



**AGENDA**  
**Regular Meeting**  
**November 21, 2024 at 5:30 PM**  
**Legion Hall - Below City Hall**  
**216 East Park Street**  
**McCall, ID**  
**AND MS TEAMS Virtual**

**ANNOUNCEMENT:**

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: 492 605 91#**

Or you may watch live by clicking this link:

<https://youtube.com/live/kpfMDVc70L8?feature=share>

**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. Council Requested Payroll Reports – November 8, 2024 (ACTION ITEM)
2. Warrant Register – GL (ACTION ITEM)
3. Warrant Register – Vendor (ACTION ITEM)
4. AB 24-245 City Licenses Report to Council Per McCall City Code (ACTION ITEM)
5. AB 24-250 Treasurer’s Report as Required by IC 50-208 (ACTION ITEM)
6. AB 24-248 Request approval of an ESRI Software Enterprise Agreement (ACTION ITEM)

**GENERAL PUBLIC COMMENT**

**HOW TO SUBMIT 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 p.m. Once we receive your request to make public comment online, a link will be sent to you with instructions. The public are welcome to attend the meeting in person. All comments are limited to 3 minutes.

## **PRESENTATION**

AB 24-247 Payette Lakes Recreation Water and Sewer District's Sewer Master Plan Presentation and Questions

## **REPORTS**

AB 24-246 McCall Historic Preservation Commission Annual Report

## **BUSINESS AGENDA**

AB 24-249 Local Housing Deed Restriction Evaluation and Recommendations – Direction to Staff (ACTION ITEM)

AB 24-241 Request to consider FP-24-02 – Final Plat of Commerce Street Condominiums for Armstrong Family Trust (ACTION ITEM)

AB 24-242 Request for approval to submit a Local Rural Highway Investment Program grant application to support resurfacing of E. Deinhard Lane (ACTION ITEM)

AB 24-243 Request for Contract Award for 2025 McCall Street Maintenance Projects – Chip and Fog Seal (ACTION ITEM)

AB 24-244 Request for Contract Award for 2025 McCall Streets Maintenance Projects – Microsurfacing (ACTION ITEM)

Upcoming Meeting Schedule Discussion and Direction (ACTION ITEM)

## **EXECUTIVE SESSION (ACTION ITEM)**

- 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
- Litigation - Pursuant to Idaho Code §74-206 (1)(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.

## **OPEN SESSION**

**Possible Action – Direction to staff**

## **ADJOURN**

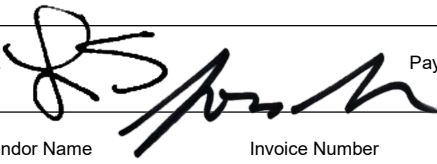
Emp No	Name	Total Gross Amount	2-00 Overtime Emp Amt	10-00 Overtime-G Emp Amt	
	Total Airport:				
		2	5,766.42	253.90	.00
	Total City Clerk:				
		4	9,729.24	27.12	.00
	Total City Manager:				
		5	15,613.05	.00	.00
	Total Community Development:				
		5	15,849.18	.00	.00
	Total Council:				
		5	4,735.00	.00	.00
	Total Finance:				
		3	9,555.20	.00	.00
	Total Golf Course Maint:				
		9	10,856.27	.00	.00
	Total Golf Professional:				
		1	3,653.85	.00	.00
	Total Info systems:				
		2	7,344.26	.00	.00
	Total Library:				
		8	11,834.00	.00	.00
	Total Local Option Tax:				
		1	2,049.14	.00	.00
	Total Parks:				
		10	15,243.35	.00	.00
	Total Police:				
		13	42,931.58	363.27	.00
	Total PW/Streets:				
		13	34,912.87	.00	.00
	Total Recreation Programs:				
		3	9,129.96	.00	.00
	Total Water Distribution:				
		7	17,511.16	2,317.20	.00
	Total Water Treatment:				
		1	3,808.58	.00	.00
	Grand Totals:				
		92	220,523.11	2,961.49	.00

## Report Criteria:

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

Title	Hours Accrued	Hours Used	Hours Remaining
Total Airport:	.00	.00	15.86
Total City Clerk:	.00	2.00	.26
Total City Manager:	5.63	22.00	55.61
Total Community Development:	9.75	30.00	41.66
Total Finance:	.00	7.50	32.91
Total Golf Course Maint:	.00	9.25	101.47
Total Info systems:	.00	.00	24.64
Total Library:	.00	.00	.00
Total Local Option Tax:	.00	.00	.00
Total Parks:	12.00	20.50	137.60
Total Police:	1.88	43.50	339.47
Total PW/Streets:	10.50	14.50	68.28
Total Recreation Programs:	5.25	.00	61.03
Total Water Distribution:	29.63	6.00	224.61





Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>PAYROLL PAYABLES CLEARING</b>						
<b>03-22323 HRA ADMIN FEE</b>						
NUESYNERGY INC.	2024-10	HRA/FSA ADMIN FEES	11/08/24	420.00	.00	
Total 03-22323 HRA ADMIN FEE:				420.00	.00	
<b>03-22375 CHILD SUPPORT</b>						
IDAHO CHILD SUPPORT RECEIPTING	20241101 - 10	CASE# - 452852	11/01/24	162.18	162.18	11/01/2024
IDAHO CHILD SUPPORT RECEIPTING	20241101 - 6	CASE# - 395109	11/01/24	106.62	106.62	11/01/2024
IDAHO CHILD SUPPORT RECEIPTING	20241102 - 3	CASE# - 465515	11/01/24	300.00	300.00	11/01/2024
IDAHO CHILD SUPPORT RECEIPTING	20241115 - 10	CASE# - 452852	11/13/24	162.18	162.18	11/13/2024
IDAHO CHILD SUPPORT RECEIPTING	20241115 - 3	CASE# - 465515	11/13/24	300.00	300.00	11/13/2024
IDAHO CHILD SUPPORT RECEIPTING	20241115 - 6	CASE# - 395109	11/13/24	106.62	106.62	11/13/2024
Total 03-22375 CHILD SUPPORT:				1,137.60	1,137.60	
Total :				1,557.60	1,137.60	
Total PAYROLL PAYABLES CLEARING:				1,557.60	1,137.60	
<b>GENERAL FUND</b>						
<b>10-22571 DUE TO MCCALL FIRE DISTRICT</b>						
McCALL FIRE PROTECTION DISTRICT	FY24 Q4	FIRE INSPECTIONS FEES	11/13/24	87,390.00	87,390.00	11/13/2024
Total 10-22571 DUE TO MCCALL FIRE DISTRICT:				87,390.00	87,390.00	
Total :				87,390.00	87,390.00	
<b>MAYOR &amp; COUNCIL</b>						
<b>10-41-700-109.0 RESORT COMMUNITIES COALITION</b>						
KETCHUM, CITY OF	8620	Resort Cities Coalition - McCall Share (12 Month - December - November) lobbying services contract (\$60,000)	11/05/24	10,000.00	.00	
Total 10-41-700-109.0 RESORT COMMUNITIES COALITION:				10,000.00	.00	
Total MAYOR & COUNCIL:				10,000.00	.00	
<b>INFORMATION SYSTEMS</b>						
<b>10-42-150-300.0 PROFESSIONAL SERVICES</b>						
DIGLINE INC.	0075248-IN	CITY OF MCCALL FIBER ADDITIONAL CALLS	10/31/24	37.05	.00	
XERILLION CORPORATION	75510	REMOTE SUPPORT	10/31/24	512.50	.00	
Total 10-42-150-300.0 PROFESSIONAL SERVICES:				549.55	.00	
<b>10-42-150-392.0 WEB PAGE</b>						
CIVICPLUS LLC	#317036	Archive Social	11/09/24	4,397.40	.00	
Total 10-42-150-392.0 WEB PAGE:				4,397.40	.00	
<b>10-42-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	223.22	.00	
Total 10-42-150-460.0 TELEPHONE:				223.22	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total INFORMATION SYSTEMS:				5,170.17	.00	
<b>CITY MANAGER</b>						
<b>10-43-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	231.74	.00	
Total 10-43-150-460.0 TELEPHONE:				231.74	.00	
Total CITY MANAGER:				231.74	.00	
<b>ADMINISTRATIVE COSTS</b>						
<b>10-44-150-200.0 OFFICE SUPPLIES</b>						
STAPLES CONTRACT & COMMERCIAL	20241107	AIR DUSTER	11/07/24	12.32	.00	
STAPLES CONTRACT & COMMERCIAL	6015842665	AA BATTERIES, PAPER FINE	10/31/24	52.64	.00	
Total 10-44-150-200.0 OFFICE SUPPLIES:				64.96	.00	
<b>10-44-150-260.0 POSTAGE</b>						
U.S. POSTAL SERVICE	20241105	POSTAGE - METER A/C #18573386	11/05/24	500.00	.00	
U.S. POSTAL SERVICE	20241111	POSTAGE - METER A/C #18573386	11/11/24	500.00	.00	
Total 10-44-150-260.0 POSTAGE:				1,000.00	.00	
<b>10-44-150-300.0 PROFESSIONAL SERVICES</b>						
NUESYNERGY INC.	2024-10	COBRA ADMIN FEES	11/08/24	75.00	.00	
NUESYNERGY INC.	2024-10	ANNUAL RENEWAL FEE	11/08/24	250.00	.00	
Total 10-44-150-300.0 PROFESSIONAL SERVICES:				325.00	.00	
<b>10-44-150-450.0 CLEANING AND CUSTODIAL</b>						
ALSCO	LBOI2222248	6 MATS	10/22/24	38.75	.00	
ALSCO	LBOI2224085	6 MATS	10/29/24	38.75	.00	
ALSCO	LBOI2225914	6 MATS	11/05/24	38.75	.00	
MCCALL CLEANERS	#MCH20241104	Contracted janitorial services for City Hall and Legion Hall	10/31/24	2,875.00	.00	
MCCALL CLEANERS	#PL20241104	Contracted Janitorial Services for the McCall Public Library	10/31/24	3,450.00	.00	
Total 10-44-150-450.0 CLEANING AND CUSTODIAL:				6,441.25	.00	
Total ADMINISTRATIVE COSTS:				7,831.21	.00	
<b>FINANCE</b>						
<b>10-45-150-210.0 DEPARTMENT SUPPLIES</b>						
STAPLES CONTRACT & COMMERCIAL	20241107	RISER, ACCESSORY HOLDER, STAPLE REMOVER	11/07/24	23.17	.00	
Total 10-45-150-210.0 DEPARTMENT SUPPLIES:				23.17	.00	
Total FINANCE:				23.17	.00	
<b>COMMUNITY DEVELOPMENT</b>						
<b>10-48-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
JAMES, DELTA	102624	MOUNTAIN & RESORT TOWN PLANNERS SUMMIT - MILAGE, MEALS, HOTEL	10/26/24	1,118.14	.00	
Total 10-48-150-440.0 PROFESSIONAL DEVELOPMENT:				1,118.14	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-48-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	329.26	.00	
Total 10-48-150-460.0 TELEPHONE:				329.26	.00	
Total COMMUNITY DEVELOPMENT:				1,447.40	.00	
<b>POLICE DEPARTMENT</b>						
<b>10-50-100-156.0 CLOTHING/UNIFORMS</b>						
GALLS	029469720	ALTERATIONS	10/28/24	182.17	.00	
Total 10-50-100-156.0 CLOTHING/UNIFORMS:				182.17	.00	
<b>10-50-150-450.0 CLEANING AND CUSTODIAL</b>						
FIRST CLASS CLEANING LLC	66849	MONTHLY CLEANING OF PW	10/31/24	485.00	.00	
Total 10-50-150-450.0 CLEANING AND CUSTODIAL:				485.00	.00	
<b>10-50-150-520.1 RENTAL-POLICE DEPT. FACILITIES</b>						
VALLEY COUNTY	2024-DECEMBER	PD FACILITY LEASE	11/13/24	2,700.00	.00	
Total 10-50-150-520.1 RENTAL-POLICE DEPT. FACILITIES:				2,700.00	.00	
Total POLICE DEPARTMENT:				3,367.17	.00	
Total GENERAL FUND:				115,460.86	87,390.00	
<b>PUBLIC WORKS &amp; STREETS FUND</b>						
<b>PUBLIC WORKS &amp; STREETS</b>						
<b>24-55-100-156.0 CLOTHING/UNIFORMS</b>						
D & B SUPPLY CO.	8754	WORK PANTS - HARTLEY	11/07/24	103.67	.00	
Total 24-55-100-156.0 CLOTHING/UNIFORMS:				103.67	.00	
<b>24-55-150-210.0 DEPARTMENT SUPPLIES</b>						
MAY HARDWARE INC.	117160	BATTERY, CLEANER	11/05/24	14.38	.00	
Total 24-55-150-210.0 DEPARTMENT SUPPLIES:				14.38	.00	
<b>24-55-150-211.0 MECHANIC SHOP SUPPLIES</b>						
ALSCO	LBOI2225901	SHOP TOWELS, COVERALLS	11/05/24	83.69	.00	
LAWSON PRODUCTS INC.	9311968132	SHOP SUPPLIES	10/30/24	328.54	.00	
LAWSON PRODUCTS INC.	9311997967	CRYOFLEX PORT BLADE	11/11/24	156.60	.00	
MAY HARDWARE INC.	116795	RECIP BLADE	10/31/24	14.38	.00	
MAY HARDWARE INC.	116826	TARP	10/31/24	80.99	.00	
MAY HARDWARE INC.	117378	AUGER BIT, SEALANT	11/07/24	35.98	.00	
MAY HARDWARE INC.	117785	MISC FASTENERS	11/13/24	.80	.00	
NORCO INC.	0042021730	S/DEY	10/31/24	13.02	.00	
Total 24-55-150-211.0 MECHANIC SHOP SUPPLIES:				714.00	.00	
<b>24-55-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
A & I DISTRIBUTORS	4130872	SYN BLEND 5W20, SYN 5W30	10/23/24	665.11	.00	
Total 24-55-150-250.0 MOTOR FUELS AND LUBRICANTS:				665.11	.00	
<b>24-55-150-300.0 PROFESSIONAL SERVICES</b>						
DIGLINE INC.	0075248-IN	CITY OF MCCALL STREETS				

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SHADOW TRACKERS	RDK222924	ADDITIONAL CALLS	10/31/24	118.95	.00	
		BACKGROUND CHECK	10/31/24	124.00	.00	
Total 24-55-150-300.0 PROFESSIONAL SERVICES:				242.95	.00	
<b>24-55-150-360.0 REIMBURSABLE DEVEL. FEES</b>						
HORROCKS LLC	89104	TO 24-03 - Land Development and TIS Reviews	11/01/24	2,051.00	.00	
HORROCKS LLC	89342	TO 24-03 - Land Development and TIS Reviews	10/14/24	1,889.50	.00	
Total 24-55-150-360.0 REIMBURSABLE DEVEL. FEES:				3,940.50	.00	
<b>24-55-150-450.0 CLEANING AND CUSTODIAL</b>						
ALSCO	LBOI2225901	4 MATS	11/05/24	28.68	.00	
MCCALL CLEANERS	#PW20241104	2 REGULAR CLEANS	10/31/24	320.00	.00	
Total 24-55-150-450.0 CLEANING AND CUSTODIAL:				348.68	.00	
<b>24-55-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	952.74	.00	
Total 24-55-150-460.0 TELEPHONE:				952.74	.00	
<b>24-55-150-490.0 HEAT, LIGHTS, AND UTILITIES</b>						
ED STAUB & SONS PETROLEUM INC	11566125	PROPANE	11/05/24	518.74	.00	
Total 24-55-150-490.0 HEAT, LIGHTS, AND UTILITIES:				518.74	.00	
<b>24-55-150-540.0 STREET REPAIR - PATCHING</b>						
VALLEY PAVING & ASPHALT INC.	12897	Asphalt	10/31/24	346.08	.00	
VALLEY PAVING & ASPHALT INC.	12898	Asphalt	10/31/24	381.10	.00	
VALLEY PAVING & ASPHALT INC.	12899	Asphalt	10/31/24	634.48	.00	
Total 24-55-150-540.0 STREET REPAIR - PATCHING:				1,361.66	.00	
<b>24-55-150-542.0 STREET REPAIR - ROW MAINT.</b>						
DANS TREE SERVICE	INV1086	Tree Removal	09/22/24	2,600.00	.00	
Total 24-55-150-542.0 STREET REPAIR - ROW MAINT.:				2,600.00	.00	
<b>24-55-150-547.0 SIGNS &amp; POSTS</b>						
NEWMAN TRAFFIC SIGNS	TRFINV057562	SPECIAL TRAFFIC SIGN	11/08/24	228.24	.00	
Total 24-55-150-547.0 SIGNS & POSTS:				228.24	.00	
<b>24-55-150-549.0 STREET REPAIR -STREET PAINTING</b>						
THE CUTTING SHOP LLC	5931	STENCILS	11/12/24	800.00	.00	
Total 24-55-150-549.0 STREET REPAIR -STREET PAINTING:				800.00	.00	
<b>24-55-150-550.0 STREET REPAIR - LIGHTS</b>						
C & N ELECTRICAL CONSTRUCTION	3351	VIOLET AND BITTERROOT	11/12/24	391.50	.00	
MAY HARDWARE INC.	116912	MISC FASTENERS	11/01/24	9.32	.00	
Total 24-55-150-550.0 STREET REPAIR - LIGHTS:				400.82	.00	
<b>24-55-150-570.0 REPAIRS - BUILDING AND GROUNDS</b>						
C & N ELECTRICAL CONSTRUCTION	3352	PW LIGHTS	11/12/24	241.50	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 24-55-150-570.0 REPAIRS - BUILDING AND GROUNDS:				241.50	.00	
<b>24-55-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT</b>						
JERRY'S AUTO PARTS	423554	HEATER HO	10/30/24	22.00	.00	
JERRY'S AUTO PARTS	424324	Z HOSE END FITTING	11/04/24	35.48	.00	
JERRY'S AUTO PARTS	424327	WEATHER EN HOSE AND FITTING	11/04/24	337.98	.00	
JERRY'S AUTO PARTS	424882	SHIFT HANDLE	11/07/24	99.94	.00	
LES SCHWAB TIRE CENTERS	12500460356	FLAT REPAIR	10/25/24	193.98	.00	
LES SCHWAB TIRE CENTERS	12500460803	TIRES	10/28/24	975.00	.00	
LES SCHWAB TIRE CENTERS	12500461394	FLAT REPAIR	10/30/24	533.94	.00	
METROQUIP INC.	P29571	#6 Sweeper body repair.	11/04/24	1,511.04	.00	
Total 24-55-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				3,709.36	.00	
<b>24-55-350-812.0 CAT LEASE - PRINCIPAL</b>						
SUMMIT NATIONAL BANK	14598 102924	2022 CAT 950M WHEEL LOADER SN#J1S04494 LEASE 14598	10/29/24	22,127.58	.00	
Total 24-55-350-812.0 CAT LEASE - PRINCIPAL:				22,127.58	.00	
<b>24-55-350-813.0 CAT LEASE - INTEREST</b>						
SUMMIT NATIONAL BANK	14598 102924	2022 CAT 950M WHEEL LOADER SN#J1S04494 LEASE 14598	10/29/24	11,725.56	.00	
Total 24-55-350-813.0 CAT LEASE - INTEREST:				11,725.56	.00	
Total PUBLIC WORKS & STREETS:				50,695.49	.00	
Total PUBLIC WORKS & STREETS FUND:				50,695.49	.00	
<b>LIBRARY FUND</b>						
<b>LIBRARY DEPARTMENT</b>						
<b>25-57-150-200.0 OFFICE SUPPLIES</b>						
AMAZON CAPITAL SERVICES INC	1VTX-RPYH-DPYV	OFFICE SUPPLIES	10/29/24	11.58	.00	
STAPLES CONTRACT & COMMERCIAL	6015842667	OFFICE SUPPLIES	10/31/24	26.21	.00	
MAY HARDWARE INC.	117396	MOUNTING PUTTY, MASKING TAPE	11/07/24	9.52	.00	
Total 25-57-150-200.0 OFFICE SUPPLIES:				47.31	.00	
<b>25-57-150-210.0 DEPARTMENT SUPPLIES</b>						
STAPLES CONTRACT & COMMERCIAL	6015842667	DEPT SUPPLIES	10/31/24	35.56	.00	
STAPLES CONTRACT & COMMERCIAL	6015842669	STAMP PAD RED	10/31/24	4.62	.00	
STAPLES CONTRACT & COMMERCIAL	6015842671	CLEANING CLOTHS	10/31/24	5.23	.00	
MAY HARDWARE INC.	112796	HOOK RETURN	09/13/24	8.63	.00	
Total 25-57-150-210.0 DEPARTMENT SUPPLIES:				36.78	.00	
<b>25-57-150-234.0 COMPUTER SOFTWARE</b>						
JAVA CONNECTIONS LLC	3476	Annual software service, December 15, 2024 - December 14, 2025	11/05/24	1,000.00	.00	
Total 25-57-150-234.0 COMPUTER SOFTWARE:				1,000.00	.00	
<b>25-57-150-235.0 COMPUTER - HARDWARE</b>						
JAVA CONNECTIONS LLC	3476	Annual hardware service, December 15, 2024-December 14, 2025	11/05/24	1,255.50	.00	
Total 25-57-150-235.0 COMPUTER - HARDWARE:				1,255.50	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>25-57-150-400.1 BLDG EXPANSION PROJ PUB INFO</b>						
ROCKY MOUNTAIN SIGNS & APPAREL	27083 1	CREDIT TAX	09/30/24	6.04-	.00	
Total 25-57-150-400.1 BLDG EXPANSION PROJ PUB INFO:				6.04-	.00	
<b>25-57-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS</b>						
AMAZON CAPITAL SERVICES INC	1VTX-RPYH-DPYV	BOOKS	10/29/24	88.25	.00	
BAKER & TAYLOR BOOKS	2038665554	BOOKS	10/29/24	57.33	.00	
BAKER & TAYLOR BOOKS	2038673080	BOOKS	11/01/24	181.00	.00	
GALE/CENGAGE LEARNING INC	85934276	BOOKS	11/06/24	65.58	.00	
Total 25-57-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS:				392.16	.00	
<b>25-57-150-435.1 E-BOOKS ETC</b>						
OVERDRIVE INC.	04258DA24327371	AUDIO BOOKS	10/22/24	47.50	.00	
Total 25-57-150-435.1 E-BOOKS ETC:				47.50	.00	
<b>25-57-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	41.74	.00	
Total 25-57-150-460.0 TELEPHONE:				41.74	.00	
<b>25-57-150-465.0 CHILDREN'S BOOKS</b>						
BAKER & TAYLOR BOOKS	2038665554	CHILDREN'S BOOK	10/29/24	37.02	.00	
BAKER & TAYLOR BOOKS	2038673080	CHILDREN'S BOOK	11/01/24	49.81	.00	
Total 25-57-150-465.0 CHILDREN'S BOOKS:				86.83	.00	
<b>25-57-150-467.0 YOUNG ADULT MATERIALS</b>						
AMAZON CAPITAL SERVICES INC	1VTX-RPYH-DPYV	YOUNG ADULT MATERIALS	10/29/24	8.84	.00	
BAKER & TAYLOR BOOKS	2038673080	YOUNG ADULT MATERIALS	11/01/24	42.02	.00	
Total 25-57-150-467.0 YOUNG ADULT MATERIALS:				50.86	.00	
Total LIBRARY DEPARTMENT:				2,952.64	.00	
Total LIBRARY FUND:				2,952.64	.00	
<b>RECREATION FUND</b>						
<b>RECREATION - PROGRAMS</b>						
<b>28-58-150-300.0 PROFESSIONAL SERVICES</b>						
ALBERTSONS LLC	00804838-110724-3	YTH BBALL REFS - GIFT CARDS	11/07/24	80.00	.00	
FOSTER, MICHAEL	20241102	BASKETBALL REFEREE	11/02/24	100.00	.00	
PENNY, SAMUEL	20241102	BASKETBALL REFEREE	11/02/24	100.00	.00	
POTTS, BELLA	20241112	BASKETBALL GYM MONITOR	11/12/24	378.00	.00	
ELK CREEK BAPTIST CHURCH INC.	131	GIRLS BASKETBALL - USE OF GYM	11/08/24	125.00	.00	
SHADOW TRACKERS	RDK222924	BACKGROUND CHECK	10/31/24	34.50	.00	
Total 28-58-150-300.0 PROFESSIONAL SERVICES:				817.50	.00	
<b>28-58-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	175.23	.00	
Total 28-58-150-460.0 TELEPHONE:				175.23	.00	
Total RECREATION - PROGRAMS:				992.73	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>RECREATION - PARKS</b>						
<b>28-59-150-210.0 DEPARTMENT SUPPLIES</b>						
BUILDERS FIRSTSOURCE INC.	89938206	PUSH BROOM HANDLES	10/31/24	46.88	.00	
LAWSON PRODUCTS INC.	9311968133	SHOP SUPPLIES	10/30/24	73.33	.00	
MAY HARDWARE INC.	116708	SERRATED SHEAR	10/30/24	31.49	.00	
MAY HARDWARE INC.	116792	DOOR STOP, SNOWPUSHER, PAINTERS COMB, ANGLE BRUSH	10/31/24	147.09	.00	
MAY HARDWARE INC.	116868	DRILL BITS	11/01/24	43.18	.00	
MAY HARDWARE INC.	116873	BAG OF RAGS	11/01/24	8.99	.00	
MAY HARDWARE INC.	116893	SHOP PARTS	11/01/24	145.35	.00	
MAY HARDWARE INC.	116894	PUSHBROOM	11/01/24	17.09	.00	
MAY HARDWARE INC.	116921	TARP	11/01/24	53.99	.00	
MAY HARDWARE INC.	117046	BROOM, PUSHBROOM	11/04/24	109.76	.00	
MAY HARDWARE INC.	117047	PARACORD	11/04/24	32.38	.00	
MAY HARDWARE INC.	117190	GLOVES	11/05/24	11.69	.00	
MAY HARDWARE INC.	117228	DEICER, GLOVES	11/06/24	17.98	.00	
MAY HARDWARE INC.	117407	KEY BLANKS	11/08/24	10.76	.00	
MAY HARDWARE INC.	117494	PRO LOCK	11/09/24	35.99	.00	
Total 28-59-150-210.0 DEPARTMENT SUPPLIES:				785.95	.00	
<b>28-59-150-211.0 BATHROOM SUPPLIES</b>						
ALSCO	LBOI2220430	7 MATS	10/15/24	34.90	.00	
ALSCO	LBOI2222246	7 MATS	10/22/24	34.90	.00	
ALSCO	LBOI2224082	7 MATS	10/29/24	34.90	.00	
ALSCO	LBOI2225912	7 MATS	11/05/24	36.35	.00	
GEM STATE PAPER & SUPPLY	3097968	ENMOTION TOWEL DISPENSER	11/07/24	86.02	.00	
GEM STATE PAPER & SUPPLY	3097970	45 GAL BAGS, ROLL TISSUE, JUMBO TISSUE	11/07/24	528.79	.00	
MAY HARDWARE INC.	116696	SPRAY BOTTLE, SEALER, RAGS	10/30/24	97.25	.00	
Total 28-59-150-211.0 BATHROOM SUPPLIES:				853.11	.00	
<b>28-59-150-240.0 MINOR EQUIPMENT</b>						
JC MASONRY & TILE INC	20241031	Purchase of a Imer 350 masonry saw, tried by parks department.	10/31/24	1,500.00	.00	
Total 28-59-150-240.0 MINOR EQUIPMENT:				1,500.00	.00	
<b>28-59-150-300.0 PROFESSIONAL SERVICES</b>						
CRESTLINE ENGINEERS INC.	4327	Professional services for engineering/design documents for W. Lake St. Pathway to be paid by Whitetail escrow funds.	08/29/24	212.50	.00	
CRESTLINE ENGINEERS INC.	4427	Professional services for engineering/design documents for W. Lake St. Pathway to be paid by Whitetail escrow funds.	10/31/24	2,762.50	.00	
DIGLINE INC.	0075248-IN	CITY OF MCCALL PARKS ADDITIONAL CALLS	10/31/24	15.60	.00	
Total 28-59-150-300.0 PROFESSIONAL SERVICES:				2,990.60	.00	
<b>28-59-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	165.23	.00	
Total 28-59-150-460.0 TELEPHONE:				165.23	.00	
<b>28-59-150-570.0 REPAIRS - BUILDING AND GROUNDS</b>						
CLEARWATER CONCRETE INC.	20455	UNWASHED CONCRETE ROCK	10/31/24	117.29	.00	
FRANZ WITTE - McCALL LLC	56323	IRRIGATION BLOW OUTS	11/04/24	200.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 28-59-150-570.0 REPAIRS - BUILDING AND GROUNDS:				317.29	.00	
<b>28-59-150-590.0 REPAIRS - OTHER EQUIPMENT</b>						
FAIRBANK EQUIPMENT INC	S2520291.001	ATV SPRAYER PUMPS	10/30/24	369.68	.00	
LES SCHWAB TIRE CENTERS	12500461135	New PASSENGER TIRE	10/29/24	67.96	.00	
MAY HARDWARE INC.	116893	EQUIPMENT	11/01/24	39.92	.00	
WESTERN STATES EQUIPMENT CO.	IN002985828	LAMP	11/05/24	470.97	.00	
Total 28-59-150-590.0 REPAIRS - OTHER EQUIPMENT:				948.53	.00	
<b>28-59-200-702.0 CAPITAL PURCHASES</b>						
HIGH VOLTAGE CAPITAL INC	3999	Replacement of two mini trucks in the Parks rolling fleet.	10/21/24	60,800.00	.00	
Total 28-59-200-702.0 CAPITAL PURCHASES:				60,800.00	.00	
Total RECREATION - PARKS:				68,360.71	.00	
Total RECREATION FUND:				69,353.44	.00	
<b>AIRPORT FUND</b>						
<b>AIRPORT DEPARTMENT</b>						
<b>29-56-150-350.0 ENGINEER SERVICES</b>						
ARDURRA GROUP INC	05113 - 14160	CONTINUING SERVICES AGREEMENT	11/08/24	1,200.00	.00	
Total 29-56-150-350.0 ENGINEER SERVICES:				1,200.00	.00	
<b>29-56-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	123.49	.00	
Total 29-56-150-460.0 TELEPHONE:				123.49	.00	
<b>29-56-200-701.0 INFIELD DEVEL. - UTILITY EXT.</b>						
ARDURRA GROUP INC	05113 - 14160	INFIELD DEV UTILITIES	11/08/24	1,395.00	.00	
Total 29-56-200-701.0 INFIELD DEVEL. - UTILITY EXT.:				1,395.00	.00	
Total AIRPORT DEPARTMENT:				2,718.49	.00	
Total AIRPORT FUND:				2,718.49	.00	
<b>LOCAL OPTION TAX FUND</b>						
<b>LOCAL OPTION TAX DEPARTMENT</b>						
<b>31-49-200-702.0 MAINTENANCE IMPROVMNT PROJECTS</b>						
GRANITE EXCAVATION INC.	2024 CRACK SEALI	2024 Crack Sealing Project	10/31/24	5,175.87	.00	
Total 31-49-200-702.0 MAINTENANCE IMPROVMNT PROJECTS:				5,175.87	.00	
<b>31-49-200-704.0 DOWNTOWN CORE REDEVELOPMENT</b>						
GRANITE EXCAVATION INC.	1ST ST SURFACE I	Streets LOT - Downtown Core Phase 3B	08/24/24	17,705.20	.00	
GRANITE EXCAVATION INC.	1ST ST SURFACE I	Streets LOT - Downtown Core Phase 3B	08/24/24	10,743.26	.00	
Total 31-49-200-704.0 DOWNTOWN CORE REDEVELOPMENT:				28,448.46	.00	
Total LOCAL OPTION TAX DEPARTMENT:				33,624.33	.00	



