renew this Lease, it shall give written notice of that fact during the last six months but not later than one month before the end of the lease term.

14. Rent. Rent shall be payable annually in advance on or about October 1 of each year, in the amount of \$.3127 cents per square foot for bare land and for land covered by above-ground Leasehold Improvements, plus the CPI adjustment due October 1, 2022, presently 33,160 square feet; initially this sum totals \$10,369.132 per annum plus the CPI adjustment to be determined. Improvements equal 12,000 square feet, a ten foot border on two sides and the rear of the hangar, and the entirety of the apron are included in this total. The first year's rent is due and payable in advance upon execution of this lease pro-rated to October 1. The rent will be adjusted annually effective October 1 and according to the percentage increase of the Western Urban Consumer Price Index, (Bureau of Labor Statistics) for the twelve calendar months prior to and including the most recent month for which such Index is available.

The City of McCall will use the following formula to compute the calculation for each year's Rent increase:

The Current Year's Rent = Last Year's Rent x (The Current CPI / Last Year's CPI)

Example:	The CPI for 1999	= 168.8
	The CPI for 2000	= 173.1
	Rent	= \$100.00
	\$102.55	= \$100.00 x (173.1 / 168.8)

Lease payment not made within 30 days of invoice date shall be considered delinquent and shall accrue additional rent equal to 18% per annum or 1.5% per month and if not paid in full including any interest within 60 days of the original invoice date the lease will be considered in default and may be terminated for cause as per the process in paragraph 24 of this agreement.

Rent shall be adjusted on the 10th anniversary, and if the options to renew are exercised, on the 20th and 30th anniversary to the then current new lease rate, but in no case less than the rate being paid as provided for with CPI adjustments as stated above.

15. Taxes, Assessments, Fees. Lessee shall, upon completion of construction of any Leasehold Improvements, enroll the Leasehold Improvements and *taxable* personal property on the tax rolls of Valley County. Lessee shall pay, before they become delinquent, all taxes, assessments and fees assessed or levied upon Lessee or the Subject Property or any interest therein, including, but not limited to buildings, structures, fixtures, equipment, or other property installed or constructed on it. Lessee further agrees not to allow any such tax, assessment, or fee to become a lien against the Subject Property or any improvement on it. Nothing herein contained shall be deemed to prevent or prohibit the Lessee from contesting the validity or amount of any such tax assessment or fee in the timely manner authorized by law, but in no event may Lessee permit any such process to go to a foreclosure upon Subject Property or any interest in it or in any Leasehold Improvement.
16. Utilities and Services. Lessee shall order, obtain, and pay for all utilities and services which Lessee causes to be supplied to the Subject Property, and shall pay all services and installation charges in connection therewith, including but not limited to electrical power, water, sewer, garbage, gas and telephone services, including water and sewer connection and service charges, in each case to the extent caused to be supplied or connected by the Lessee. For those parcels where sewer is not yet available, then at such time as Lessee makes connection to the sewer it will pay the then current connection charges and all monthly charges thereafter.

City does not deliberately remove snow on any portion of Subject Property, nor from any apron area in front of Subject Property which is commonly primarily used by Lessee without collection of appropriate fees as determined by the Airport Manager and published within current and adopted Airport Rates and Fees. Lessee may, at its election, execute, arrange for, and/or pay for removal of snow from Subject Property and such apron area, and shall not place any such snow on any improved property of the Airport nor in any place obstructing pilot views of the aprons, runways, and taxiways, or in any area where snow storage is otherwise in violation of Federal or local regulation, or in violation of directions of the Airport Manager. Lessee or contracted snow removal personnel, before beginning operations, must first obtain a permit for execution of snow removal activities on the Airport. Acceptance of this permit will constitute the permit holder's acknowledgment that the Airport Manager has provided direction to the Lessee or contracted personnel regarding airport driving and snow removal policies and procedures. Private contractors that are identified removing snow on the Airport without a permit will be removed and prohibited from entering Airport property until a permit has been issued, and any cost incurred as a result of this action, if applicable, will be at the expense of the Lessee who hired such contractor which charges if not paid within 30 days from invoice shall be considered additional rent and failure to pay the same shall be a default under the lease.

17. Construction. If lessee gains permission to install, erect, and construct Leasehold Improvements they shall be at Lessee's sole cost and expense and according to Drawings and Specifications and Schedules submitted to and approved by City prior to commencement of construction. Private hangars shall be constructed according to the aesthetic design standards of the City; thus color, shape, architectural features, and other aesthetic issues may be controlled by the City. Drawings approved by the City must accurately depict and describe all proposed Leasehold Improvements. All construction on the airport will materially conform to the City's current Airport Master Plan as approved by the Federal Aviation Administration. All Drawings and Specifications must materially conform to the Building, Fire, and Fire Protection Codes and Regulations in effect in McCall, including but not limited to those set out in the **McCall City Code**. No Drawings and Specifications shall be submitted for a building permit as required by the **McCall City Code**, until the same have been reviewed and approved in writing for Airport purposes by the Airport Manager, who shall first seek the advice of the Airport Advisory Committee and approvals by applicable Federal agencies. Airport Manager approved Drawings and Specifications shall be placed on file with the City Building Inspector long enough for such Building Inspector to determine that the Drawings submitted to the Building Inspector are the same as those approved by the Airport Manager. Lessee shall make substantial progress toward construction of the buildings and physical facilities anticipated by the Lessee within twelve (12) calendar months after execution of this Lease, or subsequent building approval by Lessor. "Execution of this lease" shall mean the date signed by the City. Completion and occupancy of the structures must occur within twenty-four (24) months after the date of execution of this Lease. Failure to achieve either substantial progress or completion shall constitute cause for the City to cancel this Lease in accordance with the terms hereof or to extend the completion dates for construction.
18. Construction Indemnification. Lessee shall at all times indemnify and save City harmless from all claims for labor or materials, and/or other construction liens, in connection with construction, repair, alteration, replacement, or installation of structures, improvements, equipment or facilities within the Subject Property, and from the cost of defending against such claims, including attorneys' fees. In the event a lien is imposed or purportedly imposed upon the Subject Property as a result of such construction, repair, alteration, or installation, Lessee shall procure and record a bond which frees the Subject Property from the claim of the lien and from any action brought to foreclose the lien. Should Lessee fail to procure, and record, said bond within thirty (30) days after filing of such a lien, this Lease shall be in default and shall be subject to immediate termination and possession by City in accordance with the terms hereof.
19. Ownership of Lessee's Personal Property. Title to personal property placed on Subject Property by Lessee shall at all times during the term of this Lease or any extension of this Lease remain in Lessee, and Lessee shall have the right at any time to remove any or all personal property of every kind and nature whatsoever which Lessee may have placed, brought and/or installed upon the Subject Property. Lessee shall have said right to remove same at any time provided, that, upon any such removal of fixtures, Lessee shall repair, at his own expense, any material damage resulting therefrom and leave the Subject Property in a clean and neat condition. Lessee shall remove all personal property within 30 days of

the end of this Lease or of any renewal of this Lease, or within 30 days after the termination of this Lease for any reason. Personal property, including fixtures, left on Subject Property after such time, becomes the property of the City and may be disposed of by the City as allowed by law.

20. Leasehold Improvements. In this Lease the term "Leasehold Improvements" means all buildings (including but not limited to hangars) and/or improvements, whether or not permanently attached or affixed to the Subject Property, placed and/or built and/or constructed on the Subject Property during the term of this Lease by the Lessee, or placed thereon by Lessee from a prior lessee who had the right to sell them to Lessee. At all times during the lease term, ownership of Leasehold Improvements remains with the Lessee, and Lessee shall have the right to remove and sell any and all such Leasehold Improvements, subject to the terms of this Lease. Subject to the provisions of paragraph 28 hereof, upon expiration or termination of this Lease or any renewal thereof, Leasehold Improvements shall become the property of the City unless the Lessee, not more than fifteen (15) days after expiration or termination of this Lease, provides written notice to City that Lessee intends to remove such Leasehold Improvements within ninety (90) days of expiration or termination. Such notice shall indicate whether Lessee intends to remove a building by demolition, and City may in the discretion of the Airport Manager direct that the building and such fixtures on Subject Property not be removed. Should the Lessee require a longer time to remove Leasehold Improvements, it shall request a specific amount of additional time in writing from the Airport Manager. Such an extension shall not be unreasonably withheld, although City may condition such extension upon the furnishing of collateral for the promise to remove in the form of a bond, cash escrow, or other arrangement acceptable to the Airport Manager and the City Attorney. All Leasehold Improvements not removed pursuant to the terms of this Lease become the sole property of the City.
21. Leasehold Mortgages and Liens. Lessee shall not place a mortgage, Deed of Trust, or other Lien on the hangar or other personal property placed on the leasehold property without the prior written consent of Lessor and any such liens shall always be junior to the Lessor's interest in the property. The lien holder shall be notified of any defaults of the lessee by the Lessor, and the lien holder shall have the right to correct any default including, but not limited to late or non-payment of lease fees. Should lessee fail or lien holder fail to correct defaults, then the lease will be terminated without recourse to either lien holder or lessee.
22. Repairs. Lessee shall repair damages (excluding normal wear and tear) to the Airport and/or the Subject Property which damages are the result of the Lessee's actions or the actions of any invitee of Lessee making use of Subject Property. Repairs shall be completed within thirty (30) days of the date any such damage is incurred. In the event that Lessee cannot reasonably repair such damage within thirty (30) days, Lessee shall provide prior written notice and permission to the City from the Airport Manager. Such an extension shall not be unreasonably withheld, although the City may condition such extension upon the furnishing of collateral for the promise to repair in the form of a bond, cash escrow, or other arrangement acceptable to the Airport Manager.

23. Indemnity. Lessee agrees to indemnify and hold harmless the City during the term of this Lease from any and all losses, actions, or judgments for damages from any and all claims made by a third party against the City arising out of the negligence or other acts of the Lessee or Lessee's invitees in their use of the Subject Property. City agrees to indemnify and hold harmless the Lessee during the term of this Lease from any and all losses, actions, or judgments for damages from any and all claims made by a third party against the Lessee arising out of the negligence or other acts of the City or City's invitees, agents, employees or instrumentality in their use of the Subject Property.
24. Insurance. Lessee shall carry at all times during the term of this Lease fire and extended insurance coverage, including also against water damage as an indirect result of fire, and including a provision for debris cleanup, in an amount not less than ninety percent (90%) of the full replacement value of Leasehold Improvements and such further insurance as follows:
- A. Public liability insurance coverage for a total amount of not less than \$1,000,000 Combined Single Limit for bodily injury and property damage. A current certificate of insurance evidencing compliance and naming City as an "Additional Insured" shall be maintained with the City at all times during the term of lease. The limits of insurance shall not be deemed a limitation of Lessee's covenants to indemnify or hold harmless City as set forth above; and
- B. Public liability insurance on all aircraft owned, leased, or controlled by Lessee with a Combined Single Limit for a total amount of not less than \$1,000,000 subject to availability of such coverage in the marketplace at regular premium rates. Subject to the preceding sentence, these minimum limits may be increased by State law or the City during the term of this Lease or upon any renewal of this Lease. Each policy of insurance shall contain the full substance of the following clause: "It is agreed that this policy shall not be canceled, nor the coverage reduced until thirty (30) days after the City of McCall shall have received written notice of such cancellation or reduction. The notice shall be sent by certified or registered mail and shall be deemed effective the date delivered to the City of McCall, as evidenced by a properly validated return receipt."
25. Termination by Lessor for Cause. Should the Lessee fail to comply with any material obligation in this Lease, the City may terminate this Lease with sixty (60) days prior written notice subject to the terms of this Lease and the Lessee's right to cure such failure as herein provided. Any breach of the terms of this Lease must be cured within that sixty (60) day period or the Lease is deemed terminated and the City takes possession of the Subject Property and improvements as described herein and as allowed by law; or if the failure could only be reasonably remedied in a period of time exceeding sixty (60) days, failure within such sixty (60) days to undertake reasonable steps to begin such cure or failure thereafter diligently to pursue the cure to completion within a reasonable time. City shall provide written notice to Lessee of City's intent to terminate, and this Lease shall terminate as of the date or upon the lapse of time as above provided, as the case may be.
26. Termination by Lessee for Cause. This Lease may be terminated by Lessee as follows:

- A. The permanent abandonment of the Airport as a public and/or general and/or commercial air facility and/or as a facility in substantially the present or larger size and/or substantially the present or more extensive use.
- B. The assumption by the United States Government, or by any authorized agency of the United States, of this Lease, or of the operation, control, or use of the Airport, or of any substantial part or parts of the Subject Property, in such a manner as substantially restrict Lessee from operating in a reasonable manner, for a period of more than 120 days. The use of the Airport by the United States Forest Service or, or like agency, during fire season shall not be considered a substantial restriction.
- C. Issuance by any Court of competent jurisdiction of any injunction in any way preventing or restraining the use of the Airport, and the remaining in force of such injunction for a period more than 120 days.
- D. Any other reason and/or cause which is beyond the reasonable control of Lessee which in any way substantially restricts the present type of use of the Airport for a period of more than 120 days. The use of the Airport by the United States Forest Service, or like agency, during fire season shall not be considered such a substantial restriction.
- E. The default by City in the performance of any covenant or agreement required in this Lease to be performed by City, and the failure of City to remedy such default for a period of 60 days after receipt from Lessee of written notice to remedy the same, or if the failure could only be reasonably remedied in a period of time exceeding 60 days, failure within such 60 days to undertake reasonable steps to begin such cure or failure thereafter diligently to pursue the cure to completion within a reasonable time. Lessee shall provide written notice to City of Lessee's intent to terminate, and this Lease shall terminate as of the date or upon the lapse of time as above provided, as the case may be. Rentals and fees due hereunder shall be payable only to the date of valid termination by Lessee, and all obligations of any kind or nature of Lessee under this Lease shall end upon such a valid termination.
27. Holding Over. In the event Lessee holds over after the expiration of the Lease or of any renewal of this Lease, such holding over shall be deemed to be a tenancy from month to month subject to conditions established by the Airport Manager, including but not limited to, an increase in the rental rate.
28. Abandonment. If Lessee abandons the Subject Property (other than during winter months or other temporary periods when Lessee's officers and employees may have established residence other than in Valley County), is dispossessed by third parties by process of law or otherwise, the City may terminate this Lease on sixty (60) days advance written notice to Lessee; and Lessee shall not be entitled to the return of prepaid rent under this Lease. Any real or personal property belonging to Lessee and left on the Subject Property after sixty (60) days following notice of termination on grounds of abandonment or dispossession shall be deemed to have been transferred to City. City shall have the right to

remove and dispose of such property without liability therefore to Lessee, or to dispose of it to any person claiming under Lessee, or may transfer it to a new lessee, or may simply dispose of it as solid waste; and City shall have no need to account therefore.

29. Right of First Refusal. Upon the expiration or involuntary termination of this Lease or of any renewal of this Lease, the City shall have the first right of refusal to purchase or accept transfer of Leasehold Improvements and may transfer this right of first refusal to a new lessee. Under such circumstances, Lessee, and any person proposing to sell or transfer such improvements by or through or under Lessee, shall first give notice to the City advising of the proposed sale or transfer, and its price and terms; and the City shall have thirty (30) days following receipt of such notice to evaluate and execute a decision regarding the proposal of sale or transfer, and its price and terms. If the City pursues acquisition of improvements, such sale or transfer shall be completed no later than ninety (90) days following receipt of initial notice from the Lessee.
30. Legal Proceedings. If any legal action or proceeding related to this Lease is begun by any party to this Lease, the prevailing party shall be entitled to recover its costs, damages, and expenses, including commercially reasonable attorney fees and witness and expert witness fees, incurred in prosecuting, or defending the same, whether or not such action or proceeding is litigated or prosecuted to judgment. The prevailing party will be that party who was awarded judgment as a result of trial or arbitration, unless the dispute was only as to the amount of a claim conceded to exist, in which case the finder of fact shall determine the identity of the prevailing party.
31. Governing Law. This Lease is governed by the law of Idaho, and Valley County, Idaho is the proper venue.
32. Headings. The headings of paragraphs and articles of this Lease are provided as a guide to the reader and shall not in any way affect the meaning or interpretation of this Lease.
33. Time of the Essence. Time is of the essence with respect to the obligations of the parties under this Lease.
34. No Election of Default Remedies. In the event of any default under this Lease, the non-defaulting party shall be entitled to all rights, powers, and remedies available at law or in equity, including, without limitation, specific performance, damages, and equitable relief, and/or resort to any security. Any rights, powers and remedies stated in this Lease, or now or hereafter existing in law, at equity, by statute, or otherwise are cumulative and concurrent, and shall each be in addition to, and not in lieu of, all the others. The exercise or the beginning of the exercise or the forbearance of exercise by any party of any one or more of such rights, powers, and remedies shall not preclude the simultaneous or subsequent exercise by such party of any or all of such other rights, powers, and remedies.
35. No Waiver of Rights. The neglect of the City or the Lessee to enforce its rights, powers, or remedies at any particular times or upon any particular occurrences shall not preclude resort to those rights, powers or remedies at any other time or with respect to any other

occurrences. Any waiver of any right, power, or remedy must be done in a writing executed by the party to be charged with such waiver and executed with no fewer or different formalities and approvals than were attendant upon execution of this Lease. Any waiver of a breach of a covenant, term, or condition of this Lease shall not be deemed a waiver of any other breach of the same or any other covenant, term, or condition of this Lease. Acceptance of overdue performance of a covenant, term, or condition of this Lease shall not constitute a waiver of the breach existing prior to the performance, unless so agreed in writing by the recipient of the performance.

36. Force Majeure. Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, terrorist acts, acts of war, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, governmental regulations, government controls, enemy or hostile government action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to any such prevention, delay or stoppage; provided, however, that this clause shall not bar resort by City to any security applicable to the furnishing of such performance under circumstances in which City acting to obtain alternative performance would not be subject to such force majeure. The term "governmental restrictions, governmental regulations, government controls, ... [and] hostile government action" shall not be construed to have any reference to City enforcing this Lease or any other agreement between the City and any other party, nor the City enforcing the City Code or other applicable law, nor any other government enforcing an agreement with a party or the conditions on the issuance of its permit(s) issued to a party.
37. Counterpart Execution. This Lease may be executed in any number of counterparts. No single counterpart need be signed by all parties to this Lease; so long as each party hereto has executed at least one such counterpart, this Lease shall be considered fully executed. Each such counterpart shall be deemed to be an original instrument; and all such counterparts together shall constitute but one agreement. Facsimile signatures are deemed to have the same legal weight as original signatures.
38. Burden and Benefit; Assignment. This Lease shall bind and insure to the benefit of the parties and their respective heirs, legal representatives, successors, and assigns. Lessee shall neither assign this Lease, nor sublet or rent all or any part of Subject Property, without the written consent of the City, which consent shall not be unreasonably withheld. Assignment of leasehold interest shall not cause the lease rate to change except as otherwise provided in this Lease.
39. Integration. All exhibits and other attachments, if any, to this Lease are a part of this Lease, as if set out again in this Lease. This Lease constitutes the entire Lease between and among the parties as to the matter set out in it, and all prior negotiations and discussions, memoranda, correspondence, and communications are merged into and extinguished by this Lease; provided, however, that nothing in this Lease shall be held to merge into this Lease any other written document described in this Lease, nor any Subdivision or Development Agreement among any of the parties, unless this Lease expressly identifies

such other written document or agreement and states that this Lease supersedes such other document or agreement.

40. Counsel and Interpretation. All parties to this Lease have been represented by legal counsel at all stages of the negotiations for and the preparation of this Lease, including during the proceedings relating to the approval and the conditions of approval of any project or development which approval or conditions gave rise to this Lease; accordingly, in all cases, the language of this Lease will be construed simply, according to its fair meaning, and not strictly for or against any party.
41. Notice. Notices between the parties may be made by personal delivery or by United States mail, postage pre-paid, registered or certified, with return receipt requested, or by telegram, facsimile transmission or mail-o-gram or by recognized courier delivery (e. g. Federal Express, UPS, DHL, etc.) addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this section. The parties are required to provide any change of address to each other.

Lessor: McCall Municipal Airport
Attn: Airport Manager
216 E. Park St.
McCall, ID 83638

Copy to: City of McCall
Attn: City Clerk
216 E. Park St.
McCall, ID 83638

Lessee: Black Tip Aviation, LLC
PO Box 927
McCall, ID 83638

LESSOR SIGNATURES ARE ON PAGE 14 OF

LESSEE SIGNATURES ARE ON PAGE 15 OF

LESSOR: CITY OF MCCALL, IDAHO

By: _____
Robert S. Giles, Mayor

Attest: _____
BessieJo Wagner, City Clerk

STATE OF IDAHO)
 : ss
County of Valley)

On this __20th__ day of _October_____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert S. Giles and BessieJo Wagner, the Mayor and City Clerk, respectively of the CITY OF McCALL, IDAHO, known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and were so authorized to do so on behalf of the City of McCall, Idaho.

(SEAL)

Notary Public

EXHIBIT A

Legal Description

To be determined by survey 2022-2023.

EXHIBIT B

Location Map

See attached

EXHIBIT C

Special Additional Terms

All extraneous fill dirt will be removed from airport property by lessee at their expense.

EXHIBIT D

Minimum Standards for Commercial Operators

See attached

EXHIBIT E

Airport Rules and Regulations

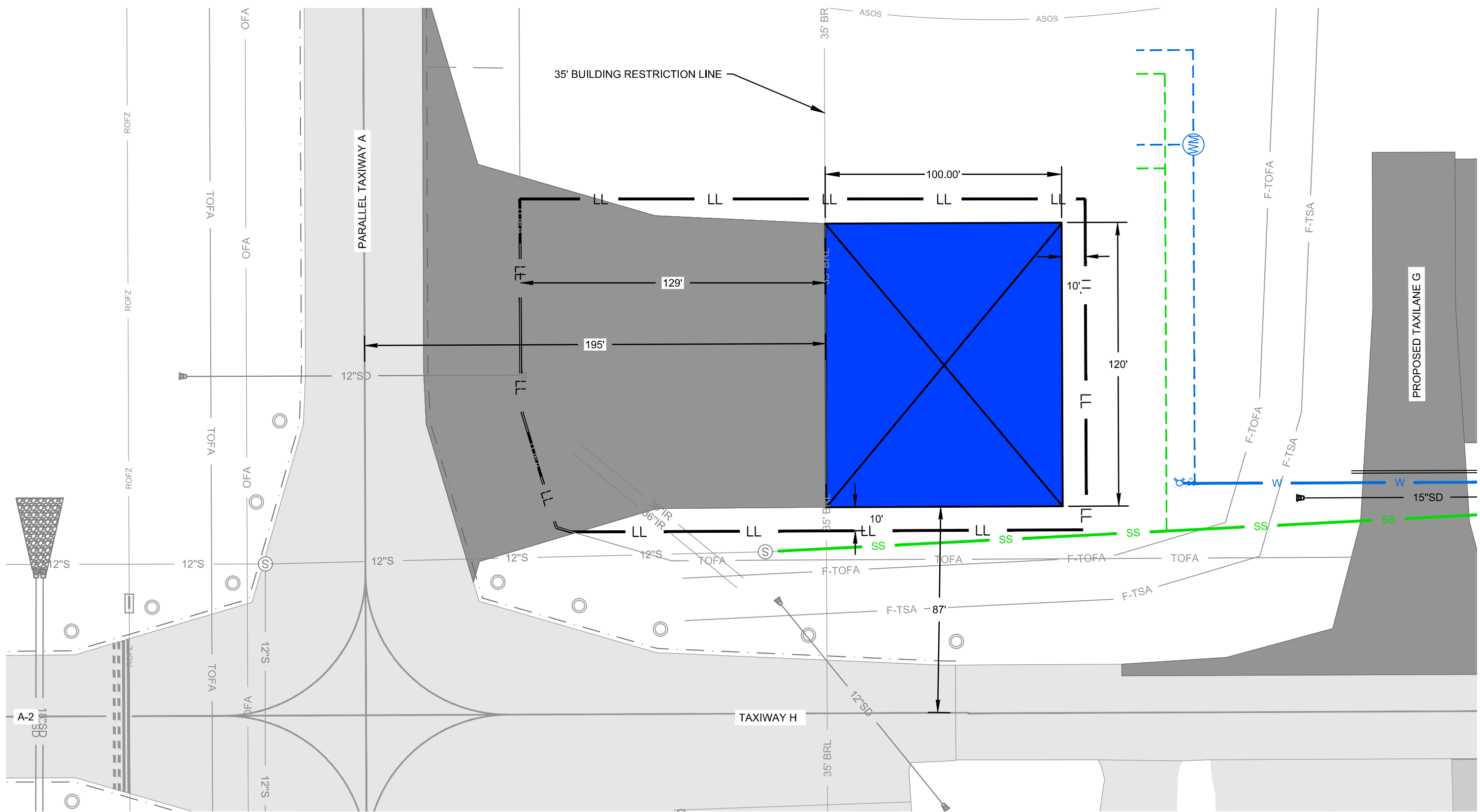
See attached

EXHIBIT F





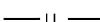
Airport Rates and Fees

See attached

Q:\200089\3_Acad\dwg\Sheets\Gerblick Hangar Exhibit.dwg, 8/11/2022 3:32:47 PM, Rafael Flores-Estrada, DWG To PDF.pc3
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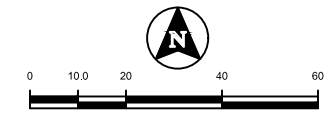


LEGEND


-  EXISTING PAVEMENT
-  PROPOSED BUILDING
-  EXISTING PAVEMENT MARKINGS
-  PROPOSED PAVEMENT
-  PROPOSED LEASE LOT LINE

HANGAR = 120'X100'
APPROXIMATELY PROPOSED LEASE LOT SIZE = 33160 S.F.

McCALL MUNICIPAL AIRPORT GERBLICK HANGAR



DATE: 8/11/22 JOB: #####



T-O ENGINEERS
1998 W. JUDITH LANE
BOISE, IDAHO 83705
208-433-1900 | WWW.TO-ENGINEERS.COM

RESOLUTION NO. 16-21

A RESOLUTION OF THE CITY OF McCALL, VALLEY COUNTY, IDAHO, ESTABLISHING THE MINIMUM STANDARDS FOR COMMERCIAL OPERATIONS AND PRIVATE USERS OF THE MC CALL MUNICIPAL AIRPORT; REPEALING RESOLUTION NUMBER 10-20 AND ALL AMENDMENTS THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the McCall Airport Advisory Committee has reviewed and approved the Minimum Standards, and has recommended that the City adopt the Standards hereinafter set forth; and

WHEREAS, the Mayor and Council have reviewed the Minimum Standards at a Council meeting with public attendance on June 30, 2016.

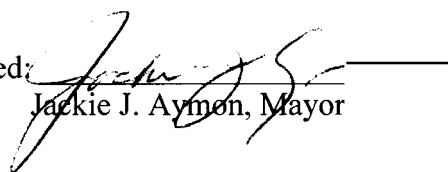
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of McCall, Idaho as follows:

Section 1. That the Minimum Standards for leases or private uses or commercial operations of the McCall Municipal Airport, McCall, Idaho, dated August 25, 2016, a copy of which is hereto attached as Exhibit A and by this reference incorporated herein, be, and the same are hereby adopted.

Section 2. That all previous Minimum Standards and any and all other amendments if any, are hereby repealed by the August 25, 2016 Minimum Standards.

Section 3. This Resolution shall take effect and be in force from and after its passage and approval.

PASSED by the City Council of the City of McCall, Idaho, this 8 day of September, 2016.

Signed: 
Jackie J. Aymon, Mayor

ATTEST:

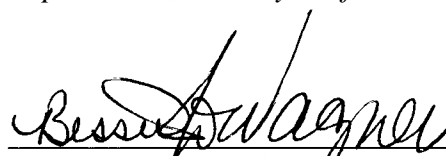
I certify that the above Resolution was duly adopted by the City Council of the City of McCall on September 8, 2016 by the following vote:

Ayes: 4-1-----

0-----

Noes: ___

Absent: ___ 1 ___

By 
BessieJo Wagner, City Clerk



Resolution 16-21 Airport Minimum Standards

EXHIBIT A

MINIMUM STANDARDS FOR COMMERCIAL AERONAUTICAL ACTIVITIES

At the

McCALL MUNICIPAL AIRPORT

PART I

INTRODUCTION, PURPOSE & DEFINITIONS

INTRODUCTION:

The objectives sought in these Minimum Standards are to:

- Promote safety in all airport activities
- Protect airport users from unlicensed and unauthorized products and services
- Maintain and enhance the availability of adequate services for all airport users
- Promote the orderly development of airport land
- Ensure efficiency of operations

PURPOSE:

These minimum standards are utilized to authorize the aeronautical activities which may take place at McCall Airport, as recommended by the Airport Advisory Committee and Airport Manager and approved by the City Council.

DEFINITIONS:

The applicable definitions are listed in Appendix A.

PART II

APPLICATIONS FOR LEASES, LICENSES AND PERMITS

Requests for new leases or for the assignment of existing leases of ground and/or facilities on the Airport or for licenses to carry on any commercial, business or aeronautical activity on the Airport shall be made to the Airport Manager. The Airport Manager shall thereafter present the application to the Airport Advisory Committee for its review and recommendations and finally to the City Council for its approval. The applicant shall submit all information and materials necessary, or requested by the above, to prove that the applicant will qualify under and will comply with the Minimum Standards. The application shall be signed and submitted by an owner of the business, a partner (if a partnership), or a corporate officer/director.

Minimum Application Information: The Airport Manager will not accept or take action on an application or in any way permit the installation of a commercial activity until the proposed lessee/licensee, in writing, submits a completed application (see Appendix B for application template) which sets forth the scope of the proposed operation, including the following:

- Contact Information:** Name, address, phone number, and email address of the applicant.
- Proposed Use:** A detailed explanation of the proposed land use, facility use and/or activity.
- Personnel Qualifications:** The names and the qualifications of the personnel to be involved in conducting such activity.
- Applicant Qualifications:** Explanation of how the applicant meets all of the qualifications and requirements established by these Minimum Standards, as well as the Airport's and FAA's Rules and Regulations.
- Safety Hazard:** Does the applicant's proposed operations or construction create a safety hazard on the Airport?
- Cost to the Airport:** Will granting of the application require the City of McCall to spend Airport funds or to supply labor or materials in connection with the proposed operations, or will the operation result in a financial loss to the City of McCall?
- Availability:** Is there adequate available space on the Airport to accommodate the entire activity of the applicant at the time of application?
- Compliance with Master Plan:** Does the proposed operation, airport development, or construction comply with the current Master Plan and Airport Layout Plan?
- Congestion:** Does the development or use of the area, as requested by the applicant, deprive existing users of portions of their operations area? Will the development or use cause undue congestion of aircraft or buildings? Will the development or use unduly interfere with the operations of any present user by interfering with aircraft traffic or preventing free access to any other facility?

•**Ecological Considerations:** Do the proposed uses comply with Environmental Protection Agency, Department of Environmental Quality, Valley County Health District and City of McCall Planning and Zoning requirements for the protection of the health, welfare and safety of the inhabitants of the City of McCall?

Supporting Documents: If requested by the Airport Manager, the Airport Advisory Committee, or the City Council, the applicant shall submit the following supporting documents to the Airport Manager, together with such other documents and information, as may be requested:

- Financial statements, including current/actual balance sheet and income statement, and projected/pro-forma balance sheet and income statement, with the use/activity-sought included.
- Credit report authorization.
- An economic-feasibility study.
- Authorization for release of information from such persons as the City and Airport Manager shall deem necessary, to determine the applicant's qualifications to perform as set forth in the application. The applicant shall also provide a release for any information, which may be required under federal or state law or regulation.
- The City Council may require the applicant to post a performance bond.

Review of Application: The City Council, with the recommendation of the Airport Manager and the Airport Advisory Committee, shall determine whether or not the applicant meets the standards and qualifications as herein set out, and whether or not such application should be granted in whole or part, and if so, upon what terms and conditions.

In reviewing an application, the following additional factors will be considered:

- Misrepresentation:** If the applicant supplied the City of McCall, Airport Manager, or Airport Advisory Committee with any false information, or misrepresented any material fact in the application or supporting documents. If the applicant failed to make full disclosure on the application or supporting documents.
- History of Violations:** If any party applying or having an interest in the applicant's business has a record of violating the Minimum Standards or Rules and Regulations of another airport or the FAA, or has violated any Federal or other state's statutes.
- Prior Defaults:** If any party applying or having an interest in the business defaulted in the performance of any lease or other agreement with the Airport or the City of McCall.
- Poor Business Record:** If any party applying for or having an interest in the business has a record indicative of unsatisfactory business practices.

Lease or Agreement: Upon the approval of any such applications as submitted or modified, the City Council, after considering the recommendations of the Airport Manager and the Airport Advisory Committee, may cause to be prepared a suitable lease or license, which sets forth the terms and conditions of the land and/or the facility use. The lease or license shall be conditional upon or contain the following minimum conditions and assurances, and the City Council may require such additional terms, conditions and assurances, as is deemed necessary in a particular instance:

- The Lessee/Licensee is in compliance with and will remain in compliance with the Minimum Standards required for each activity.
- Any structure or facility to be constructed or placed upon the Airport shall conform to all federal, state and local safety regulations, current building codes, and fire regulations. Any construction once commenced will be diligently pursued to completion. Completion and occupancy of the structure must occur within 24 months after the execution of the lease. Failure to achieve either substantial progress or completion shall constitute cause for the City of McCall to cancel the lease/license, or to extend the completion dates for construction.
- All new construction, external modifications to an existing building, and underground excavation will be coordinated with the Airport Manager, and approved by all appropriate federal, state and city agencies.
- The right shall be reserved by the City Council to amend the Minimum Standards for the Airport. Any lease or agreement may be terminated or cancelled in the event of failure to comply with any modification or amendments to Minimum Standards after notice thereof has been given. Any lessee who is aggrieved by such amendments may apply to the City Council in the same manner as for a variance under the Planning and Zoning Act of the City of McCall.
- Adequate assurance of performance of the lease/license by the lessee/licensee will be provided to the City of McCall. Such assurance may be in the form of a security agreement, cash bond, or in such other manner or form as the City Council deems adequate, in its sole discretion.
- Proper insurance and hold-harmless clauses in such amounts and under such conditions, as the City Council deems proper, shall be incorporated in said lease.
- There shall be no assignment, transfer or sales of the lease/license without prior written consent of the City Council, which shall not be unreasonably withheld.

Lease Assignment: Lease Assignments are required when a hangar/lease is sold or transferred.

Commercial leases will require a complete lease application. Leases I02 through I 05 are commercial land leases and require a full application. These leases are currently known as the Whitetail Hangar, McCall Aviation, McCall Fuel Farm, Carter Family Trust (DEW or Pioneer) and Sawtooth Aviation.

PART III

MINIMUM STANDARDS FOR COMMERCIAL AERONAUTICAL ACTIVITIES

In addition to meeting the requirements of Part II, every person conducting commercial aeronautical activities shall meet the additional requirements as hereinafter set out. No Fixed Base Operation (FBO), Specialized Aviation Service Operation (SASO), Independent Operation (IO) or other lessee or licensee shall engage in any business or activity other than those for which they have received approval from the City Council. For additional guidance, refer to Federal Aviation Administration (FAA) Advisory Circular (AC) 150/5190-7, "Minimum Standards for Commercial Aeronautical Activities."

The fact that an applicant has received a lease or license to conduct a specific activity upon the Airport conveys no exclusive rights. The opportunity to carry on business at the Airport is a privilege conveyed by the City Council and which may be granted concurrently to any other party. Furthermore, it is the City's policy to grant the opportunity and privilege to carry on business at the Airport to all qualified persons who meet the requirements set forth herein.

It is the intent of this policy to promote fair competition at the McCall Municipal Airport, but not to expose those who have undertaken to provide commodities and services to unfair or irresponsible competition. This policy sets minimum standards to be met by those who propose to conduct a commercial aeronautical activity. These standards, by expressing minimum levels of service offered and insurance coverage obtained, relate primarily to the public interest, but appropriate requirements, uniformly applied, discourage substandard enterprises, thereby protecting both established aeronautical activities and Airport patrons.

It is not the policy of the McCall Municipal Airport management or the City Council to impose an unreasonable requirement or standard not relevant to the proposed activity. The City Council reserves the right to waive any of the standards listed under this part, if in the opinion of the City Council, the existing conditions justify such a waiver.

Aeronautical service providers of more than one aeronautical activity must meet the more restrictive standard, if the standard is different from one activity to another.

Aeronautical service providers co-located in the same building may consolidate space as follows:

- **Square Footage:** Square footage required by the consolidated activity must meet or exceed the combined square footage requirements of the individual activities.
- **Restrooms:** Restrooms may be shared provided the number of water closets and lavatories meets the requirements of the city's adopted version of the International Building Code for Business use unless otherwise indicated in these Minimum Standards. If the building is shared by differing aeronautical activities, the rules for the activity with the most restrictive standard shall apply.
- **Parking:** Parking for multiple commercial aeronautical activities may be consolidated in the same lot provided the total number of spaces available meets the combined requirements of all aeronautical service providers using the lot.

Aeronautical services not co-located in the same building may not share assets except for parking. Parking may be shared provided the number of spaces available meets the combined requirement of the involved aeronautical service providers.

Proposals for future TTF activity must first be submitted to the Airport Manager and require a recommendation from the Airport Advisory Committee to City Council. If City Council chooses to consider a TTF plan, then a public hearing with Planning and Zoning and a separate public hearing with McCall City Council would be required, even if not normally required under current Planning and Zoning rules. Additionally, FAA is required to comment as to the acceptability of the proposed TTF to ensure that the proposal does not violate any existing airport grant assurances.

Any TTF activities are required to pay airport access fees as stipulated by FAA directives. Landing fees, fuel flowage fees and other fees as determined by City Council would also be required to be paid by TTF operators.

See attached Appendix C for the minimum standards applicable to each aeronautical activity applicable to FBOs / SASOs and IOs respectively.

PART IV

AMENDMENT, REVIEW AND EFFECTIVE DATE

Amendment: The City Council may upgrade or amend these Minimum Standards at any time, as it shall deem appropriate, for the equitable and improved use of the airport by commercial entities and in the best interests of the citizens of McCall.

Review: The AAC will undertake a full review of these Standards in five (5) years from the effective date, or earlier, if requested by the Council.