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>31-60-250-125.0 GRANTS - FEDERAL - EDA</b>						
GRANITE EXCAVATION INC.	1ST ST SURFACE I	EDA Grant - Downtown Core Phase 3B	08/24/24	54,649.53	.00	
Total 31-60-250-125.0 GRANTS - FEDERAL - EDA:				54,649.53	.00	
<b>31-60-250-130.0 GRANTS - FEDERAL - TAP</b>						
GRANITE EXCAVATION INC.	1ST ST SURFACE I	TAP Grant - Downtown Core Phase 3B	08/24/24	135,622.70	.00	
Total 31-60-250-130.0 GRANTS - FEDERAL - TAP:				135,622.70	.00	
Total :				190,272.23	.00	
Total LOCAL OPTION TAX FUND:				223,896.56	.00	
<b>LIBRARY CONSTRUCTION FUND</b>						
<b>LIBRARY CONSTR. FUND DEPART.</b>						
<b>32-40-200-701.0 LIBRARY CONSTRUCTION COSTS</b>						
CM COMPANY INC	1915-00028	MCCALL PUBLIC LIBRARY	10/31/24	299,321.25	.00	
RATIO ARCHITECTS LLC	19704.000 - 35848	19704.000 - MCCALL LIBRARY	08/30/24	9,323.33	.00	
Total 32-40-200-701.0 LIBRARY CONSTRUCTION COSTS:				308,644.58	.00	
Total LIBRARY CONSTR. FUND DEPART.:				308,644.58	.00	
Total LIBRARY CONSTRUCTION FUND:				308,644.58	.00	
<b>GOLF FUND</b>						
<b>GOLF PRO SHOP DEPARTMENT</b>						
<b>54-84-150-300.0 PROFESSIONAL SERVICES</b>						
SHADOW TRACKERS	RDK222924	BACKGROUND CHECK	10/31/24	40.00	.00	
Total 54-84-150-300.0 PROFESSIONAL SERVICES:				40.00	.00	
<b>54-84-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	100.56	.00	
Total 54-84-150-460.0 TELEPHONE:				100.56	.00	
<b>54-84-150-521.0 EQUIPMENT LEASE</b>						
COLORADO GOLF & TURF INC	01-169621	GOLF CART RENTAL	11/04/24	6,948.64	.00	
Total 54-84-150-521.0 EQUIPMENT LEASE:				6,948.64	.00	
Total GOLF PRO SHOP DEPARTMENT:				7,089.20	.00	
<b>GOLF OPERATIONS DEPARTMENT</b>						
<b>54-85-150-210.0 DEPARTMENT SUPPLIES</b>						
ALSCO	LBOI2224080	SHOP TOWELS, LAUNDRY BAG, COVERALLS	10/29/24	34.67	.00	
ALSCO	LBOI2225908	SHOP TOWELS, LAUNDRY BAG, COVERALLS	11/05/24	34.67	.00	
ALSCO	LBOI2227743	SHOP TOWELS, LAUNDRY BAG, COVERALLS	11/12/24	34.67	.00	
BOW WOW WASTE PRODUCTS	735870	PET WASTE BAGS	10/31/24	337.95	.00	
MAY HARDWARE INC.	116714	CABLE TIES, KEEP OUT SIGN, NO TRSPASS	10/30/24	81.22	.00	
MAY HARDWARE INC.	116797	MISC PARTS, PVC PIPE	10/31/24	67.93	.00	
MAY HARDWARE INC.	117177	CLOG REMOVER	11/05/24	14.39	.00	
NORCO INC.	0042021263	S/DEY, WS/100	10/31/24	26.97	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 54-85-150-210.0 DEPARTMENT SUPPLIES:				632.47	.00	
<b>54-85-150-227.0 IRRIGATION MAINTENANCE</b>						
MAY HARDWARE INC.	117074	PIPE, ELBOW	11/04/24	39.11	.00	
R & R PRODUCTS INC.	CD2968003	RAIN BIRD ELECTRIC VALVE	10/29/24	254.50	.00	
Total 54-85-150-227.0 IRRIGATION MAINTENANCE:				293.61	.00	
<b>54-85-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
A & I DISTRIBUTORS	4105080 1	6 GAL PURUS	08/16/24	201.32	201.32	11/13/2024
Total 54-85-150-250.0 MOTOR FUELS AND LUBRICANTS:				201.32	201.32	
<b>54-85-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	46.74	.00	
Total 54-85-150-460.0 TELEPHONE:				46.74	.00	
<b>54-85-150-570.0 REPAIRS - BUILDING AND GROUNDS</b>						
TONY MECKEL EXCAVATING INC.	2024-559	Container rental for woody debris	11/12/24	2,498.25	.00	
Total 54-85-150-570.0 REPAIRS - BUILDING AND GROUNDS:				2,498.25	.00	
<b>54-85-150-575.0 REPAIRS - CLUBHOUSE</b>						
A-1 HEATING & AIR	593390	FILTER CARTRIDGE	09/17/24	80.00	.00	
TAYLOR BROS. FIRE & SAFETY-IDAHO	12467714	SERVICE CALL	11/06/24	324.00	.00	
Total 54-85-150-575.0 REPAIRS - CLUBHOUSE:				404.00	.00	
<b>54-85-150-590.0 REPAIRS - OTHER EQUIPMENT</b>						
TURF EQUIPMENT & IRRIGATION	766810-01	OIL FILTER	10/29/24	56.44	.00	
Total 54-85-150-590.0 REPAIRS - OTHER EQUIPMENT:				56.44	.00	
<b>54-85-200-704.0 CLUBHOUSE IMPROVEMENTS</b>						
CRESTLINE ENGINEERS INC.	4428	21003 - CITY OF MCCALL GOLF COURSE - CLUBHOUSE PEDETRIAN ACCESS IMPROVEMENTS	10/31/24	440.00	.00	
Total 54-85-200-704.0 CLUBHOUSE IMPROVEMENTS:				440.00	.00	
<b>54-85-350-800.0 EQUIPMENT LEASE PRINCIPAL</b>						
PNC EQUIPMENT FINANCE LLC	2104886	98982756-5 RENTAL PAYMENT	10/31/24	16,379.00	.00	
PNC EQUIPMENT FINANCE LLC	2104887	98982756-6	10/31/24	14,082.00	.00	
PNC EQUIPMENT FINANCE LLC	2111462	RENTAL PAYMENT	11/05/24	16,379.00	.00	
Total 54-85-350-800.0 EQUIPMENT LEASE PRINCIPAL:				46,840.00	.00	
<b>54-85-350-805.0 CAT LEASE PRINCIPAL</b>						
SUMMIT NATIONAL BANK	14565 102924	2022 CAT 259D3 MULTI TERRAIN LOADER SN#CW920905 LEASE 14565	10/29/24	3,425.58	.00	
Total 54-85-350-805.0 CAT LEASE PRINCIPAL:				3,425.58	.00	
<b>54-85-350-806.0 CAT LEASE INTEREST</b>						
SUMMIT NATIONAL BANK	14565 102924	2022 CAT 259D3 MULTI TERRAIN LOADER SN#CW920905 LEASE 14565	10/29/24	2,418.80	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 54-85-350-806.0 CAT LEASE INTEREST:				2,418.80	.00	
Total GOLF OPERATIONS DEPARTMENT:				57,257.21	201.32	
Total GOLF FUND:				64,346.41	201.32	
<b>WATER FUND</b>						
<b>WATER DISTRIBUTION</b>						
<b>60-64-150-210.0 DEPARTMENT SUPPLIES</b>						
STAPLES CONTRACT & COMMERCIAL	20241107	ENVELOPES	11/07/24	189.99	.00	
CONSOLIDATED ELECTRICAL DIST	4438-1041182	500 WIRE	11/08/24	86.76	.00	
MAY HARDWARE INC.	116565	BLANK KEY	10/29/24	75.00	.00	
MAY HARDWARE INC.	117472	MISC FASTENERS	11/08/24	3.24	.00	
USABLUEBOOK	INV00513616	AAA BATTERIES, HAND KEY WRENCH	10/15/24	232.36	.00	
Total 60-64-150-210.0 DEPARTMENT SUPPLIES:				587.35	.00	
<b>60-64-150-220.0 FIRST AID/SAFETY</b>						
CONCRETE CONSTRUCTION SUPPLY	M070228	RUBBER ORANGE INSULATED GLOVE	11/04/24	15.52	.00	
MAY HARDWARE INC.	117358	GLOVES	11/07/24	35.99	.00	
MAY HARDWARE INC.	117406	60 LB TUBE SAND	11/08/24	71.91	.00	
Total 60-64-150-220.0 FIRST AID/SAFETY:				123.42	.00	
<b>60-64-150-300.0 PROFESSIONAL SERVICES</b>						
DIGLINE INC.	0075248-IN	CITY OF MCCALL WATER ADDITIONAL CALLS	10/31/24	150.15	.00	
Total 60-64-150-300.0 PROFESSIONAL SERVICES:				150.15	.00	
<b>60-64-150-400.0 ADVERTISING/LEGAL PUBLICATIONS</b>						
YOURMEMBERSHIP.COM INC	R69751118	JOB POSTING - AWWA - WATER OPERATIONS SUPERINTENDENT	11/07/24	399.00	.00	
Total 60-64-150-400.0 ADVERTISING/LEGAL PUBLICATIONS:				399.00	.00	
<b>60-64-150-420.0 TRAVEL AND MEETINGS</b>						
U.S. BANK - CARD SERVICES	1024-JESSEN	LEAD & COPPER WORK - MEAL - WATER STAFF	10/25/24	12.66	.00	
Total 60-64-150-420.0 TRAVEL AND MEETINGS:				12.66	.00	
<b>60-64-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
U.S. BANK - CARD SERVICES	1024-JESSEN	LICENSE RENEWAL - NO RECEIPT	10/25/24	30.00	.00	
U.S. BANK - CARD SERVICES	1024-JESSEN	LICENSE RENEWAL - NO RECEIPT	10/25/24	30.00	.00	
Total 60-64-150-440.0 PROFESSIONAL DEVELOPMENT:				60.00	.00	
<b>60-64-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	530.37	.00	
Total 60-64-150-460.0 TELEPHONE:				530.37	.00	
<b>60-64-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT</b>						
NORTHWEST EQUIPMENT SALES INC	353323BP	CABLE, PARK BRAKE	11/12/24	87.11	.00	
Total 60-64-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				87.11	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>60-64-150-591.0 REPAIRS - WATER METERS/MXU'S</b>						
FERGUSON ENTERPRISES #3007	0903697	For the purchase meter installation repair parts	10/03/24	1,278.90	.00	
Total 60-64-150-591.0 REPAIRS - WATER METERS/MXU'S:				1,278.90	.00	
<b>60-64-150-592.0 REPAIRS-WATER SERVICES &amp; MAINS</b>						
VALLEY PAVING & ASPHALT INC.	12900	3/4" CRUSHED BASE COARS	10/31/24	308.94	.00	
VALLEY PAVING & ASPHALT INC.	12901	Blanket PO for the purchase of 3/4" minus Service & Main Line repair work (used \$5300 in FY24)	10/31/24	2,787.39	.00	
Total 60-64-150-592.0 REPAIRS-WATER SERVICES & MAINS:				3,096.33	.00	
<b>60-64-350-815.0 CAT LEASE PRINCIPAL</b>						
SUMMIT NATIONAL BANK	14597 102924	2022 CAT 420XE BACKHOE LOADER SN#H9X02032 LEASE 14597	10/29/24	9,074.26	.00	
Total 60-64-350-815.0 CAT LEASE PRINCIPAL:				9,074.26	.00	
<b>60-64-350-816.0 CAT LEASE INTEREST</b>						
SUMMIT NATIONAL BANK	14597 102924	2022 CAT 420XE BACKHOE LOADER SN#H9X02032 LEASE 14597	10/29/24	5,366.69	.00	
Total 60-64-350-816.0 CAT LEASE INTEREST:				5,366.69	.00	
Total WATER DISTRIBUTION:				20,766.24	.00	
<b>WATER TREATMENT</b>						
<b>60-65-150-210.0 DEPARTMENT SUPPLIES</b>						
BUILDERS FIRSTSOURCE INC.	89923779	REGULAR BLOCK	10/29/24	27.12	.00	
Total 60-65-150-210.0 DEPARTMENT SUPPLIES:				27.12	.00	
<b>60-65-150-220.0 FIRST AID/SAFETY</b>						
MAY HARDWARE INC.	117140	TUBE SAND	11/05/24	28.76	.00	
Total 60-65-150-220.0 FIRST AID/SAFETY:				28.76	.00	
<b>60-65-150-222.0 CHEMICALS</b>						
DUBOIS CHEMICALS INC	IN-30357506	Blanket PO for Soda Ash	11/06/24	3,594.15	.00	
UNIVAR SOLUTIONS USA INC	52554567	For the purchase of a truckload of water treatment salt 40,000lbs	11/01/24	6,310.60	.00	
Total 60-65-150-222.0 CHEMICALS:				9,904.75	.00	
<b>60-65-150-300.0 PROFESSIONAL SERVICES</b>						
FONTUS BLUE INC	1284	Software and expert treatment support for optimization of chemicals and laboratory data, with predictive modeling and trending to help improve water quality and operator education.	11/01/24	9,960.00	.00	
SHADOW TRACKERS	RDK222924	BACKGROUND CHECK	10/31/24	30.00	.00	
Total 60-65-150-300.0 PROFESSIONAL SERVICES:				9,990.00	.00	
<b>60-65-150-400.0 ADVERTISING/LEGAL PUBLICATIONS</b>						
STAR NEWS, THE	WATER SUBSCRIP	WATER DEPT STAR NEWS	11/13/24	21.00	.00	
YOURMEMBERSHIP.COM INC	R69439589	WATER PRODUCTION MANAGER	10/11/24	399.00	.00	
YOURMEMBERSHIP.COM INC	R69751082	WATER PRODUCTION MANAGER	11/07/24	399.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 60-65-150-400.0 ADVERTISING/LEGAL PUBLICATIONS:				819.00	.00	
<b>60-65-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
McCALL AREA CHAMBER OF	8593	LEADERSHIP CLASS - SIMS	11/07/24	500.00	.00	
Total 60-65-150-440.0 PROFESSIONAL DEVELOPMENT:				500.00	.00	
<b>60-65-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	86.75	.00	
Total 60-65-150-460.0 TELEPHONE:				86.75	.00	
<b>60-65-150-490.0 HEAT, LIGHTS, AND UTILITIES</b>						
ED STAUB & SONS PETROLEUM INC	11564674	PROPANE	11/07/24	1,278.72	.00	
ED STAUB & SONS PETROLEUM INC	11578325	PROPANE	11/07/24	725.57	.00	
Total 60-65-150-490.0 HEAT, LIGHTS, AND UTILITIES:				2,004.29	.00	
<b>60-65-150-570.0 REPAIRS - BUILDING AND GROUNDS</b>						
U.S. BANK - CARD SERVICES	1024-JESSEN	DUMP TICKET	10/25/24	126.00	.00	
U.S. BANK - CARD SERVICES	1024-JESSEN	DUMP TICKET	10/25/24	62.55	.00	
Total 60-65-150-570.0 REPAIRS - BUILDING AND GROUNDS:				188.55	.00	
<b>60-65-150-590.0 REPAIRS - OTHER EQUIPMENT</b>						
A.M.E. ELECTRIC INC.	242012	SERVICE CALL - 720 CONTROL	11/11/24	240.00	.00	
Total 60-65-150-590.0 REPAIRS - OTHER EQUIPMENT:				240.00	.00	
Total WATER TREATMENT:				23,789.22	.00	
Total WATER FUND:				44,555.46	.00	
Grand Totals:				884,181.53	88,728.92	





Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>PAYROLL PAYABLES CLEARING</b>						
<b>03-22323 HRA ADMIN FEE</b>						
NUESYNERGY INC.	9503	HRA/FSA ADMIN FEES	09/30/24	410.00	.00	
Total 03-22323 HRA ADMIN FEE:				410.00	.00	
Total :				410.00	.00	
Total PAYROLL PAYABLES CLEARING:				410.00	.00	
<b>GENERAL FUND</b>						
<b>10-21001 LOT-STREETS SALES TAX PAYABLE</b>						
MCCALL, CITY OF	202410-TAX	LOT TAX - 1%	10/31/24	730.70	.00	
Total 10-21001 LOT-STREETS SALES TAX PAYABLE:				730.70	.00	
Total :				730.70	.00	
<b>GENERAL FUND REVENUE</b>						
<b>10-30-070-990.0 CASH OVER\(\SHORT)</b>						
MCCALL, CITY OF	202410-TAX	LOT TAX - 1% / OVER	10/31/24	4.68-	.00	
Total 10-30-070-990.0 CASH OVER\(\SHORT):				4.68-	.00	
Total GENERAL FUND REVENUE:				4.68-	.00	
<b>MAYOR &amp; COUNCIL</b>						
<b>10-41-150-275.0 PUBLIC RELATIONS</b>						
STAR NEWS, THE	210264	MCCALL CITY COUNCIL CPR	10/31/24	1,020.00	.00	
Total 10-41-150-275.0 PUBLIC RELATIONS:				1,020.00	.00	
Total MAYOR & COUNCIL:				1,020.00	.00	
<b>INFORMATION SYSTEMS</b>						
<b>10-42-150-465.0 COMMUNICATIONS - ETHERNET</b>						
SPARKLIGHT	20241108	INTERNET - ACCT # 112663760 AUGUST AND NOVEMBER	11/08/24	259.44	.00	
Total 10-42-150-465.0 COMMUNICATIONS - ETHERNET:				259.44	.00	
Total INFORMATION SYSTEMS:				259.44	.00	
<b>CITY MANAGER</b>						
<b>10-43-150-420.0 TRAVEL AND MEETINGS</b>						
TODD, MEREDITH	20241017	MOUNTAIN TOWNS 2030 CONFERENCE - MEALS GREAVES	10/17/24	25.00	.00	
Total 10-43-150-420.0 TRAVEL AND MEETINGS:				25.00	.00	
Total CITY MANAGER:				25.00	.00	
<b>ADMINISTRATIVE COSTS</b>						
<b>10-44-150-200.0 OFFICE SUPPLIES</b>						
PITNEY BOWES	1026386812	DOUBLE TAPE SHEETS	11/07/24	66.39	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-44-150-200.0 OFFICE SUPPLIES:				66.39	.00	
<b>10-44-150-300.0 PROFESSIONAL SERVICES</b>						
NUESYNERGY INC.	9503	COBRA ADMIN FEES	09/30/24	75.00	.00	
WORLD WIDE INTERPRETERS	55619	INTERPRETATION	11/05/24	20.40	.00	
Total 10-44-150-300.0 PROFESSIONAL SERVICES:				95.40	.00	
<b>10-44-150-310.0 ATTORNEY - CIVIL NON-REIMB</b>						
WHITE PETERSON P.A.	165521	GENERAL CITY ADMIN	10/31/24	38,278.74	.00	
Total 10-44-150-310.0 ATTORNEY - CIVIL NON-REIMB:				38,278.74	.00	
<b>10-44-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
BOISE OFFICE EQUIPMENT	IN4489218	XEROX XALC8145 OVERAGE CHARGE	11/12/24	69.25	.00	
U.S. BANK EQUIPMENT FINANCE	542610076	FINANCE 10/11/2024 TO 11/10/2024 CITY HALL XEROX COPIER - SN 6TB456118 FOR 11/11/24 - 12/10/24	11/16/24	247.39	.00	
Total 10-44-150-500.0 RENTAL - OFFICE EQUIPMENT:				316.64	.00	
<b>10-44-150-500.1 RENTAL - EQUIPMENT MAINTENANCE</b>						
BOISE OFFICE EQUIPMENT	IN4500281	XEROX XALC8070H2 OVERAGE CHARGE - ADMIN 10/10/2024 TO 11/09/2024	11/18/24	74.29	.00	
Total 10-44-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				74.29	.00	
Total ADMINISTRATIVE COSTS:				38,831.46	.00	
<b>CITY CLERK</b>						
<b>10-46-150-598.0 RECORDS DESTRUCTION</b>						
Stericycle	8008832048	SHREDDING	11/03/24	175.77	.00	
Total 10-46-150-598.0 RECORDS DESTRUCTION:				175.77	.00	
<b>10-46-150-999.0 ELECTRONIC RECORDING FEES</b>						
SIMPLIFILE	612088181349SFL	RECORDING FEES	11/01/24	3.25	.00	
Total 10-46-150-999.0 ELECTRONIC RECORDING FEES:				3.25	.00	
Total CITY CLERK:				179.02	.00	
<b>COMMUNITY DEVELOPMENT</b>						
<b>10-48-150-420.0 TRAVEL AND MEETINGS</b>						
TODD, MEREDITH	20241017	MOUNTAIN TOWNS 2030 CONFERENCE - MEALS	10/17/24	113.43	.00	
Total 10-48-150-420.0 TRAVEL AND MEETINGS:				113.43	.00	
Total COMMUNITY DEVELOPMENT:				113.43	.00	
<b>POLICE DEPARTMENT</b>						
<b>10-50-150-260.0 POSTAGE</b>						
UNITED PARCEL SERVICE	8459E3454	SHIPPING	11/09/24	75.14	.00	
Total 10-50-150-260.0 POSTAGE:				75.14	.00	



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>10-50-150-300.0 PROFESSIONAL SERVICES</b>						
Stericycle	8008832048	SHREDDING	11/03/24	97.56	.00	
Total 10-50-150-300.0 PROFESSIONAL SERVICES:				97.56	.00	
<b>10-50-150-405.0 DRUG CASE EXPENDITURES</b>						
VERIZON WIRELESS	9977269645	CELLULAR PHONE SERVICE	10/26/24	40.01	.00	
Total 10-50-150-405.0 DRUG CASE EXPENDITURES:				40.01	.00	
<b>10-50-150-450.0 CLEANING AND CUSTODIAL</b>						
BLUE RIBBON LINEN SUPPLY INC.	0609952	5 MATS, 4 FLOOR CARE, SCRAPER	10/10/24	39.98	.00	
Total 10-50-150-450.0 CLEANING AND CUSTODIAL:				39.98	.00	
<b>10-50-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9977269645	CELLULAR PHONE SERVICE	10/26/24	1,301.40	.00	
Total 10-50-150-460.0 TELEPHONE:				1,301.40	.00	
<b>10-50-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
XEROX FINANCIAL SERVICES	6444789	PD C405DN	11/10/24	72.47	.00	
XEROX FINANCIAL SERVICES	6444789	PD C8145h2	11/10/24	394.08	.00	
Total 10-50-150-500.0 RENTAL - OFFICE EQUIPMENT:				466.55	.00	
Total POLICE DEPARTMENT:				2,020.64	.00	
<b>INTER-FUND TRANSFER EXPENSES</b>						
<b>10-59-700-102.0 MCPAWS</b>						
McPAWS REGIONAL ANIMAL SHELTER	20241109	FUNDING REQUIREMENT	11/09/24	20,000.00	20,000.00	11/18/2024
Total 10-59-700-102.0 MCPAWS:				20,000.00	20,000.00	
<b>10-59-700-105.0 MCCALL FIRE DISTRICT</b>						
MCCALL FIRE PROTECTION DISTRICT	20241109	FOUR WHEEL DRIVE PICKUP TRUCK FOR FIRE SAFETY INSPECTIONS	11/09/24	44,909.00	44,909.00	11/18/2024
Total 10-59-700-105.0 MCCALL FIRE DISTRICT:				44,909.00	44,909.00	
Total INTER-FUND TRANSFER EXPENSES:				64,909.00	64,909.00	
Total GENERAL FUND:				108,084.01	64,909.00	
<b>PUBLIC WORKS &amp; STREETS FUND</b>						
<b>PUBLIC WORKS &amp; STREETS</b>						
<b>24-55-150-400.0 ADVERTISING/LEGAL PUBLICATIONS</b>						
STAR NEWS, THE	210264	BOX CLASSIFIED - HELP WANTED - STREETS OPERATOR - OCTOBER	10/31/24	130.00	.00	
Total 24-55-150-400.0 ADVERTISING/LEGAL PUBLICATIONS:				130.00	.00	
<b>24-55-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
U.S. BANK EQUIPMENT FINANCE	542610076	PUBLIC WORKS XEROX COPIER - SN 8TB654537 FOR 11/11/24 - 12/10/24	11/16/24	163.69	.00	
Total 24-55-150-500.0 RENTAL - OFFICE EQUIPMENT:				163.69	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>24-55-150-500.1 RENTAL - EQUIPMENT MAINTENANCE</b>						
BOISE OFFICE EQUIPMENT	IN4500281	XEROX XALC8045'S OVERAGE CHARGE - PUBLIC WORKS 10/10/2024 TO 11/09/2024	11/18/24	132.87	.00	
Total 24-55-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				132.87	.00	
Total PUBLIC WORKS & STREETS:				426.56	.00	
Total PUBLIC WORKS & STREETS FUND:				426.56	.00	
<b>LIBRARY FUND</b>						
<b>25-21000 SALES TAX PAYABLE</b>						
STATE TAX COMMISSION	202410	SALES TAX - #000023345	10/31/24	113.70	113.70	11/21/2024
Total 25-21000 SALES TAX PAYABLE:				113.70	113.70	
Total :				113.70	113.70	
<b>LIBRARY DEPARTMENT</b>						
<b>25-57-150-420.0 TRAVEL AND MEETINGS</b>						
STROHMEYER, HEIDI	20241108	VMLC REGIONAL MEETING - MILAGE	11/08/24	166.16	.00	
Total 25-57-150-420.0 TRAVEL AND MEETINGS:				166.16	.00	
<b>25-57-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS</b>						
IDAHO NORTH COLLEGE	21786	LOST ITEM	11/01/24	28.80	.00	
Total 25-57-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS:				28.80	.00	
<b>25-57-150-461.0 INTERNET SERVICES</b>						
SPARKLIGHT	20241108	INTERNET - ACCT # 112663760 AUGUST AND NOVEMBER	11/08/24	259.42	.00	
Total 25-57-150-461.0 INTERNET SERVICES:				259.42	.00	
<b>25-57-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
U.S. BANK EQUIPMENT FINANCE	542610076	LIBRARY XEROX COPIER - SN 8TB654539 FOR 11/11/24 - 12/10/24	11/16/24	170.41	.00	
Total 25-57-150-500.0 RENTAL - OFFICE EQUIPMENT:				170.41	.00	
<b>25-57-150-500.1 RENTAL - EQUIPMENT MAINTENANCE</b>						
BOISE OFFICE EQUIPMENT	IN4500281	XEROX XALC8045'S OVERAGE CHARGE - LIBRARY 10/10/2024 TO 11/09/2024	11/18/24	46.26	.00	
Total 25-57-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				46.26	.00	
Total LIBRARY DEPARTMENT:				671.05	.00	
Total LIBRARY FUND:				784.75	113.70	
<b>RECREATION FUND</b>						
<b>28-21000 SALES TAX PAYABLE</b>						
STATE TAX COMMISSION	202410	SALES TAX - #000023345	10/31/24	283.11	283.11	11/21/2024

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 28-21000 SALES TAX PAYABLE:				283.11	283.11	
Total :				283.11	283.11	
<b>RECREATION - PROGRAMS</b>						
<b>28-58-150-300.0 PROFESSIONAL SERVICES</b>						
McCALL-DONNELLY JT. SCHOOL	452	YTH BASKETBALL CUSTODIAL FEE	11/13/24	100.00	.00	
Total 28-58-150-300.0 PROFESSIONAL SERVICES:				100.00	.00	
<b>28-58-150-490.0 HEAT, LIGHTS, AND UTILITIES</b>						
TREASURE VALLEY TRANSIT INC.	541	50% OCTOBER 2024 UTILITIES IN MCCALL TRANSIT CENTER	10/31/24	404.98	.00	
Total 28-58-150-490.0 HEAT, LIGHTS, AND UTILITIES:				404.98	.00	
<b>28-58-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
XEROX FINANCIAL SERVICES	6444789	PARKS C405DN	11/10/24	72.47	.00	
Total 28-58-150-500.0 RENTAL - OFFICE EQUIPMENT:				72.47	.00	
Total RECREATION - PROGRAMS:				577.45	.00	
Total RECREATION FUND:				860.56	283.11	
<b>AIRPORT FUND</b>						
<b>AIRPORT DEPARTMENT</b>						
<b>29-56-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
XEROX FINANCIAL SERVICES	6444789	AIRPORT C405DN	11/10/24	72.47	.00	
Total 29-56-150-500.0 RENTAL - OFFICE EQUIPMENT:				72.47	.00	
Total AIRPORT DEPARTMENT:				72.47	.00	
Total AIRPORT FUND:				72.47	.00	
<b>LOCAL OPTION TAX FUND</b>						
<b>LOCAL OPTION TAX DEPARTMENT</b>						
<b>31-49-200-704.0 DOWNTOWN CORE REDEVELOPMENT</b>						
GRANITE EXCAVATION INC.	1ST ST SURFACE I	Streets LOT - Downtown Core Phase 3B	10/24/24	6,234.85	.00	
GRANITE EXCAVATION INC.	1ST ST SURFACE I	Streets LOT - Downtown Core Phase 3B	10/24/24	72,519.99	.00	
Total 31-49-200-704.0 DOWNTOWN CORE REDEVELOPMENT:				78,754.84	.00	
Total LOCAL OPTION TAX DEPARTMENT:				78,754.84	.00	
<b>31-60-250-125.0 GRANTS - FEDERAL - EDA</b>						
GRANITE EXCAVATION INC.	1ST ST SURFACE I	EDA Grant - Downtown Core Phase 3B	10/24/24	223,842.87	.00	
Total 31-60-250-125.0 GRANTS - FEDERAL - EDA:				223,842.87	.00	
<b>31-60-250-130.0 GRANTS - FEDERAL - TAP</b>						
GRANITE EXCAVATION INC.	1ST ST SURFACE I	TAP Grant - Downtown Core Phase 3B	10/24/24	78,708.60	.00	
Total 31-60-250-130.0 GRANTS - FEDERAL - TAP:				78,708.60	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total :				302,551.47	.00	
Total LOCAL OPTION TAX FUND:				381,306.31	.00	
<b>GOLF FUND</b>						
<b>54-21000 SALES TAX PAYABLE</b>						
STATE TAX COMMISSION	202410	SALES TAX - #000023345	10/31/24	3,959.72	3,959.72	11/21/2024
Total 54-21000 SALES TAX PAYABLE:				3,959.72	3,959.72	
Total :				3,959.72	3,959.72	
<b>GOLF OPERATIONS FUND REVENUE</b>						
<b>54-30-070-990.0 CASH OVER\(\SHORT)</b>						
STATE TAX COMMISSION	202410	SALES TAX OVER	10/31/24	.44-	.44-	11/21/2024
Total 54-30-070-990.0 CASH OVER\(\SHORT):				.44-	.44-	
Total GOLF OPERATIONS FUND REVENUE:				.44-	.44-	
<b>GOLF PRO SHOP DEPARTMENT</b>						
<b>54-84-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
XEROX FINANCIAL SERVICES	6444788	C605X LEASE PAYMENT	11/10/24	85.51	.00	
BOISE OFFICE EQUIPMENT	IN4489218	XER/XVLC625 OVERAGE CHARGE GOLFCLUB 10/11/2024 to 11/10/2024	11/12/24	14.90	.00	
Total 54-84-150-500.0 RENTAL - OFFICE EQUIPMENT:				100.41	.00	
Total GOLF PRO SHOP DEPARTMENT:				100.41	.00	
<b>GOLF OPERATIONS DEPARTMENT</b>						
<b>54-85-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
XEROX FINANCIAL SERVICES	6504037	C605 LEASE PAYMENT	11/13/24	145.80	.00	
Total 54-85-150-500.0 RENTAL - OFFICE EQUIPMENT:				145.80	.00	
Total GOLF OPERATIONS DEPARTMENT:				145.80	.00	
Total GOLF FUND:				4,205.49	3,959.28	
<b>WATER FUND</b>						
<b>WATER TREATMENT</b>						
<b>60-65-150-222.0 CHEMICALS</b>						
UNIVAR SOLUTIONS USA INC	52493428	Blanket PO for the purchase of water treatment plant Coagulant, CC2215.	10/15/24	7,582.00	.00	
Total 60-65-150-222.0 CHEMICALS:				7,582.00	.00	
<b>60-65-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
RICOH AMERICAS CORP.	5070397874	RICOH MPC2003 ADDITIONAL IMAGES BALCK & COLOR	11/01/24	43.73	.00	
Total 60-65-150-500.0 RENTAL - OFFICE EQUIPMENT:				43.73	.00	
Total WATER TREATMENT:				7,625.73	.00	
Total WATER FUND:				7,625.73	.00	

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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Grand Totals:				<u>503,775.88</u>	<u>69,265.09</u>	