Effective Date: These Minimum Standards shall be in full force and effect from the date of their adoption by the City Council of McCall, by resolution duly enacted and signed.

DEFINITIONS

- AAC:** Airport Advisory Committee.

- Aeronautical Activity:** Any activity conducted on airport property that makes the operation of an aircraft possible or that contributes to, or is required for, the safe operation of aircraft. The following activities are considered to be aeronautical activities:
 - Aerial surveying
 - Aerial photography
 - Aircraft paint or upholstery
 - Aircraft rental
 - Aircraft sales
 - Aircraft storage
 - Air carrier operations (passenger and cargo)
 - Air taxi and charter operations
 - Aviation fuel and oil sales
 - Avionics or instrument sales and repair
 - Banner towing
 - Crop dusting
 - Engine or propeller sales and repair
 - Flying clubs
 - General and corporate aviation
 - Sky-diving
 - Pilot training
 - Repair and maintenance of aircraft
 - Sale of aircraft parts
 - Sightseeing
 - Any other activities that, because of their direct relationship to the operation of aircraft, can appropriately be regarded as an aeronautical activity.

- Aeronautical Service-Provider Classes:**
 - Fixed Base Operator ("FBO")
 - Specialized Aviation Service Operation ("SASO")
 - Independent Operators ("IO")

- Agreement or Lease:** A contract executed between the airport and an entity granting a concession that transfers rights or interest in property, or otherwise authorizes the conduct of certain activities. The agreement or lease must be in writing, executed by both parties, and enforceable by law.

- Air Charter:** An entity that provides on-demand, non-scheduled passenger service in aircraft having no more than 30 passenger seats, and which must operate under the appropriate Federal Aviation Regulations (FARs).

- Aircraft:** Any contrivance now known or hereafter invented, used, or designed for navigation of, or flight in the air. Excluded from this definition are ultra-lights, gliders, and para-gliders.

- Aircraft Maintenance:** The repair, maintenance, adjustment, or inspection of aircraft. Major repairs include major alterations to the airframe, power-plant, and propeller, as defined in Part 43 of the FARs. Minor repairs include normal and routine annual inspections with attendant maintenance, repair calibration, adjustment, or repair of aircraft and associated accessories.
- Airport Sponsor:** A local municipal or state government body, or a private entity obligated to the federal government to comply with the assurances contained in grant agreements or property-conveyance instruments. A sponsor may be an entity that exists only to operate the airport, such as an airport authority established by state or local law. For this document, the terms airport sponsor and airport owner are used interchangeably.
- Assurance:** A provision contained in a federal-grant agreement to which the recipient of federal airport development assistance has voluntarily agreed, in consideration for the assistance provided.
- Aviation-Related Activity:** Any activity conducted on airport property that provides service or support to aircraft passengers or air cargo, such as:
 - Auto parking lots
 - Car rentals
 - Concessions
 - Ground transportation
 - Restaurants
 - Any other service or support activities that can appropriately be called aviation-related.
- Commercial Aeronautical Activity:** Any aeronautical activity that involves, makes possible, or relates to the operation of Aircraft, the purpose of such activity being to secure income, earnings, compensation or profit, whether or not such objective is accomplished.
- Commercial Non-Aeronautical Activity:** Any activity not directly related to the operation of Aircraft, (e.g., restaurant, rental cars, ground transportation, or other concessions), the purpose of such activity being to secure income, earnings, compensation or profit, whether or not such objective is accomplished.
- Entity:** Any person(s), firm, partnership, limited-liability company, corporation, unincorporated proprietorship, association, or group.
- Equipment:** All personal property and machinery together with the necessary supplies, tools, and apparatus necessary for the proper conduct of the activity being performed.
- FAA:** Federal Aviation Administration.
- FAR:** Federal Aviation Regulation.
- Fixed Base Operator (FBO):** Commercial business providing multiple aeronautical services, including, at a minimum, aircraft fueling, storage, tie-down and parking, base-line services

(including aircraft towing, deicing, engine-preheating, oxygen and APU servicing) and associated pilot and passenger facilities (lobby, restrooms, flight planning room, etc.).

- Grant Agreement:** Any agreement made between an airport sponsor and the FAA, acting on behalf of the United States, for the grant of federal funding or a conveyance of land, either of which the airport sponsor agrees to use for airport purposes.
- Improvements:** All buildings, structures, and facilities. Improvements may include pavement, fencing, signs, and landscaping that are constructed, installed, or placed on, under, or above any leased area.
- Independent Operators ("I0"):** Individual operators performing single-service aeronautical activities on the airport without a ground-lease arrangement with the Airport Sponsor (such as aircraft washing, flight instruction, and maintenance).
- Lease:** A contract between the airport owner and an entity granting a concession that transfers rights or interests in property, or otherwise authorizes the conduct of certain activities. The lease must be in writing, executed by both parties, and enforceable by law.
- Minimum Standards:** The criteria established by an airport owner as the minimum requirements that must be met by businesses, in order to engage in providing on-airport aeronautical activities or services.
- Operator:** The term applies to both commercial and non-commercial operators.
- SMS:** Safety Management System for use by certificate holders, managed by the FAA.
- SPCC:** Spill Prevention Control and Countermeasures.
- SWPP:** Storm Water Pollution Protection (plan).
- Specialized Aviation Service Operation ("SASO"):** A commercial business providing less than full (i.e., limited) FBO services. Generally, SASOs are single-service providers (e.g., maintenance, flight school, avionics shop); however, they may provide more than one aeronautical service.
- Sublease:** A lease agreement entered into by a lessee with another entity that transfers rights or interests in property or facilities, and that is enforceable by law.
- Tenant:** A person or entity who occupies or leases property on the Airport, or who conducts business operations of any kind upon the Airport premises, regardless of whether there exists a written agreement with the City of McCall.
- Through-the-Fence Rights:** The rights of access directly onto airport property from private property which is contiguous to the airport.

APPLICATION FOR LEASE / LICENSE

Name:

Contact:

Address:

Phone:

E-mail:

Attach legal description and plot plan of lease.

Attach airport map, showing location of lease.

Square footage requested:

Covered area _ _ _ _ _

Uncovered area _ _ _ _ _

Total leased square footage _____

Proposed land use, facility and/or activity sought: (Aircraft storage, or commercial aviation activity)

Names and qualifications of the personnel to be involved in conducting such activity:

Qualifications:

Safety hazard:

Cost to the Airport:

Availability:

Compliance with the Master Plan:

Congestion:

Ecological considerations:

For commercial aviation activities:

List all activities to be performed under the lease:

How does lease meet the Minimum Standards for each commercial activity?

Describe experience related to performance of these commercial activities:

Describe the business communications plan, including:

Contact information for principals in the business:

Contact information for daily operations:

Contact information for the public:

How does the public access the business?

Where does the public park?

Assignment Only: Attach sales agreement, bill of sale, deed or other documentation showing new ownership.

Lease rates:

Covered-area present lease rate ____ _

Uncovered-area present lease rate ____ _

Total present annual lease fee _ _ _ _ _

Hangar number (if assigned):

Original date of lease _ _ _ _ _

Original term of lease _____, Number and length of lease options ____ _

Lease rate upon assumption _____ covered

Annual lease fee upon assumption ____ _

McCall Municipal Airport
Minimum Standards for Commercial Aeronautical Activities
FBOs and SASOs

	Aircraft Maintenance and Repair	Aircraft Rental	Flight Instruction / Flight School	Full Service Fuel & Oil Sales	Self Service Fuel Sales	Aircraft Storage / Hangar Rental	Air Taxi/ Charter
Services Offered	Airframe, powerplant and accessory maintenance and repair	Aircraft Rental	Ground school and flight instruction	Retail sales of IOOLL, JetA, and aviation oils.	Retail sales of IOOLL and JetA with no assistance from the Aeronautical Activity Provider	Use of hangar space for compensation	Revenue charter /air taxi flights
Licenses/permits required	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, business license	Land lease, business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license
Amount of Land Required	NIA	NIA	NIA	1 acre	1/2 acre for IOOLL only. 1 acre for Jet A or both Jet A and IOOLL.	NIA	NIA
Size, type, and amount of facilities required	1 permanent restroom; 1600 sf shop space; suitable outside storage for waiting aircraft	100 sf office space	1 permanent restroom; 250 sf classroom/office space	2 permanent restrooms, public telephone, 100 sf flight planning, 200 sf waiting room	public telephone, 100 sf flight planning / waiting room / restroom	NIA	1 permanent restroom; 1000 sf passenger lobby; table desk or counter space
Automobile Parking Required	Per City Ordinance - Industrial Use (minimum of 2 spaces)	Per City Ordinance - Industrial Use (minimum of 2 spaces)	Per City Ordinance - Other Comm Use (minimum of 2 spaces) **Only finished sq ft used toward space rqmt	Per City Ordinance - Industrial Use	Per City Ordinance - Industrial Use	Per City Ordinance - Industrial Use	Per City Ordinance - Other Comm Use (minimum of 5 spaces) **Only finished sq ft used toward space rqmt
Number, type and training of Personnel	At least 1 FAA certified A&P mechanic	NIA	At least 1 FAA authorized CFI	At least 1 trained line service technician	NIA	NIA	Properly certified and qualified operating crew
Equipment Needed	Equipment, parts, and supplies as required for FAA certification	At least 1 aircraft available for rent	NIA	Approved filtration systems; aircraft tugs/tow bars; inflate tires; charge batteries; deice aircraft; computerized wx & flight planning	Approved filtration systems; computerized wx & flight planning	aircraft tug or towbars suitable for aircraft stored	Suitable, properly certified aircraft
Type and amount of inventory needed	NIA	NIA	NIA	10,000 gal storage capacity for each IOOLL and JetA; 5 day's supply of each IOOLL, JetA, and aviation oils	10,000 gal storage capacity and 5 day's supply for any grade provided	NIA	NIA
Environmental, Safety & Security	Customers Escorted	Customers Escorted	Customers Escorted	SPCC Plan, Customers Escorted, Vehicle Safety Plan	SPCC Plan, Vehicle Safety Plan	Vehicle Safety Plan	Customers Escorted; Vehicle Safety Plan
Contact Methods / Public Accessibility	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office. 24 hr call-out available	Posted after hours number on bldg & at Mgrs Office; Posted fuel price; Respond to problems in 24 hrs	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office
Days and Hours of Operation	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg; Open 7 days/week and 4 hours/day excl. gov't holidays & others as apprvd by Airport Mgr	Open 24 hours 7 days /week 365 days / year	Posted on bldg	Posted on bldg
General Liability Insurance	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured
Premises Insurance	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value
Products & Completed Ops Insurance	\$1,000,000	NIA	NIA	\$1,000,000	\$1,000,000	NIA	NIA
Hangarkeepers Insurance	\$500,000	\$500,000	\$500,000	\$500,000	NIA	\$500,000	NIA
Aircraft Liability Insurance	NIA	\$1,000,000	\$1,000,000	NIA	NIA	NIA	As required by 14 CFR Part 205
Workmen's Compensation Insurance	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements

See introduction Part III for additional requirements affecting providers of more than one aeronautical activity and the sharing of assets by different providers.

McCall Municipal Airport
 Minimum Standards for Commercial Aeronautical Activities
 FBOs and SASOs

	Scheduled Air Service	Specialty Commercial Flying	Aircraft Sales	Rental Cars	Flying Clubs	Engine, Propeller, or Avionics	Aircraft Paint and/or Upholstery
Services Offered	Revenue scheduled air service	Any/all for-hire flying not regulated by 14 CFR Part 121 or 135 (e.g. skydiving, crop dusting)	New and/or used aircraft sales	Rental cars located/delivered on-airport	Club flying only. No revenue flights.	Engine, Propeller, Avionics and/or instruments sales and repair	Aircraft Paint and/or Upholstery
Licenses/permits required	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license	Land lease, sublease or sublet/rented space; business license
Amount of Land Required	NIA	NIA	NIA	NIA	NIA	NIA	NIA
Size, type, and amount of facilities required	2 permanent restrooms; 1600 sf passenger lobby; desk or counter space	100 sf office space	100 sf office space	100 sf office space	100 sf office space	1 permanent restroom; 1600 sf shop space	1 permanent restroom; 1600 sf shop space
Automobile Parking Required	Per City Ordinance - Other Comm Use (minimum of 10 spaces) **Only finished sq ft used toward space rqmt	Per City Ordinance - Industrial Use (minimum of 2 spaces)	Per City Ordinance - Other Comm Use (minimum of 2 spaces) **Only finished sq ft used toward space rqmt	Per City Ordinance - Industrial Use OR 1 space per on-site car, whichever is less	Per City Ordinance - Other Comm Use (minimum of 1 space per aircraft in the club) **Only finished sq ft used toward space rqmt	Per City Ordinance - Industrial Use (minimum of 2 spaces)	Per City Ordinance - Industrial Use (minimum of 2 spaces)
Number, type and training of Personnel	Properly certified and qualified operating crew	Properly certified and qualified operating crew	NIA	NIA	NIA	Appropriate FAA Licenses	NIA
Equipment Needed	Suitable, properly certified aircraft	Suitable, properly certified aircraft	NIA	At least 1 rental car.	Suitable, properly certified aircraft	Equipment, parts, and supplies as required for FAA certification	Equipment, parts, and supplies as required for FAA certification
Type and amount of inventory needed	NIA	NIA	NIA	NIA	NIA	NIA	NIA
Environmental, Safety & Security	Customers Escorted	Customers Escorted; Vehicle Safety Plan	Customers Escorted	Customers Escorted	Customers Escorted	Customers Escorted	Customers Escorted
Contact Methods / Public Accessibility	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office	Posted after hours contact number on bldg and at Airport Mgrs Office
Days and Hours of Operation	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg	Posted on bldg
General Liability Insurance	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured
Premises Insurance	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value	Replacement Value
Products & Completed Ops Insurance	NIA	NIA	\$1,000,000	NIA	NIA	\$1,000,000	\$1,000,000
Hangarkeepers Insurance	NIA	NIA	NIA	NIA	\$500,000	\$500,000	\$500,000
Aircraft Liability Insurance	As required by 14 CFR Part 205	\$1,000,000	NIA	NIA	\$1,000,000	NIA	NIA
Workmen's Compensation Insurance	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements

See introduction Part III for additional requirements affecting providers of more than one aeronautical activity and the sharing of assets by different providers.

McCall Municipal Airport
Minimum Standards for Commercial Aeronautical Activities

Independent Operators

Appendix C

	Aircraft Maintenance and Repair	Aircraft Rental	Flight Instruction / Flight School	Full Service Fuel & Oil Sales	Self Service Fuel Sales	Aircraft Storage/ Hangar Rental	Air Taxi/ Charter	Scheduled Air Service	Specialty Commercial Flying	Aircraft Sales	Rental Cars	Flying Clubs	Engine, Propeller, or Avionics	Aircraft Paint/Upholstery
Services Offered	Airframe, powerplant and accessory maintenance and repair	Aircraft Rental	Ground school and flight instruction	Not Permitted	Not Permitted	Not Permitted	Revenue charter /air taxi flights	Not Permitted	Any/all for-hire flying not regulated by 14 CFR Part 121 or 135 (e.g. skydiving, crop dustin2)	New and/or used aircraft sales	Rental cars located/delivered on-airport	Club flying only. No revenue flights.	Engine, Propeller, Avionics and/or instruments sales and repair	Aircraft Paint and/or Upholstery
Licenses/permits required	Business license; Airport Access Permit	Business license; Airport Access Permit	Business license; Airport Access Permit	Not Permitted	Not Permitted	Not Permitted	Business license; Airport Access Permit	Not Permitted	Business license; Airport Access Permit	Business license; Airport Access Permit	Business license; Airport Access Permit	Airport Access Permit	Business license; Airport Access Permit	Business license; Airport Access Permit
Amount of Land Required	NIA	NIA	NIA	Not Permitted	Not Permitted	Not Permitted	NIA	Not Permitted	NIA	NIA	NIA	NIA	NIA	NIA
Size, type, and amount of facilities required	NIA	NIA	NIA	Not Permitted	Not Permitted	Not Permitted	NIA	Not Permitted	NIA	NIA	NIA	NIA	NIA	NIA
Automobile Parkin2 Required	NIA	NIA	NIA	Not Permitted	Not Permitted	Not Permitted	NIA	Not Permitted	NIA	NIA	NIA	NIA	NIA	NIA
Number, type and training of Personnel	At least 1 FAA certified A&P mechanic	NIA	At least 1 FAA authorized CFI	Not Permitted	Not Permitted	Not Permitted	Properly certified and qualified operatin2 crew	Not Permitted	Properly certified and qualified operating crew	NIA	NIA	NIA	Appropriate FAA Licenses	NIA
Equipment Needed	Equipment, parts, and supplies as required for FAA certification	At least 1 aircraft available for rent	NIA	Not Permitted	Not Permitted	Not Permitted	Suitable, properly certified aircraft	Not Permitted	Suitable, properly certified aircraft	NIA	At least 1 rental car.	Suitable, properly certified aircraft	Equipment, parts, and supplies as required for FAA certification	Equipment, parts, and supplies as required for FAA certification
Type and amount of inventory needed	NIA	NIA	NIA	Not Permitted	Not Permitted	Not Permitted	NIA	Not Permitted	NIA	NIA	NIA	NIA	NIA	NIA
Environmental, Safety & Security	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Re2ulations	Airport Access Permit; Acceptance of Airport Rules and Re2ulations	Not Permitted	Not Permitted	Not Permitted	Airport Access Permit; Acceptance of Airport Rules and Re2ulations	Not Permitted	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Re2ulations	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Re2ulations	Airport Access Permit; Acceptance of Airport Rules and Regulations	Airport Access Permit; Acceptance of Airport Rules and Regulations
Contact Methods / Public Accessibility	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Not Permitted	Not Permitted	Not Permitted	Contact number available at Airport Manager's Office	Not Permitted	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office	Contact number available at Airport Manager's Office
Days and Hours of Operation	NIA	NIA	NIA	Not Permitted	Not Permitted	Not Permitted	NIA	Not Permitted	NIA	NIA	NIA	NIA	NIA	NIA
General Liability Insurance	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	Not Permitted	Not Permitted	Not Permitted	\$1,000,000 City of McCall named as Additional Insured	Not Permitted	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured	\$1,000,000 City of McCall named as Additional Insured
Premises Insurance	NIA	NIA	NIA	Not Permitted	Not Permitted	Not Permitted	NIA	Not Permitted	NIA	NIA	NIA	NIA	NIA	NIA
Products & Completed Ops Insurance	\$1,000,000	NIA	NIA	Not Permitted	Not Permitted	Not Permitted	NIA	Not Permitted	NIA	\$1,000,000	NIA	NIA	\$1,000,000	\$1,000,000
Hangarkeepers Insurance	NIA	NIA	NIA	Not Permitted	Not Permitted	Not Permitted	NIA	Not Permitted	NIA	NIA	NIA	NIA	NIA	NIA
Aircraft Liability Insurance	\$1,000,000	\$1,000,000	\$1,000,000	Not Permitted	Not Permitted	Not Permitted	As required by 14 CFR Part 205	Not Permitted	\$1,000,000	NIA	NIA	\$1,000,000	NIA	NIA
Workmen's Compensation Insurance	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	Not Permitted	Not Permitted	Not Permitted	ID State Statutory Requirements	Not Permitted	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements	ID State Statutory Requirements

CHAPTER 16
AIRPORT RULES AND REGULATIONS

SECTION:

- 8.16.1: Definitions
- 8.16.2: Airport Rules; General
- 8.16.3: Ground Rules
- 8.16.4: Taxiing Rules
- 8.16.5: Landing And Takeoff Rules
- 8.16.6: Airport Fire Regulations
- 8.16.7: Fees
- 8.16.8: Use Of Hangars; Environmental
- 8.16.9: Penalties

8.16.1: DEFINITIONS:

Unless otherwise expressly stated, the following terms shall, for the purpose of these rules and regulations, have the meanings herein indicated:

AIR OPERATIONS AREA (AOA): That portion of the airport designed and used for landing, taking off, or surface maneuvering of airplanes together with the required clear areas.

AIR TRAFFIC CONTROL (ATC): A facility operated by the FAA for air/ground communications, which provides air traffic control services to aircraft operations on or in the vicinity of the airport on a temporary basis, usually during fire season.

AIRCRAFT: Any and all contrivances now known or hereafter designed, invented, or used for navigation or flight in the air.

AIRMAN: A gender neutral term for a civilian or military pilot, aviator, or aviation technician.

AIRPORT: The McCall Municipal Airport and all of the property, buildings, facilities and improvements within the exterior boundaries of such airport as it now exists on the Airport Layout Plan or as it may hereafter be extended, enlarged or modified.

AIRPORT ADVISORY COMMITTEE: The Advisory Committee of five (5) people appointed by the Mayor and confirmed by City Council.

AIRPORT MANAGER: The duly appointed Airport Manager of McCall Municipal Airport, appointed by the City Manager and confirmed by City Council.

AUTO GAS: Any fuel designed and manufactured to be used in automobiles, as opposed to "AVGAS", which is designed and manufactured to be used in aircraft.

CITY: The City of McCall, Idaho, a municipal corporation located in Valley County, Idaho.

COUNCIL: The City Council of McCall, Idaho.

ENVIRONMENTAL LAWS: All Federal, State, and local laws relating to environmental matters.

FAA: Federal Aviation Administration.

FAR: Federal Aviation Regulation.

HAZARDOUS MATERIALS: Any material as defined in applicable Federal, State, and local environmental laws.

LARGE AIRCRAFT: Aircraft with a certificated gross weight in excess of twelve thousand five hundred (12,500) pounds.

McCALL CITY CODE: The Code and ordinances of the City of McCall from time to time amended.

MOTOR VEHICLE: Any self-propelled vehicle other than aircraft.

MOVEMENT AREA: The runways, taxiways, and other areas of an airport which are used for taxiing or hover taxiing, air taxiing, takeoff, and landing of aircraft, exclusive of loading ramps and aircraft parking areas.

PERSON: Any individual, firm, copartnership, corporation, company, association, joint stock association, or body politic; and includes any trustee, receiver, assignee, or any similar representative thereof.

RSA: Runway safety area.

RAMP: An area designated as an apron or ramp, and used for the parking and maneuvering, loading and unloading, and servicing of aircraft.

SUPPLEMENTAL TYPE CERTIFICATE (STC): An approved modification to an FAA certificated aircraft.

TSA: Transportation Security Administration.

UAS: Unmanned aircraft system, popularly referred to as drones.

VEHICLE: Any device in, upon, or by which any person or property is or may be transported. (Ord. 949, 9-8-2016)

8.16.2: AIRPORT RULES; GENERAL:

(A) All aeronautical activities at the McCall Municipal Airport, and all flying of aircraft departing from or arriving at the airport, shall be conducted in conformity with the current pertinent provisions of the Federal Air Regulations (FARs) promulgated by the Federal Aviation Administration (FAA).

(B) The Airport Manager may suspend or restrict any or all operations without regard to weather conditions whenever such action is deemed necessary for reasons of safety.

(C) The Airport Manager shall at all times have authority to take such actions as may be necessary to safeguard the public in attendance at the airport. Every pilot, mechanic or other person employed at or using the airport shall cooperate with the airport management to see that all persons upon the premises abide by these rules and use due care and caution to prevent injury to persons or damage to property.

(D) Instructors shall fully acquaint their students with these rules and shall be responsible for the conduct of students under their direction during the dual instruction. When a student is flying solo, it shall be his/her sole responsibility to observe and abide by these rules.

(E) Landing and takeoff rules are voluntary, but pilots are highly encouraged to follow these rules to improve safety, reduce noise and congestion, and enhance the aviation community's relations with the surrounding community.

(F) UAS operations shall be conducted in accordance with current FAA policy. (Ord. 949, 9-8-2016)

8.16.3: GROUND RULES:

(A) Aircraft engines shall be started or warmed up so as not to endanger life or property. At no time shall engines be operated at power greater than necessary to move the aircraft when hangars, shops, other buildings, or persons in the observation area, are in the path of the propeller stream or jet blast. When aircraft engines are started, a competent operator shall be at all times at the controls.

(B) Auxiliary power units (APUs) are not to be started until thirty (30) minutes prior to planned takeoff time. APUs operating beyond thirty (30) minutes are subject to a noise reduction/energy conservation/air quality fee to be set by resolution of the City Council.

(C) Aircraft shall be parked only in areas and in the manner designated by the Airport Manager.

(D) All repairs to aircraft or engines, except emergency repairs, shall be made in the spaces designated for this purpose, and not in the area reserved for landing and taking off.

(E) Only airmen, authorized personnel, or persons being conducted by airmen or airport attendants shall be permitted to enter the landing areas, aircraft parking ramps and taxiways. This does not give these persons the privilege of unrestricted use of this space. These privileges are confined to the necessary use of this space in connection with flights, inspections or routine duties.

(F) Aircraft shall be properly blocked and tied down by the owner or operator when parked for overnight or when conditions otherwise warrant.

(G) No motor vehicle shall be driven onto the runway safety area (runway) without the expressed permission of the Airport Manager or his designated representative. Fuel trucks and emergency vehicles are authorized. Operators of ground vehicles desiring access to the RSA shall carry a radio equipped to transmit and receive on 122.8 MHz (the common traffic advisory frequency [CTAF]), shall announce their intentions prior to entering the runway environment, and shall monitor CTAF continuously while within the runway environment.

(H) No automobile shall be parked on the airport property except in areas designated for that purpose by the Airport Manager.

Any vehicle parked in an area other than as herein provided shall be deemed to be involved in an extraordinary circumstance and a threat to public safety and the same shall immediately be towed away and impounded under the direction of the McCall Police Department. All costs of towing, impounding and storage shall be paid prior to redemption of any such vehicle, as provided by chapter 18, title 49, Idaho Code, which chapter is hereby adopted by this reference.

Operators of vehicles crossing the taxiway adjacent to the tie down area shall exercise due caution and must give way to all aircraft.

(I) Vehicle parking areas at the airport are intended for airport users only. Commercial truck and bus parking not related to airport use is prohibited.

(J) The Airport Manager may grant restricted access to the area inside the airport boundary fence for various reasons. Access privileges are confined to the times and areas required for the purpose access was granted.

(K) Fixed wing and helicopter operators with support vehicles must receive approval from the Airport Manager for staging and parking locations prior to leaving vehicles or aircraft unattended. (Ord. 949, 9-8-2016)

8.16.4: TAXIING RULES:

(A) No person shall taxi an aircraft to or from the hangar line or to or from an approved parking space until he has ascertained that there will be no danger of collision with any person or object in the immediate area by visual inspection of the area and, when available, through information furnished by airport attendants.

(B) Aircraft shall be taxied at a safe and reasonable speed.

(C) Aircraft not equipped with adequate brakes shall not be taxied near buildings or parked aircraft unless an attendant is at a wing of the aircraft to assist the pilot.

(D) Runups shall be done in a manner and at a location so as not to delay or endanger other aircraft. Runups on the north ramp should be done with aircraft facing north, wind permitting. Maintenance runups should occur between eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M. (Ord. 882, 11-4-2010)

8.16.5: LANDING AND TAKEOFF RULES:

Landing and takeoff rules are voluntary but compliance is encouraged.

(A) Landings and takeoffs shall be made directly into the wind or on the runway or landing strip most nearly aligned with the wind except when winds are light. Winds of less than five (5) miles per hour are considered light. Except when wind dictates otherwise, takeoffs to the south, Runway 16 is the established protocol, with landing to the north on Runway 34 the established protocol.

Traffic pattern altitude is six thousand feet (6,000') MSL.

(B) No landing or takeoff shall be made except at a safe distance from buildings and aircraft.

(C) Runway 16 departures: All aircraft should climb on runway heading to at least five thousand five hundred feet (5,500') MSL prior to any turns.

Runway 34 departures: Piston aircraft should make a left turn as soon as safety permits to avoid residential areas; turbine aircraft should climb on runway heading to Payette Lake shoreline prior to any turns.

Do not operate at high RPM and high power settings at low altitude, unless required for safe operation.

(D) Unless a control tower is in operation, fixed wing aircraft taking off or landing, or flying in the traffic pattern at the McCall Airport, shall use the standard left hand traffic pattern.

(E) VFR "straight in" landings are permitted, traffic permitting.

(F) Helicopters shall avoid the flow of fixed wing aircraft.

(G) All radio equipped aircraft shall monitor the common traffic advisory frequency (CTAF-formerly called UNICOM), 122.8 MHz and announce intentions to use the runway, unless an air traffic control tower (ATCT) is in operation and then shall follow the instructions of ATCT.

(H) When preparing for takeoff, aircraft on the ground shall yield to all aircraft beginning final landing approach.

(I) Wind permitting, use Runway 16 for touch and go landings. Pilots making touch and go landings must ensure safe spacing from other aircraft.

(J) Operations from eleven o'clock (11:00) P.M. until six o'clock (6:00) A.M. are discouraged, and operations from six o'clock (6:00) A.M. until seven o'clock (7:00) A.M. should be minimized. Touch and go operations should be avoided before eight o'clock (8:00) A.M. and after seven o'clock (7:00) P.M.

(K) Avoid low altitude flying over populated areas, maintaining traffic pattern altitude as long as practicable, flying at or above the VASIs or PAPIs. (Ord. 882, 11-4-2010)

8.16.6: AIRPORT FIRE REGULATIONS:

(A) Responsibility: All persons using in any way the airport area or the facilities of the airport shall exercise the utmost care to guard against fire and injury to persons and property.

(B) Material Storage: No person shall store material or equipment in such a manner as to constitute a fire hazard.

(C) Disabled Aircraft: Any owner, lessee, operator, or other person having the control, or the right of control, of any disabled aircraft on the airport shall be responsible for the prompt removal and disposal thereof, and any and all parts thereof, subject, however, to any requirements or direction by the National Transportation Safety Board, the Federal Aviation Administration, or the Airport Manager that such removal or disposal be delayed pending an investigation of an accident. Any owner, lessee, operator or other person having control, or the right of control, of any aircraft does, by use of the airport, agree and consent, notwithstanding any provision in any agreement, lease, permit or other instrument to the contrary, that the Airport Manager may take any and all necessary action to effect the prompt removal or disposal of disabled aircraft that obstruct any part of the airport utilized for aircraft operations; that any costs incurred by or on behalf of the airport for any such removal or disposal of any aircraft shall be paid to the City; that any claim for compensation against the City, and any of their officers, agents or employees, for any and all loss or damage sustained to any such disabled aircraft, or any part thereof, by reason of any such removal or disposal is waived; and that the owner, lessee, operator or other person having control, or the right of control, of said aircraft shall indemnify, hold harmless, and defend the City, and all of their officers, agents and employees, against any and all liability for injury to or the death of any person, or for any injury to any property arising out of such removal or disposal.

(D) Fueling: No aircraft shall be fueled while the engine is running or while in the hangar, and all aircraft shall be properly grounded when being fueled.

(E) Weeds: Hangar owners are responsible for clearing weeds and dried grass from their leasehold property. If weeds and dried grass are not removed per this Code, the City of McCall may elect to accomplish the cleanup and charge back the lessee.

(F) Smoking Prohibited: No person shall smoke within a hangar or within one hundred feet (100') of an aircraft, fuel vehicle, or fuel stand.

(G) Fuel Trucks: All fuel trucks must be "chocked" to maintain a stationary position at all times when parked and must be inspected at least annually. Fuel truck fire extinguishers must be inspected annually.

(H) Litter: No boxes, paper, litter, or trash shall be permitted to be stored in or around hangars.

(I) Flammable Liquids: Gasoline, kerosene, ether, or other flammable liquids shall not be stored in hangars, except as may be allowed by Fire Code and the McCall Fire Protection District. (Ord. 882, 11-4-2010)

8.16.7: FEES:

(A) Tie Down And Parking Area: Tie down and parking area rental fees shall be from time to time established by resolution of the Council. Rules and regulations for tie down areas and enforcement thereof shall be as established in such resolutions of the Council.

(B) Parking Procedures: Parking procedures for tie down tenants will be as directed by the Airport Manager.

(C) Landing Fees: There is hereby imposed on all owners and operators of aircraft landing at the McCall Municipal Airport, landing fees in the amount established from time to time by City Council resolution. The Council may in such resolution establish classes of aircraft and vary the fees according to class, and extend exemptions to certain on airport lessees or on airport Federal government agencies, if it so chooses.

(D) Collection Of Landing Fees: The Airport Manager or designee shall collect such landing fees and remit them to the City Treasurer who shall credit such fees to the Airport Fund.

(E) Bulk Distributor Fuel Fee: A per gallon fee will be paid by the bulk distributor on all aircraft fuel delivered to any location at McCall Municipal Airport. The bulk distributor shall file a monthly report on an airport approved format of such deliveries. Payment of the fuel flowage fees shall accompany the report. The distributor shall pay to the City within thirty (30) days following the end of each calendar month, without demand or invoicing, the per gallon fee charges for the preceding month at the rate and in the amount then currently approved in the airport fee schedule. The distributor shall provide to the airport for calculation of per gallon fee charges a copy of its monthly fuel flowage report and the number of gallons delivered by the due date. The report and payment of fuel flowage fee must be received in the Airport Director's Office on or before the delivered due date as described above. The current fuel flowage fee will be published and available at the Airport Manager's Office.

(F) Self-Fuel Fee: The fuel flowage fee will be paid by aircraft owners who bring their own fuel onto the airport to "self-fuel". The aircraft owner may choose either to pay the fuel flowage fee for all of the fuel brought onto the airport, or else pay the nonbased rate of 1.5 times the current fuel flowage fee for all fuel actually pumped.

(G) Permits, Agreements, And Leases:

1. Commercial Activity: All commercial operators conducting activities of any type on McCall Municipal Airport property, or using McCall Airport property as a base of operations, shall notify airport management of such activity by applying for an "airport business license". The licenses may be obtained at the Airport Manager's Office and will be valid for three (3) years from the date of issuance. A charge will be assessed for this license, as set by the McCall City Council. Activities approved by license, agreement, or lease shall be restricted to the activities specifically described in the license, agreement, or lease and

any applicable minimum standards. Forms for such permits, agreements, and leases and copies of the airport minimum standards may be obtained from the Airport Manager's Office.

In the event the airport agrees to an activity for which there is not an appropriate license, agreement or lease, airport management will make a recommendation through the Airport Advisory Committee to the City Council for the terms, conditions and rates.

2. Airport Fees, Rents, And Charges: It is the goal of the airport to be as self-supporting as possible, in accordance with FAA airport grant assurances. The system of rates and charges is developed to reflect fair compensation for the use of the facility by all users (see airport website for current rates).

3. Lease Assignments: If any of the noncommercial hangar land lessees propose a commercial operation, then they will be required to fill out a complete new lease application and have the commercial operation reviewed by the Airport Advisory Committee and approved or denied by City Council.

All hangars which have sewage holding tanks will be required to connect to the City sewer system, where available within three hundred feet (300') of the hangar, upon lease assignment or the end of lease term. Lease assignees with no intent to utilize an existing holding tank will crush or remove the existing tank as directed by the Airport Manager through coordination with Public Works.

Leases/hangars used for noncommercial purposes/airplane storage do not require a complete lease application but do require contact information and the registration number of the aircraft intended to be housed in the hangar.

Hangars 106 and above are all noncommercial hangars to be used for aircraft storage. These noncommercial lease assignments will require the following:

(a) The name of the new owner including those authorized to execute documents if transferred to a corporation.

(b) The address of the new owner.

(c) The telephone number of the new owner.

(d) An e-mail address if available for the new owner.

(e) Two (2) contacts to assist in finding the owner if they move and the Post Office is no longer forwarding their mail.

(f) The N number of the aircraft to be stored in the hangar.

(g) If no aircraft is presently owned, a stated plan on when and how aircraft are to be stored in the hangar (e.g., a plan to build a home built aircraft, a plan to purchase an aircraft by a certain date, or a plan to rent the hangar for aircraft storage until an aircraft is purchased).

(h) An acknowledgement that the hangar is to be used primarily for aircraft storage.

(i) A name change for the hangar owner, a name of the corporation, or placing the lease into an estate planning trust is not a lease assignment if the people owning the lease have not changed.

4. New Leases: Leases for terms other than the adopted "standard" lease template are reviewed by the AAC with a recommendation and comment to City Council. Any variance from the standard lease template must be approved by the City Council.

5. Lease Extensions Upon Lease Expiration: Prior to extending a lease, the AAC will review and make a recommendation to City Council after consideration of the physical condition of the existing hangar and its impact on the Airport Master Plan and Airport Layout Plan to assure that extension of the lease for the hangar does not interfere with future airport development.

6. Through The Fence (TTF) Agreements:

(a) Proposals for future TTF activity must first be submitted to the Airport Manager and require a recommendation from the Airport Advisory Committee to City Council. If City Council chooses to consider a TTF Plan, then a public hearing with Planning and Zoning and a separate public hearing with McCall City Council would be required, even if not normally required under current Planning and Zoning rules. Additionally, FAA is required to comment as to the acceptability of the proposed TTF to ensure that the proposal does not violate any existing airport grant assurances.

(b) Any TTF activities are required to pay airport access fees as stipulated by FAA directives. Landing fees, fuel flowage fees and other fees as determined by City Council would also be required to be paid by TTF operators.

(H) Damage To Airport Property: Any person causing or responsible for injury, destruction, damage, or disturbance to the airport or public property shall report such damage to the McCall Police and, upon demand by the airport, shall reimburse the airport for the full amount of the damage.

(I) Nondiscrimination: It is unlawful for a lessee, tenant, concessionaire, licensee, or contractor to discriminate against any person, because of race, color, national origin, sex, creed, or handicap, in public services and employment opportunities.

(J) Airport Construction And Obstruction Control: No person shall commence any construction project on airport premises without first obtaining written permission from the Airport Manager and without strict compliance and adherence to the safety specifications and direction of the Airport Manager. The Airport Manager will review all requests for building permits and approve or disapprove on the basis of the airport minimum standards, any airport tenant design standards, the then current Airport Master Plan, the current FAA approved Airport Layout Plan, and the potential benefit to the public and the aeronautical community. Construction shall not begin until FAA has approved via an FAA Form 7460 (airspace) process. An FAA environmental process is also required for all construction and demolition on the airport.

(K) Removal And Impoundment Of Property: The Airport Manager, or his duly authorized representative, may remove from any area of the airport, including any leased premises, any aircraft, motor vehicle, or other property which causes or constitutes, or reasonably appears to cause or constitute, an imminent or immediate danger to the health or safety of the persons using the air terminal or a significant portion thereof. The expense of such removal and any storage fees shall become a lien chargeable to the owner and/or operator of such aircraft, motor vehicle or other property.