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>A &amp; I DISTRIBUTORS</b>					
1037	A & I DISTRIBUTORS	4105080 1	6 GAL PURUS	08/16/24	201.32
1037	A & I DISTRIBUTORS	4130872	SYN BLEND 5W20, SYN 5W30	10/23/24	665.11
Total A & I DISTRIBUTORS:					866.43
<b>A.M.E. ELECTRIC INC.</b>					
1070	A.M.E. ELECTRIC INC.	242012	SERVICE CALL - 720 CONTROL	11/11/24	240.00
Total A.M.E. ELECTRIC INC.:					240.00
<b>A-1 HEATING &amp; AIR</b>					
1145	A-1 HEATING & AIR	593390	FILTER CARTRIDGE	09/17/24	80.00
Total A-1 HEATING & AIR:					80.00
<b>ALBERTSONS LLC</b>					
1850	ALBERTSONS LLC	00804838-1107	YTH BBALL REFS - GIFT CARDS	11/07/24	80.00
Total ALBERTSONS LLC:					80.00
<b>ALSCO</b>					
2300	ALSCO	LBOI2220430	7 MATS	10/15/24	34.90
2300	ALSCO	LBOI2222246	7 MATS	10/22/24	34.90
2300	ALSCO	LBOI2222248	6 MATS	10/22/24	38.75
2300	ALSCO	LBOI2224080	SHOP TOWELS, LAUNDRY BAG, COVERALLS	10/29/24	34.67
2300	ALSCO	LBOI2224082	7 MATS	10/29/24	34.90
2300	ALSCO	LBOI2224085	6 MATS	10/29/24	38.75
2300	ALSCO	LBOI2225901	4 MATS	11/05/24	28.68
2300	ALSCO	LBOI2225901	SHOP TOWELS, COVERALLS	11/05/24	83.69
2300	ALSCO	LBOI2225908	SHOP TOWELS, LAUNDRY BAG, COVERALLS	11/05/24	34.67
2300	ALSCO	LBOI2225912	7 MATS	11/05/24	36.35
2300	ALSCO	LBOI2225914	6 MATS	11/05/24	38.75
2300	ALSCO	LBOI2227743	SHOP TOWELS, LAUNDRY BAG, COVERALLS	11/12/24	34.67
Total ALSCO:					473.68
<b>AMAZON CAPITAL SERVICES INC</b>					
2321	AMAZON CAPITAL SERVICES IN	1VTX-RPYH-D	BOOKS	10/29/24	88.25
2321	AMAZON CAPITAL SERVICES IN	1VTX-RPYH-D	OFFICE SUPPLIES	10/29/24	11.58
2321	AMAZON CAPITAL SERVICES IN	1VTX-RPYH-D	YOUNG ADULT MATERIALS	10/29/24	8.84
Total AMAZON CAPITAL SERVICES INC:					108.67
<b>ARDURRA GROUP INC</b>					
1965	ARDURRA GROUP INC	05113 - 14160	CONTINUING SERVICES AGREEMENT	11/08/24	1,200.00
1965	ARDURRA GROUP INC	05113 - 14160	INFIELD DEV UTILITIES	11/08/24	1,395.00
Total ARDURRA GROUP INC:					2,595.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>BAKER &amp; TAYLOR BOOKS</b>					
3700	BAKER & TAYLOR BOOKS	2038665554	BOOKS	10/29/24	57.33
3700	BAKER & TAYLOR BOOKS	2038665554	CHILDREN'S BOOK	10/29/24	37.02
3700	BAKER & TAYLOR BOOKS	2038673080	BOOKS	11/01/24	181.00
3700	BAKER & TAYLOR BOOKS	2038673080	CHILDREN'S BOOK	11/01/24	49.81
3700	BAKER & TAYLOR BOOKS	2038673080	YOUNG ADULT MATERIALS	11/01/24	42.02
Total BAKER & TAYLOR BOOKS:					367.18
<b>BOW WOW WASTE PRODUCTS</b>					
5200	BOW WOW WASTE PRODUCTS	735870	PET WASTE BAGS	10/31/24	337.95
Total BOW WOW WASTE PRODUCTS:					337.95
<b>BUILDERS FIRSTSOURCE INC.</b>					
5763	BUILDERS FIRSTSOURCE INC.	89923779	REGULAR BLOCK	10/29/24	27.12
5763	BUILDERS FIRSTSOURCE INC.	89938206	PUSH BROOM HANDLES	10/31/24	46.88
Total BUILDERS FIRSTSOURCE INC.:					74.00
<b>C &amp; N ELECTRICAL CONSTRUCTION</b>					
5985	C & N ELECTRICAL CONSTRUC	3351	VIOLET AND BITTERROOT	11/12/24	391.50
5985	C & N ELECTRICAL CONSTRUC	3352	PW LIGHTS	11/12/24	241.50
Total C & N ELECTRICAL CONSTRUCTION:					633.00
<b>CIVICPLUS LLC</b>					
3195	CIVICPLUS LLC	#317036	Archive Social	11/09/24	4,397.40
Total CIVICPLUS LLC:					4,397.40
<b>CLEARWATER CONCRETE INC.</b>					
7080	CLEARWATER CONCRETE INC.	20455	UNWASHED CONCRETE ROCK	10/31/24	117.29
Total CLEARWATER CONCRETE INC.:					117.29
<b>CM COMPANY INC</b>					
5952	CM COMPANY INC	1915-00028	MCCALL PUBLIC LIBRARY	10/31/24	299,321.25
Total CM COMPANY INC:					299,321.25
<b>COLORADO GOLF &amp; TURF INC</b>					
2699	COLORADO GOLF & TURF INC	01-169621	GOLF CART RENTAL	11/04/24	6,948.64
Total COLORADO GOLF & TURF INC:					6,948.64
<b>CONCRETE CONSTRUCTION SUPPLY</b>					
7670	CONCRETE CONSTRUCTION S	M070228	RUBBER ORANGE INSULATED GLOVE	11/04/24	15.52
Total CONCRETE CONSTRUCTION SUPPLY:					15.52
<b>CONSOLIDATED ELECTRICAL DIST</b>					
7720	CONSOLIDATED ELECTRICAL D	4438-1041182	500 WIRE	11/08/24	86.76



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total CONSOLIDATED ELECTRICAL DIST:					86.76
<b>CRESTLINE ENGINEERS INC.</b>					
8190	CRESTLINE ENGINEERS INC.	4327	Professional services for engineering/design documents for W. Lake St. Pathway to be paid by Whitetail escrow funds.	08/29/24	212.50
8190	CRESTLINE ENGINEERS INC.	4427	Professional services for engineering/design documents for W. Lake St. Pathway to be paid by Whitetail escrow funds.	10/31/24	2,762.50
8190	CRESTLINE ENGINEERS INC.	4428	21003 - CITY OF MCCALL GOLF COURSE - CLUBHOUSE PEDETRIAN ACCESS IMPROVEMENTS	10/31/24	440.00
Total CRESTLINE ENGINEERS INC.:					3,415.00
<b>D &amp; B SUPPLY CO.</b>					
8440	D & B SUPPLY CO.	8754	WORK PANTS - HARTLEY	11/07/24	103.67
Total D & B SUPPLY CO.:					103.67
<b>DANS TREE SERVICE</b>					
3894	DANS TREE SERVICE	INV1086	Tree Removal	09/22/24	2,600.00
Total DANS TREE SERVICE:					2,600.00
<b>DIGLINE INC.</b>					
9140	DIGLINE INC.	0075248-IN	CITY OF MCCALL FIBER ADDITIONAL CALLS	10/31/24	37.05
9140	DIGLINE INC.	0075248-IN	CITY OF MCCALL STREETS ADDITIONAL CALLS	10/31/24	118.95
9140	DIGLINE INC.	0075248-IN	CITY OF MCCALL WATER ADDITIONAL CALLS	10/31/24	150.15
9140	DIGLINE INC.	0075248-IN	CITY OF MCCALL PARKS ADDITIONAL CALLS	10/31/24	15.60
Total DIGLINE INC.:					321.75
<b>DUBOIS CHEMICALS INC</b>					
3113	DUBOIS CHEMICALS INC	IN-30357506	Blanket PO for Soda Ash	11/06/24	3,594.15
Total DUBOIS CHEMICALS INC:					3,594.15
<b>ED STAUB &amp; SONS PETROLEUM INC</b>					
2879	ED STAUB & SONS PETROLEU	11564674	PROPANE	11/07/24	1,278.72
2879	ED STAUB & SONS PETROLEU	11566125	PROPANE	11/05/24	518.74
2879	ED STAUB & SONS PETROLEU	11578325	PROPANE	11/07/24	725.57
Total ED STAUB & SONS PETROLEUM INC:					2,523.03
<b>ELK CREEK BAPTIST CHURCH INC.</b>					
9950	ELK CREEK BAPTIST CHURCH I	131	GIRLS BASKETBALL - USE OF		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
			GYM	11/08/24	125.00
Total ELK CREEK BAPTIST CHURCH INC.:					125.00
<b>FAIRBANK EQUIPMENT INC</b>					
2635	FAIRBANK EQUIPMENT INC	S2520291.001	ATV SPRAYER PUMPS	10/30/24	369.68
Total FAIRBANK EQUIPMENT INC:					369.68
<b>FERGUSON ENTERPRISES #3007</b>					
26140	FERGUSON ENTERPRISES #30	0903697	For the purchase meter installation repair parts	10/03/24	1,278.90
Total FERGUSON ENTERPRISES #3007:					1,278.90
<b>FIRST CLASS CLEANING LLC</b>					
10940	FIRST CLASS CLEANING LLC	66849	MONTHLY CLEANING OF PW	10/31/24	485.00
Total FIRST CLASS CLEANING LLC:					485.00
<b>FONTUS BLUE INC</b>					
4128	FONTUS BLUE INC	1284	Software and expert treatment support for optimization of chemicals and laboratory data, with predictive modeling and trending to help improve water quality and operator education.	11/01/24	9,960.00
Total FONTUS BLUE INC:					9,960.00
<b>FOSTER, MICHAEL</b>					
2581	FOSTER, MICHAEL	20241102	BASKETBALL REFEREE	11/02/24	100.00
Total FOSTER, MICHAEL:					100.00
<b>FRANZ WITTE - McCALL LLC</b>					
11312	FRANZ WITTE - McCALL LLC	56323	IRRIGATION BLOW OUTS	11/04/24	200.00
Total FRANZ WITTE - McCALL LLC:					200.00
<b>GALE/CENGAGE LEARNING INC</b>					
11625	GALE/CENGAGE LEARNING IN	85934276	BOOKS	11/06/24	65.58
Total GALE/CENGAGE LEARNING INC:					65.58
<b>GALLS</b>					
11640	GALLS	029469720	ALTERATIONS	10/28/24	182.17
Total GALLS:					182.17
<b>GEM STATE PAPER &amp; SUPPLY</b>					
11940	GEM STATE PAPER & SUPPLY	3097968	ENMOTION TOWEL DISPENSER	11/07/24	86.02
11940	GEM STATE PAPER & SUPPLY	3097970	45 GAL BAGS, ROLL TISSUE, JUMBO TISSUE	11/07/24	528.79

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total GEM STATE PAPER & SUPPLY:					614.81
<b>GRANITE EXCAVATION INC.</b>					
12385	GRANITE EXCAVATION INC.	1ST ST SURFA	Streets LOT - Downtown Core Phase 3B	08/24/24	17,705.20
12385	GRANITE EXCAVATION INC.	1ST ST SURFA	TAP Grant - Downtown Core Phase 3B	08/24/24	135,622.70
12385	GRANITE EXCAVATION INC.	1ST ST SURFA	EDA Grant - Downtown Core Phase 3B	08/24/24	54,649.53
12385	GRANITE EXCAVATION INC.	1ST ST SURFA	Streets LOT - Downtown Core Phase 3B	08/24/24	10,743.26
12385	GRANITE EXCAVATION INC.	2024 CRACK S	2024 Crack Sealing Project	10/31/24	5,175.87
Total GRANITE EXCAVATION INC.:					223,896.56
<b>HIGH VOLTAGE CAPITAL INC</b>					
4691	HIGH VOLTAGE CAPITAL INC	3999	Replacement of two mini trucks in the Parks rolling fleet.	10/21/24	60,800.00
Total HIGH VOLTAGE CAPITAL INC:					60,800.00
<b>HORROCKS LLC</b>					
14123	HORROCKS LLC	89104	TO 24-03 - Land Development and TIS Reviews	11/01/24	2,051.00
14123	HORROCKS LLC	89342	TO 24-03 - Land Development and TIS Reviews	10/14/24	1,889.50
Total HORROCKS LLC:					3,940.50
<b>IDAHO CHILD SUPPORT RECEIPTING</b>					
14860	IDAHO CHILD SUPPORT RECEI	20241101 - 10	CASE# - 452852	11/01/24	162.18
14860	IDAHO CHILD SUPPORT RECEI	20241101 - 6	CASE# - 395109	11/01/24	106.62
14860	IDAHO CHILD SUPPORT RECEI	20241102 - 3	CASE# - 465515	11/01/24	300.00
14860	IDAHO CHILD SUPPORT RECEI	20241115 - 10	CASE# - 452852	11/13/24	162.18
14860	IDAHO CHILD SUPPORT RECEI	20241115 - 3	CASE# - 465515	11/13/24	300.00
14860	IDAHO CHILD SUPPORT RECEI	20241115 - 6	CASE# - 395109	11/13/24	106.62
Total IDAHO CHILD SUPPORT RECEIPTING:					1,137.60
<b>JAMES, DELTA</b>					
16730	JAMES, DELTA	102624	MOUNTAIN & RESORT TOWN PLANNERS SUMMIT - MILAGE, MEALS, HOTEL	10/26/24	1,118.14
Total JAMES, DELTA:					1,118.14
<b>JAVA CONNECTIONS LLC</b>					
6248	JAVA CONNECTIONS LLC	3476	Annual hardware service, December 15, 2024-December 14, 2025	11/05/24	1,255.50
6248	JAVA CONNECTIONS LLC	3476	Annual software service, December 15, 2024 - December 14, 2025	11/05/24	1,000.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total JAVA CONNECTIONS LLC:					2,255.50
<b>JC MASONRY &amp; TILE INC</b>					
3118	JC MASONRY & TILE INC	20241031	Purchase of a Imer 350 masonry saw, trialed by parks department.	10/31/24	1,500.00
Total JC MASONRY & TILE INC:					1,500.00
<b>JERRY'S AUTO PARTS</b>					
16890	JERRY'S AUTO PARTS	423554	HEATER HO	10/30/24	22.00
16890	JERRY'S AUTO PARTS	424324	Z HOSE END FITTING	11/04/24	35.48
16890	JERRY'S AUTO PARTS	424327	WEATHER EN HOSE AND FITTING	11/04/24	337.98
16890	JERRY'S AUTO PARTS	424882	SHIFT HANDLE	11/07/24	99.94
Total JERRY'S AUTO PARTS:					495.40
<b>KETCHUM, CITY OF</b>					
3491	KETCHUM, CITY OF	8620	Resort Cities Coalition - McCall Share (12 Month - December - November) lobbying services contract (\$60,000)	11/05/24	10,000.00
Total KETCHUM, CITY OF:					10,000.00
<b>LAWSON PRODUCTS INC.</b>					
18440	LAWSON PRODUCTS INC.	9311968132	SHOP SUPPLIES	10/30/24	328.54
18440	LAWSON PRODUCTS INC.	9311968133	SHOP SUPPLIES	10/30/24	73.33
18440	LAWSON PRODUCTS INC.	9311997967	CRYOFLEX PORT BLADE	11/11/24	156.60
Total LAWSON PRODUCTS INC.:					558.47
<b>LES SCHWAB TIRE CENTERS</b>					
18700	LES SCHWAB TIRE CENTERS	12500460356	FLAT REPAIR	10/25/24	193.98
18700	LES SCHWAB TIRE CENTERS	12500460803	TIRES	10/28/24	975.00
18700	LES SCHWAB TIRE CENTERS	12500461135	New PASSENGER TIRE	10/29/24	67.96
18700	LES SCHWAB TIRE CENTERS	12500461394	FLAT REPAIR	10/30/24	533.94
Total LES SCHWAB TIRE CENTERS:					1,770.88
<b>MAY HARDWARE INC.</b>					
20160	MAY HARDWARE INC.	112796	HOOK RETURN	09/13/24	8.63-
20160	MAY HARDWARE INC.	116565	BLANK KEY	10/29/24	75.00
20160	MAY HARDWARE INC.	116696	SPRAY BOTTLE, SEALER, RAGS	10/30/24	97.25
20160	MAY HARDWARE INC.	116708	SERRATED SHEAR	10/30/24	31.49
20160	MAY HARDWARE INC.	116714	CABLE TIES, KEEP OUT SIGN, NO TRSPASS	10/30/24	81.22
20160	MAY HARDWARE INC.	116792	DOOR STOP, SNOWPUSHER, PAINTERS COMB, ANGLE BRUSH	10/31/24	147.09
20160	MAY HARDWARE INC.	116795	RECIP BLADE	10/31/24	14.38
20160	MAY HARDWARE INC.	116797	MISC PARTS, PVC PIPE	10/31/24	67.93
20160	MAY HARDWARE INC.	116826	TARP	10/31/24	80.99
20160	MAY HARDWARE INC.	116868	DRILL BITS	11/01/24	43.18
20160	MAY HARDWARE INC.	116873	BAG OF RAGS	11/01/24	8.99

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
20160	MAY HARDWARE INC.	116893	SHOP PARTS	11/01/24	145.35
20160	MAY HARDWARE INC.	116893	EQUIPMENT	11/01/24	39.92
20160	MAY HARDWARE INC.	116894	PUSHBROOM	11/01/24	17.09
20160	MAY HARDWARE INC.	116912	MISC FASTENERS	11/01/24	9.32
20160	MAY HARDWARE INC.	116921	TARP	11/01/24	53.99
20160	MAY HARDWARE INC.	117046	BROOM, PUSHBROOM	11/04/24	109.76
20160	MAY HARDWARE INC.	117047	PARACORD	11/04/24	32.38
20160	MAY HARDWARE INC.	117074	PIPE, ELBOW	11/04/24	39.11
20160	MAY HARDWARE INC.	117140	TUBE SAND	11/05/24	28.76
20160	MAY HARDWARE INC.	117160	BATTERY, CLEANER	11/05/24	14.38
20160	MAY HARDWARE INC.	117177	CLOG REMOVER	11/05/24	14.39
20160	MAY HARDWARE INC.	117190	GLOVES	11/05/24	11.69
20160	MAY HARDWARE INC.	117228	DEICER, GLOVES	11/06/24	17.98
20160	MAY HARDWARE INC.	117358	GLOVES	11/07/24	35.99
20160	MAY HARDWARE INC.	117378	AUGER BIT, SEALANT	11/07/24	35.98
20160	MAY HARDWARE INC.	117396	MOUNTING PUTTY, MASKING TAPE	11/07/24	9.52
20160	MAY HARDWARE INC.	117406	60 LB TUBE SAND	11/08/24	71.91
20160	MAY HARDWARE INC.	117407	KEY BLANKS	11/08/24	10.76
20160	MAY HARDWARE INC.	117472	MISC FASTENERS	11/08/24	3.24
20160	MAY HARDWARE INC.	117494	PRO LOCK	11/09/24	35.99
20160	MAY HARDWARE INC.	117785	MISC FASTENERS	11/13/24	.80
Total MAY HARDWARE INC.:					1,377.20
<b>McCALL AREA CHAMBER OF</b>					
20420	McCALL AREA CHAMBER OF	8593	LEADERSHIP CLASS - SIMS	11/07/24	500.00
Total McCALL AREA CHAMBER OF:					500.00
<b>MCCALL CLEANERS</b>					
4225	MCCALL CLEANERS	#MCH2024110	Contracted janitorial services for City Hall and Legion Hall	10/31/24	2,875.00
4225	MCCALL CLEANERS	#PL20241104	Contracted Janitorial Services for the McCall Public Library	10/31/24	3,450.00
4225	MCCALL CLEANERS	#PW20241104	2 REGULAR CLEANS	10/31/24	320.00
Total MCCALL CLEANERS:					6,645.00
<b>McCALL FIRE PROTECTION DISTRICT</b>					
20500	McCALL FIRE PROTECTION DIS	FY24 Q4	FIRE INSPECTIONS FEES	11/13/24	87,390.00
Total McCALL FIRE PROTECTION DISTRICT:					87,390.00
<b>METROQUIP INC.</b>					
21220	METROQUIP INC.	P29571	#6 Sweeper body repair.	11/04/24	1,511.04
Total METROQUIP INC.:					1,511.04
<b>NEWMAN TRAFFIC SIGNS</b>					
22810	NEWMAN TRAFFIC SIGNS	TRFINV057562	SPECIAL TRAFFIC SIGN	11/08/24	228.24
Total NEWMAN TRAFFIC SIGNS:					228.24

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>NORCO INC.</b>					
22940	NORCO INC.	0042021263	S/DEY, WS/100	10/31/24	26.97
22940	NORCO INC.	0042021730	S/DEY	10/31/24	13.02
Total NORCO INC.:					39.99
<b>NORTHWEST EQUIPMENT SALES INC.</b>					
23102	NORTHWEST EQUIPMENT SAL	353323BP	CABLE, PARK BRAKE	11/12/24	87.11
Total NORTHWEST EQUIPMENT SALES INC.:					87.11
<b>NUESYNERGY INC.</b>					
23265	NUESYNERGY INC.	2024-10	HRA/FSA ADMIN FEES	11/08/24	420.00
23265	NUESYNERGY INC.	2024-10	COBRA ADMIN FEES	11/08/24	75.00
23265	NUESYNERGY INC.	2024-10	ANNUAL RENEWAL FEE	11/08/24	250.00
Total NUESYNERGY INC.:					745.00
<b>OVERDRIVE INC.</b>					
23635	OVERDRIVE INC.	04258DA24327	AUDIO BOOKS	10/22/24	47.50
Total OVERDRIVE INC.:					47.50
<b>PENNY, SAMUEL</b>					
6121	PENNY, SAMUEL	20241102	BASKETBALL REFEREE	11/02/24	100.00
Total PENNY, SAMUEL:					100.00
<b>PNC EQUIPMENT FINANCE LLC</b>					
24545	PNC EQUIPMENT FINANCE LLC	2104886	98982756-5 RENTAL PAYMENT	10/31/24	16,379.00
24545	PNC EQUIPMENT FINANCE LLC	2104887	98982756-6	10/31/24	14,082.00
24545	PNC EQUIPMENT FINANCE LLC	2111462	RENTAL PAYMENT	11/05/24	16,379.00
Total PNC EQUIPMENT FINANCE LLC:					46,840.00
<b>POTTS, BELLA</b>					
6541	POTTS, BELLA	20241112	BASKETBALL GYM MONITOR	11/12/24	378.00
Total POTTS, BELLA:					378.00
<b>R &amp; R PRODUCTS INC.</b>					
25320	R & R PRODUCTS INC.	CD2968003	RAIN BIRD ELECTRIC VALVE	10/29/24	254.50
Total R & R PRODUCTS INC.:					254.50
<b>RATIO ARCHITECTS LLC</b>					
14410	RATIO ARCHITECTS LLC	19704.000 - 35	19704.000 - MCCALL LIBRARY	08/30/24	9,323.33
Total RATIO ARCHITECTS LLC:					9,323.33
<b>ROCKY MOUNTAIN SIGNS &amp; APPAREL</b>					
26280	ROCKY MOUNTAIN SIGNS & AP	27083 1	CREDIT TAX	09/30/24	6.04-

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total ROCKY MOUNTAIN SIGNS & APPAREL:					6.04
<b>SHADOW TRACKERS</b>					
27504	SHADOW TRACKERS	RDK222924	BACKGROUND CHECK	10/31/24	124.00
27504	SHADOW TRACKERS	RDK222924	BACKGROUND CHECK	10/31/24	34.50
27504	SHADOW TRACKERS	RDK222924	BACKGROUND CHECK	10/31/24	40.00
27504	SHADOW TRACKERS	RDK222924	BACKGROUND CHECK	10/31/24	30.00
Total SHADOW TRACKERS:					228.50
<b>STAPLES CONTRACT &amp; COMMERCIAL LLC</b>					
7298	STAPLES CONTRACT & COMM	20241107	ENVELOPES	11/07/24	189.99
7298	STAPLES CONTRACT & COMM	20241107	AIR DUSTER	11/07/24	12.32
7298	STAPLES CONTRACT & COMM	20241107	RISER, ACCESSORY HOLDER, STAPLE REMOVER	11/07/24	23.17
7298	STAPLES CONTRACT & COMM	6015842665	AA BATTERIES, PAPER FINE	10/31/24	52.64
7298	STAPLES CONTRACT & COMM	6015842667	OFFICE SUPPLIES	10/31/24	26.21
7298	STAPLES CONTRACT & COMM	6015842667	DEPT SUPPLIES	10/31/24	35.56
7298	STAPLES CONTRACT & COMM	6015842669	STAMP PAD RED	10/31/24	4.62
7298	STAPLES CONTRACT & COMM	6015842671	CLEANING CLOTHS	10/31/24	5.23
Total STAPLES CONTRACT & COMMERCIAL LLC:					349.74
<b>STAR NEWS, THE</b>					
28980	STAR NEWS, THE	WATER SUBS	WATER DEPT STAR NEWS	11/13/24	21.00
Total STAR NEWS, THE:					21.00
<b>SUMMIT NATIONAL BANK</b>					
7293	SUMMIT NATIONAL BANK	14565 102924	2022 CAT 259D3 MULTI TERRAIN LOADER SN#CW920905 LEASE 14565	10/29/24	2,418.80
7293	SUMMIT NATIONAL BANK	14565 102924	2022 CAT 259D3 MULTI TERRAIN LOADER SN#CW920905 LEASE 14565	10/29/24	3,425.58
7293	SUMMIT NATIONAL BANK	14597 102924	2022 CAT 420XE BACKHOE LOADER SN#H9X02032 LEASE 14597	10/29/24	5,366.69
7293	SUMMIT NATIONAL BANK	14597 102924	2022 CAT 420XE BACKHOE LOADER SN#H9X02032 LEASE 14597	10/29/24	9,074.26
7293	SUMMIT NATIONAL BANK	14598 102924	2022 CAT 950M WHEEL LOADER SN#J1S04494 LEASE 14598	10/29/24	11,725.56
7293	SUMMIT NATIONAL BANK	14598 102924	2022 CAT 950M WHEEL LOADER SN#J1S04494 LEASE 14598	10/29/24	22,127.58
Total SUMMIT NATIONAL BANK:					54,138.47
<b>TAYLOR BROS. FIRE &amp; SAFETY-IDAHO</b>					
29770	TAYLOR BROS. FIRE & SAFETY-	12467714	SERVICE CALL	11/06/24	324.00
Total TAYLOR BROS. FIRE & SAFETY-IDAHO:					324.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>THE CUTTING SHOP LLC</b>					
6188	THE CUTTING SHOP LLC	5931	STENCILS	11/12/24	800.00
Total THE CUTTING SHOP LLC:					800.00
<b>TONY MECKEL EXCAVATING INC.</b>					
30330	TONY MECKEL EXCAVATING IN	2024-559	Container rental for woody debris	11/12/24	2,498.25
Total TONY MECKEL EXCAVATING INC.:					2,498.25
<b>TURF EQUIPMENT &amp; IRRIGATION</b>					
30880	TURF EQUIPMENT & IRRIGATIO	766810-01	OIL FILTER	10/29/24	56.44
Total TURF EQUIPMENT & IRRIGATION:					56.44
<b>U.S. BANK - CARD SERVICES</b>					
31020	U.S. BANK - CARD SERVICES	1024-JESSEN	DUMP TICKET	10/25/24	126.00
31020	U.S. BANK - CARD SERVICES	1024-JESSEN	DUMP TICKET	10/25/24	62.55
31020	U.S. BANK - CARD SERVICES	1024-JESSEN	LEAD & COPPER WORK - MEAL - WATER STAFF	10/25/24	12.66
31020	U.S. BANK - CARD SERVICES	1024-JESSEN	LICENSE RENEWAL - NO RECEIPT	10/25/24	30.00
31020	U.S. BANK - CARD SERVICES	1024-JESSEN	LICENSE RENEWAL - NO RECEIPT	10/25/24	30.00
Total U.S. BANK - CARD SERVICES:					261.21
<b>U.S. POSTAL SERVICE</b>					
31540	U.S. POSTAL SERVICE	20241105	POSTAGE - METER A/C #18573386	11/05/24	500.00
31540	U.S. POSTAL SERVICE	20241111	POSTAGE - METER A/C #18573386	11/11/24	500.00
Total U.S. POSTAL SERVICE:					1,000.00
<b>UNIVAR SOLUTIONS USA INC</b>					
8269	UNIVAR SOLUTIONS USA INC	52554567	For the purchase of a truckload of water treatment salt 40,000lbs	11/01/24	6,310.60
Total UNIVAR SOLUTIONS USA INC:					6,310.60
<b>USABBLUEBOOK</b>					
31550	USABBLUEBOOK	INV00513616	AAA BATTERIES, HAND KEY WRENCH	10/15/24	232.36
Total USABBLUEBOOK:					232.36
<b>VALLEY COUNTY</b>					
31640	VALLEY COUNTY	2024-DECEMB	PD FACILITY LEASE	11/13/24	2,700.00
Total VALLEY COUNTY:					2,700.00
<b>VALLEY PAVING &amp; ASPHALT INC.</b>					
31900	VALLEY PAVING & ASPHALT INC	12897	Asphalt	10/31/24	346.08
31900	VALLEY PAVING & ASPHALT INC	12898	Asphalt	10/31/24	381.10



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
31900	VALLEY PAVING & ASPHALT INC	12899	Asphalt	10/31/24	634.48
31900	VALLEY PAVING & ASPHALT INC	12900	3/4" CRUSHED BASE COARS	10/31/24	308.94
31900	VALLEY PAVING & ASPHALT INC	12901	Blanket PO for the purchase of 3/4" minus Service & Main Line repair work (used \$5300 in FY24)	10/31/24	2,787.39
Total VALLEY PAVING & ASPHALT INC.:					4,457.99
<b>VERIZON WIRELESS</b>					
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	231.74
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	329.26
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	952.74
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	41.74
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	175.23
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	165.23
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	123.49
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	46.74
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	530.37
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	100.56
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	223.22
32020	VERIZON WIRELESS	9977735871	CELLULAR PHONE SERVICE	11/01/24	86.75
Total VERIZON WIRELESS:					3,007.07
<b>WESTERN STATES EQUIPMENT CO.</b>					
32820	WESTERN STATES EQUIPMENT	IN002985828	LAMP	11/05/24	470.97
Total WESTERN STATES EQUIPMENT CO.:					470.97
<b>XERILLION CORPORATION</b>					
33418	XERILLION CORPORATION	75510	REMOTE SUPPORT	10/31/24	512.50
Total XERILLION CORPORATION:					512.50
<b>YOURMEMBERSHIP.COM INC</b>					
99652	YOURMEMBERSHIP.COM INC	R69439589	WATER PRODUCTION MANAGER	10/11/24	399.00
99652	YOURMEMBERSHIP.COM INC	R69751082	WATER PRODUCTION MANAGER	11/07/24	399.00
99652	YOURMEMBERSHIP.COM INC	R69751118	JOB POSTING - AWWA - WATER OPERATIONS SUPERINTENDENT	11/07/24	399.00
Total YOURMEMBERSHIP.COM INC:					1,197.00
Grand Totals:					884,181.53



Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>BLUE RIBBON LINEN SUPPLY INC.</b>					
4745	BLUE RIBBON LINEN SUPPLY I	0609952	5 MATS, 4 FLOOR CARE, SCRAPER	10/10/24	39.98
Total BLUE RIBBON LINEN SUPPLY INC.:					39.98
<b>BOISE OFFICE EQUIPMENT</b>					
4870	BOISE OFFICE EQUIPMENT	IN4489218	XEROX XALC8145 OVERAGE CHARGE FINANCE 10/11/2024 TO 11/10/2024	11/12/24	69.25
4870	BOISE OFFICE EQUIPMENT	IN4489218	XER/XVLC625 OVERAGE CHARGE GOLFCLUB 10/11/2024 to 11/10/2024	11/12/24	14.90
4870	BOISE OFFICE EQUIPMENT	IN4500281	XEROX XALC8045'S OVERAGE CHARGE - LIBRARY 10/10/2024 TO 11/09/2024	11/18/24	46.26
4870	BOISE OFFICE EQUIPMENT	IN4500281	XEROX XALC8045'S OVERAGE CHARGE - PUBLIC WORKS 10/10/2024 TO 11/09/2024	11/18/24	132.87
4870	BOISE OFFICE EQUIPMENT	IN4500281	XEROX XALC8070H2 OVERAGE CHARGE - ADMIN 10/10/2024 TO 11/09/2024	11/18/24	74.29
Total BOISE OFFICE EQUIPMENT:					337.57
<b>GRANITE EXCAVATION INC.</b>					
12385	GRANITE EXCAVATION INC.	1ST ST SURFA	Streets LOT - Downtown Core Phase 3B	10/24/24	6,234.85
12385	GRANITE EXCAVATION INC.	1ST ST SURFA	TAP Grant - Downtown Core Phase 3B	10/24/24	78,708.60
12385	GRANITE EXCAVATION INC.	1ST ST SURFA	EDA Grant - Downtown Core Phase 3B	10/24/24	223,842.87
12385	GRANITE EXCAVATION INC.	1ST ST SURFA	Streets LOT - Downtown Core Phase 3B	10/24/24	72,519.99
Total GRANITE EXCAVATION INC.:					381,306.31
<b>IDAHO NORTH COLLEGE</b>					
5718	IDAHO NORTH COLLEGE	21786	LOST ITEM	11/01/24	28.80
Total IDAHO NORTH COLLEGE:					28.80
<b>McCALL FIRE PROTECTION DISTRICT</b>					
20500	McCALL FIRE PROTECTION DIS	20241109	FOUR WHEEL DRIVE PICKUP TRUCK FOR FIRE SAFETY INSPECTIONS	11/09/24	44,909.00
Total McCALL FIRE PROTECTION DISTRICT:					44,909.00
<b>MCCALL, CITY OF</b>					
6960	MCCALL, CITY OF	202410-TAX	LOT TAX - 1%	10/31/24	730.70
6960	MCCALL, CITY OF	202410-TAX	LOT TAX - 1% / OVER	10/31/24	4.68-
Total MCCALL, CITY OF:					726.02

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>McCALL-DONNELLY JT. SCHOOL</b>					
20860	McCALL-DONNELLY JT. SCHOO	452	YTH BASKETBALL CUSTODIAL FEE	11/13/24	100.00
Total McCALL-DONNELLY JT. SCHOOL:					100.00
<b>McPAWS REGIONAL ANIMAL SHELTER</b>					
21040	McPAWS REGIONAL ANIMAL SH	20241109	FUNDING REQUIREMENT	11/09/24	20,000.00
Total McPAWS REGIONAL ANIMAL SHELTER:					20,000.00
<b>NUESYNERGY INC.</b>					
23265	NUESYNERGY INC.	9503	HRA/FSA ADMIN FEES	09/30/24	410.00
23265	NUESYNERGY INC.	9503	COBRA ADMIN FEES	09/30/24	75.00
Total NUESYNERGY INC.:					485.00
<b>PITNEY BOWES</b>					
24460	PITNEY BOWES	1026386812	DOUBLE TAPE SHEETS	11/07/24	66.39
Total PITNEY BOWES:					66.39
<b>RICOH AMERICAS CORP.</b>					
25770	RICOH AMERICAS CORP.	5070397874	RICOH MPC2003 ADDITIONAL IMAGES BALCK & COLOR	11/01/24	43.73
Total RICOH AMERICAS CORP.:					43.73
<b>SIMPLIFILE</b>					
28074	SIMPLIFILE	612088181349	RECORDING FEES	11/01/24	3.25
Total SIMPLIFILE:					3.25
<b>SPARKLIGHT</b>					
28656	SPARKLIGHT	20241108	INTERNET - ACCT # 112663760 AUGUST AND NOVEMBER	11/08/24	259.44
28656	SPARKLIGHT	20241108	INTERNET - ACCT # 112663760 AUGUST AND NOVEMBER	11/08/24	259.42
Total SPARKLIGHT:					518.86
<b>STAR NEWS, THE</b>					
28980	STAR NEWS, THE	210264	MCCALL CITY COUNCIL CPR	10/31/24	1,020.00
28980	STAR NEWS, THE	210264	BOX CLASSIFIED - HELP WANTED - STREETS OPERATOR - OCTOBER	10/31/24	130.00
Total STAR NEWS, THE:					1,150.00
<b>STATE TAX COMMISSION</b>					
29060	STATE TAX COMMISSION	202410	SALES TAX - #000023345	10/31/24	113.70
29060	STATE TAX COMMISSION	202410	SALES TAX - #000023345	10/31/24	283.11
29060	STATE TAX COMMISSION	202410	SALES TAX - #000023345	10/31/24	3,959.72
29060	STATE TAX COMMISSION	202410	SALES TAX OVER	10/31/24	.44

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total STATE TAX COMMISSION:					4,356.09
<b>Stericycle</b>					
27890	Stericycle	8008832048	SHREDDING	11/03/24	97.56
27890	Stericycle	8008832048	SHREDDING	11/03/24	175.77
Total Stericycle:					273.33
<b>STROHMEYER, HEIDI</b>					
29285	STROHMEYER, HEIDI	20241108	VMLC REGIONAL MEETING - MILAGE	11/08/24	166.16
Total STROHMEYER, HEIDI:					166.16
<b>TODD, MEREDITH</b>					
6718	TODD, MEREDITH	20241017	MOUNTAIN TOWNS 2030 CONFERENCE - MEALS	10/17/24	113.43
6718	TODD, MEREDITH	20241017	MOUNTAIN TOWNS 2030 CONFERENCE - MEALS GREAVES	10/17/24	25.00
Total TODD, MEREDITH:					138.43
<b>TREASURE VALLEY TRANSIT INC.</b>					
30630	TREASURE VALLEY TRANSIT INC	541	50% OCTOBER 2024 UTILITIES IN MCCALL TRANSIT CENTER	10/31/24	404.98
Total TREASURE VALLEY TRANSIT INC.:					404.98
<b>U.S. BANK EQUIPMENT FINANCE</b>					
31035	U.S. BANK EQUIPMENT FINANC	542610076	LIBRARY XEROX COPIER - SN 8TB654539 FOR 11/11/24 - 12/10/24	11/16/24	170.41
31035	U.S. BANK EQUIPMENT FINANC	542610076	PUBLIC WORKS XEROX COPIER - SN 8TB654537 FOR 11/11/24 - 12/10/24	11/16/24	163.69
31035	U.S. BANK EQUIPMENT FINANC	542610076	CITY HALL XEROX COPIER - SN 6TB456118 FOR 11/11/24 - 12/10/24	11/16/24	247.39
Total U.S. BANK EQUIPMENT FINANCE:					581.49
<b>UNITED PARCEL SERVICE</b>					
31280	UNITED PARCEL SERVICE	8459E3454	SHIPPING	11/09/24	75.14
Total UNITED PARCEL SERVICE:					75.14
<b>UNIVAR SOLUTIONS USA INC</b>					
8269	UNIVAR SOLUTIONS USA INC	52493428	Blanket PO for the purchase of water treatment plant Coagulant, CC2215.	10/15/24	7,582.00
Total UNIVAR SOLUTIONS USA INC:					7,582.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>VERIZON WIRELESS</b>					
32020	VERIZON WIRELESS	9977269645	CELLULAR PHONE SERVICE	10/26/24	1,301.40
32020	VERIZON WIRELESS	9977269645	CELLULAR PHONE SERVICE	10/26/24	40.01
Total VERIZON WIRELESS:					1,341.41
<b>WHITE PETERSON P.A.</b>					
32910	WHITE PETERSON P.A.	165521	GENERAL CITY ADMIN	10/31/24	38,278.74
Total WHITE PETERSON P.A.:					38,278.74
<b>WORLD WIDE INTERPRETERS</b>					
33335	WORLD WIDE INTERPRETERS	55619	INTERPRETATION	11/05/24	20.40
Total WORLD WIDE INTERPRETERS:					20.40
<b>XEROX FINANCIAL SERVICES</b>					
2628	XEROX FINANCIAL SERVICES	6444788	C605X LEASE PAYMENT	11/10/24	85.51
2628	XEROX FINANCIAL SERVICES	6444789	AIRPORT C405DN	11/10/24	72.47
2628	XEROX FINANCIAL SERVICES	6444789	PD C405DN	11/10/24	72.47
2628	XEROX FINANCIAL SERVICES	6444789	PARKS C405DN	11/10/24	72.47
2628	XEROX FINANCIAL SERVICES	6444789	PD C8145h2	11/10/24	394.08
2628	XEROX FINANCIAL SERVICES	6504037	C605 LEASE PAYMENT	11/13/24	145.80
Total XEROX FINANCIAL SERVICES:					842.80
Grand Totals:					503,775.88

**MCCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number**

**AB 24-245**

**Meeting Date**

**November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>						
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>		
<i>City Licenses Report to Council Per McCall City Code</i>		Mayor / Council				
		City Manager	FA			
		Clerk	HW	Originator		
		Treasurer				
		Community Development				
		Police Department				
		Public Works				
		Golf Course				
		<b>COST IMPACT:</b>	n/a	Parks and Recreation		
		<b>FUNDING SOURCE:</b>	n/a	Airport		
Library						
<b>TIMELINE:</b>	n/a	Information Systems				
		Grant Coordinator				
<b>SUMMARY STATEMENT:</b>						
<p>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 a decision. The City Clerk is also responsible for all processing of business, taxi, pawnbroker, child daycare licenses, commercial snow removal, vendor and short-term rental permits, and public event applications.</p> <p>Please see the attached Clerk Report for October 29, 2024 – November 11, 2024</p>						
<b>RECOMMENDED ACTION:</b>						
Council review of the License Report.						
<b>RECORD OF COUNCIL ACTION</b>						
<b>MEETING DATE</b>	<b>ACTION</b>					

# City Clerk's License Report

October 29, 2024 – November 11, 2024

Council Meeting Date: November 21, 2024

## Business License Activity

### Issued - New

Business Name	Business Activity	Address	BL#	Issued
Butler General Contractors, LLC	Contractor	312 Cece Way	3698	10/23/24
Restoration Pilates LLC	Wellness & Fitness Coaching	300 E Stibnite St	3705	10/28/24
Double Down Dirt Works LLC	Excavation	98 Johnson Ln	3706	10/30/24

### Pending - New

Business Name	Business Activity	Address	Pending
3708 Talonklaus, Inc	Retail Sales	108 N 3 <sup>rd</sup> St	Approval

### Issued - Renewal

Business Name	Business Activity	Address	BL#	Issued
Clark's Snow Removal LLC	Snow Removal	2647 North Fork Ridge Road - Council ID	314	10/30/24
Idaho Resort Properties Inc	Real Estate	110 N 3rd St	316	10/28/24
Epikos, LLC	Architecture	303 Colorado St	355	10/28/24
Ice Cream Alley	Summer Ice Cream Shop	310 E Lake St	403	10/31/24
Healing and Harmony	Massage & Physical Health Services	106 E Park St Ste 104	785	11/5/24
Mountain Central Assn of Realtors	Real Est	321 N 3rd St Ste 204	926	10/18/24
Robnett Properties McCall Inc.	Construction	616 N 3rd Street Ste 106	1026	10/17/24
Anderson Property Management	Prop Maintenance	14051 Burr Dr A1	1064	10/30/24
Central Idaho Counseling, PLLC	Mental Health & Wellness	125 Commerce St Ste B	1079	10/28/24
Danny's Welding, Inc.	Manufact	215 Industrial Lp	1137	10/31/24
Brinkley Construction, LLC	Contractor - OCL	12865 Axel Rd - Donnelly ID	1174	10/30/24
Magnum Floors LLC	Home Improve	114 N 3rd St	1453	10/17/24
Bruin Construction Inc.	Contractor	304 Gabi Lane	1472	10/30/24
Acker Tree Service	Landscape & Plants	1916 Balshae Dr	1561	11/04/24
Restoration North LLC	Construction	600 River St	1567	10/30/24
Alpine Playhouse of McCall Area Inc	Entertainment	1201 Roosevelt Ave	1575	10/22/24
Julie Ronnow Real Estate LLC	Real Est	102 N. 3rd St Ste 200	1977	10/31/24
Chelsey's Skincare	Salon & Spa Svcs	321 N 3rd St Ste 201	2001	10/31/24
Frenchie's on Third	Restaurant & Food Svcs	319 N 3rd St	2004	11/4/24
Forge Building Company LLC	Contractor - OCL	2785 N Bogus Basin Rd - Boise ID	2046	10/17/24
Marc deJong Construction Inc.	Contractor - OCL	13925 Farm to Market Rd	2175	11/04/24



# City Clerk's License Report

October 29, 2024 – November 11, 2024

Council Meeting Date: November 21, 2024

JWC Snow Services	Snow	414 Colorado St	2178	10/30/24
McCall Idaho Vacation Rentals LLC	Lodging: Property Managers	472 Boydston St	2383	10/31/24
BK Construction	Contractor - OCL	1780 NW 24th St - Fruitland ID	2582	10/18/24
Sy's Skid Service	Snow	447 Boydston St	2601	10/31/24
Glass Pro McCall	Retail Sales / Service	325 Commerce St	2657	11/5/24
McCarter Moorhouse	Contractor - OCL	4660 N Penngrove Way - Meridian ID	2674	10/28/24
Innovative Custom Homes LLC	Construction	434 Wilhelm Creek Court	2679	10/30/24
Outback Sheila Idaho	Media	687 Fox Ridge Ln	2690	10/30/24
3WS Limited Co	Contractor - OCL	14147 Jefferson Rd	2745	10/29/24
Plantation Construction and Management LLC	Contractor - OCL	11049 West Altair St - Star, ID	2748	11/04/24
Base Camp Aviation, LLC	Charter	336 Deinhard Ln	3106	10/21/24
Central Idaho Counseling	Health & Wellness	106 Park St Ste 102	3115	10/28/24
Seed woodworking	Contractor - OCL	3365 Woodland Rd - New Meadows ID	3142	10/31/24
Timber Trees	Landscape & Plants	506 Wanda Ave	3154	10/25/24
Troubadour LLC	Restaurant & Food Svcs	500 N 3rd St	3179	11/01/24
Strokes Golf Simulator & Services LLC	Retail Sports/Outdrs	925 Fairway Dr *Pending Council Approval	3389	11/01/24
English and Sons	Contract	215 Commerce St Ste 2	3445	10/29/24
Tim McGree CPA PC	Accounting Office	318 McBride St.	3483	10/31/24
Trinity Home Care and Resource	Hospital/Skilled Care & Home Health Svc	106 East Park Place #106	3538	11/04/24
ZZ Construction LLC	Contractor - OCL	4606 Gunsmoke Ln. - Boise ID	3573	10/30/24
Barrow Design and Construction LLC	Contractor - OCL	121 Whitefoot Ln	3611	10/28/24
McCall Senior Citizens	Community Resource	701 1st St.	3670	11/04/24

## Short-Term Rental Permit Activity

Issued - New							
Owner(s)	Rental Address	Local Contact	# of Bed-rooms	Max Occ.	# of Parking Spaces	Permit #	Issued
No Activity							

Pending - New							
<b>Pending applications with max occupancy of more than 10 will not be issued without CUP approval</b>							

**City Clerk's License Report**  
**October 29, 2024 – November 11, 2024**

**Council Meeting Date: November 21, 2024**

Owner(s)	Rental Address	Local Contact	# of Bedrooms	Max Occ.	# of Parking Spaces
No Activity					

Closed					
Pending applications with max occupancy of more than 10 will not be issued without CUP approval					
Owner(s)	Rental Address	Local Contact	# of Bedrooms	Max Occ.	# of Parking Spaces
Katy Hoxsey	915 Romine Dr	Julie Ronnow	2	6	2

Issued - Renewal					
Pending applications with max occupancy of more than 10 will not be issued without CUP approval					
Owner(s)	Rental Address	Local Contact	# of Bedrooms	Max Occ.	# of Parking Spaces
Carl Rana	601 Thompson	Clyde Dillon	3	8	3
Natasha Hawksworth	906 Camas Place	Natasha Hawksworth	3	8	3
Christine Waldick	215 Broken Pine	Stacey Turner	3	8	2
Heather Stegner	304 Forest St	DoneRight Property	5	10	5
Randy Rostock	480 Timbercrest Loop	Sandy Schiffman	4	10	3
Erin Henderson	1644 Davis Unit U	DoneRight Property	3	8	3
Melinda Hoffman	300 McBride St 105	Jim Elson	2	4	2
Adam Hieb	1630 Davis Ave Unit C16	McCall Vacation Properties	3	6	3
Eric Bradfield	1607 Davis Ave #122	McCall Vacation Properties	2	4	2
Stephen Laird	1903 Davis Ave	McCall Vacation Properties	5	10	5
Parker Caron	902 Lick Cr Rd	McCall Vacation Properties	4	8	4
Anne Debord	918 Fairway Dr	McCall Vacation Properties	2	4	2
Stephen Laird	1805 Davis Ave	McCall Vacation Properties	4	8	4
Michael Vogel	443 Rio Vista Blvd	Mike Sleep	5	10	5

# City Clerk's License Report

October 29, 2024 – November 11, 2024

Council Meeting Date: November 21, 2024

Stephen Laird	702 Lick Creek Rd	McCall Vacation Properties	5	10	5
Diane VanOverbeke	1007 Evergreen Dr	Kelly Crockett	3	8	3
Kay Wagner	362 Rio Vista Blvd	Jodi Diffey	4	10	4
Crystal Fryman	404 McGinnis St	McCall Vacation Properties	4	8	4
Colin Prior	1607 Davis Ave F18	Cookie Hudson	3	6	2
Amie McAllister	912 Fairway Dr Unit A	Julie Ronnow	2	6	2
Chris Arnzen	443 Virginia Blvd	McCall Vacation Properties	4	8	4
Arrow&Co Verita LLC	430 N Verita Rd	McCall Vacation Properties	4	10	4

## Catering Permit Activity

Issued - New					
Name of Licensee	Event	Location of Event	Date of Event	Issued	Rev
No Activity					

Pending - New				
Name of Licensee	Event	Location of Event	Date of Event	Time of Event
No Activity				

## Outdoor Public Events/Vendor Permit/Craft Fair Activity

Issued - New						
Applicant	Event	Location of Event	Date(s) of Event	Time of Event	Rd Closure	Issued
Kimberly Onthank	Rustic Road Shirt Shop	200 E Lake St	11/1/24	8AM-9PM	No	10/28/24

Pending - New					
Applicant	Event	Location of Event	Date(s) of Event	Time of Event	Rd Closure
City of McCall	McCall Tree Lighting	Art Robert's Park	12/6/24	12PM-7PM	Yes

**Commercial Snow Removal Permit Renewal Activity**

<b>Issued - Renewal</b>				
<b>Business Name</b>	<b>Owner</b>	<b>Type of Snow Removal</b>	<b>Permit#</b>	<b>Issued</b>
Clark's Snow Removal LLC	Clark Everly	Driveways, Parking Lots	314	10/29/24
Mountain Roots Landscaping	Shane Bowden	Driveways, Parking Lots, Sidewalks	2668	10/30/24
JWC Snow Services	Justin Rowe	Driveways, Roofs, Sidewalks	2178	10/30/24
Bruin Construction Inc.	Baron Wilfinger	Parking Lots, Roads	1472	10/30/24
English and Sons	Robert English	Driveways, Parking Lots	3445	10/30/24
Ice Dam Bros	Clint Barnett	Roofs	2925	10/31/24
Sy's Skid Service	Eli Parris	Driveways, Roads, Roofs, Sidewalks	2601	10/31/24
Specialized Landworks LLC	John Lydrickson	Driveways, Sidewalks	1583	10/31/24
Peak Performance Snow Removal	Michael James	Roofs	2201	11/01/24
MDL Snow Removal	Matt Lohff	Driveways, Roads	1132	11/04/24
High Mountain Management	Jeffrey Fraps	Driveways, Roofs, Sidewalks	3430	11/04/24

<b>Issued - New</b>				
<b>Business Name</b>	<b>Owner</b>	<b>Type of Snow Removal</b>	<b>Permit#</b>	<b>Issued</b>
Double Down Dirt Works LLC	Logan Robinson	Driveways	3706	11/04/24

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number**

**AB 25-250**

**Meeting Date**

**November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>  <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	FA	
		Clerk		
		Treasurer	RS	Originator
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
<b>COST IMPACT:</b>	N/A	Airport		
<b>FUNDING SOURCE:</b>	N/A	Library		
<b>TIMELINE:</b>	Report Only	Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>  Treasurer's report of accounts and activity of office during the month of October 2024 regarding care, management or disposition of moneys, property or business of the City.  Attached is the October 2024 Report				
<b>RECOMMENDED ACTION:</b>  The Council shall examine the report and determine whether additional information from the Treasurer is required.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			

City of McCall, Idaho  
 Monthly Financial Dashboard  
 Issued on November 14, 2024



Reporting Period: October 2024

***Our Investments and Cash...***

Balances as of October 2024

**General Fund – Cash & Investments**

October 2024	\$ 9,599,067
October 2023	\$ 7,445,762
Unavailable Cash Reserves	\$ 1,966,299
Restricted Cash - Franchise Fees	\$ 1,705,634
Available Cash	\$ 5,927,134

**Streets Fund - Cash & Investments**

October 2024	\$ 1,872,674
October 2023	\$ 1,333,794
Unavailable Cash Reserves	\$ 664,111
Available Cash	\$ 1,208,563

**Library Fund - Cash & Investments**

October 2024	\$ 554,831
October 2023	\$ 1,207,328
Unavailable Cash Reserves	\$ 131,947
Restricted Cash - Bldg Fund	\$ 84,995
Available Cash	\$ 337,889

**Recreation Fund - Cash & Investments**

October 2024	\$ 91,488
October 2023	\$ 388,838
Unavailable Cash Reserves	\$ 459,425
Available Cash	\$ (367,937)

**Airport Fund - Cash & Investments**

October 2024	\$ 925,771
October 2023	\$ 142,665
Unavailable Cash Reserves	\$ 107,737
Available Cash	\$ 818,034

**Capital Projects Fund-Cash & Investments**

October 2024	\$ 91,515
October 2023	\$ 83,837

**Local Option Tax - Cash & Investments**

October 2024	\$ 4,818,173
October 2023	\$ 3,617,880
Available Cash	\$ 4,818,173

***Major Fund Cash Flows...***

<u>General Fund Revenues and Expense</u>	<u>As % of Budget</u>	<u>As % of FY19- FY23 Avg. Actual</u>
<b>Fiscal Year 2025 Budget</b>	<b>\$ 12,407,302</b>	
Revenues to Date	\$ 697,592 5.62%	8.36%
Expenditures to Date	\$ 946,696 7.63%	11.67%
Revenues over Expenditures	\$ (249,103)	
 <b><u>Street Fund Revenues and Expenditures</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 3,456,030</b>	
Revenues to Date	\$ 94,766 2.74%	4.07%
Expenditures to Date	\$ 193,158 5.59%	8.68%
Revenues over Expenditures	\$ (98,392)	
 <b><u>Library Fund Revenues and Expenditures</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 807,644</b>	
Revenues to Date	\$ 6,975 0.86%	3.37%
Expenditures to Date	\$ 50,361 6.24%	7.89%
Revenues over Expenditures	\$ (43,385)	
 <b><u>Recreation Fund Revenues and Expenditures</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 2,852,462</b>	
Revenues to Date	\$ 71,941 2.52%	3.37%
Expenditures to Date	\$ 179,778 6.30%	7.89%
Revenues over Expenditures	\$ (107,837)	
 <b><u>Airport Fund Revenues and Expenditures</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 1,090,300</b>	
Revenues to Date	\$ 246,054 22.57%	9.53%
Expenditures to Date	\$ 68,068 6.24%	2.65%
Revenues over Expenditures	\$ 177,986	
 <b><u>Local Option Tax - Streets Fund Revenues and Expenditures</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 7,889,942</b>	
Revenues to Date	\$ 356,622 4.52%	11.06%
Expenditures to Date	\$ 290,590 3.68%	9.02%
Revenues over Expenditures	\$ 66,032	
 <b><u>Water Fund Revenues and Expenditures</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 22,088,653</b>	
Revenues to Date	\$ 555,230 2.51%	13.58%
Expenditures to Date	\$ 245,378 1.11%	9.50%
Revenues over Expenditures	\$ 309,852	

City of McCall, Idaho  
 Monthly Financial Dashboard  
 Issued on November 14, 2024



Reporting Period: October 2024

***Specific Revenue Collections at a Glance...***

		As % of Budget	As % of FY19- FY23 Avg.
<b><u>Property Tax Collection</u></b>			
<b>Fiscal Year 2025 Budget</b>	<b>\$ 8,007,184</b>		
Revenues to Date	\$ 27,670	0.35%	0.42%
<b><u>State Shared Revenue Collection</u></b>			
<b>Fiscal Year 2025 Budget</b>	<b>\$ 1,151,954</b>		
Revenues to Date	\$ 290,439	25.21%	25.14%
<b><u>Building Permit Revenue Collection</u></b>			
<b>Fiscal Year 2025 Budget</b>	<b>\$ 550,000</b>		
Revenues to Date	\$ 53,153	9.66%	9.55%
<b><u>Local Option Tax - Tourism Revenue Collection</u></b>			
<b>Fiscal Year 2025 Budget</b>	<b>\$ 900,000</b>		
Revenues to Date	\$ 132,946	14.77%	20.31%
<b><u>Local Option Tax - Streets Revenue Collection*</u></b>			
<b>Fiscal Year 2025 Budget</b>	<b>\$ 2,814,500</b>		
Revenues to Date	\$ 337,035	11.97%	12.82%

\*New Tax and Fund as of January 1, 2016 (percent avg. is 2 year comparison)

***Our Investments and Cash... cont'd***

Balances as of October 2024

**Golf Fund - Cash & Investments**

October 2024	\$ 503,262
October 2023	\$ 607,515
Unavailable Cash Reserves	\$ 205,110
Available Cash	\$ 298,152

**Water Fund - Cash & Investments**

October 2024	\$ 5,508,179
October 2023	\$ 5,023,547
Unavailable Cash Reserves	\$ 515,500
Restricted Cash - DEQ Loan Reserve	\$ 434,096
Available Cash	\$ 4,558,583

City of McCall, Idaho  
 Monthly Financial Dashboard  
 Issued on November 14, 2024



Reporting Period: October 2024

***Our Cash Flows Prior Year Comparison***

October 2024			October 2023		
<u>General Fund</u>		Percentage	<u>General Fund</u>		Percentage
<b>Fiscal Year 2025 Budget</b>	<b>\$ 12,407,302</b>		<b>Fiscal Year 2024 Budget</b>	<b>\$ 11,457,177</b>	
Revenues to Date	\$ 697,592	5.62%	Revenues to Date	\$ 249,618	2.18%
Expenditures to Date	\$ 946,696	7.63%	Expenditures to Date	\$ 689,591	6.02%
Revenues over Expenditures	\$ (249,103)		Revenues over Expenditures	\$ (439,973)	
<b><u>Streets Fund</u></b>			<b><u>Streets Fund</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 3,456,030</b>		<b>Fiscal Year 2024 Budget</b>	<b>\$ 3,199,854</b>	
Revenues to Date	\$ 94,766	2.74%	Revenues to Date	\$ 53,502	1.67%
Expenditures to Date	\$ 193,158	5.59%	Expenditures to Date	\$ 350,096	10.94%
Revenues over Expenditures	\$ (98,392)		Revenues over Expenditures	\$ (296,594)	
<b><u>Library Fund</u></b>			<b><u>Library Fund</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 807,644</b>		<b>Fiscal Year 2024 Budget</b>	<b>\$ 1,511,125</b>	
Revenues to Date	\$ 6,975	0.86%	Revenues to Date	\$ 3,510	0.23%
Expenditures to Date	\$ 50,361	6.24%	Expenditures to Date	\$ 46,867	3.10%
Revenues over Expenditures	\$ (43,385)		Revenues over Expenditures	\$ (43,357)	
<b><u>Recreation Fund</u></b>			<b><u>Recreation Fund</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 2,852,462</b>		<b>Fiscal Year 2024 Budget</b>	<b>\$ 2,090,140</b>	
Revenues to Date	\$ 71,941	2.52%	Revenues to Date	\$ 84,063	4.02%
Expenditures to Date	\$ 179,778	6.30%	Expenditures to Date	\$ 128,167	6.13%
Revenues over Expenditures	\$ (107,837)		Revenues over Expenditures	\$ (44,103)	
<b><u>Airport Fund</u></b>			<b><u>Airport Fund</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 1,090,300</b>		<b>Fiscal Year 2024 Budget</b>	<b>\$ 1,387,894</b>	
Revenues to Date	\$ 246,054	22.57%	Revenues to Date	\$ 229,027	16.50%
Expenditures to Date	\$ 68,068	6.24%	Expenditures to Date	\$ 12,529	0.90%
Revenues over Expenditures	\$ 177,986		Revenues over Expenditures	\$ 216,498	
<b><u>Local Option Tax (Streets) Fund</u></b>			<b><u>Local Option Tax (Streets) Fund</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 7,889,942</b>		<b>Fiscal Year 2024 Budget</b>	<b>\$ 9,670,660</b>	
Revenues to Date	\$ 356,622	4.52%	Revenues to Date	\$ 338,612	3.50%
Expenditures to Date	\$ 290,590	3.68%	Expenditures to Date	\$ 5,809	0.06%
Revenues over Expenditures	\$ 66,032		Revenues over Expenditures	\$ 332,802	
<b><u>Golf Fund</u></b>			<b><u>Golf Fund</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 2,713,689</b>		<b>Fiscal Year 2024 Budget</b>	<b>\$ 2,924,075</b>	
Revenues to Date	\$ 92,302	3.40%	Revenues to Date	\$ 113,001	3.86%
Expenditures to Date	\$ 103,316	3.81%	Expenditures to Date	\$ 259,291	8.87%
Revenues over Expenditures	\$ (11,013)		Revenues over Expenditures	\$ (146,290)	
<b><u>Water Fund</u></b>			<b><u>Water Fund</u></b>		
<b>Fiscal Year 2025 Budget</b>	<b>\$ 22,088,653</b>		<b>Fiscal Year 2024 Budget</b>	<b>\$ 6,224,332</b>	
Revenues to Date	\$ 555,230	2.51%	Revenues to Date	\$ 373,900	6.01%
Expenditures to Date	\$ 245,378	1.11%	Expenditures to Date	\$ 387,405	6.22%
Revenues over Expenditures	\$ 309,852		Revenues over Expenditures	\$ (13,504)	



**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 24-248**  
**Meeting Date November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b>Request approval of an ESRI Software Enterprise Agreement</b>		Mayor / Council		
		City Manager	FA	
		Clerk		
		Treasurer		
		Community Development	MG	Originator
		Police Department		
		Public Works		
		Golf Course		
<b>COST IMPACT:</b>	\$29,300 annually (FY25, FY26, FY27)	Parks and Recreation		
<b>FUNDING SOURCE:</b>	10-48-150-610	Airport		
		Library		
<b>TIMELINE:</b>	ASAP	Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>				
The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant the City of McCall access to Esri term license software. This is the software necessary to support the GIS program we currently have in place.				
<b>RECOMMENDED ACTION:</b>				
Approve the Small Enterprise Agreement with ESRI and authorize the Mayor to sign all necessary documents.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			



October 18, 2024

Ms. Michelle Groenevelt  
City of McCall  
216 E Park St  
Mccall, ID 83638-3832

Dear Michelle,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.
- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.
- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.
- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.
- The organization will provide an annual report of installed Esri software to Esri.
- Esri software and updates that the organization is licensed to use will be automatically available for downloading.
- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

***"THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."***

Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.
3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.
4. Send the purchase order and agreement to the address, email or fax noted below:

Esri	e-mail: <a href="mailto:service@esri.com">service@esri.com</a>
Attn: Customer Service SG-EA	fax documents to: 909-307-3083
380 New York Street	
Redlands, CA 92373-8100	

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Sara Lau

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# Quotation # Q-534022

Date: October 18, 2024

Customer # 106302 Contract #

City of McCall  
 Community & Economic Development Dept  
 216 E Park St  
 McCall, ID 83638-3832

ATTENTION: Michelle Groenevelt  
 PHONE: (208) 634-7142  
 EMAIL: mgroenevelt@mccall.id.us

Environmental Systems Research Institute, Inc.  
 380 New York St  
 Redlands, CA 92373-8100  
 Phone: (909) 793-2853  
 DUNS Number: 06-313-4175 CAGE Code: OAMS3

*To expedite your order, please attach a copy of this quotation to your purchase order.*  
**Quote is valid from: 10/18/2024 To: 1/16/2025**

Material	Qty	Term	Unit Price	Total
168177	1	Year 1	\$29,300.00	\$29,300.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
168177	1	Year 2	\$29,300.00	\$29,300.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
168177	1	Year 3	\$29,300.00	\$29,300.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	\$87,900.00
Sales Tax:	\$0.00
Estimated Shipping and Handling (2 Day Delivery):	\$0.00
Contract Price Adjust:	\$0.00
<b>Total:</b>	<b>\$87,900.00</b>

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

<b>For questions contact:</b> Sara Lau	<b>Email:</b> slau@esri.com	<b>Phone:</b> (909) 793-2853 x8399
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The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

LAUS **This offer is limited to the terms and conditions incorporated and attached herein.**

**Esri Use Only:**

Cust. Name \_\_\_\_\_  
Cust. # \_\_\_\_\_  
PO # \_\_\_\_\_  
Esri Agreement # \_\_\_\_\_



**SMALL ENTERPRISE AGREEMENT  
COUNTY AND MUNICIPALITY GOVERNMENT  
(E214-1)**

This Agreement is by and between the organization identified in the Quotation ("**Customer**") and **Environmental Systems Research Institute, Inc. ("Esri")**.