(L) Abandoned/Derelict Aircraft: No person may abandon an aircraft on the airport, nor allow an aircraft parked on the airport, to become derelict or a hazard to other airport users. If the owner of an aircraft which appears to be abandoned or derelict cannot be contacted, a notice shall be placed on the aircraft stating that the aircraft must be moved

from the parking ramp within six (6) weeks, or the aircraft will be impounded and removed. (Ord. 949, 9-8-2016)

8.16.8: USE OF HANGARS; ENVIRONMENTAL:

(A) Standards And Requirements: The standards and requirements set forth in the document entitled "Minimum Standards for Commercial Aeronautical Activities at the McCall Municipal Airport", as the same may be hereafter amended, is hereby ratified and adopted as the "Minimum Standards for Commercial Aeronautical Activities at the McCall Municipal Airport", and as ratified and adopted shall be the standards and requirements governing the use of the McCall Municipal Airport by all commercial operators for all commercial operations.

(B) Copies On File: Three (3) copies of said "Minimum Standards for Commercial Aeronautical Activities at the McCall Municipal Airport" are on file in the Office of the City Clerk for inspection and examination. As such minimum standards are amended, as may be deemed necessary or desirable by the City Council, three (3) copies of such amendments shall be placed on file with the City Clerk for inspection and examination.

(C) Hangars: Hangars are intended to be used primarily for aeronautical purposes.

1. Reporting: Each hangar owner shall annually report the N number of each aircraft stored in a hangar.

2. Storage Of Personal Property Of Aircraft Owner: A limited amount of personal property of the aircraft owner may be stored in the hangar, so long as the primary use of the hangar is for aircraft storage.

3. Storage Of Personal Property Of Other Than Aircraft Owner: The personal property of anyone other than the aircraft owner is not permitted to be stored in the hangar.

4. Rental For Aircraft Storage: Hangars may be rented for aircraft storage, and the airport must be notified of the N number of the aircraft being stored and of the contact information for the aircraft owner or primary user of the aircraft.

5. Crew Rest: Hangars may be used for crew rest or use by air crews on standby or alert to fly.

6. Crew Quarters For Pilots: Crew rest is not intended as crew quarters for pilots beyond a twenty four (24) hour period.

7. Residential Use Prohibited: Hangars may not be used for any residential purpose.

8. Hangars Proposed For Non-Aeronautical Use: The City will not approve any existing or proposed lease of aeronautical property including private hangars for non-aviation use for longer than a brief interim period of time generally, five (5) or fewer years, and provided the activity does not violate FAA grant assurances. Such leases are also subject to FAA approval and the proposed lessee obtaining all necessary zoning and other approvals from the City, and provided that the annual lease fee shall be set at 1.5 times the new lease rate for the property. Non-aeronautical use of hangars may be considered for less than one (1) year so long as the lessee obtains the proper approvals from the FAA and the lease rate is adjusted for the period of non-aeronautical use. Using hangars for commercial or non-commercial storage of property of other than that of the hangar owner is considered to be a non-aeronautical use.

(D) Nonexclusive Rights: Nothing herein contained shall be construed to grant otherwise or authorize the granting of an exclusive right, except as to the areas to be occupied by the permit holder, agreement holder, or lessee, which areas shall be for the permit holder, agreement holder, or lessee's exclusive use.

(E) Environmental Compliance:

1. Stormwater: No person shall cause or allow nonallowable stormwater and nonstormwater discharges to be released to the stormwater system, or any hazardous material to be released to the storm sewer system except as specifically permitted under the Clean Water Act (33 USC section 1251 et seq.).

2. Washing Of Aircraft: Aircraft shall not be washed on airport property in areas that eventually drain to the Payette River. Wastewater from aircraft washing operations shall be disposed only in accordance with all applicable local, State, and Federal environmental rules and regulations.

3. Aircraft Repairs And Painting: Aircraft shall be stored and major repairs which would require a sign off by an A&P mechanic shall be made only on leased sites where specifically permitted. Aircraft repair work may be performed on ramps or aprons only with prior permission from the Airport Manager. Spray painting will only be conducted in facilities designated for this purpose. (Ord. 949, 9-8-2016)

8.16.9: PENALTIES:

(A) In addition to penalties otherwise provided in this Code, any person violating this chapter or refusing to comply therewith and any person failing or refusing to comply with the "Minimum Standards for Commercial Aeronautical Activities at the McCall Municipal Airport" may be promptly removed or ejected from the airport by or under the authority of the Airport Manager, and upon the order of the Airport Manager may be deprived of the further use of the airport and its facilities for such length of time as may be required to ensure the safeguarding of the same, as well as the public and its interests therein and as may be required to ensure compliance with said minimum standards.

(B) Any person convicted of a violation of this chapter or a violation of said "Minimum Standards for Commercial Aeronautical Activities at the McCall Municipal Airport", shall be punished by a fine not to exceed three hundred dollars (\$300.00) or by imprisonment in the Valley County Jail not to exceed six (6) months, or by both such fine and imprisonment. (Ord. 882, 11-4-2010)



City of McCall

AIRPORT

216 East Park Street
McCall, Idaho 83638

Phone 208-634-1488

Main 208-634-7142

Fax 208-634-3038

www.mccall.id.us

May 18, 2022

RE: McCall Airport Rates and Fees

The McCall Airport Manager has reviewed the Airport Rates and Fees established in Resolution 20-23, has compared them with other similar General Aviation airports, and has determined that no increases or changes are warranted at this time.

Respectfully,

A handwritten signature in blue ink, appearing to read "Emily Hart". The signature is fluid and cursive, written in a professional style.

Emily Hart
McCall Airport Manager

Ryno Works, Inc.
208-634-1114
1250 Elo Rd
McCall, ID 83638

12125
96-505/1232

DATE 9-30-22

PAY TO THE ORDER OF City of McCall

\$ 5184.56

five thousand one hundred eighty four & 56/100 DOLLARS

Umpqua Bank
McCall, ID



FOR Black Tip Aviation, LLC Lease

Ryan Mills

⑈012125⑈ ⑆123205054⑆5991034430⑈

JGG MANAGEMENT LLC
PO BOX 927
MCCALL, ID 83638

CITY NATIONAL BANK
500 ESPLANADE DRIVE
OXNARD, CA 93036
16-1606/1220

5688

9-28-22

PAY TO THE ORDER OF CITY OF MCCALL

\$

FIVE THOUSAND ONE HUNDRED EIGHTY FOUR DOLLARS & 56/100 DOLLARS

MEMO

[Signature]
AUTHORIZED SIGNATURE

⑈005688⑈ ⑆122016066⑆112⑈668454⑈

Hangar 1000

1/2 Jim # 5688
\$ 5,184.56 9/28

1/2 Ryan # 12155
\$ 5,184.56 9/29

McCALL CITY COUNCIL
AGENDA BILL

216 East Park Street
 McCall, Idaho 83638

Number AB 22-274
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>Request to Approve termination of Tim Noga lease on Hangar 560 and new lease on Hangar 560 for Ken Lawson</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
	COST IMPACT:	\$481.25 + CPI per annum, lease term fee \$50, new lease fee \$300	Parks and Recreation	
FUNDING SOURCE:	none	Airport	eh	Originator
		Library		
TIMELINE:	October 20, 2022	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:
 Tim Noga has leased Hangar 560 since Jan. 11, 2007. Mr. Noga is selling the hangar to Ken Lawson. Mr. Lawson would like a new lease.

The 2020 Airport Rates and Charges Resolution sets the lease rate at \$0.3127 per square foot per annum. The hangar is 1,539 square feet. A CPI adjustment will occur retroactively for October 1, 2022 and will be invoiced at the newly calculated rate when annual hangar invoices are issued in November.

Mr. Noga has signed and notarized the lease termination. Mr. Lawson has been provided with a copy of the current lease, current Airport Rules and Regulations, and Airport Minimum Standards. The City Clerk will record the document and keep a copy for the City’s records. Staff has requested a \$50 lease cancellation fee and a \$300 new lease fee. The lease termination and the new lease have been reviewed by the City Attorney. The Airport Advisory Committee has reviewed the request and recommends that the City Council approve Mr. Noga’s lease termination and approve Mr. Lawson’s new lease on Hangar 560.

Attachments: Hangar 560 Lease Termination – Noga, Hangar 560 New Lease – Lawson, H560 location map, Airport Minimum Standards, Rules and Regulations, and Rates and Fees

RECOMMENDED ACTION:

Approve Mr. Noga’s lease termination and approve Mr. Lawson’s new lease on Hangar 560 and authorize the Mayor to sign all related documents.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION
12/17/2020	Resolution 20-23, AB 20-311, Airport Rates and Charges

HANGAR 560 LEASE TERMINATION

Recording Requested By and
When Recorded Return to:

City Clerk
City of McCall
216 East Park Street
McCall, Idaho 83638

For Recording Purposes Do
Not Write Above This Line

**MCCALL MUNICIPAL AIRPORT
NOTICE OF LEASE TERMINATION**

That certain Lease between Tim Noga, Lessee, and City of McCall as Lessor for Hangar 560 at McCall Municipal Airport, dated January 11, 2007, and recorded as Instrument #336439, will be terminated on October 20, 2022 at the request of Tim Noga. The McCall City Council authorized terminating of the lease, and the issuance of a new lease at its regular meeting held on September October 20, 2022.

LESSOR: CITY OF MCCALL, IDAHO

By: _____
Robert S. Giles, Mayor

Attest: _____
BessieJo Wagner, City Clerk

STATE OF IDAHO)
 : ss
County of Valley)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert S. Giles and BessieJo Wagner, the Mayor and City Clerk, respectively of the CITY OF MCCALL, IDAHO, known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and were so authorized to do so on behalf of the City of McCall, Idaho.

(SEAL)

Notary Public

SIGNATURES FOR THE LESSEE ARE ON PAGE 2 OF 2

HANGAR 560 LEASE TERMINATION

LESSEE:

Tim Noga

By: Tim Noga

STATE OF _____)

: ss

County of _____)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Tim Noga known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that Tim Noga executed the same.

(SEAL)

Notary Public

Recording Requested By and
When Recorded Return to:

City Clerk
City of McCall
216 East Park Street
McCall, Idaho 83638

For Recording Purposes Do
Not Write Above This Line

McCall MUNICIPAL AIRPORT GENERAL AVIATION/NON-COMMERCIAL LEASE

This Lease is made October 6, 2022, by and between the City of McCall, an Idaho municipal corporation (called "City" in the rest of this Lease) as Lessor, and The Lawson Family Trust dated September 27, 1988,, as Lessee, for and in consideration of the mutual promises, covenants, agreements, and conditions in this Lease. This Lease consists of this "McCall Municipal Airport Tenant Lease" together with the:

- A. Legal Description, Exhibit "A;"
- B. Drawing of the Subject Property, Exhibit "B;"
- C. Special Additional Terms, if any, Exhibit "C.",
- D. Minimum Standards for Commercial Operators and Private Users Exhibit "D",
- E. Airport Rules and Regulations, Exhibit "E". and
- F. Airport Rates and Fees, Exhibit "F".

Background

1. City is the owner in fee simple of the land described on Exhibit "A" and depicted on Exhibit "B" ("Subject Property"), and holds it for the use and benefit of the people of McCall and their guests as a part of the McCall Municipal Airport (referred to as "Airport" in the rest of this Lease); and Lessee desires to make use of the Subject Property exclusively and the Airport non-exclusively for aviation-related activities; and
2. City maintains a fund, called the Airport Fund, in support of the mission of the Airport into which reasonable rents must be deposited to support the operation of the Airport; and
3. Uses of the Airport must be compatible with the provision of safe air transportation, be compatible with aircraft ground activity, not devote Airport land to non-aviation-oriented activity and maintain an attractive appearance of the Airport.

Agreements

4. Lease. City leases to Lessee, and Lessee leases from City, the property described within Exhibit "A," called "Subject Property" in the rest of this Lease, together with the right of

ingress and egress as provided below in Paragraph 6, subject to and in accordance with the terms of this Lease.

5. Applicable Minimum Standards and Rules and Regulation. This lease is subject to the Minimum Standards for Commercial Operators (Minimum Standards), Exhibit “D”; Airport Rules and Regulations, Exhibit “E”; Rates and Fees, Exhibit “F”; and any future revisions or amendments duly adopted by the City Council during the term of this lease or any extension or renewal thereof.

6. Use of Subject Property.

A. The principal and predominant use of any building constructed or located on Subject Property shall be for aircraft storage and other aviation-oriented activities of the Lessee permitted pursuant to this paragraph, as may further be defined by the Federal Aviation Administration (FAA) and McCall Municipal Airport Rules and Regulations. No other uses of the property are allowed. Lessee is authorized also to make use of the Subject Property for incidental Airport-related activities. The City has the sole discretion to determine whether use of the Subject Property is reasonably related to incidental to Airport-related activities. Lessee owned non-aviation storage must be insignificant and not interfere with aircraft storage.

B. Lessee shall at all times provide, in writing, the Aircraft Registration Number, or “N” number of the aircraft currently stored in the hangar to the Airport Manager.

C. If the leasehold is to be improved beyond its present condition, the placement of, and plans for improvements are subject to approval as provided below under Construction, and Lessee shall obtain that written approval from Lessor in addition to a building permit before commencing any construction. Such construction and any use shall comply with this Lease, and with McCall City Code.

D. Lessee shall keep and maintain the leased premises in a neat and orderly manner, including keeping grass and weeds cut and buildings painted or maintained in a color approved by City in like fashion as provided in Paragraph 17, as well as concealing from view temporary storage of, and then making lawful disposal of, debris, garbage and other waste material arising out of its occupancy. Under no circumstances shall Lessee permit junk, debris, inoperable or unlicensed vehicles or equipment, or other unsightly material, to be stored or otherwise on the Subject Property. The City has the sole discretion to determine what property is to be considered unsightly.

E. Fuels and other flammable materials shall not be stored in hangars unless otherwise allowable under Airport Rules and Regulations, nor shall heating fuel lines be above ground unless attached to structure in accordance with the applicable building and safety codes.

F. Lessee shall not engage in commercial activity with the aviation public using the airport, except that a business client of Lessee may coincidentally be present. Lessee shall obtain the appropriate approvals to conduct commercial aviation activities as may be

permitted by the Minimum Standards, and no guarantee is made by Lessor that Subject Property will be permitted for use of a commercial aviation activity. At no time may Lessee's invitees be unaccompanied by Lessee or one of Lessee's officers or employees while at the Airport. Contractors of Lessee shall obtain the appropriate permission from the Airport Manager including any licenses, training, or permits required prior to accessing the airport. Lessee is specifically prohibited from fueling aircraft inside any hangar, and from engaging in the specific uses assigned to Fixed Base Operators, according to the specific use provisions of the City's standard form lease for Fixed Base Operators, available to Lessee for inspection at City Hall.

G. Hangar use in violation of the aforementioned stipulations may result in an increase in lease fees and/or lease termination.

7. Parking. Automobiles may be parked inside the hangar while Lessee's aircraft is being operated or temporarily stored at another location. Vehicles may also be parked at a parking location off of aircraft movement areas as designated by the Airport Manager. Vehicles and aircraft may be stopped and stand for loading and unloading in front of the hangars. Unattended vehicles or aircraft not in an area designated for their use will be regarded as illegally parked and may be towed at the direction of the Airport Manager and sole expense of Lessee, or ticketed pursuant to the *McCall City Code*, or both.
8. Operations to be Lawful. Lessee and Lessee's improvements and use shall comply in all material respects with all applicable laws, ordinances, rules, and regulations of the United States, the State of Idaho, and the City of McCall, including those laws, rules, and regulations which may be lawfully promulgated by any of the same during the term of this Lease. Lessee shall further obey in all material respects any other lawful directions of the Airport Manager, even if Lessee wishes to appeal such directions. An appeal of any such direction shall be filed with the Airport Manager in writing by providing particularized claim(s) within ten (10) calendar days of the direction being appealed. The City shall respond in writing within 60 days from receipt of the written appeal. Lessee shall comply in all material respects with this Lease and all applicable other laws, ordinances, rules, and regulations; where requirements differ among these various sources, the laws, ordinances, rules, and regulations that are most compatible with safe air transportation shall be complied with; the interpretation of the Airport Manager in these regards made in good faith shall be conclusive. The City may enter into or on the Lessee's premises to conduct inspections to ensure lawful and safe use of the premises with twenty- four (24) hour written notice or without notice in emergency situations.
9. Subordination to Federal Funding and Emergency Requirements. This Lease is subordinate to the provisions of any existing or future agreement between City and the United States, relative to the operation or maintenance of the Airport, the execution of which agreement has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the Airport. This Lease shall be subordinate to the right of the City during the time of war or national emergency to lease the landing area or any part thereof to the United States Government for military or emergency use, and if any such lease is so made, the provisions of this Lease in conflict with the provisions of the lease to the

Government, shall be suspended for the duration of the conflict or emergency. City of McCall covenants that Lessee, upon paying the rent and other sums when due hereunder and observing and keeping all terms, covenants, agreements, limitations and conditions hereof on the part of Lessee to be kept when provided herein and within any grace periods available under this Lease, shall have and may quietly enjoy the possession of the Subject Property together with the right of ingress and egress herein provided during the term hereof, without hindrance or molestation by City of McCall or anyone claiming by, through or under City of McCall, and City of McCall shall not authorize or consent to any hindrance or molestation of Lessee by others.

10. Compliance with Enforcement. Lessee shall comply with such enforcement procedures and orders as the United States might demand that the City follow or issue in order to comply with the City's assurances to the United States, and to enforce applicable federal, state, and local laws.
11. Nondiscrimination. Lessee shall use the premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary Part 21, Nondiscrimination in federally assisted programs of the Department of Transportation-Effectuation of Title IV of the Civil Rights Act of 1964, and as said regulations may be amended. Lessee, in its operations and uses of the Airport will not, on the grounds of race, creed, color, age, marital status, national origin or handicap discriminate or permit discrimination against any person or groups of persons in any manner. Noncompliance with these assurances shall constitute a breach of this Lease; and in the event of such noncompliance, City may take appropriate action to enforce compliance, may terminate this Lease, or seek judicial enforcement in each instance in accordance with the terms and procedures set forth in this Lease.
12. City's Reserved Rights. Subject to the provisions of this Lease, City specifically reserves the right:
 - A. To develop, improve, or make any lawful use of the Airport premises as it sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance by Lessee.
 - B. To maintain and keep in repair the Airport and all publicly owned facilities of the Airport, together with the right to direct and control activities of Lessee of the Subject Property to ensure compliance with all federal and local rules and regulations.
 - C. To enter upon any lease premises at reasonable times for the purpose of making inspections to determine compliance with these minimum standards, fire codes, building codes or any covenant or condition of any contract or lease, including this Lease.
 - D. To take any action it considers necessary to protect the aerial approaches to the Airport against obstruction, *together* with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the Airport which, in the opinion

of the City, would limit the usefulness of the Airport or constitute a hazard to aircraft or safety of flight.

E. To temporarily close the Airport or any of the facilities thereon for maintenance, improvement, safety, or other public benefits; and

F. To devote exclusive use of the Airport to emergency aircraft operations, including, but not limited to, fire suppression activities and medical operations.

13. Term, and Renewal. The initial term of this lease shall be for 20 years commencing at 12:01 AM., on November 1, 2022 until 11:59 PM on October 30, 2042. This Lease may be renewed for up to two (2) additional ten (10) year terms for so long as the rent and other conditions of the Lease are faithfully adhered to, and subject to adjustment of rent provided herein. If Lessee determines they wish to renew this Lease, it shall give written notice of that fact during the last six months but not later than one month before the end of the lease term.

14. Rent. Rent shall be payable annually in advance on or about October 1 of each year, in the amount of \$.3127 cents per square foot for land plus the CPI adjustment due October 1, 2022 for land covered by above-ground Leasehold Improvements, presently 1,539 square feet; initially this sum totals \$481.25 per annum plus the CPI adjustment to be determined. The first year's rent is due and payable in advance upon execution of this lease pro-rated to October 1. The rent will be adjusted annually effective October 1 and according to the percentage increase of the Western Urban Consumer Price Index, (Bureau of Labor Statistics) for the twelve calendar months prior to and including the most recent month for which such Index is available.

The City of McCall will use the following formula to compute the calculation for each year's Rent increase:

The Current Year's Rent = Last Year's Rent x (The Current CPI / Last Year's CPI)

Example:	The CPI for 1999	= 168.8
	The CPI for 2000	= 173.1
	Rent	= \$100.00
	\$102.55	= \$100.00 x (173.1 / 168.8)

Lease payment not made within 30 days of invoice date shall be considered delinquent and shall accrue additional rent equal to 18% per annum or 1.5% per month and if not paid in full including any interest within 60 days of the original invoice date the lease will be considered in default and may be terminated for cause as per the process in paragraph 24 of this agreement.

Rent shall be adjusted on the 10th anniversary, and if the options to renew are exercised, on the 20th and 30th anniversary to the then current new lease rate, but in no case less than the rate being paid as provided for with CPI adjustments as stated above.

15. Taxes, Assessments, Fees. Lessee shall, upon completion of construction of any Leasehold Improvements, enroll the Leasehold Improvements and *taxable* personal property on the tax rolls of Valley County. Lessee shall pay, before they become delinquent, all taxes, assessments and fees assessed or levied upon Lessee or the Subject Property or any interest therein, including, but not limited to buildings, structures, fixtures, equipment, or other property installed or constructed on it. Lessee further agrees not to allow any such tax, assessment, or fee to become a lien against the Subject Property or any improvement on it. Nothing herein contained shall be deemed to prevent or prohibit the Lessee from contesting the validity or amount of any such tax assessment or fee in the timely manner authorized by law, but in no event may Lessee permit any such process to go to a foreclosure upon Subject Property or any interest in it or in any Leasehold Improvement.
16. Utilities and Services. Lessee shall order, obtain, and pay for all utilities and services which Lessee causes to be supplied to the Subject Property, and shall pay all services and installation charges in connection therewith, including but not limited to electrical power, water, sewer, garbage, gas and telephone services, including water and sewer connection and service charges, in each case to the extent caused to be supplied or connected by the Lessee. For those parcels where sewer is not yet available, then at such time as Lessee makes connection to the sewer it will pay the then current connection charges and all monthly charges thereafter.

City does not deliberately remove snow on any portion of Subject Property, nor from any apron area in front of Subject Property which is commonly primarily used by Lessee without collection of appropriate fees as determined by the Airport Manager and published within current and adopted Airport Rates and Fees. Lessee may, at its election, execute, arrange for, and/or pay for removal of snow from Subject Property and such apron area, and shall not place any such snow on any improved property of the Airport nor in any place obstructing pilot views of the aprons, runways, and taxiways, or in any area where snow storage is otherwise in violation of Federal or local regulation, or in violation of directions of the Airport Manager. Lessee or contracted snow removal personnel, before beginning operations, must first obtain a permit for execution of snow removal activities on the Airport. Acceptance of this permit will constitute the permit holder's acknowledgment that the Airport Manager has provided direction to the Lessee or contracted personnel regarding airport driving and snow removal policies and procedures. Private contractors that are identified removing snow on the Airport without a permit will be removed and prohibited from entering Airport property until a permit has been issued, and any cost incurred as a result of this action, if applicable, will be at the expense of the Lessee who hired such contractor which charges if not paid within 30 days from invoice shall be considered additional rent and failure to pay the same shall be a default under the lease.

17. Construction. If lessee gains permission to install, erect, and construct Leasehold Improvements they shall be at Lessee's sole cost and expense and according to Drawings

and Specifications and Schedules submitted to and approved by City prior to commencement of construction. Private hangars shall be constructed according to the aesthetic design standards of the City; thus color, shape, architectural features, and other aesthetic issues may be controlled by the City. Drawings approved by the City must accurately depict and describe all proposed Leasehold Improvements. All construction on the airport will materially conform to the City's current Airport Master Plan as approved by the Federal Aviation Administration. All Drawings and Specifications must materially conform to the Building, Fire, and Fire Protection Codes and Regulations in effect in McCall, including but not limited to those set out in the *McCall City Code*. No Drawings and Specifications shall be submitted for a building permit as required by the *McCall City Code*, until the same have been reviewed and approved in writing for Airport purposes by the Airport Manager, who shall first seek the advice of the Airport Advisory Committee and approvals by applicable Federal agencies. Airport Manager approved Drawings and Specifications shall be placed on file with the City Building Inspector long enough for such Building Inspector to determine that the Drawings submitted to the Building Inspector are the same as those approved by the Airport Manager. Lessee shall make substantial progress toward construction of the buildings and physical facilities anticipated by the Lessee within twelve (12) calendar months after execution of this Lease, or subsequent building approval by Lessor. "Execution of this lease" shall mean the date signed by the City. Completion and occupancy of the structures must occur within twenty-four (24) months after the date of execution of this Lease. Failure to achieve either substantial progress or completion shall constitute cause for the City to cancel this Lease in accordance with the terms hereof or to extend the completion dates for construction.

18. Construction Indemnification. Lessee shall at all times indemnify and save City harmless from all claims for labor or materials, and/or other construction liens, in connection with construction, repair, alteration, replacement, or installation of structures, improvements, equipment or facilities within the Subject Property, and from the cost of defending against such claims, including attorneys' fees. In the event a lien is imposed or purportedly imposed upon the Subject Property as a result of such construction, repair, alteration, or installation, Lessee shall procure and record a bond which frees the Subject Property from the claim of the lien and from any action brought to foreclose the lien. Should Lessee fail to procure, and record, said bond within thirty (30) days after filing of such a lien, this Lease shall be in default and shall be subject to immediate termination and possession by City in accordance with the terms hereof.
19. Ownership of Lessee's Personal Property. Title to personal property placed on Subject Property by Lessee shall at all times during the term of this Lease or any extension of this Lease remain in Lessee, and Lessee shall have the right at any time to remove any or all personal property of every kind and nature whatsoever which Lessee may have placed, brought and/or installed upon the Subject Property. Lessee shall have said right to remove same at any time provided, that, upon any such removal of fixtures, Lessee shall repair, at his own expense, any material damage resulting therefrom and leave the Subject Property in a clean and neat condition. Lessee shall remove all personal property within 30 days of the end of this Lease or of any renewal of this Lease, or within 30 days after the termination of this Lease for any reason. Personal property, including fixtures, left on Subject Property

after such time, becomes the property of the City and may be disposed of by the City as allowed by law.

20. Leasehold Improvements. In this Lease the term "Leasehold Improvements" means all buildings (including but not limited to hangars) and/or improvements, whether or not permanently attached or affixed to the Subject Property, placed and/or built and/or constructed on the Subject Property during the term of this Lease by the Lessee, or placed thereon by Lessee from a prior lessee who had the right to sell them to Lessee. At all times during the lease term, ownership of Leasehold Improvements remains with the Lessee, and Lessee shall have the right to remove and sell any and all such Leasehold Improvements, subject to the terms of this Lease. Subject to the provisions of paragraph 28 hereof, upon expiration or termination of this Lease or any renewal thereof, Leasehold Improvements shall become the property of the City unless the Lessee, not more than fifteen (15) days after expiration or termination of this Lease, provides written notice to City that Lessee intends to remove such Leasehold Improvements within ninety (90) days of expiration or termination. Such notice shall indicate whether Lessee intends to remove a building by demolition, and City may in the discretion of the Airport Manager direct that the building and such fixtures on Subject Property not be removed. Should the Lessee require a longer time to remove Leasehold Improvements, it shall request a specific amount of additional time in writing from the Airport Manager. Such an extension shall not be unreasonably withheld, although City may condition such extension upon the furnishing of collateral for the promise to remove in the form of a bond, cash escrow, or other arrangement acceptable to the Airport Manager and the City Attorney. All Leasehold Improvements not removed pursuant to the terms of this Lease become the sole property of the City.
21. Leasehold Mortgages and Liens. Lessee shall not place a mortgage, Deed of Trust, or other Lien on the hangar or other personal property placed on the leasehold property without the prior written consent of Lessor and any such liens shall always be junior to the Lessor's interest in the property. The lien holder shall be notified of any defaults of the lessee by the Lessor, and the lien holder shall have the right to correct any default including, but not limited to late or non-payment of lease fees. Should lessee fail or lien holder fail to correct defaults, then the lease will be terminated without recourse to either lien holder or lessee.
22. Repairs. Lessee shall repair damages (excluding normal wear and tear) to the Airport and/or the Subject Property which damages are the result of the Lessee's actions or the actions of any invitee of Lessee making use of Subject Property. Repairs shall be completed within thirty (30) days of the date any such damage is incurred. In the event that Lessee cannot reasonably repair such damage within thirty (30) days, Lessee shall provide prior written notice and permission to the City from the Airport Manager. Such an extension shall not be unreasonably withheld, although the City may condition such extension upon the furnishing of collateral for the promise to repair in the form of a bond, cash escrow, or other arrangement acceptable to the Airport Manager.
23. Indemnity. Lessee agrees to indemnify and hold harmless the City during the term of this Lease from any and all losses, actions, or judgments for damages from any and all claims made by a third party against the City arising out of the negligence or other acts of the

Lessee or Lessee's invitees in their use of the Subject Property. City agrees to indemnify and hold harmless the Lessee during the term of this Lease from any and all losses, actions, or judgments for damages from any and all claims made by a third party against the Lessee arising out of the negligence or other acts of the City or City's invitees, agents, employees or instrumentality in their use of the Subject Property.

24. Insurance. Lessee shall carry at all times during the term of this Lease fire and extended insurance coverage, including also against water damage as an indirect result of fire, and including a provision for debris cleanup, in an amount not less than ninety percent (90%) of the full replacement value of Leasehold Improvements and such further insurance as follows:
 - A. Public liability insurance coverage for a total amount of not less than \$1,000,000 Combined Single Limit for bodily injury and property damage. A current certificate of insurance evidencing compliance and naming City as an "Additional Insured" shall be maintained with the City at all times during the term of lease. The limits of insurance shall not be deemed a limitation of Lessee's covenants to indemnify or hold harmless City as set forth above; and
 - B. Public liability insurance on all aircraft owned, leased, or controlled by Lessee with a Combined Single Limit for a total amount of not less than \$1,000,000 subject to availability of such coverage in the marketplace at regular premium rates. Subject to the preceding sentence, these minimum limits may be increased by State law or the City during the term of this Lease or upon any renewal of this Lease. Each policy of insurance shall contain the full substance of the following clause: "It is agreed that this policy shall not be canceled, nor the coverage reduced until thirty (30) days after the City of McCall shall have received written notice of such cancellation or reduction. The notice shall be sent by certified or registered mail and shall be deemed effective the date delivered to the City of McCall, as evidenced by a properly validated return receipt."
25. Termination by Lessor for Cause. Should the Lessee fail to comply with any material obligation in this Lease, the City may terminate this Lease with sixty (60) days prior written notice subject to the terms of this Lease and the Lessee's right to cure such failure as herein provided. Any breach of the terms of this Lease must be cured within that sixty (60) day period or the Lease is deemed terminated and the City takes possession of the Subject Property and improvements as described herein and as allowed by law; or if the failure could only be reasonably remedied in a period of time exceeding sixty (60) days, failure within such sixty (60) days to undertake reasonable steps to begin such cure or failure thereafter diligently to pursue the cure to completion within a reasonable time. City shall provide written notice to Lessee of City's intent to terminate, and this Lease shall terminate as of the date or upon the lapse of time as above provided, as the case may be.
26. Termination by Lessee for Cause. This Lease may be terminated by Lessee as follows:

- A. The permanent abandonment of the Airport as a public and/or general and/or commercial air facility and/or as a facility in substantially the present or larger size and/or substantially the present or more extensive use.
- B. The assumption by the United States Government, or by any authorized agency of the United States, of this Lease, or of the operation, control, or use of the Airport, or of any substantial part or parts of the Subject Property, in such a manner as substantially restrict Lessee from operating in a reasonable manner, for a period of more than 120 days. The use of the Airport by the United States Forest Service or, or like agency, during fire season shall not be considered a substantial restriction.
- C. Issuance by any Court of competent jurisdiction of any injunction in any way preventing or restraining the use of the Airport, and the remaining in force of such injunction for a period more than 120 days.
- D. Any other reason and/or cause which is beyond the reasonable control of Lessee which in any way substantially restricts the present type of use of the Airport for a period of more than 120 days. The use of the Airport by the United States Forest Service, or like agency, during fire season shall not be considered such a substantial restriction.
- E. The default by City in the performance of any covenant or agreement required in this Lease to be performed by City, and the failure of City to remedy such default for a period of 60 days after receipt from Lessee of written notice to remedy the same, or if the failure could only be reasonably remedied in a period of time exceeding 60 days, failure within such 60 days to undertake reasonable steps to begin such cure or failure thereafter diligently to pursue the cure to completion within a reasonable time. Lessee shall provide written notice to City of Lessee's intent to terminate, and this Lease shall terminate as of the date or upon the lapse of time as above provided, as the case may be. Rentals and fees due hereunder shall be payable only to the date of valid termination by Lessee, and all obligations of any kind or nature of Lessee under this Lease shall end upon such a valid termination.
27. Holding Over. In the event Lessee holds over after the expiration of the Lease or of any renewal of this Lease, such holding over shall be deemed to be a tenancy from month to month subject to conditions established by the Airport Manager, including but not limited to, an increase in the rental rate.
28. Abandonment. If Lessee abandons the Subject Property (other than during winter months or other temporary periods when Lessee's officers and employees may have established residence other than in Valley County), is dispossessed by third parties by process of law or otherwise, the City may terminate this Lease on sixty (60) days advance written notice to Lessee; and Lessee shall not be entitled to the return of prepaid rent under this Lease. Any real or personal property belonging to Lessee and left on the Subject Property after sixty (60) days following notice of termination on grounds of abandonment or dispossession shall be deemed to have been transferred to City. City shall have the right to remove and dispose of such property without liability therefore to Lessee, or to dispose of

it to any person claiming under Lessee, or may transfer it to a new lessee, or may simply dispose of it as solid waste; and City shall have no need to account therefore.

29. Right of First Refusal. Upon the expiration or involuntary termination of this Lease or of any renewal of this Lease, the City shall have the first right of refusal to purchase or accept transfer of Leasehold Improvements and may transfer this right of first refusal to a new lessee. Under such circumstances, Lessee, and any person proposing to sell or transfer such improvements by or through or under Lessee, shall first give notice to the City advising of the proposed sale or transfer, and its price and terms; and the City shall have thirty (30) days following receipt of such notice to evaluate and execute a decision regarding the proposal of sale or transfer, and its price and terms. If the City pursues acquisition of improvements, such sale or transfer shall be completed no later than ninety (90) days following receipt of initial notice from the Lessee.
30. Legal Proceedings. If any legal action or proceeding related to this Lease is begun by any party to this Lease, the prevailing party shall be entitled to recover its costs, damages, and expenses, including commercially reasonable attorney fees and witness and expert witness fees, incurred in prosecuting, or defending the same, whether or not such action or proceeding is litigated or prosecuted to judgment. The prevailing party will be that party who was awarded judgment as a result of trial or arbitration, unless the dispute was only as to the amount of a claim conceded to exist, in which case the finder of fact shall determine the identity of the prevailing party.
31. Governing Law. This Lease is governed by the law of Idaho, and Valley County, Idaho is the proper venue.
32. Headings. The headings of paragraphs and articles of this Lease are provided as a guide to the reader and shall not in any way affect the meaning or interpretation of this Lease.
33. Time of the Essence. Time is of the essence with respect to the obligations of the parties under this Lease.
34. No Election of Default Remedies. In the event of any default under this Lease, the non-defaulting party shall be entitled to all rights, powers, and remedies available at law or in equity, including, without limitation, specific performance, damages, and equitable relief, and/or resort to any security. Any rights, powers and remedies stated in this Lease, or now or hereafter existing in law, at equity, by statute, or otherwise are cumulative and concurrent, and shall each be in addition to, and not in lieu of, all the others. The exercise or the beginning of the exercise or the forbearance of exercise by any party of any one or more of such rights, powers, and remedies shall not preclude the simultaneous or subsequent exercise by such party of any or all of such other rights, powers, and remedies.
35. No Waiver of Rights. The neglect of the City or the Lessee to enforce its rights, powers, or remedies at any particular times or upon any particular occurrences shall not preclude resort to those rights, powers or remedies at any other time or with respect to any other occurrences. Any waiver of any right, power, or remedy must be done in a writing executed

by the party to be charged with such waiver and executed with no fewer or different formalities and approvals than were attendant upon execution of this Lease. Any waiver of a breach of a covenant, term, or condition of this Lease shall not be deemed a waiver of any other breach of the same or any other covenant, term, or condition of this Lease. Acceptance of overdue performance of a covenant, term, or condition of this Lease shall not constitute a waiver of the breach existing prior to the performance, unless so agreed in writing by the recipient of the performance.

36. Force Majeure. Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, terrorist acts, acts of war, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, governmental regulations, government controls, enemy or hostile government action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to any such prevention, delay or stoppage; provided, however, that this clause shall not bar resort by City to any security applicable to the furnishing of such performance under circumstances in which City acting to obtain alternative performance would not be subject to such force majeure. The term "governmental restrictions, governmental regulations, government controls, ... [and] hostile government action" shall not be construed to have any reference to City enforcing this Lease or any other agreement between the City and any other party, nor the City enforcing the City Code or other applicable law, nor any other government enforcing an agreement with a party or the conditions on the issuance of its permit(s) issued to a party.
37. Counterpart Execution. This Lease may be executed in any number of counterparts. No single counterpart need be signed by all parties to this Lease; so long as each party hereto has executed at least one such counterpart, this Lease shall be considered fully executed. Each such counterpart shall be deemed to be an original instrument; and all such counterparts together shall constitute but one agreement. Facsimile signatures are deemed to have the same legal weight as original signatures.
38. Burden and Benefit; Assignment. This Lease shall bind and insure to the benefit of the parties and their respective heirs, legal representatives, successors, and assigns. Lessee shall neither assign this Lease, nor sublet or rent all or any part of Subject Property, without the written consent of the City, which consent shall not be unreasonably withheld. Assignment of leasehold interest shall not cause the lease rate to change except as otherwise provided in this Lease.
39. Integration. All exhibits and other attachments, if any, to this Lease are a part of this Lease, as if set out again in this Lease. This Lease constitutes the entire Lease between and among the parties as to the matter set out in it, and all prior negotiations and discussions, memoranda, correspondence, and communications are merged into and extinguished by this Lease; provided, however, that nothing in this Lease shall be held to merge into this Lease any other written document described in this Lease, nor any Subdivision or Development Agreement among any of the parties, unless this Lease expressly identifies such other written document or agreement and states that this Lease supersedes such other document or agreement.