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

**Table A  
List of Products**

**Uncapped Quantities**

**Desktop Software and Extensions (Single Use)**

ArcGIS Desktop Advanced  
ArcGIS Desktop Standard  
ArcGIS Desktop Basic  
ArcGIS Desktop Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager, ArcGIS Data Reviewer

**Enterprise Software and Extensions**

ArcGIS Enterprise (Advanced and Standard)  
ArcGIS Monitor  
ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager, ArcGIS Data Reviewer

**Enterprise Additional Capability Servers**

ArcGIS Image Server

**Developer Tools**

ArcGIS Runtime Standard  
ArcGIS Runtime Analysis Extension

**Limited Quantities**

One (1) Professional subscription to ArcGIS Developer  
Two (2) ArcGIS CityEngine Single Use Licenses  
50 ArcGIS Online Viewers  
50 ArcGIS Online Creators  
10,000 ArcGIS Online Service Credits  
50 ArcGIS Enterprise Creators  
2 ArcGIS Insights in ArcGIS Enterprise  
2 ArcGIS Insights in ArcGIS Online  
5 ArcGIS Location Sharing User Type Extension (Enterprise)  
5 ArcGIS Location Sharing User Type Extension (Online)  
6 ArcGIS Advanced Editing User Type Extension (Enterprise)

**OTHER BENEFITS**

Number of Esri User Conference registrations provided annually	<b>2</b>
Number of Tier 1 Help Desk individuals authorized to call Esri	<b>2</b>
Maximum number of sets of backup media, if requested*	<b>2</b>
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

\*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

**Term of Agreement:** Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

\_\_\_\_\_  
(Customer)

By: \_\_\_\_\_  
Authorized Signature

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

### CUSTOMER CONTACT INFORMATION

Contact: \_\_\_\_\_

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

City, State, Postal Code: \_\_\_\_\_

E-mail: \_\_\_\_\_

Country: \_\_\_\_\_

Quotation Number (if applicable): \_\_\_\_\_

## 1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

**"Case"** means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

**"Deploy", "Deployed" and "Deployment"** mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

**"Fee"** means the fee set forth in the Quotation.

**"Maintenance"** means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

**"Master Agreement"** means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

**"Product(s)"** means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

**"Quotation"** means the offer letter and quotation provided separately to Customer.

**"Technical Support"** means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

**"Tier 1 Help Desk"** means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

**"Tier 1 Support"** means the Technical Support provided by the Tier 1 Help Desk.

**"Tier 2 Support"** means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

## 2.0—ADDITIONAL GRANT OF LICENSE

**2.1 Grant of License.** Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

**2.2 Consultant Access.** Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

## 3.0—TERM, TERMINATION, AND EXPIRATION

**3.1 Term.** This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

**3.2 No Use upon Agreement Expiration or Termination.** All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

**3.3 Termination for a Material Breach.** Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

**3.4 Termination for Lack of Funds.** For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

**3.5 Follow-on Term.** If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

## 4.0—PRODUCT UPDATES

**4.1 Future Updates.** Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

**4.2 Product Life Cycle.** During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

## 5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

### a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

### b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to



supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

## 6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

## 7.0—ADMINISTRATIVE REQUIREMENTS

**7.1 OEM Licenses.** Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

**7.2 Annual Report of Deployments.** At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

## 8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

### 8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

- c. Esri's federal ID number is 95-2775-732.

- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

**8.2 Order Requirements.** Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

- b. The following information will be included in each Ordering Document:

- (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
- (2) Order number
- (3) Applicable annual payment due

## 9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1** If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2** If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3** This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number** AB 24-247  
**Meeting Date** November 21, 2024

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b><i>Payette Lakes Recreation Water and Sewer District's Sewer Master Plan Presentation and Questions</i></b>		Mayor / Council		
		City Manager	FA	
		Clerk		
		Treasurer		
		Community Development	MG	Originator
		Police Department		
		Public Works		
		Golf Course		
<b>COST IMPACT:</b>	n/a	Parks and Recreation		
<b>FUNDING SOURCE:</b>	n/a	Airport		
		Library		
<b>TIMELINE:</b>	ASAP	Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>				
<p>The Payette Lakes Recreation Water and Sewer District (PLRWSD) will present an overview of the Sewer Master Plan to the McCall City Council and there will be an opportunity for questions. The JWAG attended a presentation of the Master Plan with the Sewer Board and a County Commissioner on November 7.</p> <p>Master Plan provides planning for all District infrastructure, including sewer collection, wastewater treatment, and reuse irrigation systems. The Master Plan is written to meet the requirement of the Idaho Department of Environmental Quality (DEQ) for wastewater facility plans and loan funded planning documents. The Master Plan consists of four volumes evaluating the system for current operations and a 20-year planning horizon. The Master Plan includes the Capital Improvement Plan (CIP) identifying improvements necessary for meeting regulatory requirements, maintaining the system, and meeting buildout demands. The Sewer Master Plan website is located here: <a href="https://payette-lakes-master-plan-gatewaymapping.hub.arcgis.com/">https://payette-lakes-master-plan-gatewaymapping.hub.arcgis.com/</a></p> <p>The public can review and comment on the District's Master Plan until December 5, 2024. Staff requested an extension from PLRWSD, and they have agreed to extend the deadline to December 9 for final comment submission for the McCall City Council. Therefore, a short work session will be held on the November 22 meeting for the Council to discuss and provide feedback for the comment letter. A draft letter will be presented at the December 5 Council meeting, with time for revisions before final approval.</p>				
<b>RECOMMENDED ACTION:</b>				
Informational only				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			



**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 24-246**  
**Meeting Date November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b>McCall Historic Preservation Commission Annual Report</b>		Mayor / Council		
		City Manager	FA	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
		Airport		
<b>COST IMPACT:</b>	N/A	Library		
<b>FUNDING SOURCE:</b>	N/A	Information Systems		
<b>TIMELINE:</b>	N/A	Economic Development	DMS	Originator
<b>SUMMARY STATEMENT:</b>				
<p>As enabled by McCall City Code Title III, Chapter 20, the McCall Historic Preservation Commission (HPC) is responsible for inventorying local historic properties and recommending methods necessary to preserve, maintain, and restore historic properties. The HPC also conducts education and interpretive programs and reviews nominations of properties to the National Register of Historic Places.</p> <p>Samantha Westendorf, McCall HPC Chair, will present the annual report for 2024.</p>				
<b>RECOMMENDED ACTION:</b>				
None – information only.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			



**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number**

**AB 24-249**

**Meeting Date**

**November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b>Local Housing Deed Restriction Evaluation and Recommendations – Direction to Staff</b>		Mayor / Council		
		City Manager	FA	
		Clerk		
		Treasurer		
		Community Development	MG	Originator
		Police Department		
		Public Works		
		Golf Course		
		<b>COST IMPACT:</b>	n/a	Parks and Recreation
<b>FUNDING SOURCE:</b>		Airport		
		Library		
<b>TIMELINE:</b>		Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>				
<p>The Local Housing Incentive Program (also called the Deed Restriction Program) was adopted by the McCall City Council in February 2019 after an extensive planning process for McCall’s 2018 Comprehensive Plan update and McCall’s 2018 Local Housing Program plan. The Local Housing Incentive Program is a reimbursement program for developers and new homeowners who voluntarily participate by adopting a deed restriction that makes housing available to local workers, seniors, or people who have disabilities. Five years after its adoption, an evaluation of the Incentive Program has been conducted.</p> <p>The evaluation examines the Incentive Program and provides recommendations regarding the following: (1) whether the Incentive Program is meeting its overarching goals; (2) whether changes to the program would increase the program’s ability to achieve its goals; (3) whether McCall should add an affordability element to the program; and (4) whether changes to program administration would facilitate program management and compliance. Attached is the Evaluation and a presentation will be provided at this meeting from CED Director and housing consultant Adrienne Quinn.</p>				
<b>RECOMMENDED ACTION:</b>				
Provide direction to staff on program recommendations.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			





# McCall Local Housing Incentive Program Evaluation

October 2024

Prepared by  
Adrienne E. Quinn



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## Introduction

The Local Housing Incentive Program (also called the Deed Restriction Program)<sup>1</sup> was adopted by the McCall City Council in February 2019 after an extensive planning process for McCall's 2018 Comprehensive Plan update and McCall's 2018 Local Housing Program plan. The Local Housing Incentive Program ("Incentive Program") is a reimbursement program for developers and new homeowners who voluntarily participate by adopting a deed restriction that makes housing available to local workers, seniors, or people who have disabilities. Five years after its adoption, the City has requested an evaluation of the Incentive Program.

This evaluation examines the Incentive Program and provides recommendations regarding the following:

- whether the Incentive Program is meeting its overarching goals;
- whether changes to the program would increase the program's ability to achieve its goals;
- whether McCall should add an affordability element to the program; and
- whether changes to program administration would facilitate program management and compliance.

## How the Incentive Program Works

The Incentive Program provides a \$10,000 reimbursement per housing unit for certain development costs for developers and owners of new homes who voluntarily agree to record a restriction on their deed, making the unit available only to local workers, seniors, and people with disabilities.<sup>2</sup> Additional Incentive Program requirements are 1) the person living in the deed restricted housing must live in the unit a minimum of six months a year; 2) work for a McCall business 30 hours/week or 1,560 hours/year or are self-employed; 3) the housing must be within McCall city limits; 4) the housing cannot be sublet or used as a short-term rental; and 5) while the original rent or purchase price is market rate, the resale price of an ownership unit or the rent increases must follow a City specified formula tied to

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<sup>1</sup> This evaluation uses "Incentive Program" because this is the name used in the resolution creating the program.

<sup>2</sup> Reimbursements can be made for, but are not limited to: public street improvements; public sidewalk/pathways; upgrades to City utilities (water, fiber); undergrounding of overhead utilities (power, telecommunications); water hookup fees; parks in-lieu fees; and building/ P& Z application fees.

the Consumer Price Index to ensure long-term affordability for locals. The program is contingent on available funding.

## Executive Summary

The program's success is driven by dedicated City staff who educate developers/homeowners about the Incentive Program. The Incentive Program has created 16 local deed incentive housing units, with another 45 units entitled but not yet constructed. Ten are owner occupied units, and 6 are rentals, including one Accessory Dwelling Unit (ADU). For the past five years McCall has, on average, issued 61 single family building permits a year. Permits for multifamily housing, over the past five years, have varied from 14 permits issued in 2020 to a low of 3 in 2022. Forty-five incentive units is significant given the total number of permits issued over the past five years. Even though the unit count for the multifamily permits is not easily available, the number of incentive units is approximately 10% of all housing permits issued. The City does not reimburse the developer until a deed restriction is recorded. Consequently, there are no expenditures yet for the pipeline projects. Compared to other Idaho mountain resort communities that utilize deed restriction programs for local housing with a reimbursement/city investment model, McCall has created and has commitments for a similar number of units with a substantially smaller financial investment.

Given that the Incentive Program has 45 "local units" completed or in the pipeline, the program is achieving its goals by providing new housing units for local workers rather than adding to the short-term rental stock. While the Incentive Program is successful, there are areas in which the program could be improved.

This evaluation analyzes both Incentive Program design and administration. In brief, this evaluation recommends that (1) the existing program design be changed by increasing the number of months in which a person must live in the incentive unit; 2) prohibit homeownership units from being converted to rental units; 3) add a residency requirement for seniors who wish to reside in an incentive unit; and 4) a second program tier be created to add a housing affordability component. Additionally, several administrative changes should be made to the Incentive Program to facilitate program management and compliance. The bullet points below provide a summary of these recommendations. This evaluation discusses each of the recommendations and the rationale for the recommendations.

### Summary of Program Design Recommendations

- Change the number of months occupants must live in an incentive unit annually from 6 to 9 months to better achieve the program's goal of creating a year-round community

- Prohibit ownership incentive units from being converted to rental units to ensure locals have homeownership opportunities
- Require that seniors who wish to reside in an incentive unit have lived in McCall for ten years
- *In addition* to the existing incentive program, create a tiered program by adding a second tier with an affordability component and increased reimbursement (discussed in detail in this evaluation).

#### Summary of Program Administration Recommendations

- Increase developer awareness of the Incentive Program by creating a link on the building permit page with a tagline to create interest or curiosity, such as *How to receive a \$10,000 reimbursement for housing development costs*;
- Create a single document explaining program policies and regulations and post it online;
- Instead of using a quit claim deed, as is the current practice, use a recorded restrictive covenant that contains all program requirements, a required notice of intent to sell, and enforcement procedures;
- Formalize procedures for data collection and compliance, including creating a database for the program;
- Collect demographic data on program participants to understand better who the Incentive Program is serving.

## Is the Incentive Program Meeting Its Overarching Goals?

### Incentive Program Goals

The overarching goal of the Incentive Program is to provide incentives for developers/owners of new housing to provide housing for local workers, seniors, and people with disabilities. By increasing housing for locals, McCall aims to create “a sustainable, year-round community.”

The Incentive Program's goals are outlined in the resolution authorizing this program:

WHEREAS, the McCall Area Comprehensive Plan Our Economy Vision statement states: "Support a variety of housing opportunities to allow people to live and work in McCall, and to provide affordable opportunities for low- to middle-income employees, seniors, and persons with special needs";

WHEREAS, one of the six Big Ideas in the Comprehensive Plan is "Housing our Local Community: Achieve a sustainable, year-around community," and

As part of the Local Housing Program, this incentive-based program intends to encourage the private sector to build units with deed restrictions to increase the housing supply for locals.

## Analysis of Program Goal 1: Increase Supply of Housing For Locals

As noted above, as of May 2024, there are 16 deed restricted units in McCall comprised of 10 owner occupied units, and 6 rental units, including one Accessory Dwelling Unit (ADU). There are approximately 45 deed restricted units in the development pipeline. As with all development, some pipeline units may not be constructed. With 16 units already occupied and 45 more in the pipeline, McCall clearly has met its goal of increasing the housing supply for locals through this Incentive Program.

Through annual audits, staff have verified that these units' occupants are eligible for the Incentive Program. That is, the occupant is a local worker, senior, or a person with a disability. Beyond this basic information, little else is known about the occupants. As a result, the City does not know the demographics of incentive unit residents (e.g. seasonal v. year round, age, household size, etc.) of workers/occupants. Demographic information would allow the City to better understand which local residents are or are not being served by the program and whether the City is meeting its goals.

Currently, there is no requirement that a senior who wishes to reside in an incentive unit has lived in McCall prior to occupying the incentive unit. Accordingly, a senior could move from out of town into a “locals” incentive unit to retire. Because Incentive Program units are intended to provide housing for locals, a residency requirement should be added for seniors who wish to reside in incentive units. A ten year residency requirement for seniors would reserve units for local seniors and is consistent with deed incentive programs in other mountain resort communities.

## Analysis of Program Goal 2: Year-Round Community

Currently, the length of occupancy that qualifies as an incentive unit is only six months. While six months accommodates seasonal workers, it could allow the homeowner to rent or occupy their home for six months and then either not use or occasionally use the home for the remainder of the year. Occasional use by an owner for half the year does not fulfill the City's goal of creating a year-round community. Further, in some of the City's correspondence with homeowners, it is evident that some have interpreted this requirement as a six-month limit versus a six-month minimum tenancy.

To achieve the year-round community goal for the program, the City should require a minimum year-long lease with workers required to work nine months a year rather than six months during this period. A nine month work requirement will accommodate teachers

and other local workers who seeks to work fulltime but may not be able to piece together work during shoulder seasons.

In sum, the Incentive Program is meeting its goal of creating housing for local residents but may be falling short in achieving its goal of creating a year-round community. There is a simple fix for creating a year-round community: increase the occupancy/lease requirement to a year and require the tenant to reside in the unit for a minimum of nine months rather than six.

The following section analyzes how McCall can build on the Incentive Program's current success by increasing program participation to create more housing for locals.

## Would Changes to the Incentive Program Increase Participation?

Compared to other Idaho mountain resort communities with deed incentive programs for local housing using a city reimbursement/city investment model, McCall, in spending \$10,000 a unit for local housing, has incentivized a similar number of housing units for locals for a substantially smaller investment. Nonetheless, due to the significant unmet need for locals' housing in McCall, the question is whether there are ways to encourage more developers/homebuilders to participate in the Incentive Program? This evaluation explores administrative and program design changes that could increase participation in the Incentive Program.

### Marketing Local Housing Incentive Program

The first issue to explore is how developers and homeowners learn about the program and whether there is a way to increase awareness and interest in the Incentive Program. To date, city staff have effectively educated developers and homebuilders about the Incentive Program during the land use entitlement and permitting processes. To increase awareness of the Incentive Program, McCall should formally market the Incentive Program in addition to city staff conversations with prospective developers. For example, by creating a link on the building permit webpage, the City may generate more interest or curiosity about the program, e.g., *click here to learn how to receive a \$10,000 reimbursement for housing development costs*. Expanding the City's current webpage to explain the program with FAQs and a link to policies and procedures could also help educate developers and new homeowners.

In addition to generating awareness about the program, the City should consider expanding the Incentive Program by creating a tier that includes a housing affordability component. As discussed in detail in the sections below, by combining an increased incentive to attract more developers by adding an affordability component, the program

can target the most significant housing needs for locals, in both the rental and homeownership market. To determine what would most benefit the community, the following sections examine the homeownership and rental markets, where the affordability gaps are for local workers, and how an expanded incentive program could benefit more local workers.

## Explanation of the Income and Rental Data Used in this Evaluation

Before delving into the analysis, discussing data sources and why the reader will see different median income figures in the homeownership analysis versus the rental market analysis in this evaluation is important. The housing and income data need to be from the same year for an accurate analysis. Because there is comprehensive 2024 home price data available through Zillow, the homeownership analysis in this evaluation uses 2024 housing price data and 2024 income data. Using 2024 data gives the reader a current snapshot of the homeownership market. In contrast to the data available for homeownership, the most recent rental market data available is 2022 from the U.S. Census Bureau's American Community Survey. Therefore, the rental analysis utilizes 2022 data for both income and rent.

Although the years are different, both the 2022 and 2024 are based on 2022 American Community Survey data. However, the 2024 median income is adjusted for inflation by the U.S. Department of Housing and Urban Development, which annually updates each county's family area median income to determine annual eligibility for a broad range of federal, state, and local housing programs, including housing loan underwriting and eligibility standards adopted by the Federal Housing Finance Agency, which are then used by most mortgage lenders.<sup>3</sup>

Besides a two year difference in income data, the 2024 median income is for "family households."<sup>4</sup>while the 2022 median income includes both family and "nonfamily households. It may look odd to a reader to see a median income figure of \$93,000 for 2024 and a median income figure of \$57,788 for 2022. Still, the \$93,000 figure is more representative of those who are likely to buy homes – family households and is the median income used by the Federal Housing Finance Agency for mortgage underwriting standards. In contrast, the \$57,788 median income (family and non-family households) is more representative of renter households because it includes unrelated roommates living together.

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<sup>3</sup> <https://singlefamily.fanniemae.com/media/39116/display> and D. Teles, Y. Su, and A. Oneto, *Calculating AMI, How Calculating AMI Affects Housing Policy*, Urban Institute (September 7, 2023).

<sup>4</sup> The Census Bureau defines family as "A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family."



Having put the data geek discussion behind us, the next two sections analyze McCall's homeownership market and McCall's rental market and where the affordability gaps are.

## McCall's Homeownership Market and Affordability Gaps

According to Zillow, a national company that estimates property/home values and tracks property sales, the median listing price for homes in McCall in June 2024 was \$902,167. Zillow also tracks home prices using a methodology it calls a "typical" home in any given market. The "typical home" is the cost for the middle third of all homes in an area. Focusing on the middle third of all homes (the "typical" home) rather than the median, which is a single price point where half the home prices are higher and half lower, better reflects where home prices are clustered. Zillow's estimate for the "typical home" (the middle third of all homes in McCall) is \$815,216 for single-family homes and \$541,953 for condos.<sup>5</sup>

With such high home prices, buying a typical home is out of reach for many local workers in McCall. To purchase a home, buyers need to make a down payment of 3%-20% of the purchase price, depending on the type of loan and lender. For a typical McCall home (\$815,216), a 3% downpayment is \$24,456, and a 20% downpayment is \$163,043. For a McCall typical condo (\$541,953), a 20% downpayment is \$108,390. Saving this amount of money for a downpayment is exceedingly difficult for anyone earning the 2024 median household income in McCall, which is currently \$93,000.<sup>6</sup>

In addition to the downpayment, the mortgage payment on a typical McCall home is also out of reach for most local workers. To afford the typical housing price (\$815,000) in McCall, a household would need an income of approximately \$200,000 to keep mortgage payments, taxes, and insurance to less than 30% of household income, a standard developed by the U.S. Department of Housing and Urban Development (HUD) to establish whether housing is affordable.<sup>7</sup> An income of \$200,000 is more than double McCall's median income (\$93,000). Therefore, the homeownership affordability gap affects a large segment of local workers in McCall.

The home prices in McCall are so high that some State of Idaho homeownership resources are unavailable to many local homebuyers in McCall. For example, the Idaho Housing and

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<sup>5</sup> <https://www.zillow.com/research/methodology-neural-zhvi-32128/>

<sup>6</sup> To compare data from the same year (2024), this median income level is calculated by HUD and used for mortgage programs rather than from the 2022 American Communities Survey data used in the rental section. <https://ami-lookup-tool.fanniemae.com>

<sup>7</sup> <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-081417.html>



Finance Association offers a downpayment assistance program, but the maximum purchase price for a home in Valley County is \$584,969. Few homes on the market in McCall fall below \$584,969. Therefore, this resource is not available to many prospective homebuyers in McCall.

With the typical house being out of reach for McCall households earning the median income, what can a median income household in McCall afford? Several widely available mortgage calculators estimate housing affordability based on income. Using McCall's median household income (\$93,000), the Realtor.com and Zillow's affordability calculators both reveal that a household in McCall with the median income could afford a home priced between \$500,000 and \$441,000, assuming a \$100,000 downpayment.<sup>8</sup> Unfortunately, there is very little in the McCall market in this price range. Creating homeownership opportunities in the \$500,000 range (the affordable range for median income households in McCall) there would be a significant community benefit.

## Tiered Incentive Program for Homeownership

To create homeownership opportunities targeted at a \$500,000 purchase price, McCall would have to increase the reimbursement for the Incentive Program to entice homebuilders to build housing in this price range. However, an increase in the incentive reimbursement alone would likely not be enough to attract developers/homebuilders because of the difference between this affordable home price and market-rate sales prices. Therefore, an increased reimbursement would need to be paired with other incentives.

For example, the City could increase the reimbursement to \$20,000, continue using the resale formula for the existing deed incentive program, and formally link the incentive:

- to incentives to develop smaller-sized dwelling units (e.g., condos, cluster cottage developments, ADUs), e.g., ~1,000 sq. ft., to make building smaller units more attractive and feasible for homebuilders (Based on current construction costs and per square foot sales prices, 1,000 sq. ft. units could sell for \$500,000) ;
- to City owned land banked<sup>9</sup> properties where there is a long-term lease, thereby reducing land costs;
- with a land trust or nonprofit that constructs modestly priced homes and restricts appreciation so that the homes remain affordable;
- to fee waivers with density bonuses, which are currently allowable under McCall's Code but will require additional work with the Sewer District;

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<sup>8</sup> <https://www.realtor.com/mortgage/tools/affordability-calculator/>  
<https://www.zillow.com/mortgage-calculator/house-affordability/>

<sup>9</sup> Land banked properties are properties that the City owns and are designated for potential housing sites in the future.

- expedited sewer connection approvals if the Sewer District were supportive of creating affordable housing for locals and/or
- to other developer incentives that would require further exploration, such as a tax exemption program for developers who create affordable housing units, which could be modeled on tax exemption programs used in other states.

To maintain long-term affordability, a sales price cap of \$500,000 in 2024 dollars could be adjusted using the same Consumer Price Index formula used for the existing Incentive Program. A \$500,000 sales price would create units affordable to households whose incomes are approximately the area median income. Creating homeownership opportunities in this price range is consistent with McCall's Local Housing Action Plan, which calls for using local dollars to create homeownership opportunities for households at or below 120% of the area median income. If the expanded Incentive Program were successful, the program also would create more housing stock that would enable a first-time homebuyer to qualify for Idaho Housing and Finance Association's homebuyer assistance, leveraging an additional tool to create homeownership opportunities for local residents. (As noted above, the loan cap for the Idaho Housing Finance Association's first time homebuyer program is \$584,969.) To ensure these housing units provide homeownership opportunities, the City should require that the units be owner occupied and cannot be rented.

Administration of the tiered homeownership program would not change significantly from existing program administration. The one additional certification the City would need to undertake is the buyer's household income to ensure it the buyer's income is at or below median income. The City can easily link to the median family income discussed in this section and updated annually. As with the existing program, with each subsequent home sale, the City would certify that the new buyer meets all program requirements. The section below discusses a tiered incentive program for renters.

## McCall's Rental Housing Market and Affordability Gaps

As with homeownership prices under the existing Incentive Program, rent under the existing program begins at *market rate*. This section explores whether there would be an additional community benefit by adding an affordability component to a tiered program for rental housing so that there are rental units that are below market rate. This section examines 1) the income levels for McCall residents, 2) the McCall rental market, and 3) how an expanded Incentive Program could create housing for local workers who are priced out of the rental market. (Note: as discussed above, this section relies on 2022 rather than 2024 data because 2022 is the most recent year for which rental data are available).

The chart below illustrates the income distribution of McCall residents in 2022.<sup>10</sup> As this chart demonstrates, almost half of McCall households (45%) earn less than \$50,000 a

<sup>10</sup> <https://data.census.gov/table?q=income%20mccall%20idaho>

year, with 38% of households earning \$34,999 a year or less. As explained below, about one quarter of McCall households rent.

<b>McCall 2022 Income Estimates</b>	
<b>(American Community Survey)</b>	
<b>Income</b>	<b>Households</b>
Total	1,302
Less than \$10,000	8.40%
\$10,000 to \$14,999	6.80%
\$15,000 to \$24,999	11.80%
\$25,000 to \$34,999	10.90%
\$35,000 to \$49,999	7.00%
\$50,000 to \$74,999	9.70%
\$75,000 to \$99,999	5.50%
\$100,000 to \$149,999	19.90%
\$150,000 to \$199,999	0.90%
\$200,000 or more	19.10%
Median income (dollars)	\$57,788

Based on the standard used by the United States Department of Housing and Urban Development, rent is affordable if the household pays no more than 30% of their income on housing costs, including utilities. In 2022, the median rent in McCall (the median is the point at which half of the rents are lower and half are higher) was \$972 a month.

To afford the median rent (\$972 a month), meaning a household pays no more than 30% of their income on housing costs, a household would need to earn \$38,880 a year, if utilities are included in the rent.<sup>11</sup> The household would have to earn more if utilities are billed separately for all housing costs to be no more than 30% of the household’s income. As the chart above illustrates, 45% of McCall's households earn \$34,999 or less. Consequently, a substantial percentage of McCall households cannot afford the median rent.

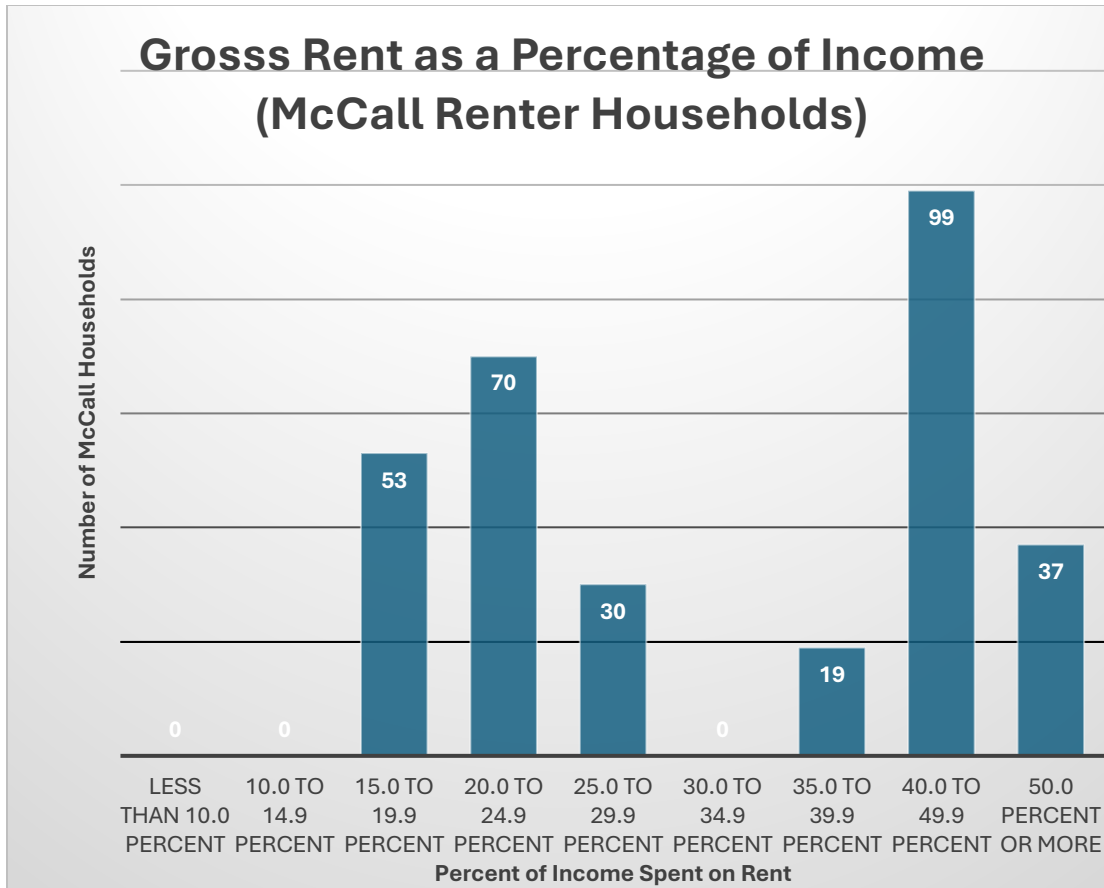
To understand the magnitude of this rental affordability issue, we look at the “rent burden” of McCall renter households. The American Community Survey (ACS) provides statistics on rent burden, meaning whether the percentage of a household's income used on paying

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<sup>11</sup> It is also important to note that many of the rents advertised online are substantially higher, and the regulated affordable housing in the area, e.g., the Springs Apartments, have waitlists.

rent is so high that the household may not be able to pay for other necessities. When a household is rent burdened, the household may not have sufficient income to pay for other essentials such as food, clothing, or healthcare.

The chart below shows that an estimated 155 renter households in McCall spend more than 30% of their income on rent.<sup>12</sup> This is about half of all McCall households who rent.



Of these renter households who spend more than 30% of their income on rent, most of these households' incomes are below \$35,000 a year.<sup>13</sup> The ACS data show that 73% of renter households whose incomes are below \$20,000 a year spend 50% or more of their income on rent, and all renter households whose incomes are between \$20,000 and \$34,999 spend 50% or more of their income on rent.<sup>14</sup> These households are considered severely rent-burdened because if a household spends more than 50% of its income on

<sup>12</sup> Chart data from: <https://data.census.gov/table/ACSDT5Y2022.B25070?t=Housing&g=160XX00US1648790>

<sup>13</sup> <https://data.census.gov/table/ACSDT5Y2022.B25074?t=Housing&g=160XX00US1648790>

<sup>14</sup> *Id.*

rent, there is not enough for other necessities such as food, medical expenses, etc. Even though these households are struggling to pay rent, many of them are not very low-income households. These households may be earning 60% of the area median income. Idaho Department of Labor studies show that many workers in this income range work in the leisure and hospitality sectors.<sup>15</sup>

## Tiered Incentive Program for Renters

As with a tiered program for homeownership, a tiered program for rental housing would have to have an additional incentive for developers/landlords and an additional community benefit. As the prior section demonstrates, there is a need for affordable rental housing for people who earn up to 60% of the area median income. This section discusses how an expanded (tiered) Incentive Program could create rental units that would be affordable to local workers who rent, and that would be attractive to multifamily housing developers. In developing an expanded program that would have an affordability component, the program should also be as easy as possible to administer both from the city's and developer/landlord's perspectives.

As discussed in the section above, there is a community need for rental housing that is affordable to households whose incomes are below 60% of McCall's area median income. Therefore, creating an incentive program that creates rental units that are affordable to households whose incomes are at or below 60% of the area median income meets a demonstrated community need. As explained below, for ease of administration, creating a rental housing incentive that targets affordable rental units to households whose incomes are 50% of area median income and below would allow McCall to use policies and procedures from other programs rather than creating new policies and procedures.