40. Counsel and Interpretation. All parties to this Lease have been represented by legal counsel at all stages of the negotiations for and the preparation of this Lease, including during the proceedings relating to the approval and the conditions of approval of any project or development which approval or conditions gave rise to this Lease; accordingly, in all cases, the language of this Lease will be construed simply, according to its fair meaning, and not strictly for or against any party.
41. Notice. Notices between the parties may be made by personal delivery or by United States mail, postage pre-paid, registered or certified, with return receipt requested, or by telegram, facsimile transmission or mail-o-gram or by recognized courier delivery (e. g. Federal Express, UPS, DHL, etc.) addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this section. The parties are required to provide any change of address to each other.

Lessor: McCall Municipal Airport
Attn: Airport Manager
216 E. Park St.
McCall, ID 83638

Copy to: City of McCall
Attn: City Clerk
216 E. Park St.
McCall, ID 83638

Lessee: The Lawson Family Trust dated September 27, 1988,
217 West Lake Street
McCall, ID 83638
And
411 Deinhard Lane, Ste. F PMB138
McCall, ID 83638

LESSOR SIGNATURES ARE ON PAGE 14 OF

LESSEE SIGNATURES ARE ON PAGE 15 OF

LESSOR: CITY OF MCCALL, IDAHO

By: _____
Robert S. Giles, Mayor

Attest: _____
BessieJo Wagner, City Clerk

STATE OF IDAHO)
 : ss
County of Valley)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert S. Giles and BessieJo Wagner, the Mayor and City Clerk, respectively of the CITY OF MCCALL, IDAHO, known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and were so authorized to do so on behalf of the City of McCall, Idaho.

(SEAL)

Notary Public

LESSEE:

The Lawson Family Trust dated September 27, 1988,

By: _____
KENNETH HARDEN LAWSON

By: _____
ANITA SMITH LAWSON

“Co-Trustees”

STATE OF _____)
: ss
County of _____)

On _____ before me, _____ Notary Public, personally appeared KENNETH HARDEN LAWSON and ANITA SMITH LAWSON who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary: _____
Commission number: _____
Expires: _____
County: _____

EXHIBIT A

Legal Description

EXHIBIT B

Location Map

EXHIBIT C

Special Additional Terms

No special additional terms.

EXHIBIT D

Minimum Standards for Commercial Operators

EXHIBIT E

Airport Rules and Regulations

EXHIBIT F

Airport Rates and Fees



City of McCall

RESOLUTION NO. 20-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCCALL, IDAHO, ESTABLISHING AND ADJUSTING VARIOUS FEES FOR THE AIRPORT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, McCall City Code Section 6.4.100 provides that a schedule of charges be established periodically by the Council by resolution; and

WHEREAS, McCall City Code Section 8.16.7 authorizes the imposition and collection of certain fees at the McCall Airport; and

WHEREAS, the Department Head in charge of the Airport of the City of McCall has estimated the cost of providing the enumerated services and the rates required to recover those costs; and

WHEREAS, the City complied with Idaho Code 63-1311A, by placing a Public Notice in the Star-News on November 5 and 12, 2020 announcing a public hearing on November 19, 2020 to consider fee increases in the Airport Department;

WHEREAS, the City Council conducted a public hearing during the November 19, 2020 Regular Council meeting, as required by law, and considered public comment, and deliberated upon the recommended fee increases; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCALL, Valley County, Idaho that:

Section 1: The following schedule of charges is hereby adopted as the rates for listed services at the McCall Municipal Airport:

Fuel Flowage Fees (per gallon)	\$.08
Seasonal Tie-Down Rates (per month) (25% discount for paying six months in advance)	
Single Engine and Small Twin, T-tie-down areas	\$50
Twin Tie-Down row	\$75
Jet Row	\$200
Aircraft Parking	
Piston single & light piston twin, less than 6,000 pounds (per night)	\$5.00
Piston single & light piston twin, 6,000-12,500 pounds (after 4 hours)	\$7.50
Turbine-powered single/twin (after four hours)	\$15.00
Jet less than 12,500 pounds (after 4 hours)	\$40.00
Jet 12,500 pounds and greater (after 4 hours)	\$45.00

New Land Leases (annually, per sq. ft. base year 2020 adjusts annually effective October 1 according the percentage increase of the Western Urban Consumer Price Index for the twelve calendar months prior and including the most recent month for which such an Index is available.)	
Covered	\$.3127 (changes based on CPI)
Bare	\$.3127 (changes based on CPI)
New Lease Prep Fee	\$300
Lease Assignment Fee	Not to exceed \$1000 and not to exceed actual costs of personnel and expenses
Lease Termination Fee	\$50.00
Survey Work (Tenant requested only)	Cost + Admin Fee

Landing Fees (per thousand pounds) max certificated gross takeoff weight	
less than 8,000 pounds	No charge
Based Aircraft 8,000 lbs.	\$1.10
Transient Group A, B, C, Category I & II greater 8,000 and greater	\$1.65
Category III and greater	\$2.75
all air ambulance and firefighting aircraft	No charge
Hangar Waiting List	\$500.00
Car Rental Fees (On airport and Picking up or dropping off at Airport)	10% of gross receipts
Commercial Operator Permits not leasing from airport or subleasing from airport tenant	
Itinerant Commercial Operators	\$500.00 per year, landing fee @\$1.65 credited against first \$500.00
FAR Part 137 Ag Operators, except fire fighters	\$500.00 per month
Scheduled Part 135 <10 seats	\$1,000.00 per year, landing fee @ \$1.65
Vehicle (non-aircraft) Parking	
Daily rate	\$5.00
Vehicle operator leasing from airport or subleasing or receiving services from airport tenant. Monthly rate paid in advance	\$25.00
Vehicle operator neither leasing from airport nor subleasing nor receiving services from airport tenant. Monthly rate paid in advance	\$50.00

Snow Removal from Leased Space	
Automatic removal option - Fee per sq. ft.	\$0.01
An as requested option, request received prior to 9am	\$0.01/sq. ft. +\$10.00
As requested, expedited option	\$0.015/sq. ft.
Construction/Projects Fees	
New Hangar Construction Staff Review	\$150.00
Projects for Tenants through Airport Staff	Cost + Admin Fee
Administrative Fee	
	10%

Section 2: This resolution shall be in full force and effect upon approval.

Passed and approved this 17th day of December 2020



CITY OF MCCALL
Valley County, Idaho

Robert S. Giles
Robert S. Giles, Mayor

ATTEST:

BessieJo Wagner
BessieJo Wagner, City Clerk

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 22-270
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>McCall Redevelopment Agency (MRA) Annual Report</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development	MG	Originator
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
COST IMPACT:	n/a	Airport		
FUNDING SOURCE:	n/a	Library		
TIMELINE:	ASAP	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:

The McCall Redevelopment Agency (MRA) is the urban renewal organization located within the City of McCall. The Board is comprised of seven members who oversee the agency and is staffed by City employees who provide administrative and technical resources. Mike Maciaszek, the MRA Chair, will provide an overview of the MRA activities for 2022-2023. Attached is a summary and a map of the current Downtown West district.

RECOMMENDED ACTION:

No action needed- informational only.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

McCall Redevelopment Agency Annual Report

October 20, 2022

MRA Board Members: Lew Ross, Nic Swanson and Rick Fereday all finished out terms this past year. The current Board members are Monty Moore, Colby Nielsen, Mike Maciaszek, Tabitha Martineau, Michelle Rentzsch (new member) and Clair Bowman (new member). There is one vacancy for a board position that has been advertised. Mike Maciaszek is the current MRA Board Chair.

Staffing: Community and Economic Development Director Michelle Groenevelt is the primary staff for the MRA Board. Permit Technician Rachel Santiago-Govier provides administrative support. Treasurer Linda Stokes provides the budget, cash flow and financials. Public Works Director Nathan Stewart and Parks and Recreation Director attend regularly for project specific items. Economic Development Planner Delta James also attends meeting for economic development related items like Public Art. Meghan Conrad is the MRA Attorney by contract.

Meeting Schedule: MRA Board decided to reduce the meeting schedule from monthly meetings to a set meeting schedule for specific items like administration, budget, and project updates. In the next year, the MRA Board will continue to acquire funds and prepare for a planning process for the Downtown West District. The Board will adopt a meeting schedule at the November meeting for the 2023 calendar year.

FY22 Budget

Resolution No. 05-2022 was passed to adopt FY2022 Amended Termination Budget for the 1990 Railroad Avenue Area. Resolution No. 04-2022 was passed to adopt FY2023 Downtown West Budget. The total revenue is \$191,000. The “Downtown West District” was established in December 2019.

Termination of the 1990 District

The MRA Board worked with Staff and the MRA Attorney to complete all the steps to terminate and close out the 1990 District.

Administration

The 2020 Audit was finally presented and adopted. The 2021 Annual Report was filed with the City Clerk and other governmental entities as required by statute and authorized the publication of the legal notice of filing. Don Kostelec gave a presentation regarding accommodations for people with disabilities about meetings, website, parks and streets to the Board in August 2022.

Transfer of MRA Parcels

MRA adopted a resolution to transfer the two MRA parcels to the City of McCall in October 2021. This included quit claim of two properties that the MRA owns. As part of the termination process, the agency divested itself of real property so the parcel at 1614 Davis and the two unaddressed properties around the area of Railroad and Pine Streets. There is a restricted

covenant agreement that the parcels will be maintained for ‘public use’. The parcel at 1614 is now being used for “The Toaster” a local housing unit owned by the City of McCall.

E. Lake Street and Brown Park

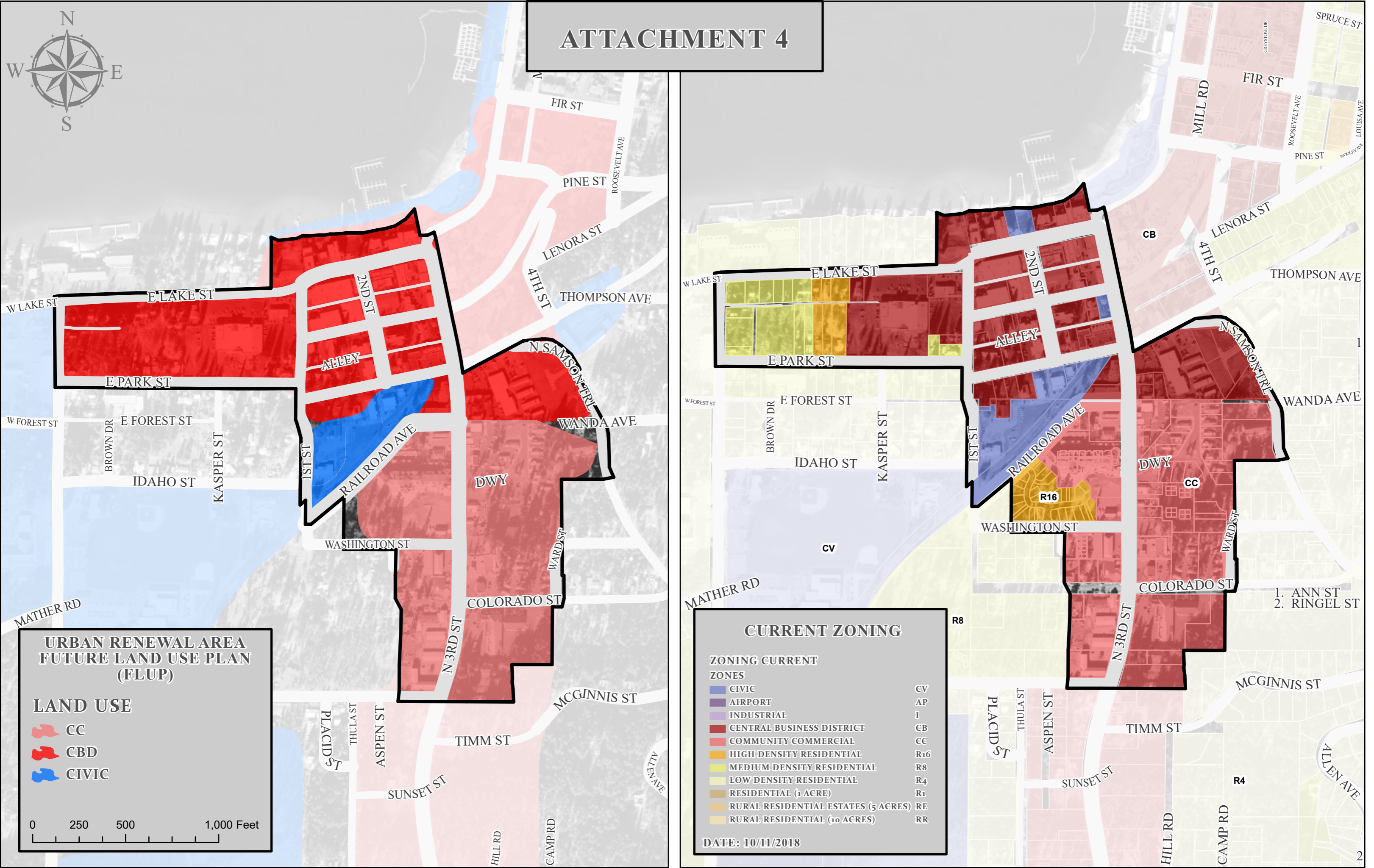
Staff spent significant time working with Horrocks working on engineering and project management for the remaining projects on E. Lake Street and Brown Park. This past year included continued construction for stabilizing Brown Park Shoreline and then the Park.

The project was completed in 2022 and several site visits/celebrations were held for the opening of the Park. All funds were expended from the 1990 District and additional funds and labor were contributed by the City of McCall Parks Department.

Public Art

The MRA Board committed funding for Public Art within the District. The Public Art Selection process was used, and Amy Westover was selected as the artist. She developed a Urban Renewal District Public Art Plan in 2021 and three concepts for public art projects. The three ideas were titled Tree Ring, Mill Whistle and The Lake Platforms. Considerations for weather, construction, historical significance, inspiration and build technique were discussed for each. Ultimately, the Mill Whistle was selected, created and installed and blew on October 28, 2021 to commemorate the last time it blew on October 28th, 1977 at 1:55pm. An event was held at Legacy Park to celebrate the accomplishments of the 1990 District and test the Whistle. Since this time, the Whistle has blown several times.

ATTACHMENT 4



**URBAN RENEWAL AREA
FUTURE LAND USE PLAN
(FLUP)**

LAND USE

- CC
- CBD
- CIVIC

0 250 500 1,000 Feet

CURRENT ZONING

ZONING CURRENT ZONES

■ CIVIC	CV
■ AIRPORT	AP
■ INDUSTRIAL	I
■ CENTRAL BUSINESS DISTRICT	CB
■ COMMUNITY COMMERCIAL	CC
■ HIGH DENSITY RESIDENTIAL	R16
■ MEDIUM DENSITY RESIDENTIAL	R8
■ LOW DENSITY RESIDENTIAL	R4
■ RESIDENTIAL (1/4 ACRE)	R1
■ RURAL RESIDENTIAL ESTATES (5 ACRES)	RE
■ RURAL RESIDENTIAL (10 ACRES)	RR

DATE: 10/11/2018

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 22-278
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>Request Approval of Resolution 22-35 Adopting the City's Comprehensive Fee Schedule reflecting a new fees and fines for Parking and Snow Removal Violations</i> <i>A Public Hearing</i>	<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
	Mayor / Council		
	City Manager	ABS	
	Clerk	AW	Originator
	Treasurer		
	Community Development		
	Police Department		
	Public Works		
	Golf Course		
	Parks and Recreation		
COST IMPACT:			
FUNDING SOURCE:	Fees		
TIMELINE:	October 20		
	Airport		
	Library		
	Information Systems		
	Grant Coordinator		

SUMMARY STATEMENT:

On September 22, 2022 the City Council adopted Ordinance 1013 regulating parking and snow removal in the City of McCall. The Council also reviewed the proposed fees and fines related to Ordinance 1013 and directed staff to schedule a public hearing related to these fees. This public hearing, pursuant to Section 63-1311A, Idaho Code, is intended for the City Council to hear testimony regarding the approval of Resolution 22-35 to adopt the new fees and fines related to Parking and Snow Removal Violations. A public Hearing notice was in the Star-News on October 6th and 13th.

Attached are the proposed fee, and Resolution 22-35.

RECOMMENDED ACTION:

Approve Resolution 22-35 adopting the City's updated Comprehensive Fee Schedule reflecting the new fees and fines for parking and snow removal violations and authorize the Mayor to sign all necessary documents.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION
September 22, 2022	adopted Ordinance 1013 regulating parking and snow removal

Parking and Snow Removal Fines and Fees

Notice of Parking Violation Fines and Fees MCC 5.6.240

Parking violation fine	\$75
Administrative fee	\$25
Reconsideration fee	\$10
Administrative fee for unpaid/delinquent violations	\$100

Notice of Snow Storage Violation Fines and Fees MCC 8.5.040

Snow storage violation – right of way	\$100
Administrative fee	\$25
Reconsideration fee	\$10
Administrative fee for unpaid/delinquent violations	\$100

Snow Removal Permit Fees and Violation Fines MCC 4.3.1

Permit for Commercial Snow Removal Fee	\$125.00 for the initial season (October- April) \$75.00 annual renewal due by October 31st of each year. Failure to renew by November 15th each year will result in a penalty of \$5.00 per day in addition to penalties outline in MCC 4.1.3
Operating without a permit for commercial snow removal - fine	\$150
Administrative fee	\$25
Reconsideration fee	\$10
Administrative fee for unpaid/delinquent violations	\$100



City of McCall

RESOLUTION NO. 22-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCCALL, IDAHO, ADOPTING FEES TO BE CHARGED FOR AIRPORT, CITY CLERK, COMMUNITY AND ECONOMIC DEVELOPMENT, LIBRARY, PARKS, RECREATION, POLICE DEPARTMENT PUBLIC WORKS, CONVENIENCE AND RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Resolution 22-17 combined all previous fee schedules for Airport, Community and Economic Development, City Clerk, Convenience, Library, Parks, Recreation, Police Department, and Public Works into one City of McCall Comprehensive Fee Schedule Resolution with all departments' fees; and

WHEREAS, Resolution 22-32 Updated the fees that were adopted on October 6, 2022 to add a new fee for Short-term Rental Permits; and

WHEREAS, Resolution 22-35 Updated the fees that were adopted on October 20, 2022 to add a new fee for Parking and Snow Removal violations; and

WHEREAS, excluded from this resolution are the City Water Rates and Golf Rates, both of which will be adopted by separate resolutions; and

WHEREAS, McCall City Code provides that a fee schedule for various City services be established periodically by City Council; and

WHEREAS, Idaho Code 63-1311 allows cities to impose fees for services provided, fees must be reasonably related to the actual cost of the services; and

WHEREAS, the City of McCall has reviewed its procedures and has quantified the costs of processing and administering each application specific to that department; and

WHEREAS, notice of the proposed new fees was published in The Star News, a newspaper of general circulation within the City, on October 6 and 13, 2022; and

WHEREAS, a public hearing was held on the proposed new fees on October 20, 2022 all as required by law; and

WHEREAS, the City Council is of the opinion that it is in the best interest of the owners of property and of the inhabitants within the City to modify and create new fees as set forth below.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of McCall, Idaho that the City Council hereby rescinds all existing fee schedules established and adopted prior to the date of this resolution, except for the Water Rates and Golf Rates, in their entirety and establishes updated comprehensive fee schedule for all city fees in the sections provided below in this resolution.

Section 1:	
Airport	
Fee Type	Fee Amount
Fuel Flowage Fees Per Gallon	\$0.08
Seasonal Tie-Down Rate Per Month	
Single Engine and Small Twin, T-tie-down areas (25% discount for paying six months in advance)	\$50
Twin Tie-Down Row (25% discount for paying six months in advance)	\$75
Jet Row (25% discount for paying six months in advance)	\$200
Aircraft Parking	
Piston Single & Light Piston Twin, Less than 6,000 Pounds	\$5 Per Night
Piston Single & Light Piston Twin, Less than 6,000 Pounds - 12,500 Pounds	\$7.50 After Four Hours
Turbine-powered Single/Twin	\$15 After Four Hours
Jet Less than 12,500 Pounds	\$40 After Four Hours
Jet 12,500 Pounds or Greater	\$45 After Four Hours
New Land Leases	
Annual per Sq. Ft. adjustments effective October 1 according to the percentage increase of the Western Urban Consumer Price Index for the twelve calendar months prior and including the most recent month for which such an index is available	
New Land Lease - Covered	\$0.3127 changes based on CPI
New Land Lease - Bare	\$0.3127 changes based on CPI
New Lease Prep Fee	\$300
Lease Assignment Fee	Not to exceed \$1000 and not to exceed actual costs of personnel and expenses
Lease Termination Fee	\$50
Survey Work (Tenant requested only)	Cost + Admin Fee
Landing Fees	
Max Certificated Gross Takeoff Weight - Less than 8,000 Pounds	No Charge
Max Certificated Gross Takeoff Weight - Based Aircraft 8,000 Pounds	\$1.10 Per Thousand Pounds
Max Certificated Gross Takeoff Weight - Transient Group A, B, C, Category I & II 8,000 Pounds and Greater	\$1.65 Per Thousand Pounds
Max Certificated Gross Takeoff Weight - Category III and Greater	\$2.75 Per Thousand Pounds

Max Certificated Gross Takeoff Weight - All Air Ambulance and Firefighting Aircraft	No Charge
Hangar Waiting List	\$500
Car Rental Fees on airport and picking up or dropping off at airport	10% of gross receipts
Commercial Operator Permits not leasing from the airport or subleasing from an airport tenant	
Itinerant Commercial Operators	\$500 Per Year, landing fee @ \$1.65 credited against first \$500
FAR Part 137 Ag Operators, except Fire Fighters	
Scheduled Part 135 <10 Seats	\$1000 Per Year, landing fee @ \$1.65
Non-Aircraft Vehicle Parking	
Daily Rate	\$5
Vehicle Operator leasing from airport of subleasing or receiving services from airport tenant. Monthly Rate Paid in Advance	\$25
Vehicle Operator neither leasing from airport nor subleasing nor receiving serves from airport tenant. Monthly Rate Paid in Advance	\$50
Snow Removal from Leased Space	
Automatic Removal	\$0.01 per Sq Ft
As Requested prior to 9am	\$10 + \$0.01 per Sq Ft
As Requested, expedited	\$0.15 per sq ft
Construction Project Fees	
New Hangar Construction Staff Review	\$150
Projects for Tenants through Airport Staff	Cost + Admin Fee
Administrative Fee	10%

Section 2:	
City Clerk	
Fee Type	Fee Amount
Business License Fees	
New Business License	\$140
Annual Renewal of a Business License	\$70
Failure to Renew a Business License by January 31st	\$140
Replacement of License	\$5
Permit Fees	
Short-term Rental Unit Permit	\$225 per year
<u>Commercial Snow Removal Permit (Oct-Apr)</u>	<u>\$125 Initial Permit</u>
<u>Annual renewal of Commercial Snow Removal Permit (Oct-Apr) Due by Oct 31st each year - Failure to renew by November 15th each year will result in a penalty of \$5.00 per day in additional to penalties outlined in MCC 4.1.3</u>	<u>\$75.00</u>
Vendor Permit	\$50 Per Day
	\$1000 Per Six Months
	\$2000 Per Year
Animal Drawn Vehicle	\$25 Per Event
Farmers Market	\$60 Per Season
Craft Fairs and Bazaars	\$60 Per Event
Public Event	\$150 < 50 People
	\$300 >50 People
Firework Display	\$50
Alcohol Beverage Catering	\$20
Taxi Drivers Permit - Additionally Requires a Business License	\$165 per driver for a 5-year license in addition to background check & fingerprinting fees
Pawnbroker Permit - Additionally Requires a Business License	\$125 for a five-year license in addition to background check & fingerprinting fees.
Peddler Permit	\$125 quarterly per person for initial license and first day, then \$25.00 per day thereafter (Oct-Nov-Dec; Jan-Feb-Mar; Apr-May-Jun; Jul-Aug-Sep) in addition to background check & fingerprinting fees
Alcohol License Fees	
Yearly Fees	

Retail Beer - on premises	\$200
Retail Beer - off premises	\$50
Retail Wine - on premises	\$200
Retail Wine - off premises	\$50
Liquor - on premises (includes retail wine)	\$562.50
Golf Course Liquor - on premises	\$150
Transfer of License Fees (33%)	
Retail Beer - on premises	\$66.50
Retail Beer - off premises	\$16.50
Retail Wine - on premises	\$66.50
Retail Wine - off premises	\$16.50
Liquor - on premises (includes retail wine)	185.63
Golf Course Liquor - on premises	\$49.50
Transfer of Location Fees (25%)	
Retail Beer - on premises	\$50
Retail Beer - off premises	\$12.50
Retail Wine - on premises	\$50
Retail Wine - off premises	\$12.50
Liquor - on premises (includes retail wine)	\$140.63
Golf Course Liquor - on premises	\$37.50
Public Record Request	
Copies	\$0.10 per page in excess of 100 pages
CD	\$1 per CD
Staff Time (the rate is determined based on the lowest paid administrative staff qualified to complete the request and estimated cost is due prior to the request being completed)	no less than \$20 per hour if request exceeds 100 pages or 2 person hours
Attorney Hours - if redaction is required	\$175 per hour (estimated cost is due prior to the request being completed)
<u>Fines and Associated Fees</u>	
<u>Operating without a permit for commercial snow removal - fine</u>	<u>\$150</u>
<u>Snow Storage Violation – right of way - fine</u>	<u>\$100</u>
<u>Parking Violation - fine</u>	<u>\$75</u>
<u>Administrative fee</u>	<u>\$25</u>
<u>Reconsideration fee</u>	<u>\$10</u>
<u>Administrative fee for unpaid/delinquent violations</u>	<u>\$100</u>

Section 3:	
Community and Economic Development	
Fee Type	Fee Amount
Planning & Zoning Fees	
Administrative Approval (AA)	\$200
Annexation (A)	\$2,000
Area of Critical Concern Environmental Review (AOCC)	\$1,000
Code Amendment (CA)	\$2,000
Conditional Use Permit (CUP)	\$3,200
Design Review (DR)	\$2,000
Development/Escrow Agreement	\$1,250
Final Planned Unit Development (FPUD)	\$1,500
Final Subdivision (FP)	\$1,500
Minor Plat Amendment	\$1,000
Preliminary Planned Unit Development (PUD)	\$3,000
Preliminary Subdivision (SUB)	\$2,000
Record of Survey (ROS)	\$1,000
Rezone (ZON)	\$1,500
Scenic Route (SR)	\$1500 Only if non-concurrent with Design Review
Shoreline (SH)	\$1500 Only if non-concurrent with Design Review
Sign (SG) Over 15 sf	\$150.00
Sign (SG) Under 15 sf	\$50
Vacation (VAC)	\$1,000
Variance (VAR)	\$2,000
City Initiated Applications	\$0
City Attorney Review	Actual Cost
Engineering Review - billed hourly	\$90
CBD Parking In Lieu Fee	\$7,500 Per Space Omitted
Building Fees	
Building Permit	Permit Fee + Plan Review Fee, Use 100% of the Valuation of the project to calculate the permit fee - See Table Below
Roof Permit	Permit Fee Use 50% of the valuation of the project to calculate the permit fee - See Table Below

Plan Review	65% of the calculated Building permit fee
TOTAL VALUATION	CALCULATED BLDG PERMIT FEE
\$1.00 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof
Re-inspection	\$85 per additional inspection
City of McCall use of outside consultants for specialty engineering, inspections or both.	Actual costs + 10% or paid direct at actual cost by the owner/agent
Fence Permit	\$275 - Combined CED & Public Works Fees
Demo Permit	\$200 Combined CED & Public Works Fees
Fireplace Permit	\$130 (2 inspections)
GIS Fees - any labor beyond initial 2 hours, billed in 15-minute increments	
Cut-stock, paper map, 8.5"x11" or 11"x17"	\$5
Roll-stock, paper map, 12" through 35"	\$10

Roll-stock, paper map, 36" through 41"	\$15
Roll-stock, paper map, 42" through 47"	\$20
Roll-stock, paper map, 48" through 53"	\$25
Roll-stock, paper map, 54" through 60"	\$30
Custom Mapping, Map Books 8.5"X11"	\$55 Per Hour, \$0.25 Per Page, Minimum \$5
Map Books, 11"X17"	\$0.30 per page, \$5 Minimum
Shipping & Handling (domestic only)	\$5
Aerial Photo, 24"X36" Print	\$30
Zoning Map	\$15
Street Map	\$15
McCall Outdoor Recreation Map	\$8 - Vendor, \$10 - Retail

Section 4:	
Library	
Fee Type	Fee Amount
Color Copy	\$0.50 per side
Color Print	\$0.50 per side
Black and White Copy	\$0.25 per side
Black and White Print	\$0.25 per side
One year non-resident membership	\$50
Two-year non-resident membership	\$100
Digital only non-resident membership	\$25
Three-month temp non-resident membership	\$14.02
Fines levied for items not returned by the specified due date.	\$0.00/Delete
Fee for the use of the library's computers - non library card holders	\$0.00/Delete
Reimbursement for items not returned in accordance with Idaho Code 33-2620	\$10
Calculation for Instruction Class Fees	
Cost of the Class is Calculated By Example: Instructor Fees \$100 + Supplies \$100 + Misc. \$0 = \$200 + 10%(\$20) = \$220 Total Cost of the Class	The Instructors Fees plus Supplies Cost plus Miscellaneous Cost = Subtotal plus 10% for Administrative Cost = Total Cost of the Program
Fees Per Person is Calculated By Example: \$220 I 10 people = \$22 per person for class or 20 people for \$11 per person	The Cost of the Class divided by the number of participants (number of participants to be determined by the Library Director) = Fee per participant
Each class will have a minimum and a maximum number of participants to be determined by the Library Director. If the minimum is not reached, the class is cancelled.	
The initial cost of the class will be determined by the minimum number of participants and then, if necessary, adjusted accordingly.	
Fees for participants enrolling after the start of the class will be pro-rated based upon the number of weeks left for that class.	
Refunds for Instructional Classes	
A total refund in the form of a check will be issued, at the request of the participant, if the class the participant has registered for is cancelled.	
Prorated refund credit vouchers will be issued if: The participant is physically unable to participate and has a letter from a physician stating such or The participant is moving out of the area.	

A refund credit, minus a \$4 processing charge, will be issued when the participant cancels 7 days before the starting date of the activity. Refund credits will be good for any Library activity for 1 year from the date of issue.
Applications for refunds must be submitted to the Finance Director at City Hall.
Scholarships and Discounts for Instructional Classes
Direct Cost recovery for programs for youth, seniors, and individuals with disabilities shall be relatively low based on the formula for determining fees and charges, and adjusted by scholarship, discount, or waiving fees outright based on need.
Scholarships are available for participants to help offset the cost of the classes. Eligible recipients may receive up to a 100% fee waiver based on the following established guidelines: Participants in one of the following: WICAP/Head start, National School Lunch Program, Medicaid
Scholarship forms may be obtained at the Library or City Hall. All forms must be submitted to the Library Director for review and then to the City Manager for approval.

Section 5:	
Parks	
Fee Type	Fee Amount
Public Tree Removal Permit	\$25
Overnight Parking Fee - Mill Road	\$15.00 Per Night
Centennial Bricks	
4X8 up to 3 lines of engraving	\$100
8X8 up to 3 lines of engraving	\$200
Special Symbols - Small	\$5 per symbol
Special Symbols - Large	\$10 per symbol
Gold Glove Concession Stand	
One Day	\$100/day
Consecutive Days	\$75/day
Youth Programs	\$50/day
Application Fee	\$10
Security and Damage Deposit	50% of rental fee
Park Reservation	
Small Event - less than 50 people	\$150
Large Event - more than 50 people	\$350
Brown Park Additional Fee regardless of scale	\$100
Park Reservation Deposit	\$150
Snow Removal - Sidewalk - fees charged in minimum of thirty-minute increments	
0 to 30 minutes	\$67
30 to 60 Minutes	\$100/ hour
60 to 120 Minutes	\$200/ hour
Arborist Services	
City Arborist Review	\$50
City Arborist Site Visit	\$50
City Arborist Extraordinary Review - billed hourly	\$60

Section 6:	
Recreation	
Definitions	
Resident is a person or family who lives inside the city limits	
Non- Resident is a person or family who lives outside the City limits	
Household is those persons living together in the same dwelling unit.	
Recreation card entitles non- residents to pay resident fees for all programs for the year. It is valid for one- year from the date of purchase.	
Calculation for Fees	
Cost of the program Example: Instructor Fees \$ 100 + Supplies \$ 100+ Rental Cost\$ 50 + Misc. \$ 0 = \$ 250 10% (\$ 25) _\$ 275 Total Cost of the Program	The Instructors Fees plus Supply Cost plus Rental Cost-plus Miscellaneous Cost = Subtotal plus 10% for Administrative Cost= Total Cost of the Program
Fees per Person is calculated by Example: \$ 275/ 10 people=\$ 27. 50 per person for class 275/ 20 people= \$ 13. 75 per person	The Cost of the Program divided by the number of participants (number of participants to be determined by the Recreation Supervisor) = Fee per participant
Each class will have a minimum and a maximum number of participants to be determined by the Recreation Supervisor. If the minimum is not reached, the class is cancelled.	
Non- Resident Fee is 50% more than Resident Fees based on the calculation above	
Recreation Cards are \$ 40 per household and will entitle the owner of the card to pay resident fees for all programs.	
Participants enrolling after the start of the program will be pro- rated based upon the number of weeks left for that program.	
Refunds	
If the class the participant has registered for is cancelled, total refund will be issued.	
If a registered participant decided not to attend a program, the participant may request a refund prior to the program beginning, a total refund, less a\$ 4 processing fee will be issued.	
Refunds will not be given for partial participation in a program.	
Refund credit vouchers will be good for 1- year from the date of issue and may be used for any Recreation Department activity.	

<p>If a participant is physically unable to participate and has a letter from a physician stating such, a pro-rated refund credit voucher will be issued. The vouchers will be prorated based upon the number of sessions left for that program.</p>
<p>Refunds will not be granted for McCall Recreation Cards.</p>
<p>Applications for refunds must be submitted to the Parks and Recreation Department.</p>
<p>Scholarships and Discounts</p>
<p>Direct Cost recovery for programs for youth, seniors and individuals with disabilities shall be relatively low based on the formula for determining fees and charges, and adjusted by scholarship, discount, or waiving fees outright based on need.</p>
<p>Scholarships are available for participants to help offset the cost of the programs. Eligible recipients may receive up to a 100% fee waiver if they meet the guidelines established.</p>
<p>Scholarship forms may be obtained at the Parks and Recreation Department, online, or City Hall. All forms must be submitted to the Recreation Supervisor for review and then to the Parks and Recreation Director for approval.</p>
<p>Volunteers who are head coaches or instructors of classes, who have a child participating in the program they are instructing or volunteering for, will receive a program fee waiver to cover 100% of the program fee for one child</p>

<u>Section 7:</u>	
Police Department	
Fee Type	Fee Amount
Animal License	
One Year License (Unaltered)	\$25
One Year License (Altered)	\$10
Two Year License (Unaltered)	\$50
Two Year License (Altered)	\$20
Three Year License (Unaltered)	\$75
Three Year License (Altered)	\$30
Kennel License	\$25
Fingerprinting	\$25

Section 8:	
Public Works	
Fee Type	Fee Amount
Public Works Permit - New Construction, Driveways, Paving, Excavation, etc. within a City ROW	\$520
Public Works Permit - New Construction, and Work Associated with City Water Infrastructure, Private ROW	\$285
Banner Permit	\$655
Engineering Review - billed hourly	\$90

Section 9:	
Convenience	
Fee Type	Fee Amount
Online Electronic Utility Payment	2.95
Non-Utility Payment - online and Point of Sales	3.25% of the total purchase or charge plus \$1 per transaction service fee
Non-Utility Payment - eCheck	\$0.50 per check
Recreation Transactions	4.00% of the transaction amount, or the percentage of the transaction amount charged by the City's debit/credit card processing vendor, whichever is less.

Section 10. This Resolution shall take effect and be in force immediately upon its passage and approval.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL THIS 20 DAY OF OCTOBER 2022.

By _____
Robert S. Giles, Mayor

ATTEST:

BessieJo Wagner, City Clerk

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 22-275
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>Requesting McCall Area Youth Council (MAYC) Appointments for 2022-2023 Term</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk	AW	Supporter
		Treasurer		
		Community Development	MHT	Originator
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
COST IMPACT:	n/a			
FUNDING SOURCE:	n/a	Airport		
		Library		
TIMELINE:	October 20, 2022 – August 2023	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:

The McCall Area Youth Council shall consist of no fewer than five (5) voting members appointed by the City Council. The term of office for each appointive member shall be (1) year. Alternate Members and General Membership is encouraged and crucial to the function of the MAYC in discussing, exploring concepts, and representing the McCall Area Youth in an Advisory Capacity to City Council. Committee members need not be a resident of the City of McCall but should be enrolled in the McCall-Donnelly School District or another accredited learning institution in the McCall Region. Representation from student with an interest in change-making, civic engagement, local government, and leadership, is preferred. There currently is no appointed membership, however 18 applications for membership and participation were received by MDHS and City Staff.

Staff recommended 10 applicants back to the General Student Membership of the MAYC to elect their preferred leaders from amongst their peers and an election was held. The MAYC Election will take place on Monday October 17th. The results of the five (5) individuals (elected) to be recommended for the roles of ‘Voting Members’ will be forwarded to Council once determined along with the five alternates.

The full roster of applicants and General Members is included in this packet for reference and recognition by the McCall City Council.