Most jurisdictions that have housing program incentives use guidelines developed by the U.S. Department of Housing and Urban Development (HUD) because rents and policies are updated annually and based on local rental markets. HUD publishes rents for each county that it has determined are affordable for households with incomes below 50% of the area median income. (Click [here](#) to see rental limits by state/county by year). According to HUD's published rents for 2022, the same year as the rent and income data discussed above, Valley County rent for a two bedroom apartment that would have been affordable to a household earning 50% of the area median income would have been \$880 a month. That compares to the \$972 median rent in McCall for 2022. The rent that would be affordable for locals is about \$100 a month less than the median market rate rent.

Because multi-family developers would be forgoing rent on affordable units, developers would need an additional incentive beyond the current \$10,000 Incentive Program reimbursement. Accordingly, the City could consider doubling the reimbursement to

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<sup>15</sup> <https://lmi.idaho.gov/wp-content/uploads/2023/12/ValleyProfile.pdf> and Idaho Department of Labor, Valley County Labor Force and Economic Profile, April 2024, p. 4

\$20,000. All existing program requirements would stay in place, and developers would receive a higher reimbursement for capping the rent. With a \$20,000 reimbursement, dividing the \$20,000 by \$100 a month differential between a market rate and an affordable two bedroom apartment would be 200 months (approximately 16 years). Of course, rents would increase over time, so this would not actually represent a reimbursement for 16 years of rent. Still, it is a significant reimbursement that may be sufficient to help a multi-family developer construct a project that may not otherwise be feasible.

The City should also follow the HUD guidelines, which increase the allowable rent by number of bedrooms. The table below illustrates the increase in rents based on bedroom number. HUD updates these rents on an annual basis. The table below shows the 2022 rents for Valley County.

The 50% area median income HUD rent limits for Valley County in 2022 are:

<b>HUD HOME Rental Limits for Valley County Affordable to Households at 50% of Area Median Income</b>						
<b># of Bedrooms</b>	1	2	3	4	5	6
<b>Rent</b>	\$733	\$880	\$1016	\$1135	\$1251	\$1368

Because the HUD rental guidelines and income levels are available on the HUD website and could be linked to McCall’s website, McCall would not need to calculate income or rent levels for this tiered program. The rents would be easily accessible to developers as they build their *pro formas* for their development budget.

The City already requires that a local worker who wishes to live in a Deed Incentive Program unit submit a certification from their employer that they work for a local employer and work the number of hours required by the current deed Incentive Program unit. This tiered program would add the additional requirement that the employer include the employee's income. The City also would have to request the incomes of all household members to ensure that total household income is at or below 50% of the area median income.

If the City does not have staff available for the additional income certification requirements, it should explore contracting this work with Southwestern Idaho Cooperative Housing Authority (SICHA), the local housing authority that covers Valley County, or a local housing nonprofit. SICHA, for example, has systems and procedures in place to income-qualify households for the housing and other programs that they manage. Households could be prequalified and placed on a waitlist so that when a unit becomes available, the developer/landlord knows the household is eligible.

In addition to the program design changes discussed above, McCall could make changes in administering the Incentive Program that could facilitate and improve program accomplishments.

## Program Administration (Initial Documentation, Compliance, Enforcement)

Administration of the Local Housing Deed Incentive Program has three components: 1) initial documentation in the form of a recorded deed restriction and employment certification for local workers; 2) annual re-certification for compliance; and 3) enforcement. This section discusses these three components, recommends changes to facilitate management and compliance, and understand better whether programmatic goals are being met.

### Overview of the Administrative Process

The City's website provides a general overview of the program, noting the reimbursement amount, what the reimbursement may be spent on, eligibility criteria for the program, and the resale and rent calculation formulas. The website does not cover topics such as compliance and enforcement policies and procedures. Creating a single document for all policies, procedures, and regulations for the Incentive Program and posting it on the City's website will create greater transparency and understanding of the program. As noted previously, most of the program marketing and education are done by city staff engaging developers during permitting.

Once a developer/homeowner decides to participate in the Incentive Program, the developer and City execute a "quit claim deed" for single and multifamily homes or a "deed restriction" for ADUs. The City requires a recorded deed restriction or quit claim deed before issuing the Certificate of Occupancy. If the eligibility category is "local worker," the City also requires the occupant to submit a letter/email from their employer certifying the occupant is employed by a local business and works the required number of hours for program eligibility. Currently, no documentation is required to verify eligibility for seniors or people with disabilities.

On an annual basis, the City sends a registered letter to the recorded owner of the deed restricted unit requiring the owner and renter (if the unit is rented) to sign a *Declaration Certifying Compliance with City Code and Qualification for Deed Restricted Unit* ("Declaration"). The Declaration requires information regarding whether the unit is owned or rented, if the occupant complies with one of the 3 eligibility categories (local worker, senior, person with disability), name, address, and telephone number of an employer if the occupant is a local worker, and a copy of the lease.



If the owner does not respond to the annual compliance audit, the City attempts to verify the owner's current address through utility records, etc. According to city staff, there are currently only two owners who they have not been able to reach and who have not responded to the compliance audit.

The City's recourse for noncompliant owners is to sue to enforce the deed restriction. However, if the City must pay for legal costs, the lawsuit could be time-consuming and expensive.

While each phase of the administrative process has worked well to date, both staff and this evaluation have identified areas in which it could be improved. Below, each of the three phases of program administration is evaluated, and recommendations are provided.

## Initial Documentation

The deed restrictions for single-family residences (both owner-occupied and rental) are incorporated into a quit claim deed, while the deed restrictions for ADUs are documented with a restrictive covenant. Both the quit claim deed and restrictive covenant must be signed by the Mayor and property owner and must be recorded. Unlike the quit claim deed, which must be re-recorded upon each sale, the restrictive covenant does not need to be re-recorded.

Previous reports have suggested that McCall consider using only a restrictive covenant for ADUs and single family/multifamily and not using a quit claim deed. This section examines the pros and cons of using a restrictive covenant versus a quit claim deed for single family/multifamily incentive units. (Note: this evaluation focuses on program administration considerations and does not provide legal advice. McCall should consult with legal counsel for all changes to legal documents.)

As noted above, a restrictive covenant is recorded only once, while a quit claim deed (or any other form of deed) must be re-recorded every time the property is sold. An advantage of a restrictive covenant is that it simplifies program administration because the covenant is recorded only once. However, an advantage of a quit claim deed (or other deed) is that the City is provided notice every time the property is sold, allowing the City to know the new owner. This enables the City to engage with the new owner about program requirements, assisting with long term compliance.

A way to obtain the benefits of notice to the City each time the property is sold, but recorded only once, is to draft a restrictive covenant that requires the property owner to provide notice to the City when the property owner intends to sell the property. For example, the City of Ketchum has utilized a deed restriction/restrictive covenant which requires the property owner to provide a 30 day notice of intent to sell. In addition to requiring a notice of intent to sell, McCall could incorporate several other provisions into



the restrictive covenant that are similar to those used by Ketchum, which would facilitate the audit and enforcement processes.

In addition to the intent to sell (and similar to the City of Ketchum), McCall should consider incorporating into a restrictive covenant:

- all programmatic requirements so that all future property owners understand the program;
- a requirement that the property owner notify the City if their mailing address or phone number changes;
- a lease rider requirement (discussed below) if the unit is permitted as a rental unit;
- a requirement that the unit be owner occupied if the unit is permitted as an ownership unit;
- enforcement provisions such as
  - if a violation is found, the City will send a notice, and the property owner has 15 days to cure the violation
  - if the violation is not cured, the City may sue for specific performance or any other legal remedy to which it may be entitled and
  - the property owner shall pay the City's attorney's fees and costs if the City is successful in an enforcement action.

Specifying remedies and attorney's fees in a restrictive covenant makes the enforcement process clear for both the City and the property owner and allows the City to enforce the deed restriction more easily. If the restrictive covenant provides that the City is entitled to attorney's fees if it prevails in an enforcement action, the City will not have to risk spending more on attorney's fees than the money spent on the reimbursement under the Incentive Program.

If the City chooses not to use a revised restrictive covenant incorporating the provisions mentioned above, the City should consider allowing other types of deeds besides a quit claim deed, e.g., warranty deed, as long as the deed incorporates the restriction language in precisely the same language as contained currently in the quit claim deed. The reason for allowing other deed forms is that different types of deeds provide more warranties regarding the property or property rights being transferred between seller and buyer. If only a quit claim can be used, some may be reluctant to participate in the Incentive Program because a quit claim deed reduces the warranties a seller provides the buyer. The City could have a quit claim deed form and warranty deed form available, both containing the same deed restriction language.

Alternatively, should the City decide not to use a revised restrictive covenant, in addition to the deed (quit claim or other deed) or restrictive covenant, the City should require the property owner to sign a document outlining their responsibilities under the program and the consequences for noncompliance utilize the topics in the bullet points above.

In addition to switching to a detailed restrictive covenant for all units, the City should also require a lease rider when the unit is rented. A lease rider is an added clause attached to the lease that would be signed by the owner (landlord), renter, and City. The lease rider would be an addendum to whatever lease each landlord uses. The lease rider could include the basic eligibility requirements of the program, the annual compliance requirements, and a notification that the tenant would be violating the lease if program requirements were not met. The lease rider would increase transparency and ensure that the tenant is aware of the Incentive Program requirements.

## Data Collection

Because the City does not currently have a housing planner, no employee is solely responsible for the Incentive Program. Instead, record keeping and responsibility for the Incentive Program are spread among the responsibilities of several busy staff with other primary responsibilities. The City is attempting to hire a housing planner, which would make one person responsible for the program. As a result of the dispersed responsibility and the relative newness of the program, record keeping is not as comprehensive as it would be ideal. Specifically, there is no single database or spreadsheet showing all the relevant information for the program, e.g., property address, owner's name, occupant name, and category of eligibility. As discussed in greater detail below, having a single database would facilitate program evaluation and compliance.

## Annual Compliance Audits

Most of the available data are collected through the Declaration, which is sent via a certified letter to all property owners at the Incentive Program property. The Declaration requires the following information:

- property address;
- name, address, and phone of the owner listed on the deed;
- whether the property is owner-occupied or rented;
- employment certification for the occupant if the occupant is eligible for the program as a "local worker;"
- name, address, and telephone number of the tenant, if rented;
- a question regarding whether the owner/tenant would be willing to be surveyed;
- a request for the lease if the property is rented and
- the Declaration that certifies that the occupant meets one of the criteria for eligibility, without specifying which criteria (local worker, senior, disabled) applies.

The Declaration certifies that the occupant is eligible for the program but does not specify under which category the occupant is eligible, e.g., a local worker, a senior, or a person with a disability.

The areas in which the staff have found the Declaration to be not as effective as they would like are: 1) if the owner or tenant is not reachable or nonresponsive; and 2) the data collected does not specify what category the occupant qualifies under, nor other demographic data to assess the program's impact on the community.

The challenge of the owner or tenant not being reachable could be remedied by adopting the recommendations in the previous section, i.e., restrictive covenant with address update requirements and enforcement provisions. The challenge of insufficient data could be addressed by collecting additional data in a format that falls within the "personal records" exception to the Idaho Public Records Act. There have been staff questions about whether personal information collected from program participants would be subject to public disclosure. Other Idaho jurisdictions with deed incentive programs collect personal information and rely on the personal records exemption in the Idaho Public Records Act to keep such information confidential.

This personal records exception reads as follows:

*The following records are exempt from disclosure:*

...

*Any personal records, other than names, business addresses and business phone numbers, such as parentage, race, religion, sex, height, weight, tax identification and social security numbers, financial worth or medical condition submitted to any public agency pursuant to a statutory requirement for licensing, certification, permit or bonding. Idaho Code 74-106(8).*

For it to be clear that McCall is relying on this statutory provision to keep certain personal information confidential, the Declaration Form could be retitled "Certification for Compliance with City Code Requirements for Local Housing Incentive Program."

To better understand who these public dollars are benefiting and the community impact of the Incentive Program, the Declaration could request additional information such as household income, age of occupant(s), length of residency in McCall, and whether the occupant is claiming eligibility based on disability.

## Database and Record Keeping

Both data newly collected under these recommendations and data currently collected should be entered into a single database. If a database is too costly, the City should create an Excel spreadsheet containing the following fields:

Property Information							Occupant Information						Compliance Information	
Property Address	Property Owner's Name	Property Owner's Mailing Address, if different from incentive unit	Owner's phone #	Date Restrictive Covenant Recorded	Unit Type (Single Family, Multifamily, ADU)	Ownership or rental	Renter Name If applies	Renter's phone #	Eligibility Category (Local Worker, Senior, Disabled)	Employer	Monthly Income	Monthly Rent Paid	Date 2024 Audit Sent	Date 2024 Cpl. Docs Rcvd.

Additional fields can be added over time for annual audits. If data are entered with consistent format and wording, the data will be easily searchable and sortable as the program grows over time.

## Compliance Enforcement

The certified letter and Declaration, generally, are effective methods for a compliance audit. However, what happens if the property owner or tenant does not respond to the certified letter and/or the unit is out of compliance with the code requirements? This year, the City received Declarations for all but two units. For the two units for which staff received no response, the issue appears to be that the City does not have a current address for the property owner/landlord. Staff took additional steps of mailing to utility accounts, though this still did not yield a response from the two owners.

The City should continue to use the certified letter and Declaration, renamed “Certification,” to conduct annual audits. The Certification should include additional data fields added to the Certification as discussed in the data collection section above. For example, fields should be added for the three areas of eligibility (local worker, senior, person with disabilities) with a requirement to submit supporting documentation such as a government issued ID showing age if claiming the senior exemption. Further data requests, such as a pay stub, would enable the City to know what income levels are being served by this program as it implements the Local Housing Action Plan.

In sum, while current administrative procedures work for a small program, changing to a detailed restrictive covenant, as described in this section, and increasing and improving data collection will facilitate program compliance and the City's understanding of whether the Incentive Program is meeting its goals.

## Recommendations

While all recommendations and explanations for each recommendation are contained in the sections above, this section provides a summary of all recommendations. The recommendations are separated into program design and program administration recommendations.

## Program Design Recommendations

- Changing the number of months, one must live in an incentive unit to nine months rather than six to better achieve the program's goal of creating a year-round community;
- Prohibit ownership incentive units from being converted to rental units to ensure locals have homeownership opportunities (This program has a separate rental incentive)
- Require that seniors who wish to reside in an incentive unit have lived in McCall for ten years
- *In addition* to the existing incentive program requirements, e.g., housing for locals, create a tiered program by adding to the existing program by:
  - increasing the reimbursement for a second tier of rental units to \$20,000 and adding an affordability component so that units are affordable to local workers who are priced out of the rental market (households whose incomes are at or below 50% of area median income - about \$35,000 in 2022 dollars)
  - increasing the reimbursement for a second tier of homeownership units to \$20,000 and,
    - formally link the program to certain policies and partners discussed in this evaluation, and
    - adding a cap on the initial purchase price of \$500,000 in today's dollars, which would increase over time using the Incentive Program's existing resale formula. The goal of this expanded program would be to create an incentive for developers/homebuilders to build for-sale housing priced at \$500,000 and below. This price point would create homeownership opportunities for households whose incomes are at or below 120% of the area median income in today's dollars. If successful, this expanded program would align with the Idaho Housing and Finance Association's downpayment assistance program, which currently has a maximum home sale price of \$584,969 for Valley County.

## Program Administration Recommendations

- Increase developer awareness of the Incentive Program by creating a link on the building permit page with a tagline to create interest or curiosity in the program, such as: *How to receive a \$10,000 reimbursement for housing development costs*
- Create a single document explaining program policies and regulations and post it online;
- Use a recorded restrictive covenant that contains

- all programmatic requirements so that all future property owners understand the program
- a requirement that the property owner update their mailing address and phone number with the City if it changes
- a lease rider requirement
- enforcement provisions such as
  - if a violation is found, the City will send a notice, and the property owner has 15 days to cure the violation
  - if the violation is not cured, the City may sue for specific performance or any other legal remedy to which it may be entitled
  - the property owner shall pay the City's attorney's fees and costs if the City is successful in an enforcement action.
- Formalize procedures for data collection and compliance, including creating one database that contains all programmatic data;
- Collect additional data on program participants in keeping with the personal records exception in the Idaho Public Records Act to evaluate better the program's impact on the community and who the program is serving.

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 24-241  
Meeting Date November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b>Request to consider FP-24-02 – Final Plat of Commerce Street Condominiums for Armstrong Family Trust</b>		Mayor / Council		
		City Manager	FA	
		Clerk		
		Treasurer		
		Community Development	MTMG	Originator
		Police Department		
		Public Works		
		Golf Course		
<b>COST IMPACT:</b>	N/A	Parks and Recreation		
<b>FUNDING SOURCE:</b>	N/A	Airport		
		Library		
<b>TIMELINE:</b>	N/A	Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>				
<p>An Application for A Subdivision Final Plat to condominiumize the existing three (3) commercial structures located within the McCall Art and Commerce Center to create ten (10) individual units with a Condominiums Owners’ Association. During their regularly scheduled October 1, 2024 meeting, the McCall Area Planning &amp; Zoning Commission unanimously voted to recommend approval of the subject application with the conditions of approval identified in the Findings of Fact, Conclusions of Law and Decision.</p> <p>The Staff Report, McCall Area Planning &amp; Zoning Commission Findings of Fact, Conclusions of Law, and Decision, Proposed City Council Findings of Fact, Conclusions of Law, and Decision, and final plat application materials are attached. Final Plat applications do not require a public hearing pursuant to MCC 9.2.07.</p>				
<b>RECOMMENDED ACTION:</b>				
<p>Approve FP-24-02 as recommended by the McCall Area Planning &amp; Zoning Commission with the Conditions of Approval as identified in the Findings of Fact, Conclusions of Law, and Decision and authorize the Mayor to sign all necessary documents.</p>				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			
August 6, 2024	Approval of Preliminary Plat of Commerce Street Condominiums			





**FP-24-02**

**McCALL ARTS AND  
COMMERCE CENTER  
CONDOMINIUMS**

**115, 121, and 125  
Commerce Street**

*McCall City Council  
Staff Report  
November 21, 2024*



# Executive Summary

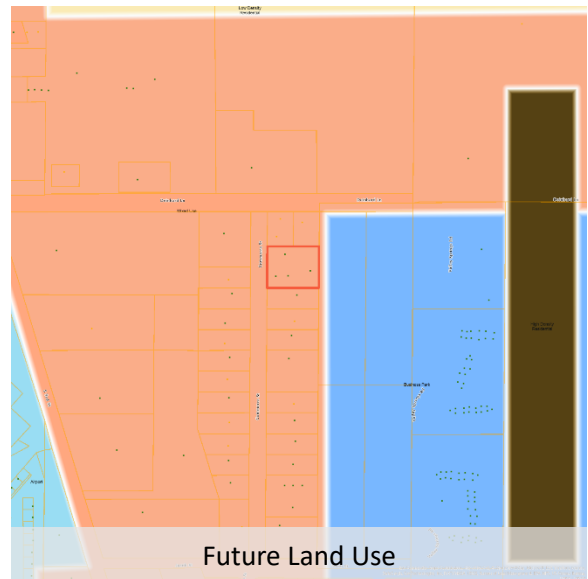
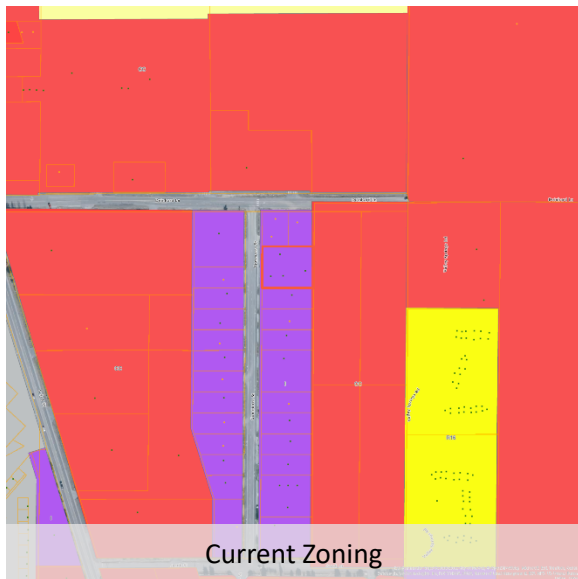
## Description

An application for a Final Subdivision Plat to condominiumize the existing commercial structures located within the McCall Art and Commerce Center.

## Discussion

- The applicant is requesting approval of the final plat to subdivide the existing commercial building. The final plat is in general compliance with the preliminary plat.

## Project Location



# Project Analysis

## Description

An application for a Final Subdivision Plat to condominiumize the existing commercial structures located within the McCall Art and Commerce Center.

<b>Zoning District:</b>	I - Industrial
<b>Comprehensive Plan Designation:</b>	Mixed Use
<b>Project Acreage:</b>	0.65 acres
<b>Proposed Use:</b>	Existing Commercial
<b>Jurisdiction:</b>	City Limits

## Legal Description

Lots 5 and 6, Payette Lakes Commercial Center, situate in the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho

## Associated Documents

<b>Application</b>	<b>Most Recent Revised Submittal Date</b>
Land Use Application	August 16, 2024
Application Narrative	August 16, 2024
Final Plat	August 16, 2024
Title Report	August 16, 2024
Owner Authorization	August 16, 2024
Draft CC&Rs	August 16, 2024
Draft Bylaws	August 16, 2024

## Code Sections of Interest

- McCall Code Section 3.2.02: Definitions:  
PLAT, FINAL: The plat of a subdivision or dedication, or any portion thereof, completely approved and executed for filing and recording in the office of the Valley County recorder, pursuant to title IX, chapter 2 of this code.

## Required Findings Code Sections:

- McCall City Code Section 9.2.07(D)-(E): Final Plat:
  - (D) Procedure For Approval Of Final Plat:
    1. Review By Administrator:
      - (a) Acceptance: Upon receipt of the final plat, and compliance with all other requirements as provided herein, the administrator shall certify the application as complete and shall affix the date of acceptance thereon.
      - (b) Resubmission Of Final Plat: The administrator shall review the final plat for compliance with the approved or conditionally approved preliminary plat. If the administrator determines that

there is material change in the final plat than from which was approved as a preliminary plat or conditions which have not been met, the administrator may require that the final plat be submitted to the commission and council (or board) in the same manner as required in the preliminary plat process.

(c) **Submission To Commission:** Within forty five (45) days (or 60 days, if a public hearing, in the opinion of the commission, is required) of receipt of the final plat, the commission shall review the plat for compliance with the decisions made upon the review of the preliminary plat, PUD development plan, subdivision and other agreements subsequent thereto, and if in order, shall recommend approval of the plat by motion and transmit the final plat to the council (or board).

**(d) Submission To Council (Or Board):** Upon determination by the commission that the final plat is in compliance with the preliminary plat and that all conditional requirements have been met, the administrator shall place the final plat on the council (or board) agenda within forty five (45) days from the date that the final plat has been recommended for approval by the commission.

2. **Agency Review:** The administrator may transmit one copy of the final plat, and other documents submitted, for review and recommendation to the departments and agencies as deemed necessary to ensure compliance with the preliminary approval and/or conditions of preliminary approval. Such agency review may also include the construction standards of improvements, compliance with health standards, the cost estimate for all improvements and the legal review of the performance bond.

**3. Council (Or Board) Action:** The administrator's report and the final plat, together with the development agreement, shall be placed on the council (or board) agenda for its approval. The council (or board) shall consider the final plat for approval at its next regular meeting after the meeting at which it receives the plat prepared in accordance with this chapter. The council (or board) shall have approved any development agreement before approving the final plat.

The council (or board) shall consider the comments from concerned departments and agencies to arrive at a decision on the final plat. The city council (or board) shall approve, approve conditionally, disapprove or table to a date certain and request additional information to be provided within thirty (30) days of the date of the first regular meeting at which the final plat is considered. An extension of time may be granted by the administrator to permit preparation of additional work not previously considered. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat, the city council (or county board) shall specify:

- (a) The ordinance and standards used in evaluating the application.
- (b) The reasons for approval or denial.
- (c) The actions, if any, that the applicant could take to obtain approval.

(d) If the final plat and development agreement, if any, are approved by the council (or board), it shall instruct the city manager to execute the agreement on behalf of the city.

## Comprehensive Plan Sections of Interest

- Vision in Motion – 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.

- Deep Dive – Future Land Use Designations – Mixed Use:

This land use designation supports general commercial uses that serve the greater community of McCall. These retail, service, and mixed use establishments may be automobile oriented and require a larger lot area than typical in the downtown, provided that they are designed to safely and comfortably accommodate those arriving by foot, bicycle, or transit. *Implementing Zoning District: CC, I, BP*

## Discussion

- The applicant is requesting approval of the final plat to subdivide the existing commercial building. The final plat is in general compliance with the preliminary plat.
- No Development Agreement is proposed or expected to be needed with this Final Plat application as the project is already built with infrastructure extended.

## Comments

### Agency

- McCall Public Works

In an email dated September 24, 2024, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **FP 24-03** and have the following comments and concerns.

#### Plat Documents:

1. Please label the full rights-of-way for Commerce Street and E Deinhard Lane.
2. There is no description of what is allowed in the “common area” on the subdivision plat. This needs to allow for drainage, utilities, ingress, egress, etc.
3. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City’s digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here:  
<https://evogov.s3.amazonaws.com/141/media/115532.pdf>

#### Water Infrastructure and Site Plan:

1. Thank you for submitting the floorplans along with updated fixture sizing sheets. The proposed improvements will keep all the existing meters within their allowable fixture unit counts. The proposed improvements include:
  1. 115 Commerce St (A/B/C) – Unit A and D were combined and the interior hose bib in unit A was eliminated. Irrigation for the entire property is being moved to this service.
  2. 121 Commerce St (A/B/C/D) – Shower was eliminated in Unit D, and the current irrigation system is being moved to the service for 115 Commerce St.

3. 125 Commerce St (A&C, B) – A new ADA bathroom in combined units A&C is replacing an old kitchen space. Unit B eliminated the dishwasher and installed a bar sink in-lieu of a kitchen sink.

Stormwater:

1. Please identify where the overflow for the infiltration basin is located. Previously there was a pipe proposed that connected the overflow to the catch basins near Commerce Street.
2. I did not see where the stormwater report was updated. I attached the version that was sent to me. Please confirm if this is correct.
3. The approved stormwater plan for the property included a detention/retention area and a conveyance system that brought the outflow of the stormwater to Commerce St. This does not appear to be functional anymore and needs to be brought back into compliance. I have attached the grading plan and previous stormwater report.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

- Central District Health:

See attached letter dated September 11, 2024.

- Valley County Cadastral:

In an email dated September 23, 2024, the Valley County Cadastral Specialist provided the following comments:

This office has no objection to this application.

Would you please pass along the following to the surveyor?

- \*Please add building identifiers to the buildings. For example, "Building A, Building B, etc". They are currently identified by address. Addresses are subject to change. We require a building reference to each specific unit.\*
- In the legal description area of the Certificate of Owners, consider adding "More particularity described as" and add your surveyed meets and bounds description for the exterior boundary. It differs slightly from the original Payette Lakes Commercial Center plat and would be nice to have your surveyed description shown here.
- Consider adding your total acreage to the plat face and the Certificate of Owners.
- Please also consider adding square footage of each unit to the plat.

Thank you for the opportunity to review this proposed Plat.

*Public*

- No public comment received to date.

## Actions

### Potential Motions Regarding FP-24-02:

1. "I move to approve FP-24-02 with the staff recommended conditions of approval."
2. "I move to approve of FP-24-02 with the staff recommended conditions of approval with the following modifications: \_\_\_\_\_."

3. "I move to continue FP-24-02 to the \_\_\_\_\_ meeting to allow time for staff and the applicant to provide more information on the following: \_\_\_\_\_."

### Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	Recordation and execution of the final plat	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall provide digital files of the plat in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
3.		All easements shall be indicated on the final plat and shall be formally documented with signed declarations and recorded with the plat.	City Planner
4.	The issuance of a building permit for any lot	Proof of sewer or septic permit shall be provided	Building Official

### Expirations

1. Pursuant to McCall City Code (MCC 9.2.07(F)), final subdivision plat approval shall lapse and become void whenever the applicant has not recorded the plat within eighteen (18) months from the date of final plat approval by McCall City Council. Alternatively, the applicant shall obtain approval of a Development Agreement with the City that details a phasing plan and completion timeline.

### Other

1. A full set of as built (record) drawings of all improvements intended for public use and maintenance, including, but not limited to, water and sewer lines, and including also private and public streets, shall be furnished to the city for the permanent records of the city within sixty (60) days of completion of the construction.

Prepared by:



Meredith Todd, City & Sustainability Planner

**McCALL CITY COUNCIL**

**IN RE:** )  
)  
**McCALL ARTS & COMMERCE CENTER SUBDIVISION** )  
)  
**Subdivision Final Plat** )  
)  
**Application Number: FP-24-02** )

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION**

**FINDINGS OF FACTS**

**Applicant:** David Armstrong

**Representative(s):** Luke Vannoy, McCall Design & Planning

**Application:** An application to condominiumize the existing commercial structures located within the McCall Art and Commerce Center.

**Location:** Lots 5 and 6, Payette Lakes Commercial Center, situate in the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

**Property Address:** 115, 121 & 125 Commerce Street, McCall

**Public Notices:** Public hearings are not required for Subdivision final plat review pursuant to MCC 9.2.07.

**Procedural History:** During its regularly scheduled October 1, 2024 meeting, the McCall Area Planning & Zoning Commission reviewed and recommended approval of the Subdivision Final Plat.. No Public Hearing was held or required for a Final Plat.

**Zoning:** I - Industrial

**Property Size:** 0.65 acres

## **APPROVAL STANDARDS**

*Standards for the Granting of Subdivision Final Plat Approval:*

McCall Code Section 9.2.07(D)(1)(c): Submission to Commission:

**Standard:** *Within forty five (45) days (or 60 days, if a public hearing, in the opinion of the commission, is required) of receipt of the final plat, the commission shall review the plat for compliance with the decisions made upon the review of the preliminary plat, PUD development plan, subdivision and other agreements subsequent thereto, and if in order, shall recommend approval of the plat by motion and transmit the final plat to the council (or board).*

**Facts:** The application was received by staff on August 20, 2024.  
The next available meeting for the application (pursuant to the McCall Area Planning & Zoning Commission published meeting calendar and deadlines) was on October 1, 2024.  
The Commission reviewed the contents of the Final Plat Application.

**Findings:** The final plat application was in substantial compliance with the approved preliminary plat and all required conditions of approval had been met.

**Conclusions:** The proposed final plat is in substantial compliance with the approved preliminary plat and should be approved for signature by the McCall City Council.



## DEPARTMENT/AGENCY/PUBLIC COMMENTS

### Agency

- City of McCall Public Works

In an email dated September 24, 2024, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **FP 24-03** and have the following comments and concerns.

#### Plat Documents:

1. Please label the full rights-of-way for Commerce Street and E Deinhard Lane.
2. There is no description of what is allowed in the “common area” on the subdivision plat. This needs to allow for drainage, utilities, ingress, egress, etc.
3. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City’s digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here:

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#### Water Infrastructure and Site Plan:

1. Thank you for submitting the floorplans along with updated fixture sizing sheets. The proposed improvements will keep all the existing meters within their allowable fixture unit counts. The proposed improvements include:
  1. 115 Commerce St (A/B/C) – Unit A and D were combined and the interior hose bib in unit A was eliminated. Irrigation for the entire property is being moved to this service.
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Stormwater:

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- Valley County Cadastral

In an email dated September 23, 2024, the Valley County Cadastral Specialist provided the following comments:

This office has no objection to this application.

Would you please pass along the following to the surveyor?

- \*Please add building identifiers to the buildings. For example, "Building A, Building B, etc". They are currently identified by address. Addresses are subject to change. We require a building reference to each specific unit.\*

- In the legal description area of the Certificate of Owners, consider adding "More particularity described as" and add your surveyed meets and bounds description for the exterior boundary. It differs slightly from the original Payette Lakes Commercial Center plat and would be nice to have your surveyed description shown here.
- Consider adding your total acreage to the plat face and the Certificate of Owners.
- Please also consider adding square footage of each unit to the plat.

Thank you for the opportunity to review this proposed Plat.

- Central District Health  
See attached letter dated September 11, 2024.

*Public*

- No public comments received to date.

**CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of application for Subdivision, authorized by Section 67-6512, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
2. Public notice of the final plat application is not required.
3. Upon compliance with the conditions noted below, the application meets the Subdivision Standards set forth in Title 9 of McCall City Code.

**DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Subdivision Final Plat applications, subject to the following conditions of approval:

*Conditions of Approval*

	<b>Prior to</b>	<b>Condition</b>	<b>Recommended Contact</b>
--	-----------------	------------------	----------------------------

1.	Recordation and execution of the final plat	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall provide digital files of the plat in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
3.		All easements shall be indicated on the final plat and shall be formally documented with signed declarations and recorded with the plat.	City Planner
4.	The issuance of a building permit for any lot	Proof of sewer or septic permit shall be provided	Building Official

*Expirations*

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*Signatures on following page*



**From:** [Morgan Stroud](#)  
**To:** [David Armstrong](#)  
**Cc:** [Brian Parker](#); [Meredith Todd](#); [Sabrina Sims](#); [sasecesh@citlink.net](mailto:sasecesh@citlink.net); [Luke Vannoy](#); [kevin@nxbgeo.com](mailto:kevin@nxbgeo.com)  
**Subject:** FP 24-03 - McCall Art & Commerce Center Condos - Engineering Review  
**Date:** Tuesday, September 24, 2024 12:10:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[2024-09-17 Revised.Stormwater.Report.pdf](#)

---

The Public Works Department has reviewed the documents submitted for review for **FP 24-03** and have the following comments and concerns.

Plat Documents:

1. Please label the full rights-of-way for Commerce Street and E Deinhard Lane.
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<https://evogov.s3.amazonaws.com/141/media/115532.pdf>

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compliance. I have attached the grading plan and previous stormwater report.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

If you would like to schedule a time to discuss this review with me, please use the link below my signature titled “Engineering Questions & Concerns”.

Thank you,



**Morgan Stroud, PE**  
Staff Engineer  
(D) 208.634.3458  
[www.mccall.id.us/engineering](http://www.mccall.id.us/engineering)

**Book Time with me for:**



[Engineering Questions & Concerns](#)



[Land Use Questions for Planning & Engineering](#)

**From:** [Kathy Riffie](#)  
**To:** [Brian Parker](#)  
**Cc:** [Chip Bowers](#); [Laurie Frederick](#)  
**Subject:** Re: City of McCall Request for Comment  
**Date:** Monday, September 23, 2024 12:48:48 PM  
**Attachments:** [image001.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.

I apologize, I forgot to add an item to the list for the surveyor in my previous email.

Surveyor,  
Please also consider adding square footage of each unit to the plat.

Thanks!

**Kathy Riffie**  
Cadastral Specialist Technician II  
Valley County Cartography  
[cartography@co.valley.id.us](mailto:cartography@co.valley.id.us)  
PH (208) 382-7126 | FX (208) 382-7187  
219 N Main St | PO Box 1350  
Cascade, ID 83611

**S**ERVICE  
**T**RANSSPARENT  
**A**CCOUNTABLE  
**R**ESPONSIVE

Please note: This message (including any attachments) may be privileged and confidential and is intended only for the use of the individual or entity above-named. You are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you are not the intended recipient please notify the sender by reply email and immediately delete this email.

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**From:** Kathy Riffie <[kriffie@co.valley.id.us](mailto:kriffie@co.valley.id.us)>  
**Sent:** Monday, September 23, 2024 12:40 PM  
**To:** Brian Parker <[bparker@mccall.id.us](mailto:bparker@mccall.id.us)>  
**Cc:** Chip Bowers <[chip@bowerslandssurveys.com](mailto:chip@bowerslandssurveys.com)>; Laurie Frederick <[lfrederick@co.valley.id.us](mailto:lfrederick@co.valley.id.us)>  
**Subject:** Re: City of McCall Request for Comment

RE: FP-24-02 – 115-125 Commerce St - McCall Arts & Commerce Center Condos FINAL  
PLAT – Armstrong – CITY LIMITS

Hello Brian,

This office has no objection to this application.



Would you please pass along the following to the surveyor?

- \*Please add building identifiers to the buildings. For example, "Building A, Building B, etc". They are currently identified by address. Addresses are subject to change. We require a building reference to each specific unit.\*
- In the legal description area of the Certificate of Owners, consider adding "More particularity described as" and add your surveyed meets and bounds description for the exterior boundary. It differs slightly from the original Payette Lakes Commercial Center plat and would be nice to have your surveyed description shown here.
- Consider adding your total acreage to the plat face and the Certificate of Owners.

Thank you for the opportunity to review this proposed Plat.

Have a good day!

**Kathy Riffie**

Cadastral Specialist Technician II  
Valley County Cartography  
cartography@co.valley.id.us  
PH (208) 382-7126 | FX (208) 382-7187  
219 N Main St | PO Box 1350  
Cascade, ID 83611

SERVICE  
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---

**From:** Brian Parker <barker@mccall.id.us>

**Sent:** Tuesday, September 10, 2024 12:02 PM

**To:** Brian Duran (Brian.Duran@itd.idaho.gov) <Brian.Duran@itd.idaho.gov>; Chip Bowers <chip@bowerslandsurveys.com>; Chris Curtin <ccurtin@mccall.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Dallas Palmer <palmerd@mccall.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>; dsimmonds50@gmail.com <dsimmonds50@gmail.com>; djames@mccall.id.us <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Flack, Brandon <brandon.flack@idfg.idaho.gov>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL\_jurisdictional@idl.idaho.gov>; ITD Aeronautics <Airport.Planning@itd.idaho.gov>; ITD Development Services <D3Development.Services@itd.idaho.gov>; ITD District 3 Permits <ITDD3Permits@itd.idaho.gov>;

Jasen King, IDL <jking@idl.idaho.gov>; Jeff Bateman <jbateman@plrwsd.org>; Jeff Mcfadden <jmcfadden@co.valley.id.us>; John Powell <jpowell@mccall.id.us>; Jordan Messner <jordan.messner@idfg.idaho.gov>; Kathy Riffie <kriffie@co.valley.id.us>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Kurt Wolf <kwolf@mccall.id.us>; Lance Holloway, DEQ <lance.holloway@deq.idaho.gov>; Laura Shealy BPLWQAC <idchik5@gmail.com>; Laurie Frederick <lfriderick@co.valley.id.us>; Levi Brinkley <lbrinkley@mccall.id.us>; Linda Stokes <lstokes@mccall.id.us>; Lori Hunter <lhunter@co.valley.id.us>; Lorraine Brush <lbrush@plrwsd.org>; Mara Hlawatschek <MHlawatschek@co.valley.id.us>; Mark Wasdahl, ITD <mark.wasdahl@itd.idaho.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Mike Reno <mreno@cdh.idaho.gov>; Morgan Stroud <mstroud@mccall.id.us>; Nathan Stewart <nstewart@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Regan Berkley <regan.berkley@idfg.idaho.gov>; Ryan Garber <ryan@mccallfire.com>; Sabrina Sims <ssims@mccall.id.us>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Corkill <scorkill@idl.idaho.gov>; sstaley@idahopower.com <sstaley@idahopower.com>; Steve Moser, Idaho Power <smoser@idahopower.com>; Valley County Road Department <roaddept@co.valley.id.us>

**Subject:** City of McCall Request for Comment

**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.

All,

Please provide comment on the following items prior to the due date indicated on their respective cover memos:

[FP-24-02 – 115-125 Commerce St - McCall Arts & Commerce Center Condos FINAL PLAT – Armstrong – CITY LIMITS](#)

[SUB-24-02 – TBD Fairway Loop – Indi Sky Subdivision Preliminary Plat – Beer - CITY LIMITS](#)

[SUB-24-05 – 330 Forest St & 315 Burns Rd – Forest St Subdivision Preliminary Plat – Fereday – CITY LIMITS](#)

Thank you,

Brian Parker, AICP | City Planner  
216 E. Park Street | McCall | Idaho 83638  
Direct: 208.634.4256 | Fax: 208.634.3038





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat FP 24-02

*McCall-ARTS and Commerce Center Condos  
115-125 Commerce St.*

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center

14. Application, & Engineering required.

Reviewed By:

Date: 9/11/24



# City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street  
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

## Distribution Memorandum

Date: September 10, 2024

To: City of McCall

Airport

Community and Economic Development

Finance

Information Systems

Parks and Recreation

Police

Public Works

Valley County

Assessor's Office

County Surveyor

Parks and Recreation

Planning and Zoning

Road & Bridge

State

Central District Health Department

Idaho Department of Environmental Quality

Idaho Department of Lands

Idaho Fish and Game

Idaho Transportation Department

Idaho Transportation Department, Division of  
Aeronautics

Other

Big Payette Lake Water Quality Council

Idaho Power Company

McCall Fire Protection District

Payette Lakes Recreational Water and Sewer  
District

A complete list of individual recipients is available upon request.

From: Brian Parker, City Planner

**FP-24-02: 115, 121, 125 Commerce St – McCall Arts & Commerce Condominiums – Dave Armstrong**

An application for a Final Subdivision Plat to condominiumize the existing commercial structures located within the McCall Art and Commerce Center. The property is zoned I – Industrial, and is more particularly described as:

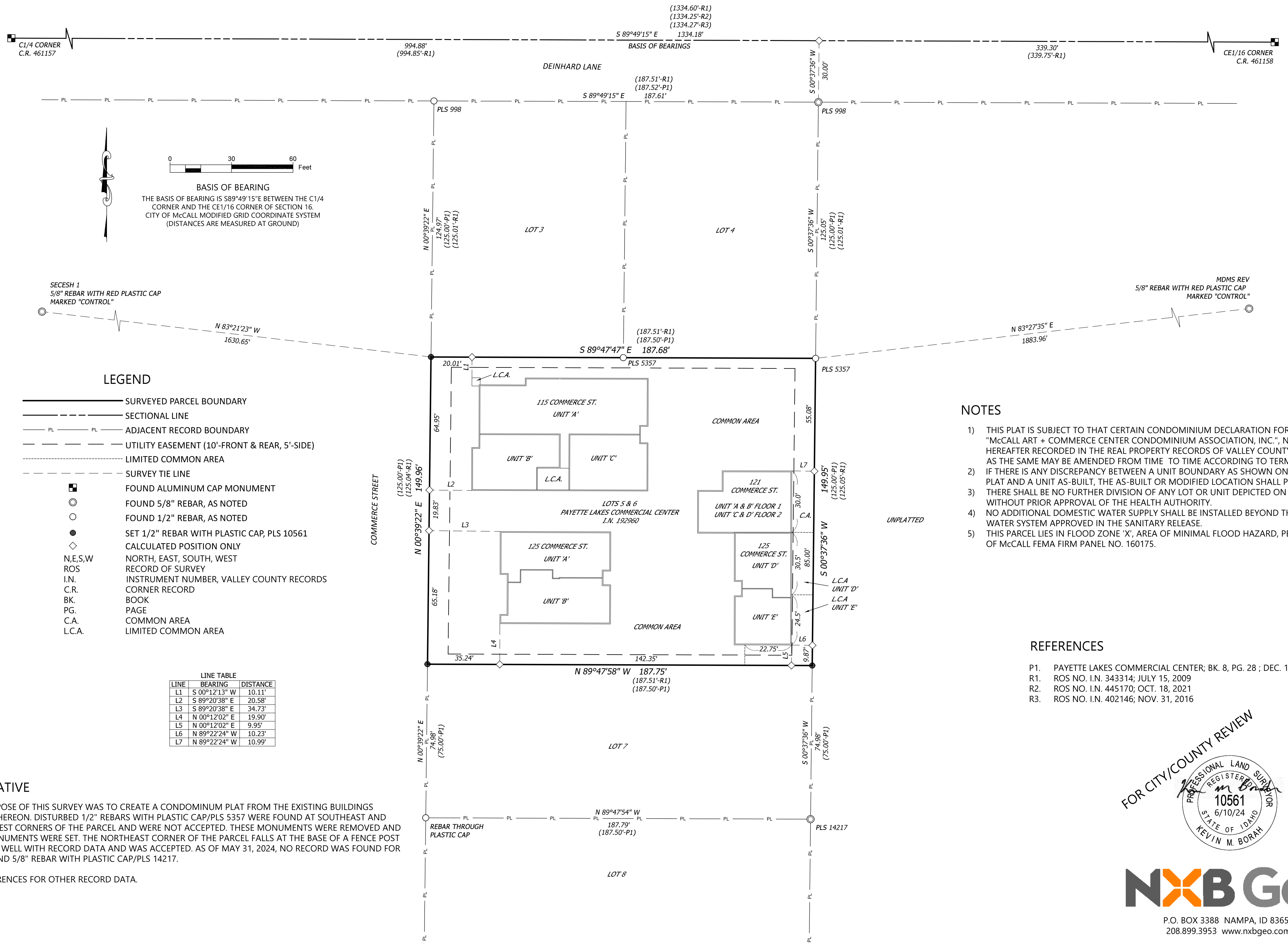
Lots 5 and 6, Payette Lakes Commercial Center, situate in the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho

Planning and Zoning Meeting Date: October 1

Comments Deadline: **September 24<sup>th</sup>, 2024**

Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application, please contact the City Planner at 208-634-4256.

**McCALL ART + COMMERCE CENTER CONDOMINIUMS**  
 LOTS 5 AND 6, PAYETTE LAKES COMMERCIAL CENTER  
 LOCATED IN THE NW1/4 SE1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.  
 CITY OF McCALL, VALLEY COUNTY, IDAHO  
 2024



**BASIS OF BEARING**  
 THE BASIS OF BEARING IS S89°49'15"E BETWEEN THE C1/4 CORNER AND THE CE1/16 CORNER OF SECTION 16. CITY OF McCALL MODIFIED GRID COORDINATE SYSTEM (DISTANCES ARE MEASURED AT GROUND)

- LEGEND**
- SURVEYED PARCEL BOUNDARY
  - - - SECTIONAL LINE
  - PL — PL — ADJACENT RECORD BOUNDARY
  - - - UTILITY EASEMENT (10'-FRONT & REAR, 5'-SIDE)
  - - - LIMITED COMMON AREA
  - - - SURVEY TIE LINE
  - FOUND ALUMINUM CAP MONUMENT
  - FOUND 5/8" REBAR, AS NOTED
  - FOUND 1/2" REBAR, AS NOTED
  - SET 1/2" REBAR WITH PLASTIC CAP, PLS 10561
  - ◇ CALCULATED POSITION ONLY
  - N,E,S,W NORTH, EAST, SOUTH, WEST
  - ROS RECORD OF SURVEY
  - I.N. INSTRUMENT NUMBER, VALLEY COUNTY RECORDS
  - C.R. CORNER RECORD
  - BK. BOOK
  - PG. PAGE
  - C.A. COMMON AREA
  - L.C.A. LIMITED COMMON AREA

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 00°12'13" W	10.11'
L2	S 89°20'38" E	20.58'
L3	S 89°20'38" E	34.73'
L4	N 00°12'02" E	19.90'
L5	N 00°12'02" E	9.95'
L6	N 89°22'24" W	10.23'
L7	N 89°22'24" W	10.99'

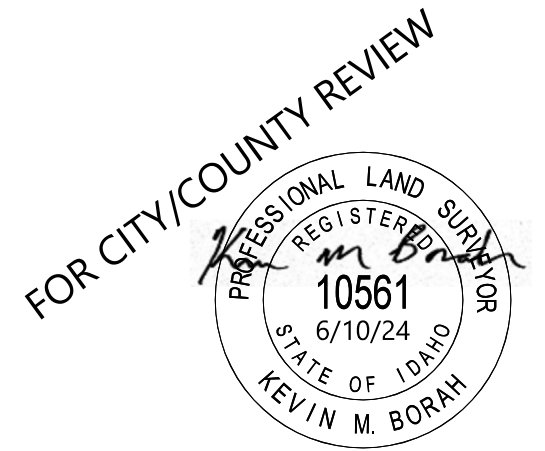
**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A CONDOMINIUM PLAT FROM THE EXISTING BUILDINGS SHOWN HEREON. DISTURBED 1/2" REBARS WITH PLASTIC CAP/PLS 5357 WERE FOUND AT SOUTHEAST AND NORTHWEST CORNERS OF THE PARCEL AND WERE NOT ACCEPTED. THESE MONUMENTS WERE REMOVED AND NEW MONUMENTS WERE SET. THE NORTHEAST CORNER OF THE PARCEL FALLS AT THE BASE OF A FENCE POST AND FITS WELL WITH RECORD DATA AND WAS ACCEPTED. AS OF MAY 31, 2024, NO RECORD WAS FOUND FOR THE FOUND 5/8" REBAR WITH PLASTIC CAP/PLS 14217.

SEE REFERENCES FOR OTHER RECORD DATA.

- NOTES**
- THIS PLAT IS SUBJECT TO THAT CERTAIN CONDOMINIUM DECLARATION FOR "McCALL ART + COMMERCE CENTER CONDOMINIUM ASSOCIATION, INC.", NOW OR HEREAFTER RECORDED IN THE REAL PROPERTY RECORDS OF VALLEY COUNTY, IDAHO, AS THE SAME MAY BE AMENDED FROM TIME TO TIME ACCORDING TO TERMS.
  - IF THERE IS ANY DISCREPANCY BETWEEN A UNIT BOUNDARY AS SHOWN ON THIS PLAT AND A UNIT AS-BUILT, THE AS-BUILT OR MODIFIED LOCATION SHALL PREVAIL.
  - THERE SHALL BE NO FURTHER DIVISION OF ANY LOT OR UNIT DEPICTED ON THE PLAT WITHOUT PRIOR APPROVAL OF THE HEALTH AUTHORITY.
  - NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
  - THIS PARCEL LIES IN FLOOD ZONE 'X', AREA OF MINIMAL FLOOD HAZARD, PER CITY OF McCALL FEMA FIRM PANEL NO. 160175.

- REFERENCES**
- P1. PAYETTE LAKES COMMERCIAL CENTER; BK. 8, PG. 28; DEC. 10, 1992
  - R1. ROS NO. I.N. 343314; JULY 15, 2009
  - R2. ROS NO. I.N. 445170; OCT. 18, 2021
  - R3. ROS NO. I.N. 402146; NOV. 31, 2016

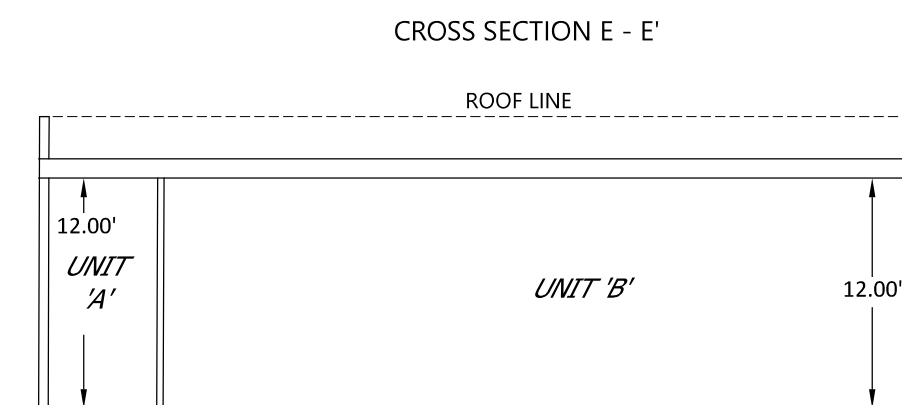
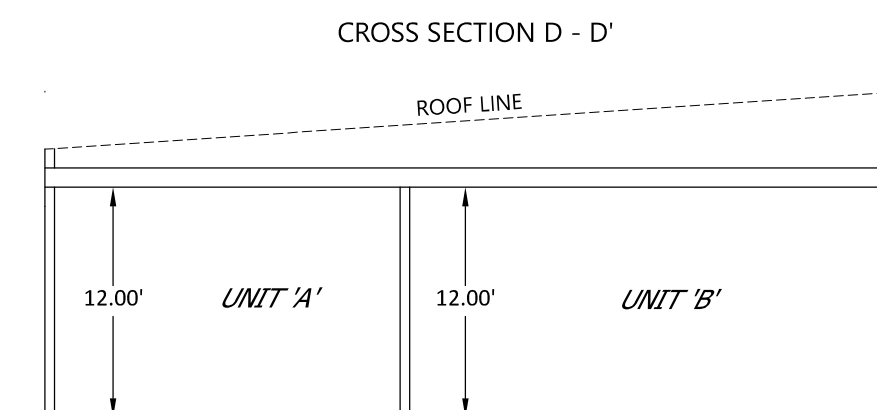
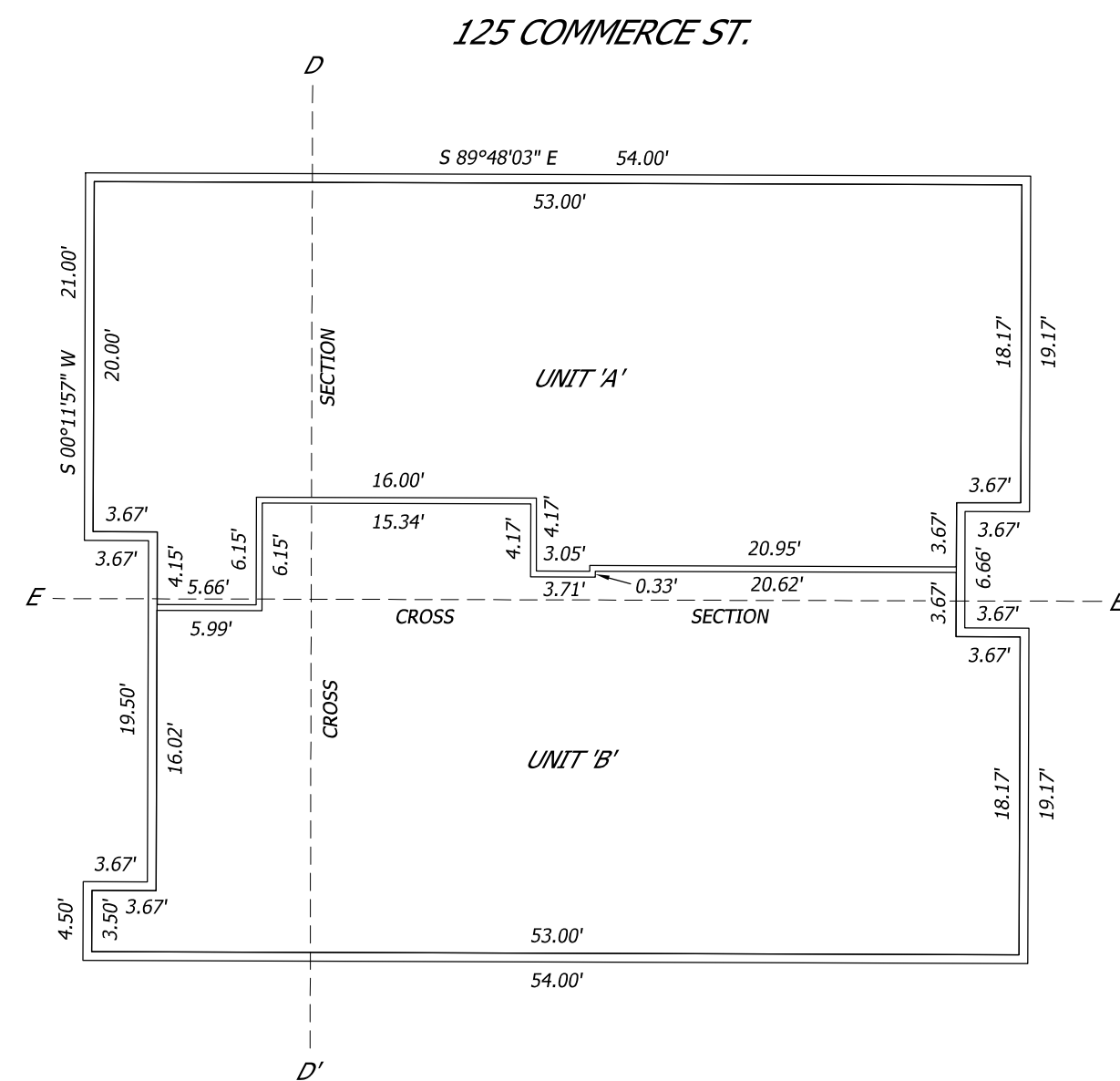
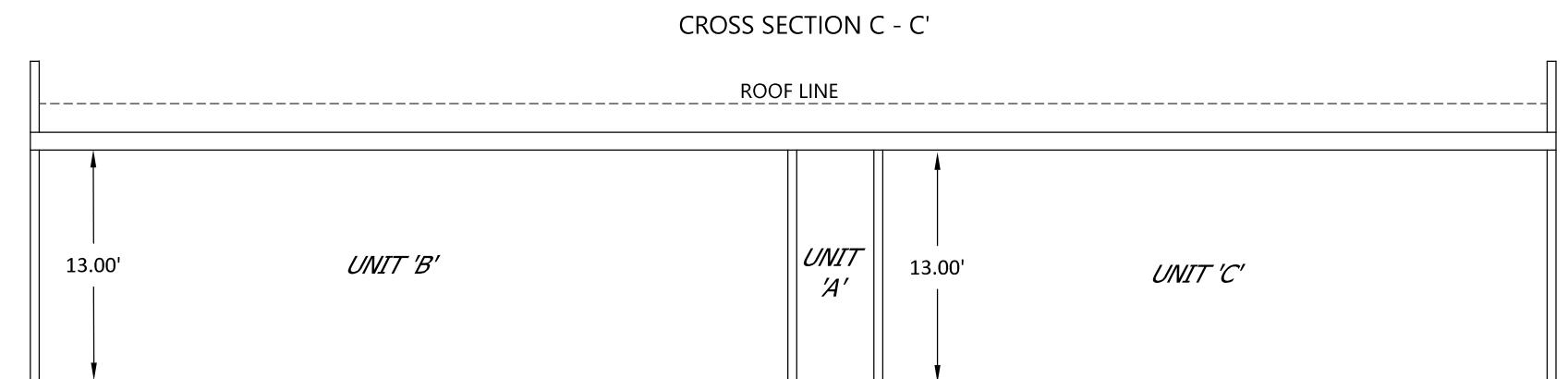
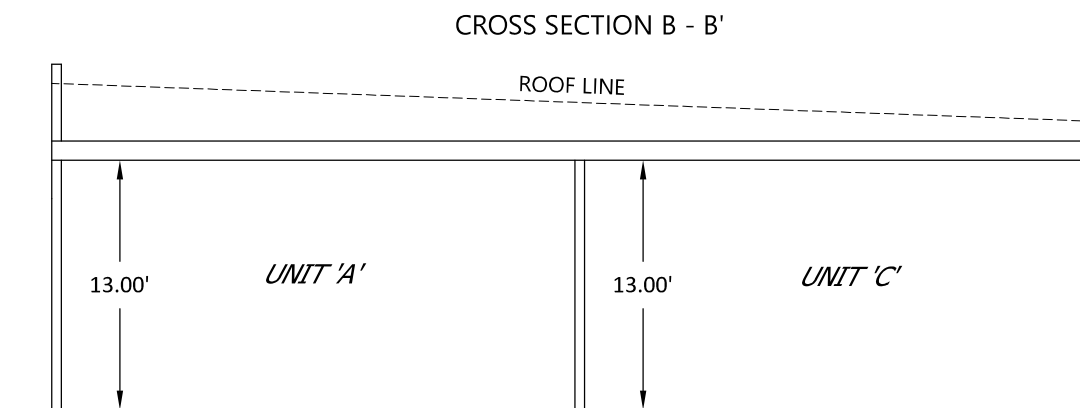
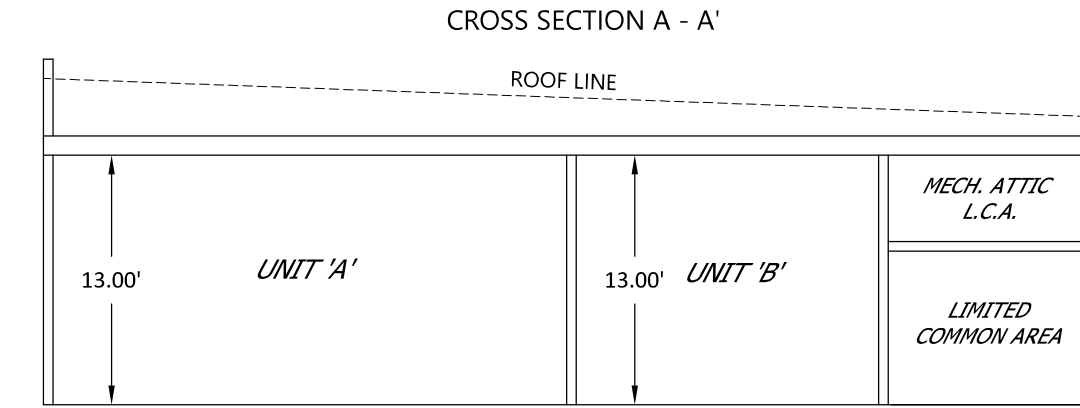
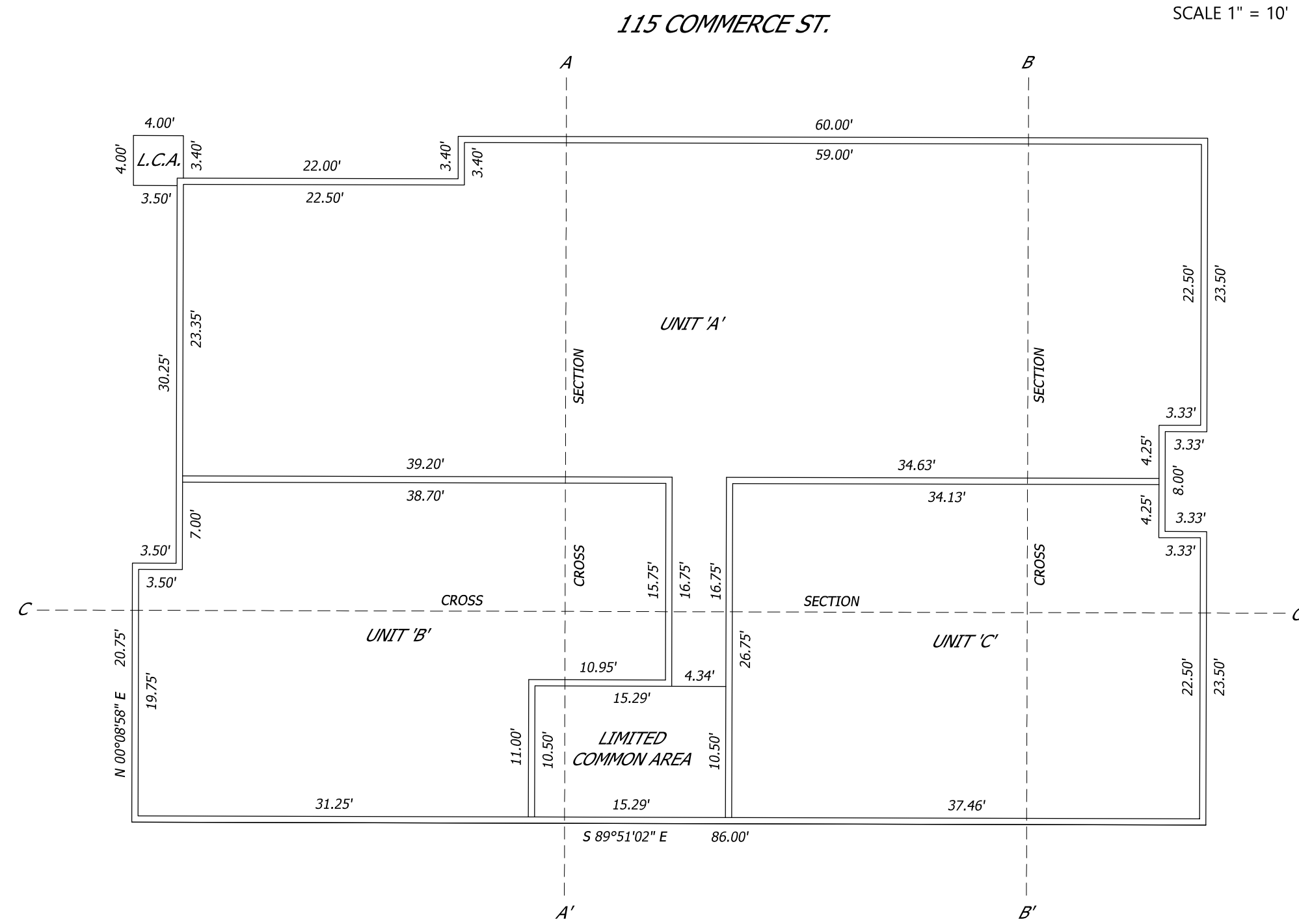




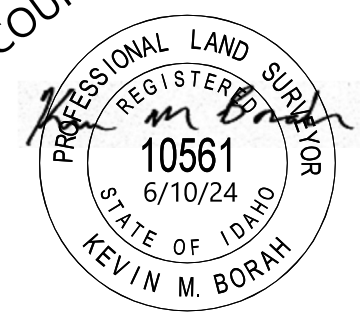
# McCALL ART + COMMERCE CENTER CONDOMINIUMS