RECOMMENDED ACTION: Appoint _____, _____, _____, _____, and _____ for a one year term ending in August of 2023.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION
October 6, 2022	McCall Area Youth Council Bylaws Adopted by City Council

McCall Area Youth Council – General Roster

As of: October 12, 2022

NAME	Grade Level	Area(s) of Interest
Haze Noble	12	Transportation/Pathways, Planning & Zoning
Ella Carey	12	Public Art, Youth Wages, Meeting with Elected Official
Ensi Armacost	12	Pathways Safety, Climate Change, Job Training, Youth Wages
Josslyn Carnes	11	Climate Change, Waterways, Mental Health
Jamison Greaves	12	Pathways Safety, Climate Change, Mental Health, Waterways
Parker Ames	12	Climate Change, Transportation, Planning & Zoning
Kelvin Smith	12	Climate Change, Waterways, Mental Health, Gender Inclusivity
Emilia Frost	9	Meeting with Elected Officials/Leaders, Youth Activities/Opportunities
Caden Redd	9	Local Housing, Youth Wages/Opportunities
Ashlyn Hamilton	9	Local Housing, Youth Wages/Opportunities
Jeremiah Salguero	10	Local Housing, Parks & Recreation
John Hatfield	11	Parks & Recreation, Youth Oriented Opportunities/Amenities
Matthew Daniels	11	Transportation, Communications, Life Skills-Building
TJ Leonard	11	Youth Activities/Opportunities, Parks & Recreation
Adam Rushton	11	Transportation, Parks & Recreation, Local Housing
Kaiya Wave	12	Youth Wages, Planning & Zoning, Tourism
Jack Aitchison	12	Youth Mental Health, Addiction Support, Climate Change, Gender Inclusivity
Grier Govier	9	Local Housing, Youth Mental Health, Recreation/Open Space

From: [Meredith Todd](#)
To: [BessieJo Wagner](#); [Sarah Porter](#)
Cc: [Melissa Coriell](#)
Subject: McCall Area Youth Council Election - Results/Names
Date: Thursday, October 20, 2022 9:31:25 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi BessieJo,

The Voting Members elected by their peers and alternates are listed below:

Voting Members:

Ella Carey
Josslyn Carnes
Jamison Greaves
Parker Ames
Ensi Armacost

Alternates:

Kaiya Wave
Haze Noble
Jack Aitchison
John Hatfield
Kel Smith

Thanks!

Meredith

Meredith Todd, MNR | Assistant City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4168 | Fax: 208.634.3038



City of McCall

Web: mccall.id.us
Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)

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**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 22-271
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>Request to Approve Staff and GCAC Recommendations for the 2023 Golf Rate</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course	ESM	Originator
		COST IMPACT:		Parks and Recreation
FUNDING SOURCE:	Daily Greens Fees and Season Passes	Airport		
		Library		
TIMELINE:		Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:

Each year the GCAC is tasked with making a recommendation on golf rates for the coming year. In the past City Council has intended to raise rates to stay with the CPI. The public has commented several times that the rate discussion should be done during the golf season. Staff has also discussed tying the rate discussion to the budget process. With the change in operations in the proshop, staff and the GCAC are recommending that we hold rates for the 2023 season as is, and that we change the timing of the rate discussion to coincide with the budget process. This will allow the proshop to sell season passes over the winter and Staff have a better idea of where we are at during the rate discussion.

RECOMMENDED ACTION:

Council approve Staff and GCAC recommendation to leave 2023 rates same as 2022 and move timing of rate discussion to coincide with the budget process.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

GCAC Minutes

September 14, 2022

5:00 PM Golf Course Tent

Roll Call: Ken Stearns, Rita Bolli, Suzanne Gebhards, Jim Bodle (men's alternate for Eric Bouchard), Eric McCormick, Allan Morrison. Guests: Kara Jeffus, Annette Spickard.

Public Comment: no comments.

Approve Minutes for August 10, 2022, Meeting: Motion by Suzanne Gebhards, seconded by Ken Stearns, unanimous passage.

Report from Annette Spickard: David Dimartino, and Kyle Weeks will be present at the course this Saturday the 17th for a public meet and greet at 5PM. They will both have final interviews Friday, before the meet and greet, with Annette and the city HR person. There will be comment cards at the meet and greet so Annette can get public input. All applicants were vetted through the PNGA career services. The decision should be made by the end of next week.

Eric's Report: Started airification of the course, Cedar is currently closed. Aspen and Birch will begin next week. We have more staff now then we had this time last year. New skid steer next year because the lease on the old one is up. New culverts will be installed this fall then start on cart paths next year. New bridges can be built this winter inside then be set next spring. Tee boxes, a bid came back from Landscapes unlimited. The city attorney is reviewing and then setting up the contract. The bid is for Birch, Aspen will be bid for next year, then Cedar to follow the next year and will include bunkers. Hope to start this October

Allan's Report: Still down \$28,271 from last year but September is already \$10,000 ahead of last year. Tournament season is over. Staff - still no cart boys. Thursday will be hosting 6 schools for a cross country meet from 3 to 6 PM.

Monthly Topic: Review development of physical facilities, major alterations, and permanent improvements to the Golf Course

- Considering a golf simulator for the course during the winter.

- Spring Mountain Ranch Association is proposing to install netting near homes on Cedar 1.

Old Business: Update on Golf Professional Search - see report from Annette Spickard above.

Review Project List: See Eric's report above.

New Business: Recommendation to council on next year's rates. Ken Stearns makes a motion that golf rates not be increased next year, seconded by Suzanne Gebhards, motion passed unanimously.

Next Meeting: October 12, 2022, 5:00 PM

Topic: Review the following golf season's fee schedule for golf activities. Consider making recommendations to city council for range, and cart rates.

Adjournment: 5:46



Rita Bolli Neal, Chair



Eric McCormick, Superintendent

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 22-276
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>Request to Approve Resolution 22-34 Adopting a Revised 2022 City of McCall Purchasing Policy</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer	KS	Supporter
		Community Development		
		Police Department		
		Public Works	MS	Originator
		Golf Course		
			Parks and Recreation	
COST IMPACT:	N/A	Airport		
FUNDING SOURCE:	N/A	Library		
TIMELINE:	October 2022	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:

As City Engineering staff developed the protocol and request for proposal documentation for developing the City’s Consultant Roster (to be presented to City Council on 11/3/22), staff also conducted a comprehensive review of the current City Purchasing Policy (adopted by City Council in 2021). The review identified two principal revisions to the policy that are necessary so that completing the roster process can be compliant with both Idaho Code and a revised purchasing policy. Those revisions include:

1. Updating the policy to be consistent with current State Code 67-2320, revised later in 2021 (after the City’s policy was adopted by Council) with respect to the dollar thresholds (increased from \$25,000 to \$50,000) for direct select vs quality-based selection (QBS) for consultant services
2. Clarifying the procedures for developing a consultant roster following guidance provided from other Idaho cities (that are utilizing formal rosters) to improve efficiency of the roster development process and efficient use of the roster (by engineering staff) when select consultants from the established roster and executing task orders by the City Manager (provided City Council has approved the consultant master agreement).

Included with this agenda bill are the following: pages of the 2021 City Purchasing Policy with sections highlighted to identify content that has been revised, replaced, or deleted; proposed 2022 City Purchasing Policy – complete clean version; and a memo providing details of each revision of the proposed policy. The revised 2022 Purchasing Policy has been reviewed and approved by both City Treasurer and legal counsel.

RECOMMENDED ACTION: Approve Resolution 22-34 to adopt the revised 2022 City Purchasing Policy as proposed by City staff to align with the State Code and clarify the policy and procedure for developing professional consultant rosters and purchasing consultant services using an established consultant roster.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION
2-14-2021	Council approval of Resolution 21-05 adopting the City’s 2021 Procurement Policy



MEMORANDUM

TO: City Council
FROM: Morgan Stroud and Nathan Stewart
DATE: October 12, 2022
RE: Guidance for proposed changes made in Purchasing Policy

This memo is intended to provide specific details regarding individual revisions to the 2021 City of McCall Purchasing Policy.

Note: Page numbers correlate to the 2021 Purchasing Policy, and the numbers listed in the “New Formatting” section relate to the proposed 2022 Purchasing Policy.

Overall Formatting Change:

- The City Clerk has changed the numbering format of the Purchasing Policy to letters and numbers for ease of use. This change is not content altering, just formatting changes.

1.3: Thresholds for Purchases of Professional Design Services, page 13

(New formatting – “C Thresholds for Purchases of Professional Design Services”, page 13)

- Adjusted the section for new State Codes regarding Purchasing of Professional Design Service limits from \$25,000 to \$50,000.
- Clarified where information regarding the Consultant Roster can be found.

1.4.1 Phased or Associated Project (pertains to Professional Services only), page 15

(New formatting – “Section I.D.5 Phased or Associated Project (pertains to Professional Services only)”, page 15)

- Adjusted the section for new State Codes regarding Purchasing of Professional Design Service limits from \$25,000 to \$50,000.
- Clarified when the City Attorney review and City Council Approval is needed.

SECTION 5: COMPETITIVE PROCUREMENT FOR PROFESSIONAL SERVICES PERTAINING TO PUBLIC WORKS (Idaho Code § 67-2320), page 32

(New formatting – “Section IV. COMPETITIVE PROCUREMENT FOR PROFESSIONAL SERVICES PERTAINING TO PUBLIC WORKS (Idaho Code § 67-2320)”, page 32)

- 1st paragraph:
 - Clarified when City Attorney review of agreements and contracts are required.

5.1 Direct Request – Professional Services < \$25,000, page 32

(New formatting – “Section IV.A. Direct Request – Professional Services < \$50,000 (pertains to Professional Services only)”, page 32)

- Adjusted the section for new State Codes regarding Purchasing of Professional Design Service limits from \$25,000 to \$50,000.

5.2 Establishing and Maintaining a Consultant Roster - Professional Services ≥ \$25,000 but < \$200,000, page 33

(New formatting – “Section IV.B. Establishing and Maintaining a Consultant Roster - Professional Services ≥ \$50,000, page 32)

- Re-wrote this entire section.
- Adjusted the section for new State Codes regarding Purchasing of Professional Design Service limits from \$25,000 to \$50,000.
- Removed the upper limit of \$200,000.
- Clarified the process for establishing and maintaining a Consultant Roster
- Added clarification that the Consultant Roster is required to be established off a Quality Based Selection.
- The Consultant Roster follows a similar path as the Formal Request for Qualifications (FRFQ), more specifically in proposed sections 5.2.2.1, 5.2.2.2, and 5.2.4.1.
- The ranking requirement found in the FRFQ sections were not transferred to the Consultant Roster, and the Roster will be established off a minimum score (set by the committee) criteria.

5.3 Formal Request for Qualifications (FRFQ) – Professional Services greater than \$200,000 OR > \$25,000 if NOT selecting from Consultant Roster, page 33

(New formatting – “Section IV.C Formal Request for Qualifications (FRFQ) – Professional Services greater than \$50,000 if NOT selecting from Consultant Roster, page 36)

- Adjusted the section for new State Codes regarding Purchasing of Professional Design Service limits from \$25,000 to \$50,000.
- Clarified 5.3.1.2, it was previously missing words to complete the sentence.
- Added flexibility that the Department Director or their delegee can solicit for an SOQ or send a notice of an FRFQ.

5.4 Selection Criteria (when using roster or evaluating formal SOQs), page 34

(New Formatting – “Section IV.D. Selection Criteria (when using a Consultant Roster or evaluating formal SOQs), page 36)

- Adjusted the section for new State Codes regarding Purchasing of Professional Design Service limits from \$25,000 to \$50,000.
- Clarified that this section is utilized during the establishment of a Consultant Roster as well.
- Added flexibility that the Department Director or their delegee can create additional criteria that needs to be included in an RFQ

5.5 Selection Procedure, page 35

(New Formatting – “Section IV.E. Selection Procedure for evaluating formal SOQ’s (not on a Consultant Roster, as defined in Section V. Paragraph C.), page 36)

- Clarified that this section is not utilized for a Consultant Roster.
- Removed the upper limit of agreements over \$200,000.

-
- Removed the requirement that the City Manager needs to propose the committee members to review and evaluate the submitted Requests for Qualifications.
 - Removed the language that City Council need to approve the committee members to review and evaluate the submitted Requests for Qualifications.
 - Removed language that referenced a process for the Consultant Roster.
 - Removed the requirement for interviews of firms and made interviews an optional step if the review committee determines it is necessary after initial evaluations.

5.6 Negotiations, page 36

(New formatting- “Section IV.F. Negotiations for evaluating formal SOQ’s (not on a Consultant Roster and as defined in Section V. Paragraph C.”), page 37)

- Clarified that this section is not utilized for a Consultant Roster.

5.7 Contract Extension, page 36

(New Formatting – “Section IV.G. Contract Extension, page 37)

- Adjusted the section for new State Codes regarding Purchasing of Professional Design Service limits from \$25,000 to \$50,000.

Table – “GUIDELINES FOR ACQUIRING PROFESSIONAL SERVICES (Idaho Code § 67-2320)”, page 37

(New Formatting, page 38)

- Adjusted the section for new State Codes regarding Purchasing of Professional Design Service limits from \$25,000 to \$50,000.
- Clarified when City Attorney review of agreements and contracts are required.
- Removed the over \$200,000 fee row.
- Added a new row to address requirements when utilizing a Consultant Roster.

Flow Chart – “Contract Approval and Execution”, page 42

(New Formatting, page 43)

- Removed the language in the title “All reviewed by City Attorney”. City Attorney review requirements are listed in their appropriate sections.
- Changed the symbol for the “City Council approval and Mayor’s signature” to the correct symbol for greater than \$50,000.



City of McCall

RESOLUTION NO. 22-34

A RESOLUTION OF THE CITY OF MCCALL, IDAHO, MODIFYING THE PURCHASING POLICY MANUAL AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a Purchasing Policy Manual has been created to capture relevant legal requirements to describe City purchasing policy and procedures; and

WHEREAS, on January 7, 2021 the McCall City Council reviewed the Purchasing Policy Manual in a public meeting and adopted the Purchasing Policy Manual with Resolution 21-05; and

WHEREAS, the State of Idaho updated code 67-2320 – Professional Service Contracts with Design Professionals, Construction Managers, and Professional Land Surveyors, in 2021 after the City’s Purchasing Policy was adopted and created inconsistencies within the Purchasing Policy; and

WHEREAS, the modifications proposed to the Purchasing Policy dated October 20, 2022 have been reviewed by City Attorneys and will resolve inconsistencies between the City and State procurement policies for professional services.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCALL THAT:

Section 1: This Resolution adopts the modifications to the Purchasing Policy Manual dated October 20, 2022 attached hereto as Exhibit A, which Manual shall bear the date of this resolution.

Section 2: This resolution shall be in full force and effect immediately upon its adoption and approval

PASSED and approved by the City Council of the City of McCall this 20 day of October 2022.

CITY OF MCCALL
Valley County, Idaho

Robert S Giles, Mayor

ATTEST:

BessieJo Wagner, City Clerk



City of
McCall
IDAHO

PURCHASING POLICY

Approved by City Council
October 2022

via Resolution 22-XX

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PURCHASING POLICY

To purchase goods and services in a fair and impartial manner and at a competitive price so that public dollars are expended in the most cost-effective manner possible, all while complying with any applicable federal, state, and local laws.

The City promotes a procurement environment based on the understanding that departments are in the best position to determine what they need to run their operations. Policies, principles, processes, and procedures are meant to support the need to obtain products and services in a timely and cost-effective manner while also making sure that appropriate business and legal principles and processes are followed.

I. PURPOSE

The purpose of the Purchasing Policy is to establish an overall philosophy for purchasing goods and services on behalf of the City while always being mindful that each purchase represents a direct cost to the citizens and taxpayers. Ethics, Impartiality, Accountability, Professionalism, Service, and Transparency are the values and guiding principles of public purchasing. This policy was developed to encourage competitive solicitations, promote transparency, and guard against fraud, collusion, and favoritism as well as receive the best goods and services at the most reasonable price practicable.

Considerable authority has been delegated to departments to make purchasing decisions and this requires that employees involved at every step of the process take full responsibility for understanding the City's policies, principles, processes, and procedures regarding purchasing, payments, and vendor relations.

This policy is intended to provide guidance for those making purchases on behalf of the City and is not meant to answer all questions. Refer to the Processes and Procedures appendices and related Standard Operating Procedures for guidance in following this policy.

II. SCOPE

This policy applies to all City of McCall employees, City Council members, commission members acting on behalf of the City, and anyone acting as an agent of the City when making purchases with City funds.

III. ENFORCEMENT

The responsibility for the day-to-day compliance with the Policy shall rest with the Treasurer, under the general direction of the City Manager.

The HR Manager shall see that each Department Director, Manager, Supervisor and other City employees involved in the purchasing process receive a copy of the Purchasing Policy. Certification of receipt of the Purchasing Policy shall be placed in the employee's personnel file.

IV. RESPONSIBILITIES

A purchasing system cannot function properly without the cooperation and assistance of all involved parties.

A. City Manager

The City Manager's responsibility is to:

1. Recommend approval of Purchasing Policy and Procedures by City Council
2. Oversee the Treasurer
3. Promote an intelligent and harmonious relationship between the Treasurer and other City Departments relative to administration of this policy
4. Review and approve purchases within authority delegated by City Council
5. Review and approve contracts within authority delegated by City Council

B. Treasurer

The Treasurer's responsibility is to:

1. Act as the City's Procurement Officer and administer the purchasing policy
2. Review requisition and purchase order requests for accuracy and reasonableness to determine sufficient budget authority exists
3. Institute reports necessary to permit analysis of purchasing performance and provide documentation required for any audit
4. Advise Departments on the proper purchasing method to utilize to ensure that contracts are used where required and have been reviewed by the City Attorney
5. Consolidate purchase of like or common items when feasible and beneficial
6. Define how to obtain savings and to coordinate purchasing procedures

C. City Clerk

The City Clerk's responsibility is to:

1. Receive copies of all SFBs, RFPs, and RFQs and evaluation committee notes in the bid document Laserfiche file for retention and audit purposes
2. Attend all bid openings and record bid results
3. Act as City's Risk Manager and assist Departments and the City Attorney with negotiation of contract terms and conditions to minimize the City's liability exposure
4. Receive all vendor/contractor protests and objections that believe they were prejudiced by the City's procurement or award procedures
5. Manages disposal of Surplus, Scrap, and Recyclable Property processes for all departments
6. Determines when a City business license is required for vendors doing business with the City

D. Department Directors

The Department Director's responsibility is to:

1. Determine the need for goods or services using prudent judgment, within budgetary restrictions
2. Analyze prices paid for materials and equipment
3. Direct sales representatives to the Treasurer's office as their first point of contact with the City
4. Negotiate contract terms and conditions with City Attorney and City Clerk assistance
5. Prepare all bid package and solicitation materials, quote solicitations, specifications, draft contracts, purchase orders, notices and City Council agenda packets as required to comply with purchasing procedures
6. Ensure all contracts, agreements, and MOUs are reviewed by the City Attorney prior to execution
7. Provide copies of all documents to the Treasurer and/or City Clerk in Laserfiche

E. Employees

Employee's (involved with purchases) responsibility is to:

1. Become familiar with and follow the purchasing policy, principles, processes, and procedures

2. Stay within authorized spending and contract levels

F. City Council

The Council's responsibility is to:

1. Take action on contracts upon the recommendation of the Department Director as supplemented by the Treasurer and/or City Manager, if required

V. PRINCIPLES RELATED TO THE ADMINISTRATION OF THIS POLICY

A. Vendor Relations

1. The Treasurer will promote a program of fairness and professionalism with all vendors.
2. The Treasurer and/or Department Director will receive sales representatives as promptly and courteously as time permits
3. During evaluation and negotiation periods, prices and other specific information received from vendors will not be divulged to other vendors
4. The Department Director will advise unsuccessful Bidders as to the disposition of their bids
5. Bidding participants may protest to the City that they were prejudiced by the City's procurement or award procedures.
6. City employees will interact with employees from other companies in a professional manner that will reflect well on the City of McCall and the State of Idaho.

B. Sources of Supply

The Treasurer shall, with the input of the appropriate department, select sources of supply in accordance with Idaho Code §§ 67-2801 through 67-2809 and any other applicable state and federal code. This shall be accomplished with a view toward creating good vendor relations and promoting the best interests of the City. The City recognizes that frankness and fair dealings are the cornerstones of strong and lasting relationships with suppliers. In no event will favoritism be shown to vendors.

C. City Business License

City Code Title 4 requires that all vendors who maintain a physical office or place of business within the City must have a City of McCall business license. However, vendors whose primary office or place of business is located out-of-town will not be required to obtain a City of McCall business license.

All personal and professional service vendors doing business with the City must have an active State of Idaho license from the appropriate licensing agency applicable to their profession.

D. Prohibited Conduct

There are several statutes that regulate the conduct of those who make or approve purchases on behalf of the City. Every employee or City official who makes or approves purchases on behalf of the City is required to familiarize him/herself and act in accordance with the following statutes:

1. Bribery and Corrupt Influence Act: Idaho Code Title 18, Chapter 13
2. Misuse of Public Moneys: Idaho Code Title 18, Chapter 57
3. Willful Avoidance of Procurement Statutes: Idaho Code § 59-1026
4. Ethics in Government: Idaho Code Title 74, Chapter 4
5. Prohibitions against Contracts with Officers: Idaho Code Title 74, Chapter 5
6. Purchasing by Political Subdivision: Idaho Code Title 67, Chapter 28.

All employees and City officials must refrain from unethical or illegal purchasing practices. It is important to protect decision impartiality, including appearances affecting impartiality, in order to earn and maintain the public, and vendor community's, confidence in the integrity of government.

Below are some of the acts prohibited by the above-listed statutes. However, the following list is not a complete list of all conduct prohibited by such statutes. It is the responsibility of each employee and City official to read and understand the statutes listed above. Any questions as to whether conduct is prohibited and/or unethical should be directed to the Treasurer and/or the City Attorney.

1. Gifts & Gratuities (I.C. §§ 18-1356, 18-1359)

City employees, city council members, board or commission members, and anyone acting as an agent of the city are expressly prohibited from soliciting or accepting any rebate, merchandise, money, entertainment, gift, travel, meals, or gratuity, of any amount, no matter how trivial it may seem, from any person, company, firm, or corporation to which any purchase order or contract is, or might be, awarded. Therefore, while Idaho Code §§ 18-1356(5) and 18-1359(1)(b), do not prohibit trivial gifts or benefits valued less than \$50.00 if they are incidental to personal, professional or business contacts and do not affect official impartiality, City practice does not allow these if you are in a position to steer business in the direction of the gift giver.

2. Accepting a Bribe (I.C. § 18-1352)

Accepting a bribe is a felony. Do not accept or solicit money, gifts, merchandise, or other benefits from a vendor or contractor in exchange for a favorable decision, opinion, or recommendation to said vendor or contractor. It is not a defense that the person whom the vendor or contractor attempted to influence did not have the authority to act in the desired way.

3. Bid Splitting & Avoidance of Competitive Bidding and Procurement (I.C. § 59-1026)
Intentionally splitting a procurement to avoid competitive procurement dollar thresholds is illegal. Likewise, it is illegal to willfully or knowingly avoid compliance with procurement or competitive bidding statutes; for example, falsifying an emergency situation to avoid the competitive bid process, discouraging a qualified vendor or bidder from submitting a bid, or failing to present the lowest responsive bid to the City Council due to your personal bias for another bidder or against the lowest responsible bidder, would violate this section. Violation can result in civil penalties of up to \$5,000 per violation and the reasonable costs incurred by the entity bringing the enforcement action.

Perceptions, correctly or incorrectly, play a huge part in the determination of bid splitting. The question at hand is: “Would a reasonable person, in the same circumstances, have been able to foresee the additional expenses needed for the project or task, which were purchased at a later date?” If “yes”, then the probability is high that the additional procurement is a case of intentional bid splitting.

4. Conflict of Interest (I.C. Title 74, Chapters 4 and 5)
Conflict of Interest: Any official action or any decision or recommendation by a person acting in a capacity as a public official, the effect of which would be to the private pecuniary benefit of the person, an immediate family member, a member of the person’s household, or a business with which the person, an immediate family member, or a member of the person’s household is associated.

The City will not tolerate circumstances that produce, or reasonably appear to produce, conflicts between the personal interest of an employee and the interests of the City. Therefore, no employee, officer, immediate family member, board or commission member, council member, or agent may participate in the selection, award, or administration of a contract if a conflict of interest, real or apparent, would be involved.

Any conflict of interest, real or apparent, must be reported to the Treasurer or designee and, if an employee, to the employee’s immediate supervisor. After careful review of the situation, the person may be disqualified from participating in selection, award, and/or administration of the contract involved.

5. Organizational Conflicts of Interest:
An organizational conflict of interest may exist when:
 - a. The activities, relationships, or other contracts of a contractor makes the contractor unable, or potentially unable, to render impartial assistance or advice to the city;
 - b. A contractor's objectivity in performing the contract work is, or might be, otherwise impaired for any reason. An example is a study performed by an engineering firm where there is possible additional work, such as design or construction work, that could result from the firm’s recommendation on current study work; or

- c. A contractor has an unfair competitive advantage for any reason (such as when the contractor assists in writing the specifications used in a Solicitation for Bids.).
 - d. City employees involved in contracting are required to attempt to identify real and apparent instances of organizational conflict and to discuss such with the Treasurer and City Manager before contracting with a contractor or vendor. After careful review of the situation, the contractor or vendor may or may not be disqualified from providing services.
6. Duty to Report Violations
Those knowing about or suspecting a violation of these standards of conduct must pursue their concerns with appropriate supervisory and management staff. If the person is uncertain which person to report to, they shall report to the City Manager.

E. Competitive Procurement

To promote fairness for vendors and wise use of taxpayer dollars, all goods and services will be obtained through competitive processes, unless exempted (Idaho Code §§ 67-2801 – 67-2809 and § 67-2320). The procurement process to be followed will be determined by total estimated costs, including shipping, delivery, installation, length of contract, contract extensions, additional project tasks and phases, etc. Purchases will not be split to avoid competitive procurement requirements (Idaho Code § 59-1026).

F. Emergency Purchases

Idaho Code § 67-2808 permits the purchase (without competitive procurement processes) of any supplies or services for which immediate procurement is essential in an emergency. Idaho Code defines an emergency as the occurrence or imminent threat of a disaster or condition threatening life or property that requires state emergency assistance to supplement local efforts to save lives and protect property or to avert or lessen the threat of a disaster. I.C. 46-1002(3). Idaho Code also identifies that procurements may be permissible under emergency provisions to respond to a great public calamity (flood, fire, epidemic, other disaster); when necessary for national or local defense; or when necessary to safeguard life, health, or property. Before any procurement may occur, the City Council, or City Manager (depending on authority cited for declaring the emergency), must declare the emergency by resolution.

G. Grants

When purchases are fully or partially funded by state or federal dollars, it is the City's intention to follow all applicable federal and state guidelines where required. The appropriate process is to follow the most stringent applicable procedures. This may result in a combination of federal, state and local requirements. It is the responsibility of the department receiving the grant to become familiar with and follow any procurement requirements mandated by the grant while also following all city and state requirements. This policy does not attempt to set forth federal procurement policies or procedures.

H. Business Preferences

1. The City believes in open competition and does not have any preferences, quotas, or goals for purchasing from small, minority, or disadvantaged businesses, except purchases that are made with certain federal funds. However, departments are encouraged to notify these businesses of available bid/quote opportunities and to purchase goods or services from them when possible.
2. Idaho Code allows, and sometimes requires, preferences for an Idaho vendor over an out-of-state vendor (*see e.g.* Idaho Code § 67-2801). Such preferences are dependent on various factors and applicability needs to be determined with each purchase.

I. Tax Exemption

The City is an Idaho Municipal Corporation and therefore is exempt from all federal excise taxes, regardless of seller's location, and exempt from all Idaho state sales tax for items purchased in, or shipped to, Idaho.

Employees need to inform vendors that the City is tax exempt. If the vendor requests verification, please contact the Treasurer for an exemption certificate.

If employee is physically obtaining goods or services in another state, the purchase is subject to that state's and locality's tax policies.

J. Workers Compensation and General Liability Insurances

Vendors or contractors providing a service to the City that is performed on City property or on someone else's property at the direction of the City must provide the City with proof of Worker's Compensation and General Liability insurances. The Workers Compensation policy must comply to all of Idaho's Workers Compensation statutes. No waiver for coverage is permitted and no other type of insurance can be used as a substitute for Worker's Compensation Insurance. The General Liability policy must include a minimum liability limit equal to the tort claim limits set out in Idaho Code Title 6, Chapter 9.

There are certain occupational exemptions from coverage allowed and listed under Idaho Code, Section 72-212. If there is a qualified exemption, a written statement indicating the occupational category must be submitted to the department soliciting the work prior to work beginning. NOTE: Even though certain vendors are exempted from carrying workers compensation coverage, the requirement for workers compensation coverage does not go away: It shifts to the City.

If the City engages a contractor or vendor that does not have Worker's Compensation insurance on file with the Idaho Industrial Commission at the time work is performed, the City may be liable for that vendor's worker's injuries when that worker is performing services on City property (or other's' property) at the City's request. The City may be responsible for any claims. The claims would count against the City's experience modification factor which could have the potential to

greatly increase the City's workers compensation insurance premium. These costs may be chargeable to the department that used the uninsured vendor.

K. Encumbrances

Funds are to be encumbered by a Purchase Order, using the appropriate expense account, as soon as an expense is known or anticipated. Application of this principle helps to ensure funds are available for obligations and reduces the chances of exceeding available budget. A purchase order is not intended to replace the need for a contract.

L. Fixed Asset Accounting

Items purchased with a minimum value of one thousand five hundred dollars (\$1,500) and a useful life of at least three (3) years must be recorded and inventoried. The minimum value required for items to be inventoried will be adjusted to the current year deductible on the City's liability policy with ICRMP. Items with a value of ten thousand dollars (\$10,000) or higher will be capitalized and depreciated.

M. Surplus, Scrap, and Recyclable Property

City Clerk is charged with disposal of surplus property and will do so in a manner to obtain the maximum benefit for the City. All surplus property, except scrap metal and recyclable materials, must be declared surplus by the City Council before disposal. The City Clerk then shall have authority to sell by auction all such surplus property or to transfer property to another city department. No City asset, supplies, materials, or equipment shall be sold or otherwise disposed of, without prior approval of the City Clerk.

Sales of surplus property shall be formally advertised and conducted by public auction. City employees are not prohibited from bidding on surplus city property as long as they were not involved in the surplus decision process.

Scrap metal and recyclable materials shall be disposed of by the City Clerk, or as delegated to departments, in such a manner and at such times to obtain the highest possible price from interested scrap dealers or recyclers. Those with delegated authority to dispose of scrap metal and recycle materials will submit an annual scrap/recycle report to the City Clerk.

N. Suggestions

Suggestions that will help reduce costs, promote efficiency, or improve supplier service are both welcome and requested. Cost reduction ideas should reduce costs without a corresponding reduction in quality of service.

VI. SANCTIONS

Employees having been investigated and found to have violated the purchasing policy will be disciplined in accordance with the City of McCall Personnel Policies.

VII. SUPPLEMENTAL MATERIALS

Additional City policies as adopted from time to time may apply to certain purchasing actions such as a Credit Card Policy or a Fuel Card Use Policy.

PURCHASING PROCEDURES

This portion of the manual briefly outlines the City’s purchasing procedures and the forms designed to complement this system. The City acquires various types of property and services: goods and services; public works construction; and professional services.

“Cost” is determined based on the **WHOLE** project, purchase, or contract and may include shipping, delivery, maintenance, consultant travel, multiple years, anticipated additional tasks & phases, etc. **Do not split amounts to stay under competitive procurement thresholds as this is considered bid splitting and is prohibited by Idaho Code § 59- 1026.**

When possible, the City will endeavor to use businesses with a significant Idaho economic presence.

I. TYPES OF PURCHASES

This section identifies monetary thresholds which trigger different procurement procedures, but only includes a summary description of the procedures required at the higher thresholds. More detailed explanations of procurement procedures for various types of purchases at the higher monetary thresholds are set forth in Sections III, IV, and V below.

A. Thresholds for Purchases of Goods or Services (except public works construction)¹

<\$50,000 May be conducted with any vendor believed to provide the best value. Obtaining competitive quotes is not required but is encouraged. When applicable, these purchases should be spread out over the various local vendors who are able to provide the same item(s) or service(s) at comparable prices. City Manager signs any contracts greater than \$10,000 but less than \$50,000.

≥\$50,000 but not to exceed \$100,000:
I.C. § 67-2806(1): Must provide written solicitation to a minimum of three vendors able to provide the good or service. Responses must be in written form: mailed, faxed, emailed, or delivered. Specifications and responses must be attached to the electronic requisition (in Caselle). Records must be maintained in Laserfiche for a minimum of six months. City Council approval required. Mayor signs contract and any necessary documents.

Over \$100,000:
I.C. § 67-2806(2): Must formally solicit bids (see Invitation for Bid or Request for Proposals) through an open competitive bidding process. Notice, that requests bids, will be published at least twice in the City’s official newspaper, with the second publication not less than seven days before the opening date. Detailed specifications must be available to potential bidders upon request, and bidders have up to 3 days

¹ See Purchase Process Goods & Services flowchart on p. 10 *supra*.

prior to bid opening to object to specifications or bidding procedures. Requirement of a bid bond is at the discretion of the City. Bonding requirements, when exercised, are 5% of the bid for the bid bond and 100% of contract price for the performance bond and payment bond. Bids received must be opened in a public at a designated time and place. An independent cost estimate must be performed before receiving bids or proposals. The process for selecting that winning bidder is set forth in more detail in I.C. § 67-2806(2)(e)-(j). City Council decides winning bid and may also choose to reject all submitted bids and request the process be re-bid. Mayor signs any contract. Unsuccessful bidders may object to the award of the contract for seven (7) days after it is awarded, which may require additional review by City Council.

B. Thresholds for Purchases of Public Works Construction Services.²

Public Works construction is generally all construction and maintenance on city property buildings, roads, and facilities with non-city personnel. Plans and specifications for projects >\$10,000 must be prepared by, and construction reviewed by, a licensed professional engineer (Idaho Code § 54-1218).

<\$50,000: Contract may be awarded to any contractor believed to provide the best value for the City; however, contractor must have Idaho trade license to perform services (e.g. electrical, plumbing, HVAC, general contractor, etc.). Obtaining competitive quotes is not required but is encouraged. Contracts above \$10,000 must be signed by the City Manager.

>\$50,000 but not to exceed \$200,000:

Idaho Code § 67-2805(1): A written solicitation for bids for public works construction must be supplied to a minimum of three (3) Idaho Public Works licensed contractors. The solicitation must include sufficient detail that an experienced public works contractor could understand the construction project requested. The solicitation shall also identify the proper method for submitting bids and time for responding, provided that potential bidders shall have at least three days to submit a bid or to object to the specifications or bid procedures. Bid security of at least 5% is required. Response is required to be in written form: by mail, fax, email, or otherwise delivered. The specifications and bids must be attached to the requisition. Bidding records must be maintained for a minimum of six months. After reviewing bids, the City Council makes award to the lowest responsive bidder and Mayor signs contract. Payment and performance bonds at 100% of contract value are required.

Over \$200,000:

Idaho Code § 67-2805(2): Formal bid required (see Invitation for Bid). Code allows two categories of competitive processes: Category A permits any Idaho-licensed public works contractor to submit a bid. Category B involves pre-qualifying contractors and only those contractors may submit a bid for a project

² See Purchase Process Public Works Construction flowchart on p. 11 *supra*.

(This is not detailed in this manual. Contact the Treasurer and City Attorney for additional information on Category B bidding). For both categories, notice will be published at least twice in the local newspaper, with the second publication not less than seven days before the opening date.

Detailed specifications must be available, and Bidders have up to 3 days prior to bid opening to object to specifications. The City may require bidders to provide a bid security deposit of at least 5% of its bid amount for either Category A or B bids. Performance and payment bonds at 100% of the contract value are also required. An independent cost estimate must be performed before receiving bids. City Council makes decision on which bidder to award the contract to. Mayor signs contract.

C. Thresholds for Purchases of Professional Design Services³

Idaho Code § 67-2320 governs acquisition of professional engineering, architectural, landscape architecture, professional land surveying, and construction management services. All professional services obtained by the City shall be based on demonstrated competence and qualifications of the firm(s) or person(s).

The City may establish a list of preapproved professional service providers known as the “Consultant Roster” by publishing a public notice requesting Statements of Qualification (SOQ). Information regarding the Consultant Roster can be found in Section V. Paragraph B. Establishing and maintaining a consultant roster could eliminate the need to publish a Request for Proposals (RFQ) each time these types of professional services are needed.

Anticipated fees for determining which selection process to use encompasses all anticipated stages of a project: preliminary study, conceptual design, final design, construction bidding, construction oversight, project closeout and any anticipated additional phases or tasks. When the anticipated fees are:

\$50,000 or less:

Selection based on the evaluation of a single firm or person’s qualifications is permitted to allow timely response to small projects. The selection may be made from the Consultant Roster and using a service provider from the Consultant Roster is encouraged, but not mandatory.

> \$50,000:

Selection is obtained from the Quality Based Selected Consultant Roster **OR** through the evaluation of a minimum of three firms’ qualifications through the Formal Request for Qualifications (FRFQ) process.

NOTE: Professionals selected to perform services pertaining to tasks or phases of a larger project, selected outside of a competitive process for the overall project, may be excluded from participation in later phases of the project if the earlier services

³ See Guidelines for Acquiring Professional Services table on p. 13 *supra*.

allowed access to information that would give the firm an unfair competitive advantage over other firms or could be perceived as avoidance of competitive procurement statutes. See Organizational Conflict of Interest (page 7) and Bid Splitting & Avoidance of Competitive Bidding and Procurement Statutes (page 7).

D. Purchases Exempted from Competitive Procurement

1. Procurements During Emergency⁴

An “Emergency” means the occurrence or imminent threat of a disaster or condition threatening life or property that requires state emergency assistance to supplement local efforts to save lives and protect property or to avert or lessen the threat of a disaster. I.C. § 46-1002(3). See also I.C. § 67-2808(1)(a)(i)-(iii) which identifies circumstances that may constitute an “emergency”

If an emergency exists, the City Council may declare that an emergency exists pursuant to I.C. § 67-2808(1)(a), which declaration would authorize emergency expenditure of public money.

During the time where an emergency order is effective, “any sum required in the emergency may be expended without compliance with formal bidding procedures.” I.C. § 67-2808(1)(b). Therefore, certain emergency related procurements may be made without formal bidding. However, a Department Director shall not make an emergency procurement, and forego the usual bidding process, without first obtaining the consent of the City Manager for such procurement.

2. Sole Source⁵

“Sole Source” refers to situations where there is only one vendor reasonably able to provide a good or service. City Council may make a sole source declaration I.C. § 67-2808(2). The particular situations which may warrant a sole source declaration are set forth in I.C. § 67-2808(2)(a)(i)-(viii). Once a sole source declaration is made, it shall be published in the official newspaper for the City at least fourteen (14) days prior to the award of the contract.

3. Joint Purchasing and Cooperative Contracts.

Idaho Code § 67-2807. With the approval of the City Council, the City may participate in joint bidding with other public agencies through cooperative purchasing agreements, or through participating in cooperative purchasing programs established by any association that offers its goods or services as a result of competitive solicitation processes. In the event the City enters a cooperative purchasing agreement for a single procurement, the procurement must comply with this policy and state code applicable to the type and amount of procurement to be made. However, procurements through a cooperative purchasing program shall be deemed to be made in compliance with Idaho law and this policy manual.

4. Piggybacking⁶

⁴ See flow chart on p. 17 *supra*.

⁵ See flow chart on p. 18 *supra*.

⁶ See flow chart on p. 19 *supra*.

Idaho Code § 67-2803(1) & (10). If the contract allows it and the vendor is agreeable to do so, the City may duplicate a purchase from an existing contract that was formally bid by the State of Idaho, another political subdivision of Idaho, or the federal government. The most common contracts piggybacked by the City are State of Idaho contracts, Idaho Cities, and Idaho Counties. Piggyback procurements \geq \$50,000 require City Attorney review and Council approval.

5. Phased or Associated Project (pertains to Professional Services only)

Idaho Code § 67-2320(4). If a project is related to or is another phase of a previous project that was awarded by Council as a result of a competitive selection process, the City may enter into a new professional services contract or amend the previous contract for the additional services. If the additional amount is over \$50,000, and not selecting from the Consultant Roster, professional services contracts require City Attorney review and City Council approval.

6. Other Exempted Procurements

Other procurements exempted from the competitive bidding processes of the Idaho Code are listed in Idaho Code § 67-2803.

I. REQUISITIONS & PURCHASE ORDERS

A. Requisition

A Requisition (REQ) shall be used to request a purchase of supplies or services and to ensure funds are available and set aside (encumbered) for the total cost of the purchase.

The Requisition SHALL not replace the requirement for a proposal or contract when either are required.

Prior to requesting that a vendor provide goods or services, and prior to entering a REQ, ensure the intended vendor is already a vendor within Caselle and that the vendor has all required licenses and insurances.

To create a REQ, open the City’s Caselle Connect Online platform and complete a “Requisition Entry”. Use the appropriate expense account. When the form is completed click “Release” which will start the approval workflow process. The department head is responsible to ensure the correct vendor, description, expense account, and amount are on the REQ and that that vendor possesses any required licenses and insurances. Once approved, the REQ will be forwarded to the Accounts Payable who will create the Purchase Order (PO).

The following table represents the requisition approval process steps and approval limits:

<u>Approval Step</u>	<u>Approval Limit</u>
----------------------	-----------------------

Department Director or Designee	\$1,000 or less
Treasurer or Designee	≤ \$5,000
City Manager or Designee	≤ \$50,000

B. Annual Requisition

In instances where monthly payments are made to a vendor during the year, create one REQ listing the months and payment amount at the start of the fiscal year or contract term.

In instances where payments of varying amounts will be made to a vendor during the year (such as office supplies or copier maintenance agreements), create one REQ with a lump sum amount as the quantity and a unit price of \$1.00. This will be turned into a Blanket PO for use to pay invoices as needed throughout the year. A blanket PO is ideal when you know you will need to purchase items from a particular vendor throughout the year, but you do not know what will be purchased each time nor do you know what the costs will be. In these cases, it is beneficial to set up a fairly generic PO with a lump sum amount that will be “used up” during the year. When remaining balance gets low, more funds may be added to it via change order.

C. Purchase Order

All Purchase Orders (PO) will be processed by the Finance Department. No PO will be issued without a properly processed REQ. For requisitions under \$5,000, the Treasurer may convert the REQ to a PO. The department head is responsible to ensure the correct vendor, description, expense account, and amount are on the REQ and that that vendor possesses any required licenses and insurances.

D. Purchase Order Receiving

When items listed on the PO are received and verified, the originator will code and approve the invoice. Write the PO number on the invoice and send it to Accounts Payable for payment processing. When an item is backordered or is listed as shipped but not received write “Do Not Close PO” on the invoice. When the backordered or shorted item is received, code and approve the invoice. Write the PO number on the invoice and send it to Accounts Payable for payment processing. **Do not pay for goods or services before they have been delivered.**

II. COMPETITIVE PROCUREMENT FOR GOODS AND SERVICES: BID PREPARATION AND SELECTION PROCESS

A. Informal Solicitation For Bids (ISFB)– Goods and Services (not public works construction) ≥\$50,000 but not to exceed \$100,000 (Idaho Code §§ 67- 2806(1))⁷

⁷ See Purchase Process Goods & Services flowchart at p. 10 *supra*.

1. When to use an ISFB for Goods and Services Procurements

An ISFB shall be used to obtain bids for a procurement of goods and services \geq \$50,000 but not exceeding \$100,000.

2. Preparing & Sending Solicitation for Bids

An ISFB must:

- a. Be written;
- b. Be provided to at least three (3) vendors by electronic or physical delivery (either method of delivery is appropriate);
- c. Describe the personal property or service to be purchased or leased in sufficient detail that a vendor who deals in such goods or services would understand what the City needs to procure;
- d. Identify the proper method for vendors to submit a bid. Namely, it must identify whether the City requires electronic or physical delivery, and which City official(s) the bid should be delivered to; and
- e. Identify the date a bid must be received by the City to for it to be considered.

Vendors must be provided adequate time to respond, but not less than three (3) business days.

3. Objections to Solicitation

- a. Potential bidders can object to the bid specifications in the ISFB or the bid procedure. However, such objections must be made received by the City Clerk at least one (1) day before the deadline for vendors to submit bids.
 - i. If an objection is received, and the City shall promptly notify all vendors who received the ISFB of the objection.
 - ii. The City official that prepared the ISFB may choose to deny the objection and proceed without modification to the solicitation or bid procedure.
 - iii. Alternatively, if the objection demonstrates an error with the solicitation or bid procedure, the City official who prepared the ISFB may modify the bid procedure (e.g. change the deadline for submitting a bid) or solicitation. All vendors who received the original solicitation must be given notice of any modification.
- b. Bids must be in writing and be returned to the City Clerk or Department Director that made the solicitation by the deadline in the ISFB to be considered.

- i. If the City receives less than three (3) bids, and it is either impossible or impractical to acquire three (3) bids, it may proceed with less than three bids. However, the City must document efforts made by the City to obtain more than three (3) bids, and while it would be impossible or impractical to obtain three (3) bids. This documentation must be maintained for at least six (6) months after the procurement is made. If this process concludes with no procurement, this documentation need not be maintained.
- c. Once received, bids are to be compiled by the Department Director or City Clerk and submitted to the City Council for consideration.
 - i. Award is to be made by City Council to the lowest responsive bidder for an ISFB.
 - ii. If two bids are identical, and are both the lowest bid, the City Council has discretion to choose either bid.
 - iii. However, the City Council may also choose to reject all bids. If all bids are rejected, the procedure established herein may be repeated by preparing and distributing a new ISFB.
- d. If the City Council chooses to make an award, an agreement shall be prepared and signed by the Mayor, acting on behalf of the City, and by the successful bidder or its representative.

B. Informal Request for Proposals (IRFP) – Goods and Services \geq \$50,000 but not to exceed \$100,000 (I.C. 67-2806A & I.C. 2806(1))⁸

4. When is an IRFP Appropriate?

- a. In lieu of an ISFB under I.C. § 67-2806(1), the RFP process set forth in I.C. § 67-2806A may be utilized (in conjunction with certain provisions of I.C. § 67-2806(1)) to procure goods and services \geq \$50,000 but not to exceed \$100,000. Using the IRFP process is appropriate when:
 - i. Fixed specifications in a ISFB might preclude the discovery of a cost-effective solution;
 - ii. A specific problem the procurement is needed to resolve is amenable to several solutions; or
 - iii. Price is not the sole determining factor for the selection.

⁸ There is no flowchart detailing this procedure, but it should roughly track the process set forth for \$50,000 to \$100,000 procedures in the flowchart on p. 10 *supra*.

- b. Before a City official pursues an IRFP in lieu of an ISFB they shall confer with the City Manager and Treasurer and obtain their approval for using the IRFP process. If the official desiring to do the procurement is the City Manager, he or she shall confer with the Treasurer before pursuing an IRFP.

5. Preparing & Sending a Request

An IRFP must:

- a. Be written;
- b. be sent to at least three (3) vendors capable of supplying the goods or services by electronic or physical delivery (either method of delivery is appropriate);
- c. Include instructions to potential vendors for how the IRFP process will work;
- d. Describe the scope of work for the goods or services contemplated;
- e. Identify the criteria the City will use for awarding the contract to a particular vendor;
- f. Identify prospective contract terms; and
- g. Identify the methodology and weight the City will apply to the factors it considers in awarding a contract.

Vendors who wish to respond to the IRFP must be provided adequate time to respond, but not less than three (3) business days.

6. Objections to Request

- a. Prospective vendors can object to the specifications in the IRFP or the proposal procedure. However, such objections must be made received by the City Clerk at least one (1) day before the deadline for vendors to submit proposals.
 - i. If an objection is received, the City shall promptly notify all vendors who received the IRFP of the objection.
 - ii. The City may choose to deny the objection and proceed. If so, the IRFP and proposal procedure will not be modified.
 - iii. Alternatively, if the objection demonstrates an error with the solicitation or bid procedure the City official who prepared the IRFPO may modify the proposal procedure (e.g. change the deadline for submitting a proposal) or IRFP. All vendors who received the original IRFP must be given notice of any modification.

7. Receiving/Processing Requests and Awarding Contract

- a. Proposals must be in writing and be returned to the City Clerk, or authorized City Official, by the deadline in the IRFP.
 - i. If the City receives less than three (3) proposals, and it is either impossible or impractical to acquire three (3) proposals, it may proceed with less than three proposals. However, the City must document efforts made by the City to obtain more than three (3) proposals, and while it would be impossible or impractical to obtain three (3) proposals. This documentation must be maintained for at least six (6) months after the procurement is made. If this process concludes with no procurement, this documentation need not be maintained.
- b. Once received, proposals are to be compiled by the Department Director who made the request or the City clerk and submitted to the City Council for consideration.

Factors the City Council may consider when selecting a vendor's proposal:

- 1) Whether the solution offered is innovative;
 - 2) The unique product features offered;
 - 3) Price;
 - 4) Vendor experience in the market;
 - 5) Financial stability of a vendor;
 - 6) Differences among vendors in their ability to perform contract requirements in a timely or efficient manner;
 - 7) Ability to meet the City's needed product specifications;
 - 8) Product quality;
 - 9) Product performance records;
 - 10) Past performance by a vendor;
 - 11) Future product maintenance or service requirements; and
 - 12) Product warranties.
- c. After considering the above factors and applying the proper weight to each consideration as described in the IRFP, the City Council may choose to award a contract to vendor who best serves the City's needs.
 - d. However, the City Council may also choose to reject all proposals. If all proposals are rejected, the procedure established herein may be repeated by preparing a new IRFP.
 - e. If the City Council chooses to make an award, an agreement shall be prepared and signed by the Mayor, acting on behalf of the City, and by the successful bidder or its representative.

C. Formal Solicitation For Bids (FSFB) – Goods and Services greater than \$100,000 (not public works construction) (Idaho Code § 67-2806(2))⁹

⁹ See Purchase Process Goods & Services flowchart at p. 10 *supra*.

1. When to use an FSFB for Goods and Services Procurements

An FSFB shall be used to obtain bids for a procurement of goods and services exceeding \$100,000 through an FSFB, which is a competitive sealed bid process.

2. Preparing & Publishing Solicitation¹⁰

An FSFB shall:

- a. Be written;
- b. Succinctly describe the personal property and/or service to be procured;
- c. Identify the how copies of bid forms, specifications, bidder's instructions, contract documents, and general and special instructions can be obtained;
- d. Set the time and place for opening bids;
- e. Identify whether the City is requiring a bid security equal to five percent (5%) of the bid value to be included with bids; and
- f. Identify whether payment and performance bonds will be required by the party who is awarded the contract.

If the FSFB requires a bid security deposit, the FSFB must identify whether the deposit shall be in:

- a. Cash
- b. Cashier's check made payable to the City;
- c. Certified check made payable to the City; or
- d. A Bidder's bond executed by a qualified surety company, made payable to the City.

Notice of an FSFB shall be published twice in the official newspaper of the City. The first publication shall be at least two weeks before the date for opening bids. The second publication shall occur the following week and at least seven (7) days prior to the date set for opening bids. Notice will also be posted to the City's website. Notices may be published by the Department Director who shall notify the City Clerk when publishing notices.

3. Objections to Solicitation

¹⁰ See Formal Competitive Procurement Specification Development table on p. 12 *supra* for additional guidance.

- a. Prospective vendors/bidders may object to the bid specifications or bidding procedures. If an objection is made, it must be received by the City Clerk at least three (3) business days before the date and time bids are scheduled to be opened.
 - i. If an objection is received, the appropriate Department Director or the City Clerk shall promptly notify all vendors who submitted bids of the objection.
 - ii. The City may choose to deny the objection and proceed with the opening of bids. If this occurs, City shall notify the objector and bidders of this decision and proceed with the opening of bids.
 - iii. Alternatively, the City may elect to modify the bid procedure (e.g. change the deadline for submitting a bid) or the FSFB. All vendors who submitted bids must be given notice of any modification.

4. Receiving & Processing Bids

- a. For a bid to be considered it must be sealed and submitted to the City Clerk or authorized City Official before the deadline set for opening bids in the solicitation.
- b. Bids cannot be withdrawn after the time set for opening bids has passed.
- c. After sealed bids are received, and the time for opening bids has passed, the bids shall be opened at the public place set in the FSFB for the opening of bids.
- d. Bids received after the deadline for submitting the same shall not be accepted and shall be returned to the bidder unopened.
- e. After the opening of bids, the bids shall be compiled by the appropriate Department Director or the City Clerk and submitted to the City Council for review and potential award of the contract.
 - i. A contract shall generally be awarded to the lowest responsive bidder who complied with the bidding procedures and met specifications for the goods and services to be procured.
 - ii. If two or more bids received are for the same total amount or unit price, quality and service being equal, and if a delay for re-advertisement would not be in the public interest, the City Council may accept either bid.
 - iii. If the contract is awarded to any bidder other than the apparent low bidder, the City Council must declare its reason or reasons on the record for rejecting the apparent low bid and communicate such reason(s) to all who submitted bids.
 - iv. If, in the opinion of the City Council, none of the bids are satisfactory, the council may reject all bids and either re-advertise for new bids or, by resolution, find (if factually true) that the goods or services are available more economically

on the open market, and thereafter purchase the goods or services on the open market.

After selecting the successful bidder, the City shall send written notice to all who submitted bids of its selection.

5. Objections to City Council's Decision

- a. Unsuccessful bidders may object to the City's award of the bid for up to seven (7) days after receiving notice of the City's decision. The objection must identify why the unsuccessful bidder believes the City's decision was in error.

After receiving a timely objection, the City shall:

- i. Stay performance of any procurement until after the objection is addressed;
- ii. Set the matter for review by the City Council;
- iii. On review by the City Council, it must choose to either affirm its prior award, modify the award, or choose to re-bid. The City Council must also set forth the reason(s) for its decision.

6. Procedures Following Selection of Successful Bid

- a. If the City Council chooses to make an award, an agreement shall be prepared and signed by the Mayor, acting on behalf of the City, and by the successful bidder or its representative.
- b. Unsuccessful bidders shall be entitled to return of their bid security.
- c. A successful bidder shall forfeit his or her bid security upon failure or refusal to execute a contract and/or to provide payment and performance bonds within the required time. The city council may, on failure or refusal of the successful bidder to execute the contract and/or provide payment and performance bonds, award it to the next lowest responsive bidder, in which event, the lowest bidder's security shall be applied by the city first to the difference between the low bid and the second lowest bid, and the surplus, if any, shall be returned to the lowest bidder if cash or check is used, or to the surety on the bidder's bond if a bond is used, less reasonable administrative costs not to exceed twenty-five percent (25%) of the amount of the bidder's security.
- d. Payment and performance bonds may be required to be furnished before entering a contract with a successful bidder. Bonds shall be in a form satisfactory to the
- e. city attorney. Bond amount will be satisfactory to the purchasing officer and in compliance with the contract specifications.

- f. The city council may waive any minor irregularities in the bids, based upon a determination that the same have no material impact upon the bidding process or other bids submitted.

If no bids are received in response to the notice inviting bids, the City Council may proceed to purchase the supplies or services without further competitive bidding if certain criteria are met and findings are adopted by the Council.

D. Formal Request for Proposals (FRFP) – Goods and Services greater than \$100,000 (Idaho Code § 67-2806A)¹¹

1. When is an FRFP Appropriate?

- a. In lieu of making an FSFB under I.C. § 67-2806(2), the RFP process set forth in I.C. § 67-2806A may be utilized (in conjunction with certain provisions of I.C. § 67-2806(2)) to procure goods and services greater than \$100,000. Using the FRFP process is appropriate when:
 - i. Fixed specifications in a solicitation might preclude the discovery of a cost-effective solution;
 - ii. A specific problem the procurement is needed to resolve is amenable to several solutions; or
 - iii. Price is not the sole determining factor for the selection.
- b. Before a City Official pursues an FRFP in lieu of an FSFB they shall confer with the City Manager and Treasurer and obtain their approval for using the FRFP process. If the official desiring to do the procurement is the City Manager, he or she shall confer with the Treasurer before pursuing an FRFP.

2. Preparing & Publishing Request¹²

An FRFP shall:

- a. Be written;
- b. Include instructions to potential vendors for how the RFP process will work;
- c. Identify when the City will open submitted proposals;
- d. Describe the scope of work for the goods or services contemplated;
- e. Identify the criteria the City will use for awarding the contract to a particular vendor;

¹¹ There is not a flowchart detailing this procedure, but it should roughly track the process set forth for the greater than \$100,000 procedures in the flowchart on p. 10 *supra*.

¹² See Formal Competitive Procurement Specification Development table on p. 12 *supra* for additional guidance.

- f. Identify whether the City is requiring a bid security equal to five percent (5%) of the proposal value to be included with the proposal;
- g. Identify prospective contract terms; and
- h. The methodology and weight the city will apply to the factors it considers in awarding a contract.

The FRFP shall be published twice in the official newspaper of the City. The first publication shall be at least two weeks before the date for opening proposals. The second publication shall occur the following week and at least seven (7) days prior to the date set for opening proposals. Notice will also be posted to the City's website. Notices may be published by the Department Director who shall notify the City Clerk when publishing notices.

3. Objections to Request

- a. Prospective vendors may object to the proposal specifications or proposal procedures. If an objection is made, it must be received by the City Clerk at least three (3) business days before the date and time proposals are scheduled to be opened.
 - i. If an objection is received, the Department Director or the City Clerk shall promptly notify all vendors who submitted proposals of the objection.
 - ii. The City may choose to deny the objection and proceed with the opening of proposals. If this occurs, City shall notify the objector and other vendors who submitted proposals of this decision and proceed with the opening of proposals.
 - iii. Alternatively, the City may elect to modify the proposal procedure (e.g. change the deadline for submitting a proposal) or the FRFP. All vendors who submitted proposals must be given notice of any modification.

4. Receiving & Processing Proposals

- a. For a proposal to be considered it must be sealed and submitted to the City Clerk or authorized City Official before the deadline set for opening proposals in the request.
- b. Proposals cannot be withdrawn after the time set for opening proposals has passed.
- c. After sealed proposals are received, and the time for opening proposals has passed, the proposals shall be opened at the public place set in the FRFP for the opening of bids.
- d. Proposals received after the deadline for submitting the same shall not be accepted and shall be returned to the bidder unopened.
- e. After the opening of proposals, the proposals shall be compiled Department Director or the City Clerk and submitted to the City Council for review and potential award of the contract.

When considering the various proposals, the City Council shall make its decision based upon the following factors:

- i. Whether the solution offered is innovative;
 - ii. The unique product features offered;
 - iii. Price;
 - iv. Vendor experience in the market;
 - v. Financial stability of a vendor;
 - vi. Differences among vendors in their ability to perform contract requirements in a timely or efficient manner;
 - vii. Ability to meet the City's needed product specifications;
 - viii. Product quality;
 - ix. Product performance records;
 - x. Past performance by a vendor;
 - xi. Future product maintenance or service requirements; and
 - xii. Product warranties
- f. After considering the above factors and applying the proper weight to each consideration as described in the FRFP, the City Council may choose to award a contract to vendor who best serves the City's needs.
- g. If, in the opinion of the city council, none of the proposals are satisfactory, the council may reject all proposals and either re-advertise for new proposals or, by resolution, find (if factually true) that the goods or services are available more economically on the open market, and thereafter purchase the goods or services on the open market.

5. Objections to City Council's Decision

- a. Unsuccessful vendors may object to the City's award of the proposal award for up to seven (7) days after receiving notice of the City's decision. The objection must identify why the unsuccessful vendor believes the City's decision was in error.

After receiving a timely objection, the City shall:

- i. Stay performance of any procurement until after the objection is addressed;
- ii. Set the matter for review by the City Council;
- iii. On review by the City Council, it must choose to either affirm its prior award, modify the award, or choose to re-initiate the FRFP process. The City Council must also set forth the reason(s) for its decision.

6. Procedures Following Selection of Successful Proposal

- a. If the City Council chooses to make an award, an agreement shall be prepared and signed by the Mayor, acting on behalf of the City, and by the successful vendor or its representative.

- b. After selecting the successful proposal, the City shall send written notice to all who submitted proposals of its selection.
- c. An unsuccessful vendor shall be entitled to return of their bid security.
- d. A successful vendor shall forfeit his or her bid security upon failure or refusal to execute a contract and/or to provide payment and performance bonds within the required time. The City Council may, on failure or refusal of the successful vendor to execute the contract and/or provide payment and performance bonds, award it to the next vendor who's proposal best met the City's needs, in which event, the vendor's security (who refused failed to execute a contract) shall be applied by the City first to the difference between the contract offered to the first vendor and the contract being offered to the second vendor, and the surplus, if any, shall be returned to the vendor who failed/refused to execute a contract if cash or check is used, or to the surety on the vendor's bond if a bond is used, less reasonable administrative costs not to exceed twenty-five percent (25%) of the amount of the vendor's security.
- e. Payment and performance bonds may be required to be furnished before entering a contract with a successful bidder. Bonds shall be in a form satisfactory to the
- f. City Attorney. Bond amount will be satisfactory to the purchasing officer and in compliance with the contract specifications.

III. COMPETITIVE PROCUREMENT FOR PUBLIC WORKS CONSTRUCTION (Idaho Code § 67-2805): BID PREPARATION AND SELECTION PROCESS

A. Informal Solicitation For Bid (ISFB) – Public Works Construction ≥\$50,000 but not to exceed \$200,000 (Idaho Code § 67-2805(1))¹³

1. When to use an ISFB for Public Works Construction

An ISFB shall be used obtain bids for a public works construction project procurement ≥\$50,000 but not exceeding \$100,000 through an ISFB.

2. Preparing & Sending Solicitation for Bids

ISFB must:

- a. Be written;
- b. Be provided to at least three (3) owner-designated licensed public works contractors by electronic or physical delivery (either method of delivery is appropriate);

¹³ See Purchase Process Public Works Construction flowchart at p. 11 *supra*.

- c. Describe the needed construction work in sufficient detail to allow an experienced public works contractor to understand what construction project the City needs;
- d. Identify the proper method for contractors to submit a bid. Namely, it must identify whether the City requires electronic or physical delivery, and which City official(s) the bid should be delivered to; and
- e. Identify the date a bid must be received by the City to for it to be considered.
- f. Contractors must be provided adequate time to respond, but not less than three (3) business days.

3. Objections to Solicitation

Potential bidders can object to the bid specifications in the ISFB or the bid procedure. However, such objections must be made received by the City Clerk at least one (1) day before the deadline for contractors to submit bids.

- a. If an objection is received, and the City shall promptly notify all contractors who received the ISFB of the objection.
- b. The City official that prepared the ISFB may choose to deny the objection and proceed without modification to the solicitation or bid procedure.
- c. Alternatively, if the objection demonstrates an error with the solicitation or bid procedure the City official who prepared the ISFB may modify the bid procedure (e.g. change the deadline for submitting a bid) or solicitation. All contractors who received the original solicitation must be given notice of any modification.

4. Receiving/Processing Bids & Awarding Contract

Bids must be in writing and be returned to the City Clerk or Department Director that made the solicitation by the deadline in the ISFB to be considered.

- a. If the City receives less than three (3) bids, and it is either impossible or impractical to acquire three (3) bids, it may proceed with less than three bids. However, the City must document efforts made by the City to obtain more than three (3) bids, and while it would be impossible or impractical to obtain three (3) bids. This documentation must be maintained for at least six (6) months after the procurement is made. If this process concludes with no procurement, this documentation need not be maintained.
- b. Once received, bids are to be compiled by the Department Director or City Clerk and submitted to the City Council for consideration.
- c. Award is to be made by City Council to the lowest responsive bidder for an ISFB.
- d. If two bids are identical, and are both the lowest bid, the City Council has discretion to choose either bid.

- e. However, the City Council may also choose to reject all bids. If all bids are rejected, the procedure established herein may be repeated by preparing and distributing a new ISFB.
- f. If the City Council chooses to make an award, an agreement shall be prepared and signed by the Mayor, acting on behalf of the City, and by the successful bidder or its representative.

B. Formal Solicitation For Bids (FSFB) – Public Works Construction greater than \$200,000, Category A (Idaho Code § 67-2805(2)(a))¹⁴

1. When to use an FSFB for Public Works Construction

An FSFB shall be used obtain bids for a public works construction project procurement exceeding \$200,000. An FSFB which is a competitive sealed bid process.

2. Preparing & Publishing Solicitation for Bids¹⁵

FSFB shall:

- a. Be written;
- b. Set the time and place for the public opening of bids;
- c. Describe the needed construction work in sufficient detail to allow an experienced public works contractor to understand what construction project the City needs;
- d. Identify the how copies of bid forms, specifications, bidder’s instructions, contract documents, and general and special instructions can be obtained (a reasonable plan copy fee may be charged to interested bidders who request these documents);
- e. Identify that bids must be sealed, labeled on the envelope as a bid, and addressed to the City Clerk;
- f. Identify whether the City is requiring a bid security equal to five percent (5%) of the bid value to be included with bids; and
- g. Identify whether payment and performance bonds will be required by the bidder who is awarded the contract.

If the FSFB requires a bid security deposit, the FSFB must identify whether the deposit shall be in:

- a. Cash

¹⁴ See Purchase Process Public Works Construction flowchart at p. 11 *supra*.

¹⁵ See Formal Competitive Procurement Specification Development table on p. 12 *supra* for additional guidance.

- b. Cashier's check made payable to the City;
- c. Certified check made payable to the City; or
- d. A Bidder's bond executed by a qualified surety company, made payable to the City.

Notice of an FSFB shall be published twice in the official newspaper of the City. The first publication shall be at least two weeks before the date for opening bids. The second publication shall occur the following week and at least seven (7) days prior to the date set for opening bids. Notice will also be posted to the City's website. Notices may be published by the Department Director who shall notify the City Clerk when publishing notices.

3. Objections to Solicitation

Prospective contractors may object to the bid specifications or bidding procedures. If an objection is made, it must be received by the City Clerk at least three (3) business days before the date and time bids are scheduled to be opened.

- a. If an objection is received, the City official who prepared the FSFB shall promptly respond to the objection in writing and communicate such response to all contractors who submitted bids.
- b. The City may choose to deny the objection and proceed with the opening of bids. If this occurs, City shall notify the objector and bidders of this decision and proceed with the opening of bids.
- c. Alternatively, if the objection demonstrates an error with the solicitation or bid procedure the City may elect to modify the bid procedure (e.g. change the deadline for submitting a bid) or the FSFB. All vendors who submitted bids must be given notice of any modification.

4. Receiving/Processing Bids and Selecting Successful Bidder

- a. Sealed bids shall be submitted to the City Clerk or other authorized City Official.
- b. Bids cannot be withdrawn after the time set for opening bids has passed.
- c. After sealed bids are received, and the time for opening bids has passed, the bids shall be opened at the public place set in the FSFB for the opening of bids.
- d. Bids received after the deadline for submitting the same shall not be accepted and shall be returned to the bidder unopened.
- e. After the opening of bids, the bids shall be compiled by the appropriate Department Director or the City Clerk and submitted to the City Council for review and potential award of the contract.

- i. Council shall only consider the amount bid, the bidder's compliance with the requirements of the bidding process, and whether the bidder holds the required license. Upon consideration of these factors, the contract shall be awarded to the qualified bidder that submitted the lowest responsive bid.
- ii. If identical bids are received, the City Council may choose the bidder it prefers.
- iii. If the contract is awarded to any bidder other than the apparent low bidder, the City Council must declare its reason or reasons on the record for rejecting the apparent low bid and communicate such reason(s) to all who submitted bids.
- iv. If, in the opinion of the city council, none of the bids are satisfactory, the council may reject all bids and either re-advertise for new bids or, by resolution, find (if factually true) that the goods or services are available more economically on the open market, and thereafter purchase the goods or services on the open market.

After selecting the successful bidder, the City shall send written notice to all who submitted bids of its selection.

5. Objections to City Council's Decision

Unsuccessful bidders may object to the City's award of the bid for up to seven (7) days after receiving notice of the City's decision. The objection must identify why the unsuccessful bidder believes the City's decision was in error.

After receiving a timely objection, the City shall:

- a. Stay performance of any procurement until after the objection is addressed;
- b. Set the matter for review by the City Council;
- c. On review by the City Council, it must choose to either affirm its prior award, modify the award, or choose to re-bid. The City Council must also set forth the reason(s) for its decision.

6. Procedures Following Selection of Successful Bid

- a. If the City Council chooses to make an award, an agreement shall be prepared and signed by the Mayor, acting on behalf of the City, and by the successful bidder or its representative.
- b. Unsuccessful bidders shall be entitled to return of their bid security.
- c. A successful bidder shall forfeit his or her bid security upon failure or refusal to execute a contract and/or to provide payment and performance bonds within the required time. The City council may, on failure or refusal of the successful bidder to execute the contract and/or provide payment and performance bonds, award it to the next lowest responsive bidder, in which event, the lowest bidder's security shall be applied by the

City first to the difference between the low bid and the second lowest bid, and the surplus, if any, shall be returned to the lowest bidder if cash or check is used, or to the surety on the bidder's bond if a bond is used, less reasonable administrative costs not to exceed twenty-five percent (25%) of the amount of the bidder's security. Bids received after the deadline for submitting the same shall not be accepted and shall be returned to the bidder unopened.

- d. Payment and performance bonds may be required to be furnished before entering a contract with a successful bidder. Bonds shall be in a form satisfactory to the city attorney.
- e. Bond amount will be satisfactory to the purchasing officer and in compliance with the contract specifications.

IV. COMPETITIVE PROCUREMENT FOR PROFESSIONAL SERVICES PERTAINING TO PUBLIC WORKS (Idaho Code § 67-2320)¹⁶

All professionals, regardless of dollar value of the project, must be qualified to provide the services. A written agreement is required when total fees will exceed \$10,000. City Attorney review of the agreement is required for contracts exceeding \$10,000.

A. Direct Request – Professional Services < \$50,000

For projects under \$50,000, a department may make a direct request for services to a firm or person qualified to provide the needed design services. No bidding process is required, but departments are encouraged to select service providers from the City's Consultant Roster, if one is established.

B. Establishing and Maintaining a Consultant Roster - Professional Services ≥ \$50,000

The City may establish a list of preapproved professional service providers known as the Consultant Roster a tool for obtaining professional engineering, architectural, landscape architectural, land surveying, and construction management services (Idaho Code § 67-2320(i)).

1. Consultant Roster Renewal Timeline

- a. The Consultant Roster must be updated, at least every five (5) years, or it shall be deemed expired.
- b. The master agreements for selected consultants will be renewed annually within the 5-year (max.) timeline of the official roster, unless sooner terminated in writing.
- c. If a consultant is added after the initial roster is established, the master agreement term for this consultant will expire in conjunction with the initial five-year roster termination timeline.

¹⁶ See Guidelines for Acquiring Professional Services table on p. 13 *supra* for summary information regarding thresholds for different procedures, and which City Official has signatory authority at particular thresholds.

2. Preparing and Publication or Sending the Request for Qualifications (RFQ) for Establishing a Consultant Roster

The preparation of the Consultant Roster RFQ shall follow procedures:

- a. Include a general description of the proposed project services needed;
- b. Identify contact name and contact information at the City if potential services providers have questions;
- c. Encourage persons or firms engaged in the services being solicited to submit a SOQs and performance data;
- d. Establish the criteria and procedures that will be used for selecting the service provider; and
- e. Identify the place where selection criteria and procedures can be obtained, the time and place for receipt of SOQs, and the time and place of the pre-response conference, if any.

The publishing of the Consultant Roster RFQ shall follow procedure outlined:

- a. The notice of the Consultant Roster RFQ shall be published twice in the City's official newspaper. The first publication shall be at least two (2) weeks before the deadline for submitting SOQs. The second publication must be made the week after the first publication, and at least seven (7) days before the deadline for submitting SOQs. Notice will also be posted to the city's website. The Department Director may publish notices for the Consultant Roster RFQ and SHALL notify the City Clerk of the notice publication.
- b. The Department Director (or designee) may also directly solicit SOQs from firm(s) or person(s) by sending them a copy of the Consultant Roster RFQ.

3. Submissions of Statement of Qualifications (SOQ) for Consultant Roster Consideration

- a. A firm shall submit required SOQ materials identified in the publication for the Consultant Roster RFQ.
- b. A firm may submit an SOQ at any time, after the initial roster is established, for inclusion on the Consultant Roster. When this SOQ is submitted, the City will review the SOQ and determine the firm's eligibility in accordance with Section V. Paragraph B. Part 4.

4. Consultant Roster Selection Criteria, Selection Procedure, and Final Approval

Selection Criteria shall follow Section V. Paragraph D.

Selection Procedure for Inclusion onto a Consultant Roster:

- a. When considering firms eligible to be included on a specific Consultant Roster, each consultant SOQ shall be reviewed by 1) at least one person if that person has experience and expertise for the services being acquired; or 2) at least two persons if the evaluators do not have experience or expertise for the services being acquired. Persons not on City staff may be selected when determined by the Department Manager to be beneficial to the review process.
- b. Reviewers shall independently review and score the SOQs and shall complete an “Evaluation Form” for each firm considered for the Consultant Roster. Selection criteria and minimum scoring (for acceptance to each Consultant Roster) shall be established by the selection committee prior to issuing a formal RFQ. After each reviewer has evaluated the firms for eligibility, the committee will meet to review all evaluation forms and establish a final score for each SOQ. Firms with SOQs that meet the minimum score established for each Consultant Roster will be added to the Consultant Roster. Interviews may be used, if determined by the committee they are beneficial in establishing final SOQ scores, but they are not required.
- c. The Consultant Roster is intended to be established off a Quality Based Selection, however, submitted Statements of Qualifications may not be adequate for determining which firm is the best qualified for a specific project outside of the services solicited for the Consultant Roster. Departments may wish to request additional information from a possible firm to more accurately determine if a Firm will meet the minimum scoring criteria for each Consultant Roster.

5. Consultant Roster Approval by City Council

Once the committee has identified all eligible firms to be included on a respective Consultant Roster, the Department Head (or designee) shall submit the Consultant Roster(s) to the City Council for approval. This approval shall coincide with the establishment and Council approval of consultant master agreements for each firm listed on the Consultant Roster(s). If a firm is added to the Consultant Roster (after the roster is initially approved by Council), the master agreement for that firm must also be approved by City Council prior to selecting that firm for a specific project and entering negotiations for price-based proposals.

6. Contract Award for Rostered Consultants

Once a Consultant Roster has been established, the Director (or designee) can then select any firm from the Consultant Roster they determine is best suited for the required professional services being sought. Negotiations can then proceed with that selected firm on establishing a final cost-based proposal. If the selected consultant and the City fail to reach mutual agreement on a cost-based proposal, the City can reject that consultant’s proposal, and must select a subsequent consultant from the Consultant Roster to commence cost-based proposal negotiations. The City Manager shall be authorized to approve and execute each cost-based proposal (i.e. Task Order) provided legal counsel has also approved the proposal.

If a Department wishes to consider firms that are not on the City's established Consultant Roster(s) refer to Sections V. Paragraph A. (\leq \$50,000) or V. Paragraph C. ($>$ \$50,000).

C. Formal Request for Qualifications (FRFQ) – Professional Services greater than \$50,000 if NOT selecting from Consultant Roster

1. When to do an FRFP

This process is to be used if:

- a. anticipated agreement amount will exceed \$50,000;
- b. no firms, or an inadequate number of firms, on the Consultant Roster appear to meet the needs of the department; or
- c. the department desires to issue a formal request.

The FRFP process is to be used for obtaining the services of design professionals (engineers, architects, and landscape architects) and surveyors and construction managers who must be selected based upon demonstrated competence and qualifications (Idaho Code § 67-2320). Costs are not an allowed factor during evaluation of firms.

2. Preparing and Publishing or Sending the FRFQ

An FRFQ shall:

- a. Include a general description of the proposed project services needed;
- b. Identify contact name and contact information at the City if potential services providers have questions;
- c. Encourage persons or firms engaged in the services being solicited to submit a SOQs and performance data;
- d. Establish the criteria and procedures that will be used for selecting the service provider; and
- e. Identify the place where selection criteria and procedures can be obtained, the time and place for receipt of SOQs, and the time and place of the pre-response conference, if any.
- f. The notice of an FRFQ shall be published twice in the City's official newspaper. The first publication shall be at least two (2) weeks before the deadline for submitting SOQs. The second publication must be made the week after the first publication, and at least seven (7) days before the deadline for submitting SOQs. Notice will also be posted to the city's website. The Department Director may publish notices for and FRFQ and SHALL notify the City Clerk of the notice publication.

- i. The Department Director (or designee) may also directly solicit SOQs from firm(s) or person(s) by sending them a copy of the FRFQ.
- ii. The Department Director (or designee) will send notice of the FRFQ opportunity to all firms on the consultant roster in the relevant category(s).
- iii. Upon receipt of SOQs, and the passing of the deadline for submitting SOQs, the Department Director (or designee) who created the FRFQ, or the City Clerk, shall open and compile all submitted SOQs. The SOQs shall then be submitted to the appropriate city official, evaluator, or committee for review and award of the contract as set forth in Sections V. Paragraph C. Parts 1.-4. of this Policy.

D. Selection Criteria (when using a Consultant Roster or evaluating formal SOQs)

Selection of professional services shall be based on the criteria developed by the requesting Department Director (or designee) and such criteria shall be included in the RFQ. The criteria shall include the following, but additional criteria may be included for specific projects:

1. Firm History and Capability to Perform Project
2. Relevant Project Experience
3. Qualifications of Project Team Members
4. Familiarity with Area and Project
5. Project Approach and Schedule

E. Selection Procedure for evaluating formal SOQ's (not on a Consultant Roster, as defined in Section V. Paragraph C.)

1. Where consideration of a single firm's qualifications is permitted by this Policy, the Department Director or their representative shall evaluate the qualifications to determine that the firm or person is qualified to perform the anticipated services.
2. When consideration of more than one firm's qualifications is required by this Policy for agreements valued at greater than \$50,000, the qualifications shall be reviewed by 1) at least one person if that person has experience and expertise for the services being acquired; or 2) at least two persons if the evaluators do not have experience or expertise for the services being acquired. Persons not on City staff may be selected when determined by the Department Manager to be beneficial to the review process.
3. Reviewers shall independently review and rank the SOQs and shall complete an "Evaluation Form" for each firm that submitted a SOQ to a formal RFQ request. Selection criteria are established prior to issuing a formal RFQ. Each reviewer shall rank the firms in order of preference. The rankings of each reviewer shall then be combined to determine

a final ranking. After each reviewer has ranked the firms, the committee will meet to discuss the scores.

4. When interviews are required and the number of firms submitting SOQs, exceeds three, the three highest-ranked firms will be interviewed. The project lead will determine what the firms are to include in their presentation and/or what the firms need to be prepared to discuss. When interviews are required and the number of firms submitting SOQs is less than three, all firms submitting shall be interviewed. The reviewers shall evaluate the firms based upon their SOQs and information provided at the interview. Each reviewer shall complete an "Evaluation Form" listing each firm considered and the reviewer's evaluation of that firm against the selection criteria. Each reviewer shall rank the firms in order: highest score is ranked number 1, next highest score is number 2, etc. The rankings of each reviewer shall then be combined to determine a final ranking.

F. Negotiations for evaluating formal SOQ's (not on a Consultant Roster and as defined in Section V. Paragraph C.)

The Department Director (or designee), shall initiate negotiations for an agreement with the highest ranked firm, based on the selection procedure. Negotiations shall be to perform the project services at a price determined by the City to be reasonable and fair to the public considering the estimated value, scope, nature, and complexity of the services. If unable to negotiate a satisfactory agreement, negotiations shall be formally terminated by notifying the firm in writing by certified return receipt mail. Once negotiations have been formally terminated, negotiations with the next highest ranked firm may begin.

G. Contract Extension

Idaho Code § 67-2320(4). When the City Council has previously entered into a professional service agreement with a firm for an associated or phased project, an extended or new professional service agreement may be negotiated with that firm at the Department Director's discretion. In this case, it is not necessary to conduct the qualifications evaluation and selection process. City Attorney review is required if amount is > \$50,000. City Manager signs agreement. If ≥\$50,000, Council approval also required. (Also reference Change Order Process chart, pages 16 & 17).

H. Contract Award

Other than for Contract Extensions, the Department Director, or City Manager, whoever is appropriate, shall present the recommended firm to the City Council for approval and authorization to negotiate the financial terms of the contract which terms shall then be later presented to the City Council.

GUIDELINES FOR ACQUIRING PROFESSIONAL SERVICES
(Idaho Code § 67-2320)

Engineering, Architectural, Landscape Architectural, Construction Management, & Land Surveying Services

Selection based on qualifications only. Cannot ask for prices.

Anticipated Fees	RFQ Option(s)	Minimum # of Firm(s) or Person(s) Considered	Minimum # of Evaluators	Interview Required ²	Approval/Signing of Contract
\$0-\$50,000	1. Direct Request ¹ 2. Consultant Roster 3. Published Public Notice	1	1	No	≤ \$10,000: Dept Director ≤ \$50,000: City Manager
> \$50,000 not on a Consultant Roster	1. Published Public Notice	3	1 ²	Optional	Up to \$50,000: City Manager ≥\$50,000: City Council
> \$50,000 on a Consultant Roster	1. Published Public Notice (for initial establishment) 2. Consultant Roster	2	1 ²	Optional	≥\$50,000: City Manager ³

1 Even though we are not required to use competitive selection for services valued below \$50,000, we are still required to select a consultant that is well qualified to provide the services.

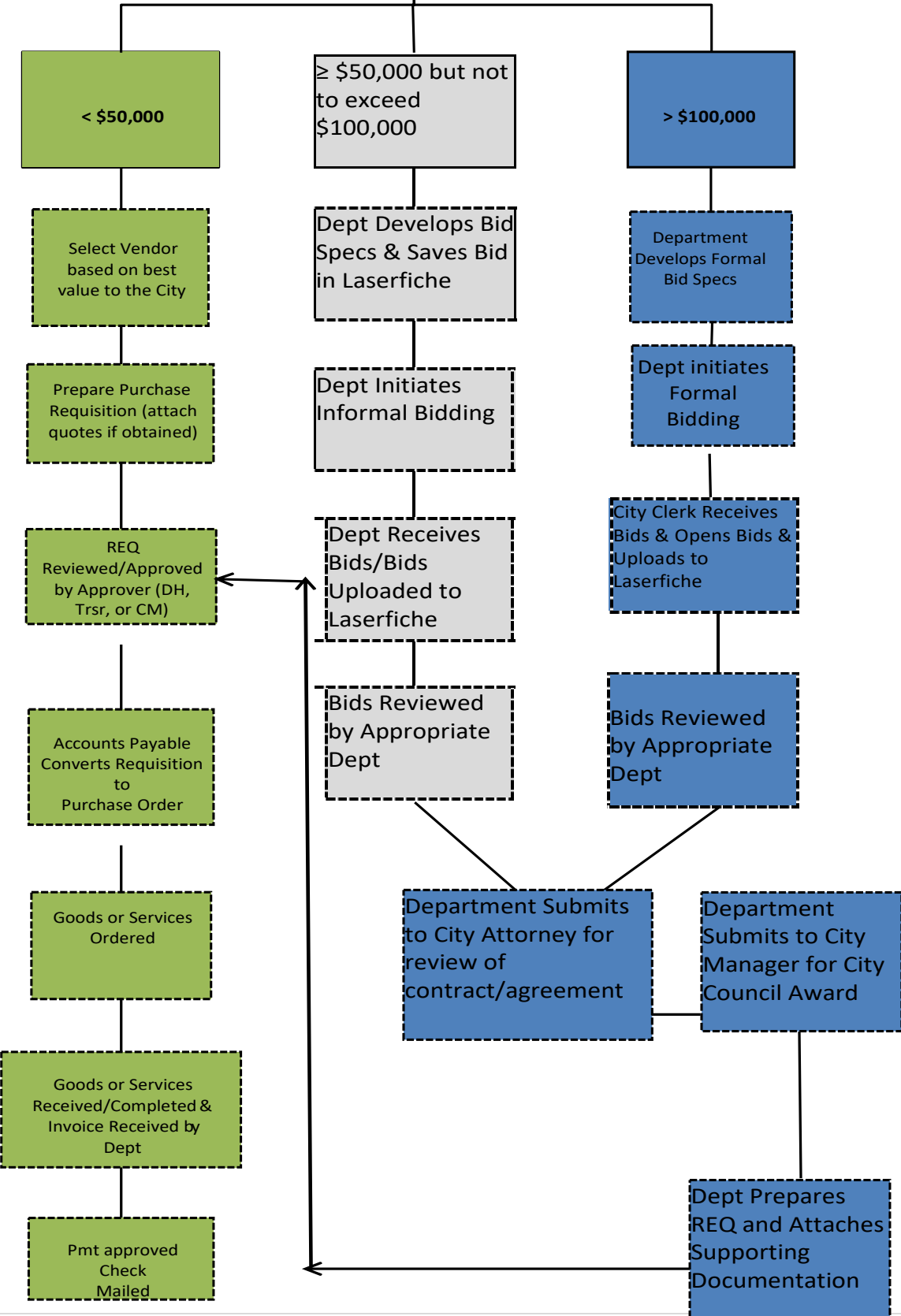
2 If the evaluator has expertise in the services being obtained, then a single evaluator is acceptable. If the evaluator does not have expertise, at least two evaluators are required.

3 City Council must approve consultant master agreement prior to City Manager authorizing.

Interviews may be conducted by phone, video conference, web, or in person.

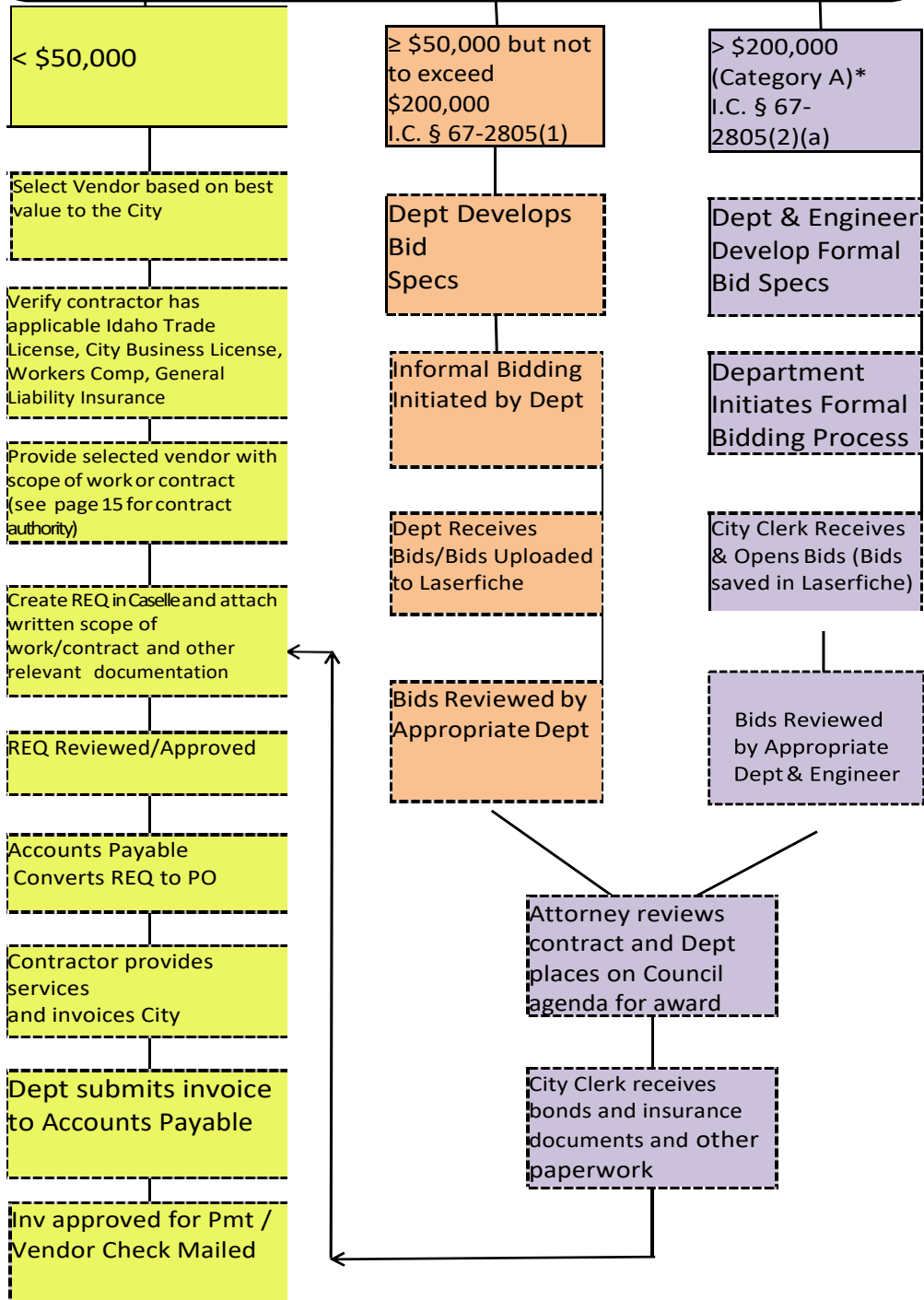
Purchasing Processes (Flow Charts)

**PURCHASE
PROCESS GOODS
& SERVICES
(Idaho Code 67-2806)
(excludes public works construction)**



**PURCHASE PROCESS
PUBLIC WORKS CONSTRUCTION
(Idaho Code 67-2805)**

For any project greater than or equal to \$50,000, an Idaho **Public Works Contractors License** is required for bidding (I.C. 54-1903) and **City must, within 30 days, file notice of project award to the Idaho Tax Commission** (I.C. 54- 1904A). Plans and specifications for public works construction projects **≥\$10,000 must be prepared by**, and the construction reviewed by, a licensed **professional engineer** (I.C. 54-1218).



*This flow chart shows Category A bidding. For information regarding the Category B process (set forth in I.C. § 67-2805(2)(b)), please consult with the City Attorney

FORMAL COMPETITIVE PROCUREMENT SPECIFICATION DEVELOPMENT

>\$100,000 for general goods and services

>\$200,000 for Public Works construction

Department -

- Originates, prepares technical specifications, provides vendor list, checks available funds

Public Works and Building Maintenance -

- Forward to Public Works and Building Official for review if project involves any public facility or infrastructure

Treasurer -

- Reviews general format, proper notices and time frames - contacts the Legal Department if there are any questions

City Attorney -

- Checks general format, legality of wording, compares to Idaho Code requirements, etc.

Department -

- Prepares copies of specifications and plans

Department -

- Advertises legal notices, distributes specification packages and notices, maintains plan-holder list, distributes addenda, opens bids submittals with City Clerk

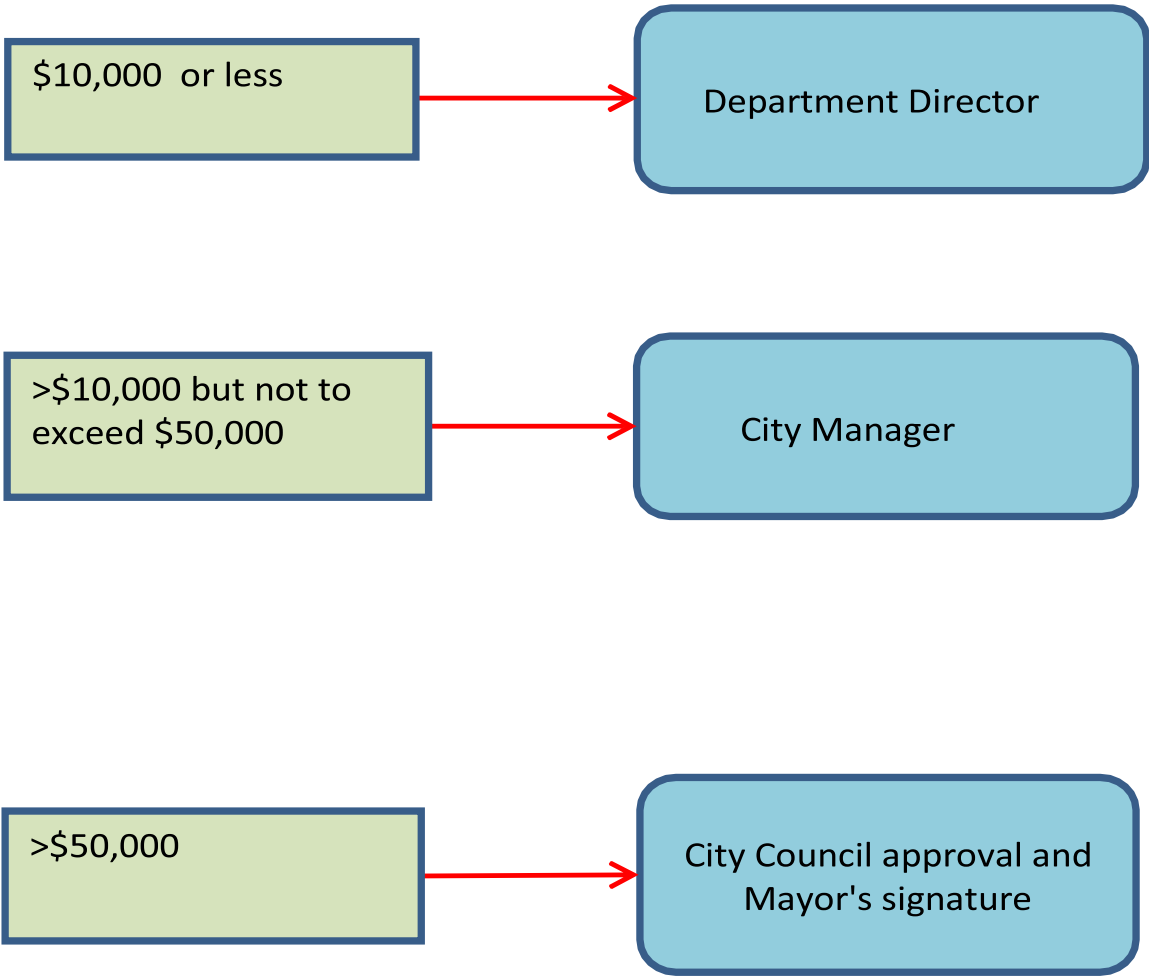
Department -

- Co-evaluates submittals with Engineer
- Creates recommendation for award

Department -

- Checks with Treasurer to ensure sufficient funds are available based on bid results
- Submit recommendation for award to the City Council

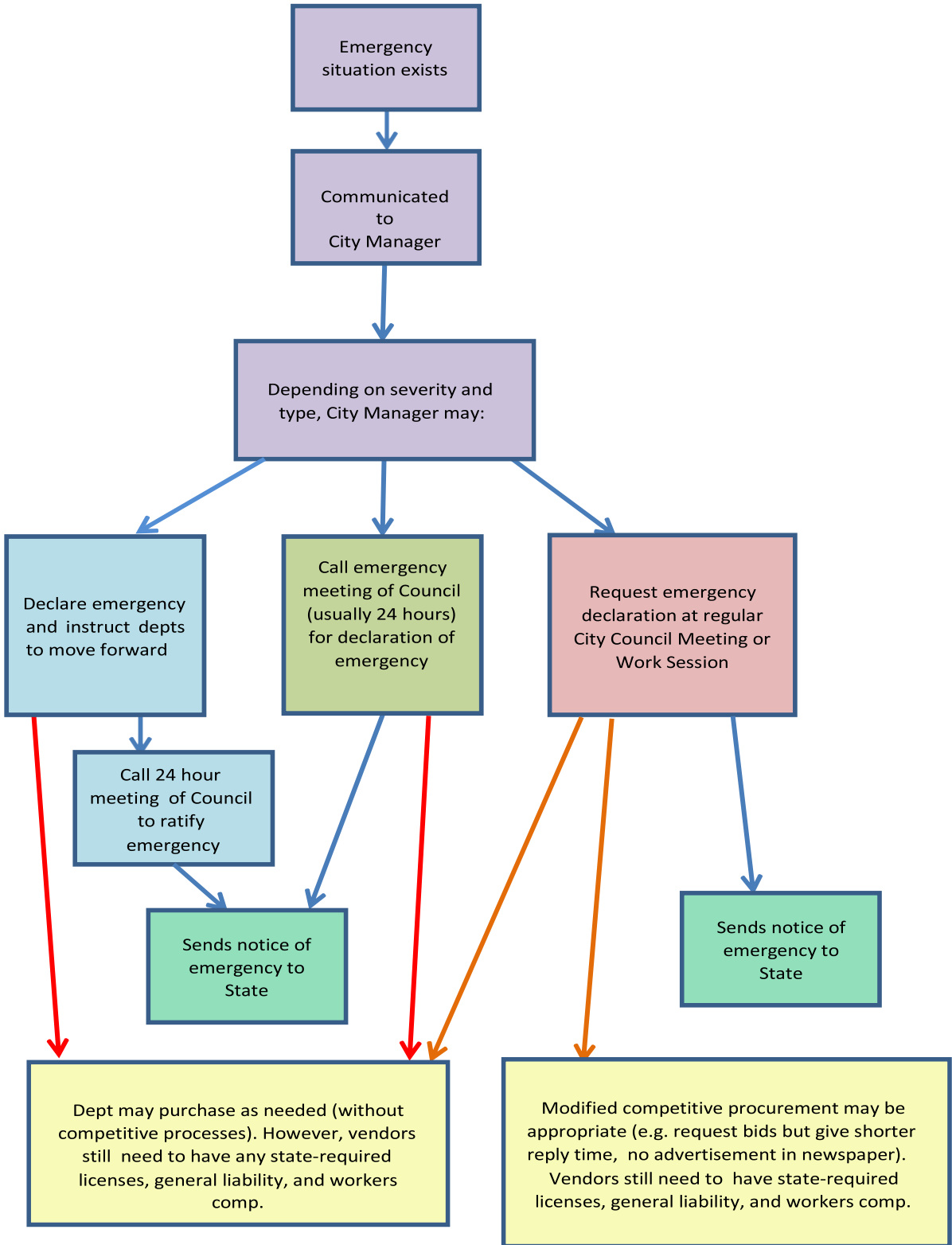
Contract Approval and Execution

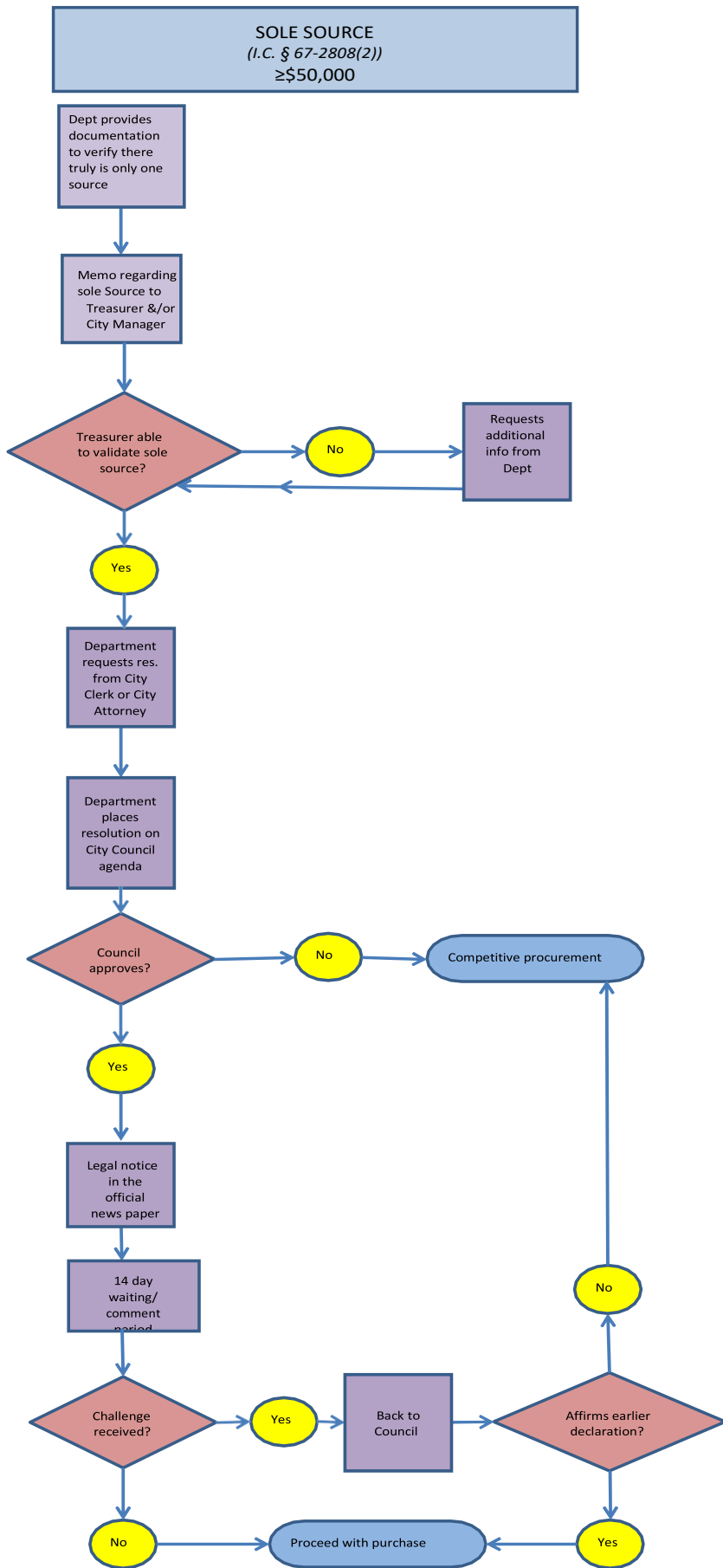


Change Order Process
(for any contract or
agreement)

Change order authority granted by
City Council at the time of contract
award.

EMERGENCY PROCESS
I.C. § 67-2808(1)





PIGGYBACK PROCESS
(I.C. § 67-2803(1))
≥\$50,000

Same item or service bid by State of Idaho, another Idaho political subdivision, or federal government

From the issuing agency, obtain copy of bid specifications, (including addenda); award letter; and bid recap. From vendor, obtain letter that vendor will honor the prices from [name of bid] dated [date of bid] (not necessary for state bids)

Submit to Treasurer and City Attorney along with memo explaining what is being purchased and total cost

City Attorney review for compliance with state code

Request more info

Attorney finds compliance with state code

No

Requires competitive procurement

Yes

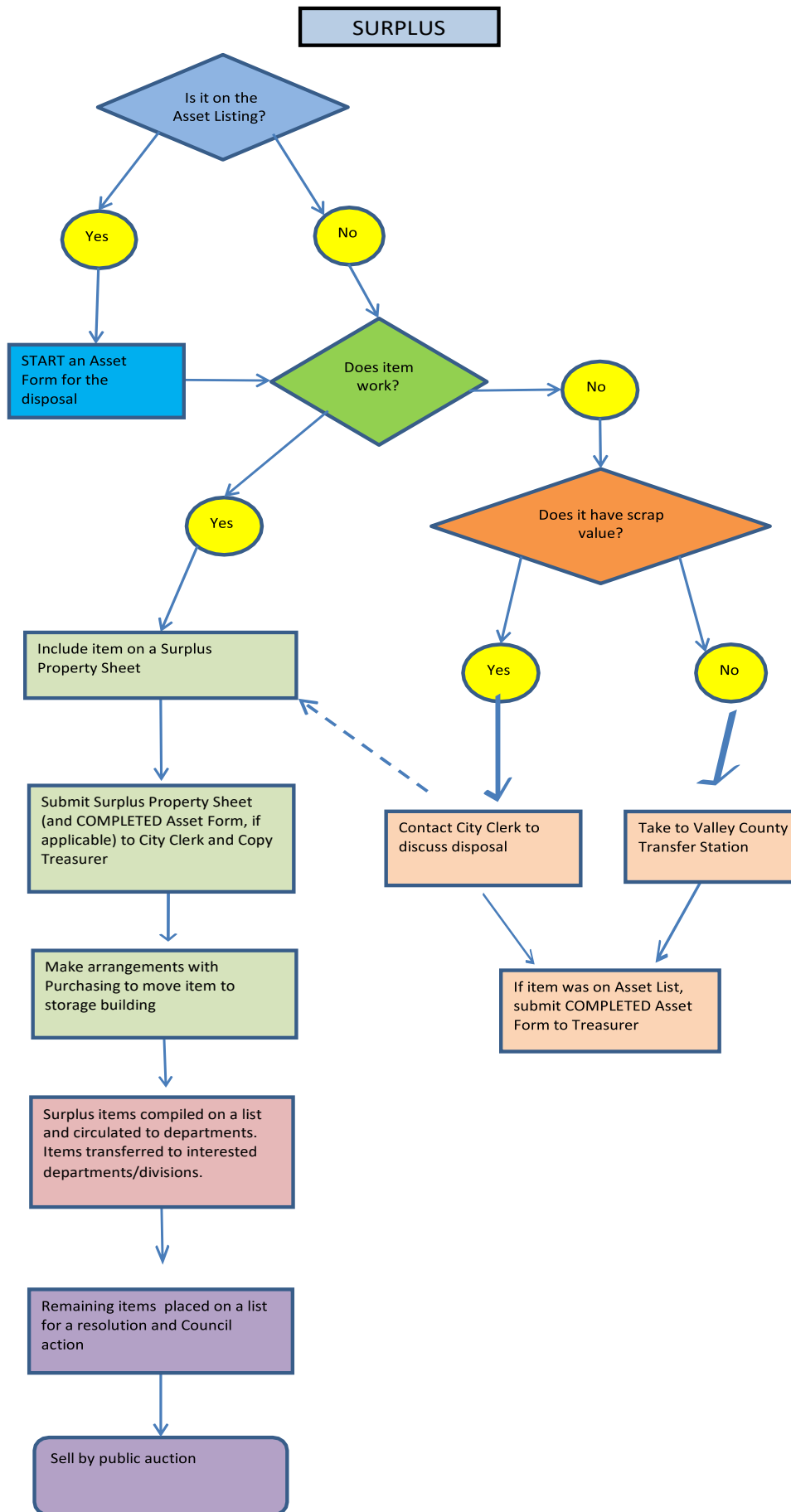
Department places on Council agenda for approval

Council approves?

Yes

No

Dept prepares requisition. Contract, if any, requires Mayor's signature



DEFINITIONS

Asset: All property owned by the City that has monetary value, including salvage value. Recordable assets are valued at greater than >\$1,500 and have a useful life of at least three years. Depreciable Capital assets are valued at \$10,000 or greater.

Bid: 1. (*noun*) Written offer to provide goods or services for a stated price. 2. (*verb*) Process of obtaining written offers to provide goods and services. The terms “bid” and “proposal” are often used interchangeably, though each has a distinctive meaning.

Bid Security: A promise to pay that accompanies an SFB or RFP. It can be in the form of cash, a bid bond, cashier’s check, or certified check. The monetary value of the security is forfeited to the City if the awarded bidder or proposer fails to enter into a contract with the City or if the awarded bidder/proposer fails to provide payment and performance bonds following contract execution.

Bonds: Legal documents issued by surety companies guaranteeing performance by a contractor. There are bid bonds (see bid security above) and payment and performance bonds. Payment bonds are issued to protect subcontractors and suppliers on a project. If the general contractor does not pay its subcontractors or suppliers, the surety will honor the bond and do so. Performance bonds are issued to ensure the contractor will complete the project. While bonds appear to operate in a similar manner as insurance, they are not insurance policies.

Change Order: A change to an existing Purchase Order or Contract. Changes must be within the original scope of the purchase order or contract and be for unforeseen circumstances. Change orders must be in writing.

City: City of McCall, Idaho.

City Department: Any Department of the City. Current departments are: Community & Economic Development, City Manager, City Clerk, Finance, Information Systems, Police, Parks & Recreation, Library, Airport, Golf, and Public Works (Streets and Water).

Competitive Procurement: Selection of supplier, contractor, or firm to provide goods, equipment, services, construction services, or consulting services based on a process that allows participation (competition) by companies able to provide the needed goods or services. “Competitive procurement” methods include SFBs, RFPs, and RFQs.

Competitive Range: In regard to RFPs and RFQs, refers to Proposals and Statements of Qualifications that have a reasonable chance of being selected for award. Example for an RFP: A respondent may have a great price and receive a great score for pricing, but have a dismal technical proposal, and would therefore not be eligible for award. This company would not fall within the competitive range.

Contractor: Independent business providing services, typically constructions services, to the City. May be used interchangeably with the term *Vendor* depending upon the context of when the term is used.

Department Director: The person responsible to manage a city department.

Department Manager: Refers to the Department Director, Department Head, or to their designated representative for a specific project.

Emergency: The occurrence or imminent threat of a disaster or condition threatening life or property that requires state emergency assistance to supplement local efforts to save lives and protect property or to avert or lessen the threat of a disaster.

Employee: A person legally occupying a position in City service, including, but not limited to, regular full-time employees, introductory/probationary employees, part-time regular employees, and temporary employees, as defined by the City of McCall Personnel Policy

Favoritism: The practice of giving unfair preferential treatment to one person or group at the expense of another.

Firm: A firm or person offering professional services to the city.

Household Member: Spouse, dependent children, and any person the employee is legally obligated to support.

SFB: Solicitation for Bids.

ISFB: Informal Solicitation for Bids.

Immediate Family Member: The spouse/partner, children, children of spouse/partner, spouses of children, parents, parents of spouse/partner, grandparents, grandchildren, siblings (including step brothers and sisters and half brothers and sisters), spouses of siblings, legal guardians, and legal wards, whether living in the same household of the employee or not.

Solicitation for Bids: 1. A request for submittal of prices for goods or services. 2. All documents associated with the request for prices.

IRFP: Informal Request for Proposals.

On-Premise or On-Site: Any service work performed for the City on City property or on private property at the request of the City. This does not include work performed at the vendor's business location.

Personal Services: A service requiring a peculiar skill or ability. Examples: labor negotiations, financial, insurance, and artistic.

Piggybacking: Buying goods or services by utilizing a contract already bid by the State of Idaho, another political subdivision of the State of Idaho, or the federal government.

PO: Purchase Order.

Professional Services: A service that requires a high level of training and proficiency. Examples: Architectural, engineering, accounting, legal, and medical.

Professional Services for Public Works: Professional services as defined by Idaho Code Title 67, Chapter 23, including professional engineering, architectural, landscape architectural, construction management, and professional land surveying services, including services by persons licensed pursuant to Idaho Code Title 54, Chapters 3 (architects), 12 (engineers and surveyors), 30

(landscape architects), and 45 (public works construction management).

Proposal: An offer to provide goods and/or services in response to a Request for Proposals (RFP).

PSA or Agreement: A professional service agreement or contract between the City and the professional services provider (firm).

Public Works Construction: The repair, maintenance, construction, or remodel of any City building, road, infrastructure, or facility with non-city personnel.

Purchase Order: 1. Written document to a supplier formalizing a purchase transaction. Document includes a description of the requested items, cost of items, cost of delivery (if not included in price), delivery schedule, and other terms and conditions of the purchase. 2. In Caselle, the document created following conversion of a Requisition that also encumbers budgetary funds to pay for the purchase.

QBS: Qualifications-Based-Selection

Qualifications-Based-Selection: A process by which firms are evaluated and selected based on qualifications and not price. This process is required for selection of engineers, architects, landscape architects, land surveyors, and construction managers.

Quotes: Prices obtained from vendors

Requisition (REQ)/Purchase Requisition: An electronic or written request or order for something that begins the purchasing process. Following approval, the requisition is converted into a Purchase Order.

Reciprocal Preference: When an Idaho bidder is competing against an out-of-state bidder that receives a preference in its home state, the percentage of the preference is added to the out-of-state bidder's bid for determination of low bidder (Idaho Code 67-2349).

Request for Information: A request for vendors to supply information regarding products and services available. A RFI is typically used to gather information for budgeting purposes and the preparation of formal SFB or RFP specifications. The RFI process does not result in an award but is a valuable tool to discover what is available on the market and possible solutions to an existing problem.

Request for Proposals: 1. Type of competitive procurement for complex goods or services for which bidding is not appropriate because needs cannot be easily defined, and price should not be the primary means of award. Vendors are asked to provide solutions to the City's need and price is but one of several evaluation criteria. 2. All documents associated with the request for proposals.

Request for Qualifications: A written request for design firms (engineers, architects, etc.) to provide SOQs so the City may select the most qualified firm (from those submitting a SOQ) to provide professional design services for a particular project.

Request for Quotes: A very informal request, usually by phone or email, for a vendor to provide a price for a particular item or service. May only be used for purchases under \$50,000.

RFI: Request for Information.

RFP: Request for Proposals.

RFQ: Request for Qualifications (relates to professional services) or Request for Quotation (relates to goods and services).

Scrap Metal: Any material, equipment, or disposable supplies, no longer usable for City purposes and having only salvage value for metal content for recycling.

Significant Idaho Economic Presence: Defined in Idaho Code 67-2349. A vendor is considered domiciled in Idaho if they have maintained a staffed office, sales office, sales outlet, manufacturing facilities, warehouse, or other necessary related property; and if a corporation, are registered and licensed to do business in the state of Idaho with the Office of the Secretary of State for at least one (1) year prior to submitting a bid.

SOQ: Statement of Qualifications.

Sole Source: When a specific item or service is available from only one vendor.

Statement of Qualifications: Documents submitted by professional design service providers (engineers, architects, etc.) in response to a RFQ that describe a firm's abilities and experience to provide a requested service.

Surplus: Any asset that is no longer useful for City purposes.

Vendor: Any person or company that sells or provides supplies or services. Often used interchangeably with the term *Contractor*.

(This is not detailed in this manual. Contact the Treasurer and City Attorney for additional information on Category B bidding). For both categories, notice will be published at least twice in the local newspaper, with the second publication not less than seven days before the opening date.

Detailed specifications must be available, and Bidders have up to 3 days prior to bid opening to object to specifications. The City may require bidders to provide a bid security deposit of at least 5% of its bid amount for either Category A or B bids. Performance and payment bonds at 100% of the contract value are also required. An independent cost estimate must be performed before receiving bids. City Council makes decision on which bidder to award the contract to. Mayor signs contract.

C. Thresholds for Purchases of Professional Design Services³

Idaho Code § 67-2320 governs acquisition of professional engineering, architectural, landscape architecture, professional land surveying, and construction management services. All professional services obtained by the City shall be based on demonstrated competence and qualifications of the firm(s) or person(s).

The City may establish a list of preapproved professional service providers known as the “Consultant Roster” by publishing a public notice requesting Statements of Qualification (SOQ). Information regarding the Consultant Roster can be found in Section V. Paragraph B. Establishing and maintaining a consultant roster could eliminate the need to publish a Request for Proposals (RFQ) each time these types of professional services are needed.

Anticipated fees for determining which selection process to use encompasses all anticipated stages of a project: preliminary study, conceptual design, final design, construction bidding, construction oversight, project closeout and any anticipated additional phases or tasks. When the anticipated fees are:

\$50,000 or less:

Selection based on the evaluation of a single firm or person’s qualifications is permitted to allow timely response to small projects. The selection may be made from the Consultant Roster and using a service provider from the Consultant Roster is encouraged, but not mandatory.

> \$50,000:

Selection is obtained from the Quality Based Selected Consultant Roster **OR** through the evaluation of a minimum of three firms’ qualifications through the Formal Request for Qualifications (FRFQ) process.

NOTE: Professionals selected to perform services pertaining to tasks or phases of a larger project, selected outside of a competitive process for the overall project, may be excluded from participation in later phases of the project if the earlier services

³ See Guidelines for Acquiring Professional Services table on p. 13 *supra*.

Idaho Code § 67-2803(1) & (10). If the contract allows it and the vendor is agreeable to do so, the City may duplicate a purchase from an existing contract that was formally bid by the State of Idaho, another political subdivision of Idaho, or the federal government. The most common contracts piggybacked by the City are State of Idaho contracts, Idaho Cities, and Idaho Counties. Piggyback procurements \geq \$50,000 require City Attorney review and Council approval.

5. Phased or Associated Project (pertains to Professional Services only)

Idaho Code § 67-2320(4). If a project is related to or is another phase of a previous project that was awarded by Council as a result of a competitive selection process, the City may enter into a new professional services contract or amend the previous contract for the additional services. If the additional amount is over \$50,000, and not selecting from the Consultant Roster, professional services contracts require City Attorney review and City Council approval.

6. Other Exempted Procurements

Other procurements exempted from the competitive bidding processes of the Idaho Code are listed in Idaho Code § 67-2803.

II. REQUISITIONS & PURCHASE ORDERS

A. Requisition

A Requisition (REQ) shall be used to request a purchase of supplies or services and to ensure funds are available and set aside (encumbered) for the total cost of the purchase.

The Requisition SHALL not replace the requirement for a proposal or contract when either are required.

Prior to requesting that a vendor provide goods or services, and prior to entering a REQ, ensure the intended vendor is already a vendor within Caselle and that the vendor has all required licenses and insurances.

To create a REQ, open the City’s Caselle Connect Online platform and complete a “Requisition Entry”. Use the appropriate expense account. When the form is completed click “Release” which will start the approval workflow process. The department head is responsible to ensure the correct vendor, description, expense account, and amount are on the REQ and that that vendor possesses any required licenses and insurances. Once approved, the REQ will be forwarded to the Accounts Payable who will create the Purchase Order (PO).

The following table represents the requisition approval process steps and approval limits:

<u>Approval Step</u>	<u>Approval Limit</u>
----------------------	-----------------------

City first to the difference between the low bid and the second lowest bid, and the surplus, if any, shall be returned to the lowest bidder if cash or check is used, or to the surety on the bidder's bond if a bond is used, less reasonable administrative costs not to exceed twenty-five percent (25%) of the amount of the bidder's security. Bids received after the deadline for submitting the same shall not be accepted and shall be returned to the bidder unopened.

- d. Payment and performance bonds may be required to be furnished before entering a contract with a successful bidder. Bonds shall be in a form satisfactory to the city attorney.
- e. Bond amount will be satisfactory to the purchasing officer and in compliance with the contract specifications.

V. COMPETITIVE PROCUREMENT FOR PROFESSIONAL SERVICES PERTAINING TO PUBLIC WORKS (Idaho Code § 67-2320)¹⁶

All professionals, regardless of dollar value of the project, must be qualified to provide the services. A written agreement is required when total fees will exceed \$10,000. City Attorney review of the agreement is required for contracts exceeding \$10,000.

A. Direct Request – Professional Services < \$50,000

For projects under \$50,000, a department may make a direct request for services to a firm or person qualified to provide the needed design services. No bidding process is required, but departments are encouraged to select service providers from the City's Consultant Roster, if one is established.

B. Establishing and Maintaining a Consultant Roster - Professional Services ≥ \$50,000

The City may establish a list of preapproved professional service providers known as the Consultant Roster a tool for obtaining professional engineering, architectural, landscape architectural, land surveying, and construction management services (Idaho Code § 67-2320(i)).

1. Consultant Roster Renewal Timeline

- a. The Consultant Roster must be updated, at least every five (5) years, or it shall be deemed expired.
- b. The master agreements for selected consultants will be renewed annually within the 5-year (max.) timeline of the official roster, unless sooner terminated in writing.
- c. If a consultant is added after the initial roster is established, the master agreement term for this consultant will expire in conjunction with the initial five-year roster termination timeline.

¹⁶ See Guidelines for Acquiring Professional Services table on p. 13 *supra* for summary information regarding thresholds for different procedures, and which City Official has signatory authority at particular thresholds.

2. Preparing and Publication or Sending the Request for Qualifications (RFQ) for Establishing a Consultant Roster

The preparation of the Consultant Roster RFQ shall follow procedures:

- a. Include a general description of the proposed project services needed;
- b. Identify contact name and contact information at the City if potential services providers have questions;
- c. Encourage persons or firms engaged in the services being solicited to submit a SOQs and performance data;
- d. Establish the criteria and procedures that will be used for selecting the service provider; and
- e. Identify the place where selection criteria and procedures can be obtained, the time and place for receipt of SOQs, and the time and place of the pre-response conference, if any.

The publishing of the Consultant Roster RFQ shall follow procedure outlined:

- a. The notice of the Consultant Roster RFQ shall be published twice in the City's official newspaper. The first publication shall be at least two (2) weeks before the deadline for submitting SOQs. The second publication must be made the week after the first publication, and at least seven (7) days before the deadline for submitting SOQs. Notice will also be posted to the city's website. The Department Director may publish notices for the Consultant Roster RFQ and SHALL notify the City Clerk of the notice publication.
- b. The Department Director (or designee) may also directly solicit SOQs from firm(s) or person(s) by sending them a copy of the Consultant Roster RFQ.

3. Submissions of Statement of Qualifications (SOQ) for Consultant Roster Consideration

- a. A firm shall submit required SOQ materials identified in the publication for the Consultant Roster RFQ.
- b. A firm may submit an SOQ at any time, after the initial roster is established, for inclusion on the Consultant Roster. When this SOQ is submitted, the City will review the SOQ and determine the firm's eligibility in accordance with Section V. Paragraph B. Part 4.

4. Consultant Roster Selection Criteria, Selection Procedure, and Final Approval

Selection Criteria shall follow Section V. Paragraph D.

Selection Procedure for Inclusion onto a Consultant Roster:

- a. When considering firms eligible to be included on a specific Consultant Roster, each consultant SOQ shall be reviewed by 1) at least one person if that person has experience and expertise for the services being acquired; or 2) at least two persons if the evaluators do not have experience or expertise for the services being acquired. Persons not on City staff may be selected when determined by the Department Manager to be beneficial to the review process.
- b. Reviewers shall independently review and score the SOQs and shall complete an “Evaluation Form” for each firm considered for the Consultant Roster. Selection criteria and minimum scoring (for acceptance to each Consultant Roster) shall be established by the selection committee prior to issuing a formal RFQ. After each reviewer has evaluated the firms for eligibility, the committee will meet to review all evaluation forms and establish a final score for each SOQ. Firms with SOQs that meet the minimum score established for each Consultant Roster will be added to the Consultant Roster. Interviews may be used, if determined by the committee they are beneficial in establishing final SOQ scores, but they are not required.
- c. The Consultant Roster is intended to be established off a Quality Based Selection, however, submitted Statements of Qualifications may not be adequate for determining which firm is the best qualified for a specific project outside of the services solicited for the Consultant Roster. Departments may wish to request additional information from a possible firm to more accurately determine if a Firm will meet the minimum scoring criteria for each Consultant Roster.

5. Consultant Roster Approval by City Council

Once the committee has identified all eligible firms to be included on a respective Consultant Roster, the Department Head (or designee) shall submit the Consultant Roster(s) to the City Council for approval. This approval shall coincide with the establishment and Council approval of consultant master agreements for each firm listed on the Consultant Roster(s). If a firm is added to the Consultant Roster (after the roster is initially approved by Council), the master agreement for that firm must also be approved by City Council prior to selecting that firm for a specific project and entering negotiations for price-based proposals.

6. Contract Award for Rostered Consultants

Once a Consultant Roster has been established, the Director (or designee) can then select any firm from the Consultant Roster they determine is best suited for the required professional services being sought. Negotiations can then proceed with that selected firm on establishing a final cost-based proposal. If the selected consultant and the City fail to reach mutual agreement on a cost-based proposal, the City can reject that consultant’s proposal, and must select a subsequent consultant from the Consultant Roster to commence cost-based proposal negotiations. The City Manager shall be authorized to approve and execute each cost-based proposal (i.e. Task Order) provided legal counsel has also approved the proposal.

If a Department wishes to consider firms that are not on the City's established Consultant Roster(s) refer to Sections V. Paragraph A. (\leq \$50,000) or V. Paragraph C. ($>$ \$50,000).

C. Formal Request for Qualifications (FRFQ) – Professional Services greater than \$50,000 if NOT selecting from Consultant Roster

1. When to do an FRFP

This process is to be used if:

- a. anticipated agreement amount will exceed \$50,000;
- b. no firms, or an inadequate number of firms, on the Consultant Roster appear to meet the needs of the department; or
- c. the department desires to issue a formal request.

The FRFP process is to be used for obtaining the services of design professionals (engineers, architects, and landscape architects) and surveyors and construction managers who must be selected based upon demonstrated competence and qualifications (Idaho Code § 67-2320). Costs are not an allowed factor during evaluation of firms.

2. Preparing and Publishing or Sending the FRFQ

An FRFQ shall:

- a. Include a general description of the proposed project services needed;
- b. Identify contact name and contact information at the City if potential services providers have questions;
- c. Encourage persons or firms engaged in the services being solicited to submit a SOQs and performance data;
- d. Establish the criteria and procedures that will be used for selecting the service provider; and
- e. Identify the place where selection criteria and procedures can be obtained, the time and place for receipt of SOQs, and the time and place of the pre-response conference, if any.
- f. The notice of an FRFQ shall be published twice in the City's official newspaper. The first publication shall be at least two (2) weeks before the deadline for submitting SOQs. The second publication must be made the week after the first publication, and at least seven (7) days before the deadline for submitting SOQs. Notice will also be posted to the city's website. The Department Director may publish notices for and FRFQ and SHALL notify the City Clerk of the notice publication.

- i. The Department Director (or designee) may also directly solicit SOQs from firm(s) or person(s) by sending them a copy of the FRFQ.
- ii. The Department Director (or designee) will send notice of the FRFQ opportunity to all firms on the consultant roster in the relevant category(s).
- iii. Upon receipt of SOQs, and the passing of the deadline for submitting SOQs, the Department Director (or designee) who created the FRFQ, or the City Clerk, shall open and compile all submitted SOQs. The SOQs shall then be submitted to the appropriate city official, evaluator, or committee for review and award of the contract as set forth in Sections V. Paragraph C. Parts 1.-4. of this Policy.

D. Selection Criteria (when using a Consultant Roster or evaluating formal SOQs)

Selection of professional services shall be based on the criteria developed by the requesting Department Director (or designee) and such criteria shall be included in the RFQ. The criteria shall include the following, but additional criteria may be included for specific projects:

1. Firm History and Capability to Perform Project
2. Relevant Project Experience
3. Qualifications of Project Team Members
4. Familiarity with Area and Project
5. Project Approach and Schedule

E. Selection Procedure for evaluating formal SOQ's (not on a Consultant Roster, as defined in Section V. Paragraph C.)

1. Where consideration of a single firm's qualifications is permitted by this Policy, the Department Director or their representative shall evaluate the qualifications to determine that the firm or person is qualified to perform the anticipated services.
2. When consideration of more than one firm's qualifications is required by this Policy for agreements valued at greater than \$50,000, the qualifications shall be reviewed by 1) at least one person if that person has experience and expertise for the services being acquired; or 2) at least two persons if the evaluators do not have experience or expertise for the services being acquired. Persons not on City staff may be selected when determined by the Department Manager to be beneficial to the review process.
3. Reviewers shall independently review and rank the SOQs and shall complete an "Evaluation Form" for each firm that submitted a SOQ to a formal RFQ request. Selection criteria are established prior to issuing a formal RFQ. Each reviewer shall rank the firms in order of preference. The rankings of each reviewer shall then be combined to determine

a final ranking. After each reviewer has ranked the firms, the committee will meet to discuss the scores.

4. When interviews are required and the number of firms submitting SOQs, exceeds three, the three highest-ranked firms will be interviewed. The project lead will determine what the firms are to include in their presentation and/or what the firms need to be prepared to discuss. When interviews are required and the number of firms submitting SOQs is less than three, all firms submitting shall be interviewed. The reviewers shall evaluate the firms based upon their SOQs and information provided at the interview. Each reviewer shall complete an "Evaluation Form" listing each firm considered and the reviewer's evaluation of that firm against the selection criteria. Each reviewer shall rank the firms in order: highest score is ranked number 1, next highest score is number 2, etc. The rankings of each reviewer shall then be combined to determine a final ranking.

F. Negotiations for evaluating formal SOQ's (not on a Consultant Roster and as defined in Section V. Paragraph C.)

The Department Director (or designee), shall initiate negotiations for an agreement with the highest ranked firm, based on the selection procedure. Negotiations shall be to perform the project services at a price determined by the City to be reasonable and fair to the public considering the estimated value, scope, nature, and complexity of the services. If unable to negotiate a satisfactory agreement, negotiations shall be formally terminated by notifying the firm in writing by certified return receipt mail. Once negotiations have been formally terminated, negotiations with the next highest ranked firm may begin.

G. Contract Extension

Idaho Code § 67-2320(4). When the City Council has previously entered into a professional service agreement with a firm for an associated or phased project, an extended or new professional service agreement may be negotiated with that firm at the Department Director's discretion. In this case, it is not necessary to conduct the qualifications evaluation and selection process. City Attorney review is required if amount is > \$50,000. City Manager signs agreement. If ≥\$50,000, Council approval also required. (Also reference Change Order Process chart, pages 16 & 17).

H. Contract Award

Other than for Contract Extensions, the Department Director, or City Manager, whoever is appropriate, shall present the recommended firm to the City Council for approval and authorization to negotiate the financial terms of the contract which terms shall then be later presented to the City Council.

GUIDELINES FOR ACQUIRING PROFESSIONAL SERVICES
(Idaho Code § 67-2320)

Engineering, Architectural, Landscape Architectural, Construction Management, & Land Surveying Services

Selection based on qualifications only. Cannot ask for prices.

Anticipated Fees	RFQ Option(s)	Minimum # of Firm(s) or Person(s) Considered	Minimum # of Evaluators	Interview Required ²	Approval/Signing of Contract
\$0-\$50,000	1. Direct Request ¹ 2. Consultant Roster 3. Published Public Notice	1	1	No	≤ \$10,000: Dept Director ≤ \$50,000: City Manager
> \$50,000 not on a Consultant Roster	1. Published Public Notice	3	1 ²	Optional	Up to \$50,000: City Manager ≥\$50,000: City Council
> \$50,000 on a Consultant Roster	1. Published Public Notice (for initial establishment) 2. Consultant Roster	2	1 ²	Optional	≥\$50,000: City Manager ³

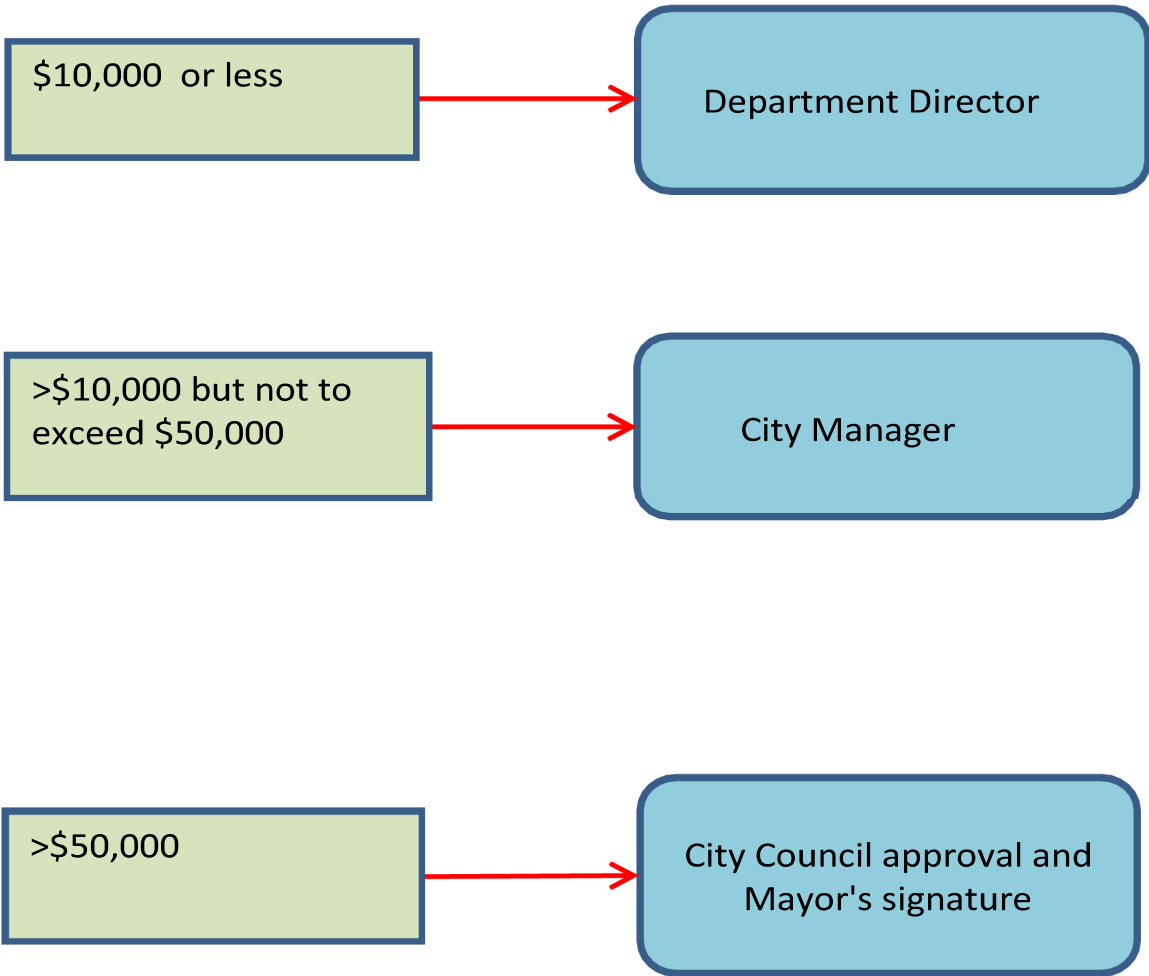
1 Even though we are not required to use competitive selection for services valued below \$50,000, we are still required to select a consultant that is well qualified to provide the services.

2 If the evaluator has expertise in the services being obtained, then a single evaluator is acceptable. If the evaluator does not have expertise, at least two evaluators are required.

3 City Council must approve consultant master agreement prior to City Manager authorizing.

Interviews may be conducted by phone, video conference, web, or in person.

Contract Approval and Execution



**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 22-277
Meeting Date October 20, 2022

AGENDA ITEM INFORMATION

SUBJECT: <i>Request to Approve Resolution 22-36 Authorizing the Execution of an Addendum to Cooperative Agreement with ITD – Key No. 13471 SH-55 and Deinhard Lane Intersection Improvements Final Design</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works	MS	Originator
		Golf Course		
		Parks and Recreation		
COST IMPACT:	\$11,329.25	Airport		
FUNDING SOURCE:	Idaho Department of Transportation:	Library		
	\$4,531.70			
	Streets LOT: \$6,797.55	Information Systems		
TIMELINE:	ASAP	Grant Coordinator		

SUMMARY STATEMENT:

On March 10, 2022, City Council approved the Cooperative Agreement (Key No. 13471) with the Idaho Transportation Department to cost share the final engineering design and bidding costs for the City’s Deinhard Lane (Samson Trail to SH-55) and Deinhard/SH-55 Intersection Improvement project. Because bidding in Spring 2022, did not yield a responsive bidder, rebidding the project is now required in Fall 2022.

Horrocks Engineers has provided Task Order (TO-21-16A Addendum - \$11,329.25, see attached) that outlines the additional costs to rebid the project this fall and complete related property owner coordination. Their proposal has been reviewed/approved by both the City Engineer and ITD District 3 Administrator and has been signed by the City Manager.

Because both ITD and the City are cost sharing these expenses, ITD has also prepared an addendum to the 3/10/22 cooperative agreement (CA). This CA addendum essentially increases the reimbursement that ITD will provide the City by \$4,531.70, which is their portion of the additional costs for rebidding this Fall.

The bid opening for this project is scheduled for 10/27/22 and a recommendation for contract award will be presented to City Council on 11/3/22.

RECOMMENDED ACTION:

Approve Resolution 22-36 authorizing the execution of the Addendum to Cooperative Agreement SH-55 and Deinhard Lane Intersection Improvements Final Design Key No. 13471. Authorize the Mayor to sign all necessary documents.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION
7/8/21	AB-21-180: Council approval of Resolution 21-26 authorizing CA ITD Key #13471
2/10/22	AB-22-032: Council approval of TO-21-16A: Deinhard Lane, SH-55 to Samson Trail Improvements – Final Design Scope of Work
3/10/22	AB-22-062: Council approval of Resolution 22-08 authorizing final design CA ITD Key #13471



City of McCall

RESOLUTION NO. 22-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McCALL, VALLEY COUNTY, STATE OF IDAHO, PROVIDING FOR FINDINGS AND PURPOSES; AUTHORIZING THE MAYOR TO ENTER INTO, ON BEHALF OF SAID MUNICIPALITY, AN ADDENDUM TO THE FINAL DESIGN COOPERATIVE AGREEMENT KEY #13471 BETWEEN THE CITY OF McCALL AND THE IDAHO TRANSPORTATION DEPARTMENT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Idaho Transportation Department, hereafter called the STATE, has submitted an Addendum to the Agreement stating obligations of the STATE and the CITY OF McCALL, hereafter called the CITY, for participating in work to identify and quantify the cost of improving SH55 and Dienhard Ln; and

WHEREAS the STATE is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

WHEREAS certain functions to be performed by the STATE involve the expenditure of funds as set forth in the Agreement; and

WHEREAS The STATE can only pay for work associated with the State Highway system; and

WHEREAS the CITY is fully responsible for its share of project costs; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL:

Section 1: That the Addendum for providing additional design services for the project is hereby approved.

Section 2: That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the CITY.

Section 3: That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

Section 4: That this resolution shall be in full force and effect upon its passage and approval.

Passed and approved this 20 day of October 2022.

CITY OF MCCALL
Valley County, Idaho

Robert S. Giles, Mayor

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed at a regular, meeting of the City Council, City of McCall, held on October 20, 2022

(Seal)

BessieJo Wagner, City Clerk

**ADDENDUM TO
COOPERATIVE AGREEMENT
SH-55 AND DEINHARD LANE INTERSECTION IMPROVEMENTS
CITY OF MCCALL
PROJECT NO. A013(471)
KEY NO. 13471**

PARTIES

THIS ADDENDUM is made and entered into this _____ day of _____, _____, by and between the Idaho Transportation Department, hereafter called the State, and the City of McCall, hereafter called the City.

PURPOSE

This Addendum will modify the Cooperative Agreement (Agreement No. 7231) entered into on the 11th day of April, 2022, (hereinafter “Agreement”) between the same parties.

The parties agree to the following revisions:

- A. Section I of the Agreement will be amended by revising Paragraph 1 and adding a new paragraph 3 as follows:
- 1) Upon execution of this agreement, pay to the City the amount of \$76,601.80 as the State’s estimated portion.
 - 3) Upon execution of this Addendum, pay to the City the amount of \$4,531.70 as the State’s estimated portion of additional design services as noted in the attached Exhibit C.
- B. Section II of the Agreement will be amended by revising Paragraph 2 to read as follows:
- 2) Be responsible for all costs over and above the \$81,133.50 paid by the State as noted above, unless otherwise determined and authorized by the State in writing.
- C. All other terms and conditions previously agreed to and set forth in the Agreement shall remain in full force and effect.

EXECUTION

This Agreement is executed for the State by its District Engineer, and executed for the City by the Mayor, attested to by the City Clerk, with the corporate seal of the City of McCall.

IDAHO TRANSPORTATION DEPARTMENT

District Engineer

ATTEST:

CITY OF MCCALL

City Clerk

Mayor

(Seal)

By regular/special meeting

On _____

City of McCall
TASK ORDER 21-16A – Addendum 1
Deinhard Lane, SH-55 to Samson Trail – BIDDING

This TASK ORDER, Number 21-16A – Addendum 1, under the current AGREEMENT (the AGREEMENT) between the City of McCall, Idaho (OWNER) and HORROCKS Engineers (Engineer), Engineer shall perform the following Services required to prepare a bid set for the improvements to Deinhard Lane from SH-55 to Samson Trail.

Engineering services under this task order will be provided by Horrocks Engineers according to the attached Scope of Work dated 09/20/2022.

In return for the performance of the foregoing obligations, OWNER shall pay to Engineer on an hourly basis an amount not to exceed as follows:

Total Amount Authorized	\$ 11,329.25
Original Contract Amount	\$194,544.82
Total Contract Amount with Addendum	\$205,874.05

The hours and amounts are shown in the Engineer’s Projected Labor Hours and Cost Worksheet attached to this TASK ORDER (ATTACHMENT “B-1”) and Labor Hours and Cost Breakdown (ATTACHMENT “B-2”).

Engineer shall bill the OWNER monthly at the specific billing rates for each staff type indicated on the attached Projected Labor Hours and Cost Worksheet for the actual number of hours worked by employees and for the actual number of reimbursable expenses used, up to the maximum amount identified.

Except to the extent modified herein, all terms and conditions of the AGREEMENT shall continue in full force and effect.

ENGINEER:
HORROCKS ENGINEERS, INC.

Signature: Heidi Carter

Name: Heidi Carter

Title: Principal

Date: 09/20/22

OWNER:
CITY OF MCCALL

Assigned by:
Signature: Anette Spickard
11FC5C6F527A4AE...

Name: Anette Spickard

Title: City Manager

Date: October 13, 2022 | 11:26 AM MDT



Deinhard Lane, SH-55 to Samson Trail Improvements

HORROCKS
ENGINEERS

City of McCall

Deinhard Lane, SH-55 to Samson Trail Improvements Final Design

TO 21-16A Addendum 1 – Re-Bidding

09/20/2022

Executive Summary

The work for this Addendum 1 - Task Order will include a summary of the additional efforts associated with the preparation of the final plans, specifications, and estimates (PS&E) for Deinhard Lane, SH-55 to Samson Trail for re-bidding and contract award.

1. General Provisions

It is assumed that there will be three project invoices associated with this effort. Horrocks Engineers (Horrocks) will prepare and submit invoices on a monthly basis. Each invoice will include a brief project status summary.

Products and Deliverables

- Monthly invoices

2. PS&E Bid Set and Bid Support (*September 2022*)

Horrocks will remove the addendum call outs in the previously bid plan set and create a new bid set for re-bidding in late September.

Horrocks will provide bid support with the following tasks:

- Attend Pre-bid Meeting
- Issue Addendums to bid package as needed
- Be available by phone for the bid opening
- Coordinate with the City during the bidding process
- Review received bids and provide recommendations

Products and Deliverables

- Bid Package
- Bid Advertisement
- Pre-bid Meeting agenda
- Letter of bid recommendation

City of McCall Responsibilities

- Distribute the Bid Advertisement
- Secure location for pre-bid meeting
- Lead pre-bid meeting

Assumptions

- One Horrocks representatives will attend the pre-bid meeting
- At least one Horrocks representative will be available by phone for the bid opening



3. Public Outreach and Information (*January 2023*)

3.1. *Property Impacts Letter*

Horrocks will prepare a letter to be sent to the property and business owners that will be impacted by the Deinhard Lane construction. The purpose of this letter is to inform the property and business owners of any anticipated impacts to their respective property or business and the timeline of construction.

3.2. *Temporary Easement Letters*

For construction and property repair purposes, it is assumed that a minimum 5' temporary construction easement will be needed along all project adjacent properties. If properties are impacted beyond 5' behind the proposed back of sidewalk, temporary easements will be adjusted accordingly. Horrocks will send out the Right-of-Entry forms to all business/property owners for approval. This will be accomplished prior to construction and after the property impact letters from Task 2.1 have been sent.

Products and Deliverables

- Hard copy of letter, mailed out to property and business owners
- Exhibit of proposed improvements and impacts to each property

City Responsibilities

- Provide property/business owner contact information and review draft letter prior to being mailed
- Coordinate with property owners for approval of easement needs
- Provide typical Right-of-Entry form used

Assumptions

- Horrocks will act on the City's behalf in presenting easement needs to property owners
- Horrocks will mail out the Right-of-Entry forms
- Any permanent easements required for the franchise utilities will be acquired by the individual company

ATTACHMENT "B-1"
Projected Labor Hours and Costs Worksheet



Task Order 21-16A
City of McCall - Deinhard Lane, SH-55 to Samson Trail Improvements
Addendum 1 - Re-Bidding

A. LABOR COSTS

		Man Hours			Total Raw Labor Cost
1	Principal Engineer Bryan Foote, P.E., Horrocks	3	@	\$103.36	= \$ 310.08
2	Project Manager Heidi Carter, P.E. Horrocks	14	@	\$82.02	= \$ 1,148.28
3	Project Engineer Will Rice, P.E. Horrocks	8	@	\$49.57	= \$ 396.56
4	CADD, Peter Remus Horrocks	16	@	\$44.66	= \$ 714.56
5	Staff Engineer Emily Peters, Horrocks	28	@	\$34.37	= \$ 962.36
6	Accounting Julie Johnson Horrocks	3	@	\$46.44	= \$ 139.32
TOTAL RAW LABOR COST					= \$ 3,671.16

B. OVERHEAD & PROFIT

HORROCKS	Total Raw Labor Cost		OVERHEAD MULT	
	\$3,671.16	X	1.8000	= \$ 6,608.09

C. REIMBURSABLE EXPENSES

		Estimated Quantity		Unit Cost	Estimated Expense Horrocks
1	Mileage	0	@	\$ 0.580	= \$ -
2	Meals Travel Day Per Diem	0	@	\$ 41.250	= \$ -
3	0	0	@	\$ -	= \$ -
4	0	0	@	\$ -	= \$ -
TOTAL REIMBURSABLE EXPENSES					= \$ -

D. SUBCONSULTANTS

1	Construction Engineering and Inspection by Crestline Engineer	Fee
		\$ 1,050.00
TOTAL SUBCONSULTANT FEES		= \$ 1,050.00

TOTAL (A thru D) = \$11,329.25

\$6,797.55 City of McCall
 \$4,531.70 ITD

ATTACHMENT "B-2"
LABOR HOUR AND COST BREAKDOWN
City of McCall - Deinhard Lane, SH-55 to Samson Trail Improvements
TO21-16A Addendum 1



Task	Description	Salary Rate	Principal Engineer Bryan Foote, P.E., Horrocks	Project Manager Heidi Carter, P.E., Horrocks	Project Engineer Will Rice, P.E., Horrocks	CADD, Peter Remus Horrocks	Staff Engineer Emily Peters, Horrocks	Accounting Julie Johnson Horrocks	Total Hours	Labor Cost Horrocks	Overhead & Profit Horrocks	Total Fee Horrocks	Assumptions
		\$103.36	\$82.02	\$49.57	\$44.66	\$34.37	\$46.44				180.00%		
Task 1 General Provisions													
	Project Invoices		3					3	6				Assume 3 Invoices
Task 1 SUBTOTAL			3	0	0	0	0	3	6	\$449	\$809	\$1,258	
Task 2 PS&E Bid Set and Bid Support													
	2.1 Preparation of Bid Set			8		8	8		24				
	2.2 Bid Support			4	8	8	8		28				via Phone
Task 2 SUBTOTAL			0	12	8	16	16	0	52	\$2,645	\$4,762	\$7,407	
Task 3 Public Outreach and Information													
	3.1 Property Impact Letters			1			6		7				
	3.2 Temporary Easement Letters			1			6		7				
Task 3 SUBTOTAL			0	2	0	0	12	0	14	\$576	\$1,038	\$1,614	
SUBTOTAL			3	14	8	16	28	3	72	\$3,671	\$6,608	\$10,279	
			Principal Engineer Bryan Foote, P.E., Horrocks	Project Manager Heidi Carter, P.E., Horrocks	Project Engineer Will Rice, P.E., Horrocks	CADD, Peter Remus Horrocks	Staff Engineer Emily Peters, Horrocks	Accounting Julie Johnson Horrocks	Total Hours	Labor Cost Horrocks	Overhead Horrocks	Labor and Overhead Horrocks	Assumptions
TOTAL LABOR HOURS			3	14	8	16	28	3	72				
TOTAL LABOR COST			\$310	\$1,148	\$397	\$715	\$962	\$139	---	\$3,671	\$6,608	\$10,279	

Note: See scope of work for assumptions.

Construction Engineering and Inspection by Crestline Engineers \$1,050.00 \$1,050 *see attached*

Mileage miles \$0.58 \$0
 Meals Travel Day Per Diem day \$41.25 \$0

TOTAL **\$11,329**

Crestline Engineers, Inc.
 Deinhard Lane, SH-55 to Samson Trail
 Client - City of McCall/Horrocks Engineers, Inc.
 Man Hour/Budget Estimate to Rebid Project 9/19/2022

EXHIBIT B

Crestline Tasks	Principal Engineer	Project Manager	Senior Project Engineer	Associate Engineer I	Construction Manager	Project Inspector II	CAD/Support	Admin	Mileage	Comments
Bid Support										
Pre-Bid Meeting Agenda and Meeting Attendance					4					
Potential Contractor Coordination and Outreach					2					
Bid Comparison					2					
Contract Administration and Coordination with City					2					
Total Hours	0	0	0	0	10	0	0	0	0	
Hourly Rate	\$143.00	\$125.00	\$113.00	\$90.00	\$105.00	\$93.00	\$70.00	\$65.00	\$0.585	
Estimated Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$1,050.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Budget*	\$1,050.00									

*Estimate is for efforts associated with the rebidding of the project in the Fall of 2022 and is in addition to the budget estimate provided on 2/7/2022

City Council Upcoming Meetings Schedule

NOTE: Regular Council Meetings are now on the 1st and 3rd Thursdays of the month through the end of the year to accommodate for the Holiday Season

October 21, 2022 – 9:00 – 11:00 a.m. TEAMS Virtual and Legion Hall – Special Work Session

1. *Environmental sustainability initiatives update (Michelle/Meredith)*

October 27, 2022 – 5:30 pm TEAMS Virtual and Legion Hall – Special Session Tentative
Design and Desert 6:30pm

November 3, 2022 - 5:30 pm, TEAMS Virtual and Legion Hall – Regular Meeting

1. *Clerk License Report - Consent*
2. *Chamber Report*
3. *Monthly Department Reports*
4. *Committee Minutes – Consent*
5. *Contract Award – DC-PH-3A (Nathan)*
6. *Rosters Consultant list Approval (Nathan/Morgan)*
7. *Valley County Waterways Management Plan Adoption (Michelle) (or December 1 if turnaround too tight)*
8. *Housing Authority Resolution (Michelle)*
9. *Dissolve HAC (Michelle)*
10. *Easements Deinhard and 55 (Nathan) 10min*
11. **PUBLIC HEARING PUD-22-01 – Boydston Place Subdivision (Brian) – 30 minutes**
12. *Phase 3A Contract award*
13. *Deinhard Ln Construction Award*
14. *AB 22-265 Idaho Power Easement - TEH, LLC Hangar (Emily)*
- 15.

November 17, 2022 - 5:30 pm, TEAMS Virtual and TBD – Regular Meeting

1. *Clerk License Report - Consent*
2. *Treasurer's Monthly Report (Linda) - Consent*
3. *Historic Preservation Commission Annual Report*
- 4.

November 18, 2022 – 9:00 – 11:00 a.m. TEAMS Virtual and Legion Hall – Special Work Session

- 1.

December 1, 2022 - 5:30 pm, TEAMS Virtual and Legion Hall – Regular Meeting

1. *Clerk License Report - Consent*
2. *Chamber Report*
3. *Monthly Department Reports*
4. *Committee Minutes - Consent*

December 15, 2022 - 5:30 pm, TEAMS Virtual and Legion Hall – Regular Meeting

1. *Clerk License Report - Consent*
2. *Treasurer's Monthly Report (Linda) - Consent*
3. *Parks & Recreation Advisory Committee Annual Report*
4. *Resolution to Pay Bills (Linda)*
5. *Resolution Council 2023 Meeting Calendar (BessieJo)*
- 6.

December 16, 2022 – 9:00 – 11:00 a.m. TEAMS Virtual and Legion Hall – Special Work Session

1. *ADA Transition Plan Presentation – Recommendations (BessieJo)*
2. *PROS Plan Update (Delta)*

January 5, 2023 - 5:30 pm, TEAMS Virtual and Legion Hall – Special Meeting Tentative

1. *City Property and Alleyways Discussion Tentative (if needed) (Nathan/Michelle/Kurt)*
- 2.

January 12, 2023 - 5:30 pm, TEAMS Virtual and Legion Hall – Regular Meeting

1. *Clerk License Report - Consent*
2. *Chamber Report*
3. *Monthly Department Reports*
4. *Committee Minutes - Consent*
- 5.

January 26, 2023 - 5:30 pm, TEAMS Virtual and Legion Hall – Regular Meeting

1. *Clerk License Report - Consent*
2. *Treasurer's Monthly Report (Linda) - Consent*
3. *Airport Advisory Committee Annual Report (Emily)*

January 27, 2022 – 9:00 – 4:00 p.m. TEAMS Virtual and TBD – Special Work Session Retreat

- 1.

To be Scheduled:

1. *MCC Title 6 Re-write (Nathan Stewart)*
2. *Investment Policy update (Linda)*
3. *Continuous Billing Code Amendment First Touch (Linda)*
4. *Request to approve Artwork Commission Agreement for Library public art project (Delta) 20 min*
5. *Joint with County STR Discussion 1hr*
6. *Public Hearing Ordinance for FD Impact Fees*
7. *Clubhouse ADA Ramp (Eric) 10min*