LOTS 5 AND 6, PAYETTE LAKES COMMERCIAL CENTER  
 LOCATED IN THE NW1/4 SE1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.  
 CITY OF McCALL, VALLEY COUNTY, IDAHO  
 2024

UNIT DETAILS AND CROSS SECTIONS  
 SCALE 1" = 10'



FOR CITY/COUNTY REVIEW



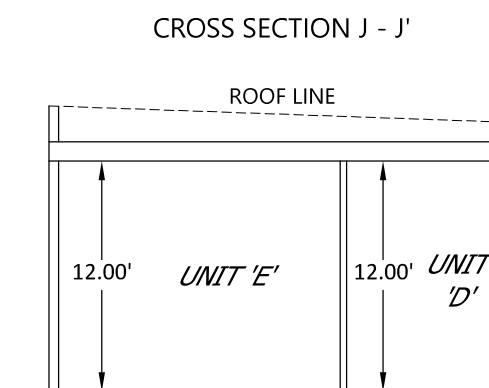
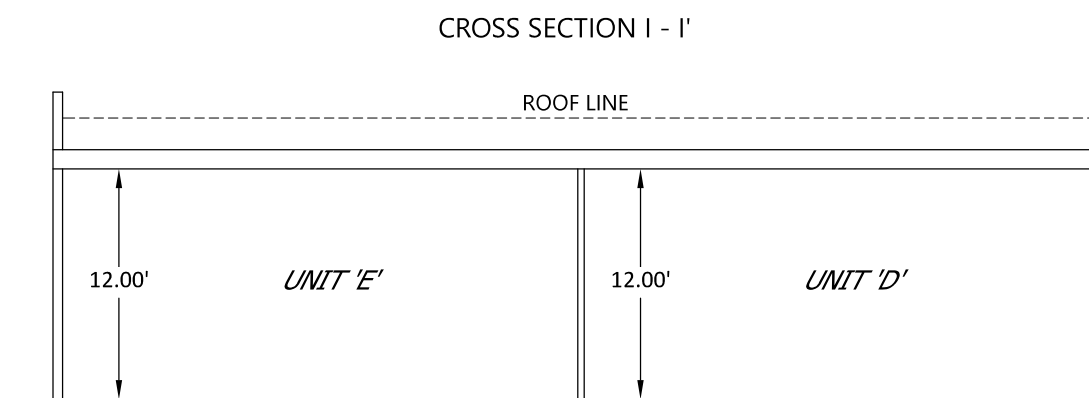
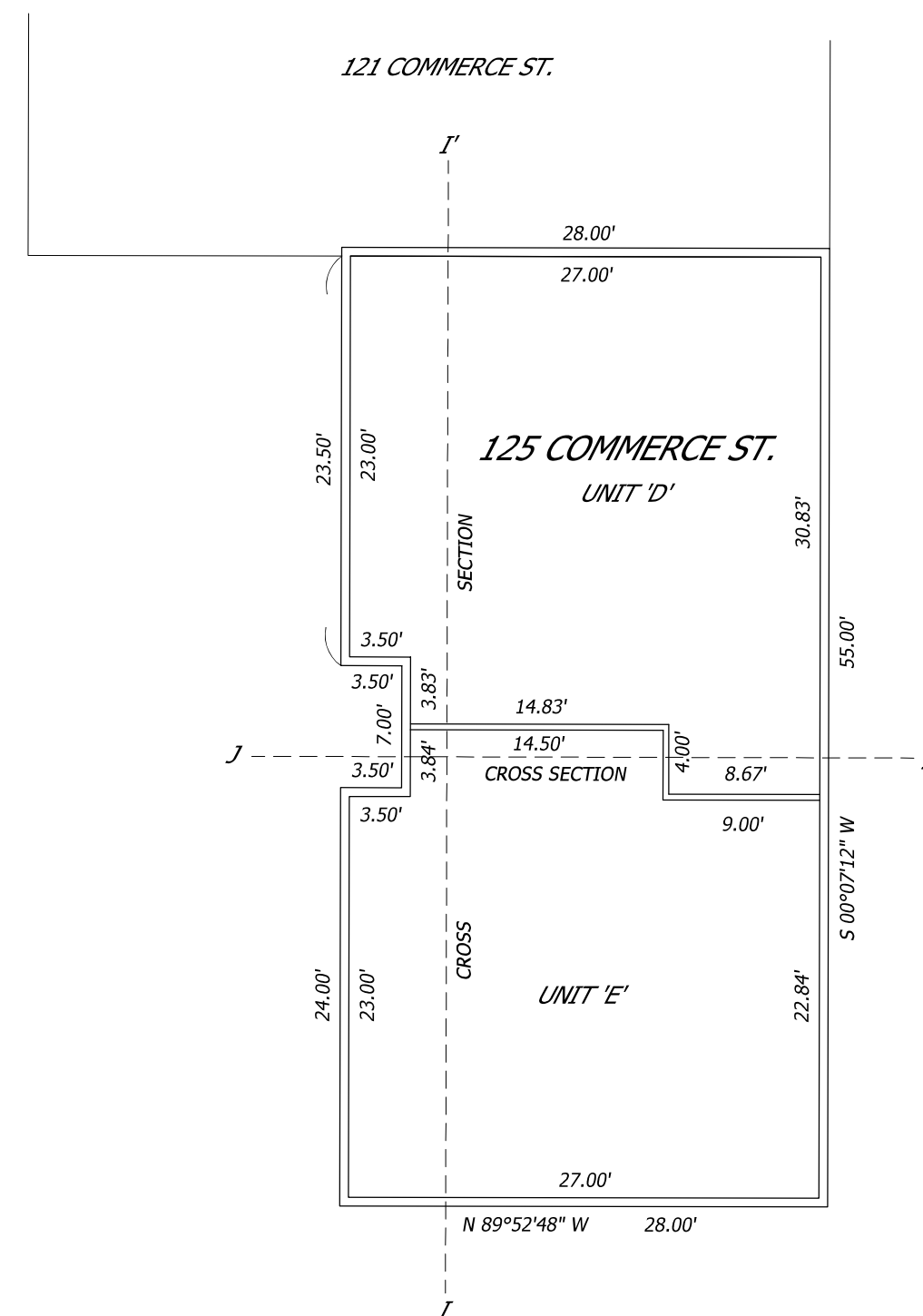
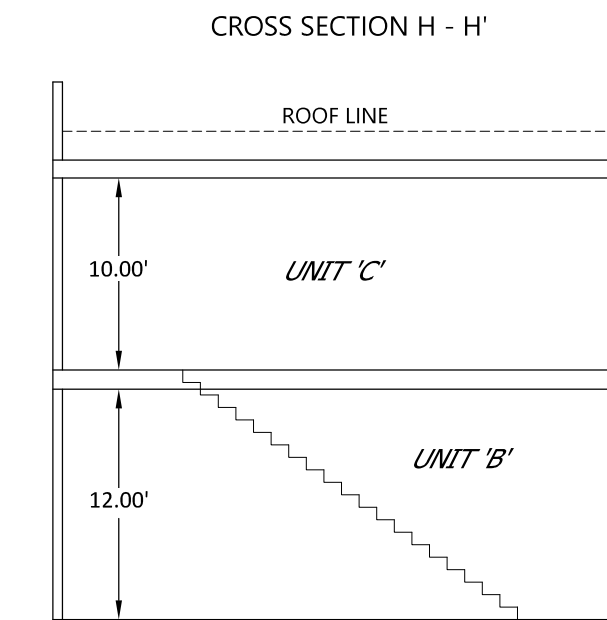
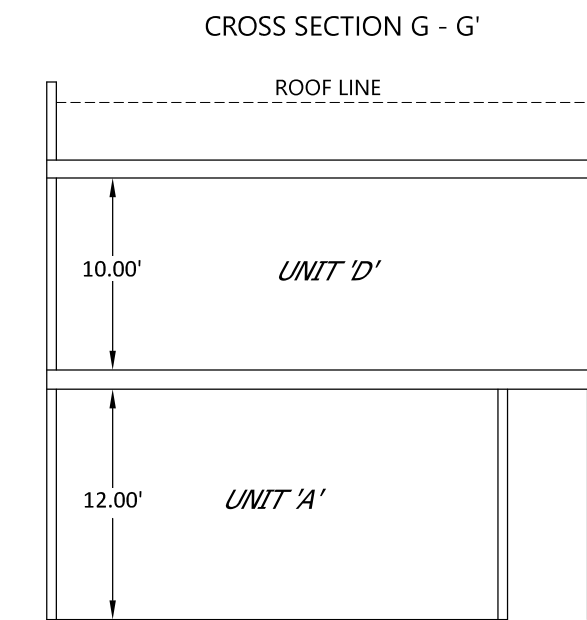
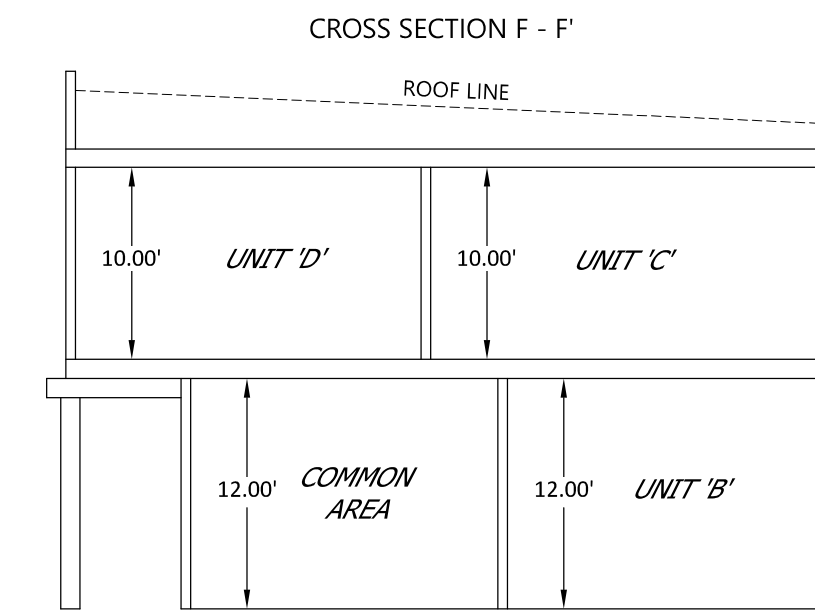
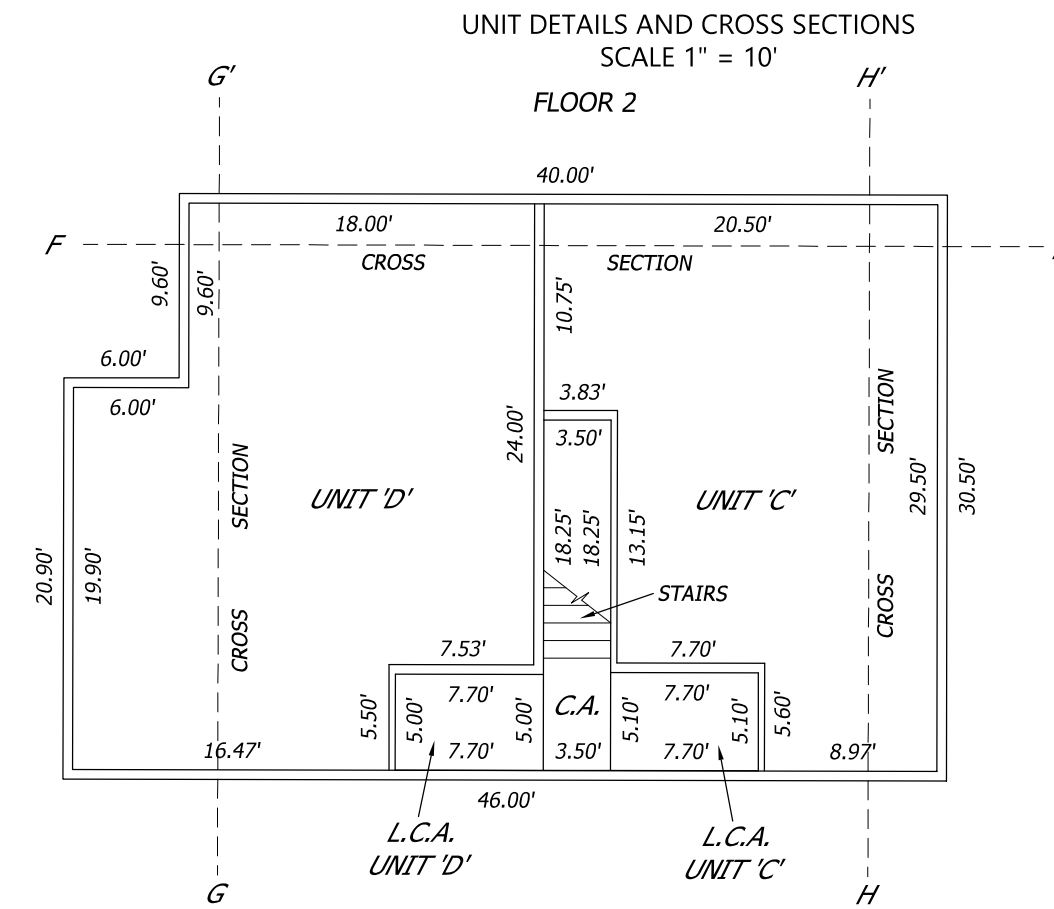
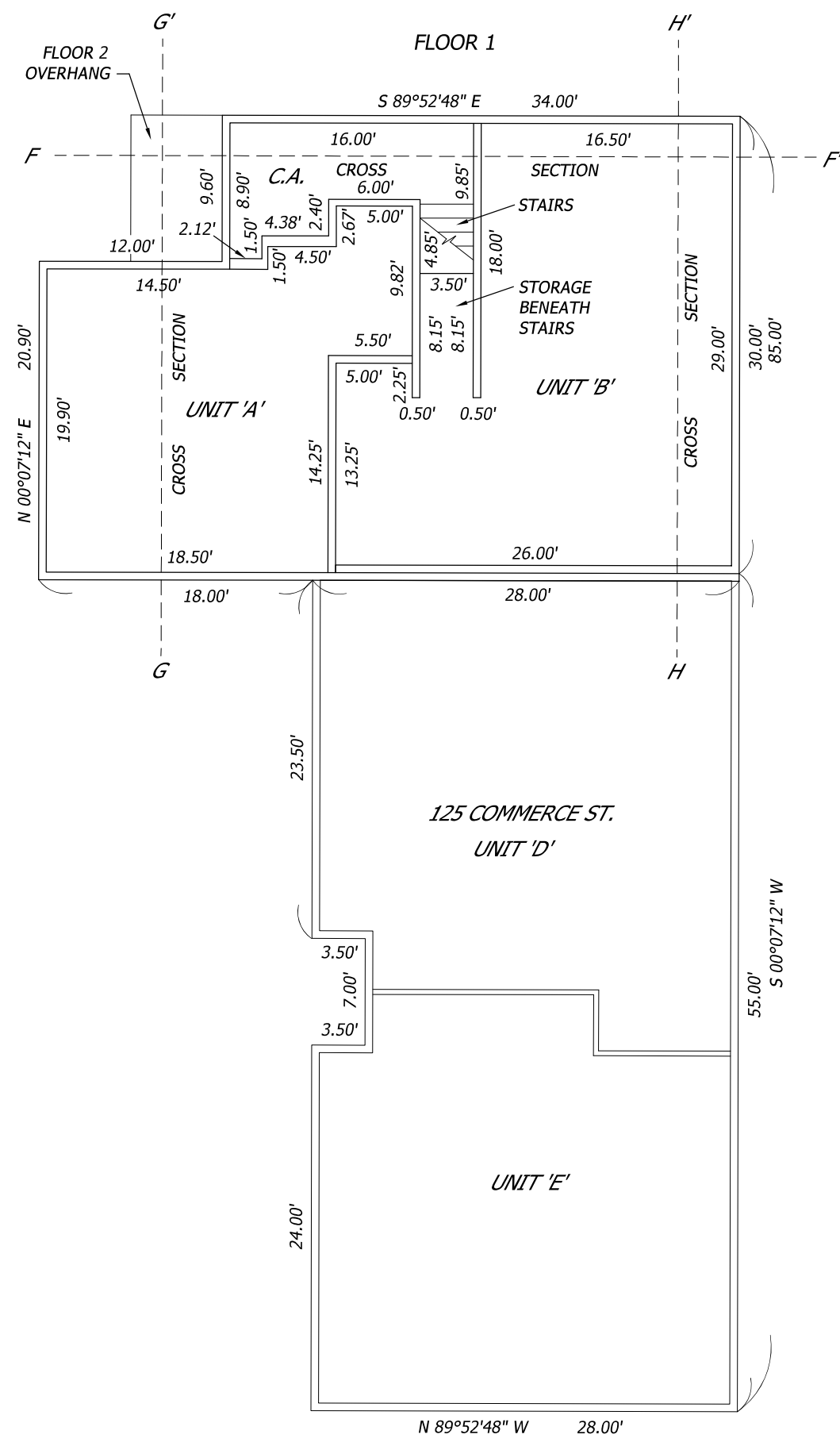
**NXB Geo**

P.O. BOX 3388 NAMPA, ID 83653  
 208.899.3953 www.nxbgeo.com

# McCALL ART + COMMERCE CENTER CONDOMINIUMS

LOTS 5 AND 6, PAYETTE LAKES COMMERCIAL CENTER  
 LOCATED IN THE NW1/4 SE1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.  
 CITY OF McCALL, VALLEY COUNTY, IDAHO  
 2024

121 COMMERCE ST.



FOR CITY/COUNTY REVIEW



**NXB Geo**

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**McCALL ART + COMMERCE CENTER CONDOMINIUMS**  
 LOTS 5 AND 6, PAYETTE LAKES COMMERCIAL CENTER  
 LOCATED IN THE NW1/4 SE1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.  
 CITY OF McCALL, VALLEY COUNTY, IDAHO  
 2024

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS, THAT "THE ARMSTRONG FAMILY TRUST", IS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:  
 LOTS 5 AND 6, PAYETTE LAKES COMMERCIAL CENTER, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN OFFICIAL RECORDS OF VALLEY COUNTY, IDAHO. LOCATED IN THE NW1/4 SE1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT.

THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.

By: \_\_\_\_\_  
 DAVID T. ARMSTONG, CO-TRUSTEE OF "THE ARMSTRONG FAMILY TRUST"

By: \_\_\_\_\_  
 DONNA JEAN ARMSTONG, CO-TRUSTEE OF "THE ARMSTRONG FAMILY TRUST"

**ACKNOWLEDGEMENT**

STATE OF IDAHO)  
 ) SS  
 COUNTY OF VALLEY)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND OF SAID STATE, PERSONALLY APPEARED DAVID T. ARMSTRONG AND DONNA JEAN ARMSTRONG, KNOWN OF AND IDENTIFIED TO ME TO BE CO-TRUSTEES OF "THE ARMSTONG FAMILY TRUST" WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

\_\_\_\_\_  
 NOTARY PUBLIC  
 RESIDING AT \_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_

**APPROVAL OF THE CITY OF McCALL**

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF McCALL VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PLAT OF "McCALL ART + COMMERCE CENTER CONDOMINIUMS" WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
 MAYOR - McCALL, IDAHO

\_\_\_\_\_  
 CITY CLERK - McCALL, IDAHO

**APPROVAL OF THE McCALL AREA PLANNING AND ZONING COMMISSION**

ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE McCALL AREA PLANNING AND ZONING COMMISSION.

\_\_\_\_\_  
 CHAIR

**COMMUNITY DEVELOPMENT DIRECTOR**

I, THE UNDERSIGNED, COMMUNITY DEVELOPMENT DIRECTOR IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "McCALL ART + COMMERCE CENTER CONDOMINIUMS".

\_\_\_\_\_  
 COMMUNITY DEVELOPMENT DIRECTOR - McCALL, IDAHO

\_\_\_\_\_  
 DATE

**HEALTH CERTIFICATE**

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL."

\_\_\_\_\_  
 CENTRAL DISTRICT HEALTH , REHS

\_\_\_\_\_  
 DATE

**APPROVAL OF CITY ENGINEER**

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO, HEREBY APPROVE THIS PLAT OF "McCALL ART + COMMERCE CENTER CONDOMINIUMS".

\_\_\_\_\_  
 CITY ENGINEER

\_\_\_\_\_  
 DATE

**CERTIFICATE OF COUNTY TREASURER**

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR VALLEY COUNTY, IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

\_\_\_\_\_  
 COUNTY TREASURER

\_\_\_\_\_  
 DATE:

**CERTIFICATE OF COUNTY SURVEYOR**

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CONDOMINIUMS.

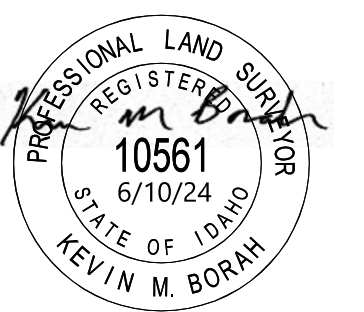
\_\_\_\_\_  
 COUNTY SURVEYOR

\_\_\_\_\_  
 DATE

**CERTIFICATE OF SURVEYOR**

THIS IS TO CERTIFY THAT I, KEVIN M. BORAH, A PROFESSIONAL LAND SURVEYOR, REGISTERED BY THE STATE OF IDAHO, SUPERVISED THE SURVEY OF LAND AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, DESIGNATED HEREIN AS "McCALL ART + COMMERCE CENTER", AND THAT IT WAS COMPLETED IN ACCORDANCE WITH THE CURRENT LAWS OF THE STATE OF IDAHO RELATING TO PLATS, SURVEYS AND CONDOMINIUMS AND WITH THE CORNER PERPETUATION AND FILING LAW.

FOR CITY/COUNTY REVIEW



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**McCALL AREA PLANNING AND ZONING COMMISSION**

**IN RE:** )  
)  
**McCALL ARTS & COMMERCE CENTER SUBDIVISION** )  
)  
**Subdivision Final Plat** )  
)  
**Application Number: FP-24-02** )

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION**

**FINDINGS OF FACTS**

**Applicant:** David Armstrong

**Representative(s):** Luke Vannoy, McCall Design & Planning

**Application:** An application to condominiumize the existing commercial structures located within the McCall Art and Commerce Center.

**Location:** Lots 5 and 6, Payette Lakes Commercial Center, situate in the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

**Property Address:** 115 & 125 Commerce Street, McCall

**Public Notices:** Public hearings are not required for Subdivision final plat review pursuant to MCC 9.2.07.

**Procedural History:** During its regularly scheduled October 1, 2024 meeting, the McCall Area Planning & Zoning Commission reviewed and recommended approval of the Subdivision Final Plat.. No Public Hearing was held or required for a Final Plat.

**Zoning:** I - Industrial

**Property Size:** 0.65 acres

## APPROVAL STANDARDS

*Standards for the Granting of Subdivision Final Plat Approval:*

McCall Code Section 9.2.07(D)(1)(c): Submission to Commission:

**Standard:** *Within forty five (45) days (or 60 days, if a public hearing, in the opinion of the commission, is required) of receipt of the final plat, the commission shall review the plat for compliance with the decisions made upon the review of the preliminary plat, PUD development plan, subdivision and other agreements subsequent thereto, and if in order, shall recommend approval of the plat by motion and transmit the final plat to the council (or board).*

**Facts:** The application was received by staff on August 20, 2024.  
The next available meeting for the application (pursuant to the McCall Area Planning & Zoning Commission published meeting calendar and deadlines) was on October 1, 2024.  
The Commission reviewed the contents of the Final Plat Application.

**Findings:** The final plat application was in substantial compliance with the approved preliminary plat and all required conditions of approval had been met.

**Conclusions:** The proposed final plat is in substantial compliance with the approved preliminary plat and should be approved for signature by the McCall Area Planning & Zoning Commission.

## DEPARTMENT/AGENCY/PUBLIC COMMENTS

### Agency

- City of McCall Public Works

In an email dated September 24, 2024, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **FP 24-03** and have the following comments and concerns.

#### Plat Documents:

1. Please label the full rights-of-way for Commerce Street and E Deinhard Lane.
2. There is no description of what is allowed in the “common area” on the subdivision plat. This needs to allow for drainage, utilities, ingress, egress, etc.
3. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City’s digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here:

<https://evogov.s3.amazonaws.com/141/media/115532.pdf>

#### Water Infrastructure and Site Plan:

1. Thank you for submitting the floorplans along with updated fixture sizing sheets. The proposed improvements will keep all the existing meters within their allowable fixture unit counts. The proposed improvements include:
  1. 115 Commerce St (A/B/C) – Unit A and D were combined and the interior hose bib in unit A was eliminated. Irrigation for the entire property is being moved to this service.
  2. 121 Commerce St (A/B/C/D) – Shower was eliminated in Unit D, and the current irrigation system is being moved to the service for 115 Commerce St.

3. 125 Commerce St (A&C, B) – A new ADA bathroom in combined units A&C is replacing an old kitchen space. Unit B eliminated the dishwasher and installed a bar sink in-lieu of a kitchen sink.

Stormwater:

1. Please identify where the overflow for the infiltration basin is located. Previously there was a pipe proposed that connected the overflow to the catch basins near Commerce Street.
2. I did not see where the stormwater report was updated. I attached the version that was sent to me. Please confirm if this is correct.
3. The approved stormwater plan for the property included a detention/retention area and a conveyance system that brought the outflow of the stormwater to Commerce St. This does not appear to be functional anymore and needs to be brought back into compliance. I have attached the grading plan and previous stormwater report.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

- Valley County Cadastral

In an email dated September 23, 2024, the Valley County Cadastral Specialist provided the following comments:

This office has no objection to this application.

Would you please pass along the following to the surveyor?

- \*Please add building identifiers to the buildings. For example, "Building A, Building B, etc". They are currently identified by address. Addresses are subject to change. We require a building reference to each specific unit.\*
- In the legal description area of the Certificate of Owners, consider adding "More particularity described as" and add your surveyed meets and bounds description for

the exterior boundary. It differs slightly from the original Payette Lakes Commercial Center plat and would be nice to have your surveyed description shown here.

- Consider adding your total acreage to the plat face and the Certificate of Owners.
- Please also consider adding square footage of each unit to the plat.

Thank you for the opportunity to review this proposed Plat.

- Central District Health  
See attached letter dated September 11, 2024.

Public

- No public comments received to date.

**CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of application for Subdivision, authorized by Section 67-6512, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
2. Public notice of the final plat application is not required.
3. Upon compliance with the conditions noted below, the application meets the Subdivision Standards set forth in Title 9 of McCall City Code.

**DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Subdivision Final Plat applications, subject to the following conditions of approval:

*Conditions of Approval*

	<b>Prior to</b>	<b>Condition</b>	<b>Recommended Contact</b>
1.		The applicant shall receive final engineering approval	Staff Engineer

2.	Recordation and execution of the final plat	The applicant shall provide digital files of the plat in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
3.		All easements shall be indicated on the final plat and shall be formally documented with signed declarations and recorded with the plat.	City Planner
4.	The issuance of a building permit for any lot	Proof of sewer or septic permit shall be provided	Building Official

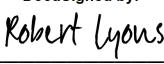
*Expirations*

1. Pursuant to McCall City Code (MCC 9.2.07(F)), final subdivision plat approval shall lapse and become void whenever the applicant has not recorded the plat within eighteen (18) months from the date of final plat approval by McCall City Council. Alternatively, the applicant shall obtain approval of a Development Agreement with the City that details a phasing plan and completion timeline.

*Other*

1. A full set of as built (record) drawings of all improvements intended for public use and maintenance, including, but not limited to, water and sewer lines, and including also private and public streets, shall be furnished to the city for the permanent records of the city within sixty (60) days of completion of the construction.

Findings of Fact **adopted** this 5<sup>th</sup> Day of NOVEMBER, 2024.

DocuSigned by:  
  
 \_\_\_\_\_  
 11F89FE13E9A402...  
 Robert Lyons, Chair  
 McCall Area Planning and Zoning Commission

November 13, 2024 | 10:10 AM PST

Attest:  
 DocuSigned by:  
  
 \_\_\_\_\_  
 195E300B38AF477...  
 Meredith Todd, City & Sustainability Planner  
 City of McCall

November 13, 2024 | 10:12 AM MST

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number**

**AB 24-242**

**Meeting Date**

**November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b><i>Request for approval to submit a Local Rural Highway Investment Program grant application to support resurfacing of E. Deinhard Lane</i></b>		Mayor / Council		
		City Manager	FA	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
		Airport		
Library				
<b>COST IMPACT:</b>	\$100,000	Information Systems		
<b>FUNDING SOURCE:</b>	Local Rural Highway Investment Program	Economic Development	DMJ	Originator
<b>TIMELINE:</b>	Application deadline: December 5, 2024			
<b>SUMMARY STATEMENT:</b>				
<p>The Local Highway Technical Assistance Council (LHTAC) administers the Local Rural Highway Investment Program (LRHIP) which provides grant funding of up to \$100,000 to assist rural cities, counties and highway districts invest in their roadway infrastructure. There is no required minimum grant funding match. This same grant program has helped fund the reconstruction of Commerce Street (FY17), E. Park Street (FY20), E. Deinhard Lane (3<sup>rd</sup> Street to Samson Trail – FY23), and 1<sup>st</sup> Street (FY24).</p> <p>E. Deinhard Lane between Thula Street and West Valley Road is in need of pavement surface rehabilitation due to deteriorating service life that is creating cracking, potholes, and chip seal unraveling. The total project cost is estimated at \$1.35M. Rehabilitation of this roadway section is scheduled on the City’s Maintenance Improvement Plan for mill and overlay resurfacing in FY26 which is within the allowable grant funding timeline.</p> <p>A project summary scope of work and cost estimate prepared by Horrocks Engineers is attached.</p>				
<b>RECOMMENDED ACTION:</b>				
Approve submittal of a Local Rural Highway Investment Program grant application and authorize the Mayor to sign all necessary documents.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			





**City of McCall**  
PUBLIC WORKS

# E DEINHARD LANE FROM WEST VALLEY ROAD TO THULA STREET





**SCOPE:**

East Deinhard Lane from West Valley Road to Thula Street is a minor arterial road that runs from west to east connecting State Highway 55 on the east and the northern sections of McCall. The roadway consists of approximately two 12-foot lanes in each direction, 5-foot shoulders, turn-lanes throughout and the Payette River Bridge. As of August of 2019, the roadway experiences 4,503 vehicles per day. The roadway has a length of 1.58 miles, and a width that varies from 33 to 50 feet. To improve the travelling surface for the safety of the travelling public McCall is seeking to rehabilitate this section of roadway.

*Construction history for this roadway segment from 2004 to 2022 is described and shown on the following map views on sheets 2-4:*

- **2006** East Deinhard Lane from West Valley RD to Mission Street was constructed under project “STP-3270(101) McCall East-West Loop” with 4.7” of Plant Mix over 6.5” of aggregate base.





- **2013** a Chip Seal was placed from West Valley Road to Thula Street under project “G009(309) Chip Seal and Reconstruction of Deinhard Lane”





- **2024** from Mission Street to the McCall Bike Path a 0.2' Mill and Overlay with 5' widening was constructed under project "20146 Mission Street SCL to Deinhard LN".



Since 2011 the City of McCall has performed roadway surveys for Remaining Service Life (RSL) with the recent transition to Pavement Surface Evaluation and Rating (PASER). These surveys have been performed on a tri-annual basis.

Based on these surveys the primary distresses consist of Longitudinal and Transverse Cracking with secondary distresses being potholes and chip seal unravelling.

In 2022 the Deinhard from West Valley to Thula roadway segment had an average PASER of 5 with continued deterioration the current PASER as of 2024 is 4.

Based on the 5 Year Maintenance Improvement Plan the proposed treatment for Deinhard Lane from West Valley Road to Thula Street is scheduled for the year 2026 and consists of a rehabilitation of a 0.20' mill and 0.20' overlay. A planning study has commenced on this roadway by ITD. The study will provide recommendations for future improvements and potential impacts to this roadway. However, in the meantime, pavement surface rehabilitation is required immediately to

provide a safe travel surface. It is anticipated that pavement rehabilitation recommendations will come from this planning study.

**BUDGET:**

The total estimated budget is \$1.355 Million for the Design and Construction of the Deinhard project.

	Unit	Quantity	Unit Price	Amount	
Rem Asphalt	SY	26250	\$10.00	\$262,500.00	
Plant Mix	SY	26250	\$30.00	\$787,500.00	
Tack	GAL	2100	\$10.00	\$21,000.00	0.08 GAL/SY
Contingency				\$107,100.00	Assuming 10% of Total
Engineering Design				\$117,810.00	Assuming 10% of Total
CE&I				\$58,905.00	Assuming 5% of Total
			<b>Total</b>	<b>\$1,354,815.00</b>	

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number**

**AB 24-243**

**Meeting Date**

**November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b>Request for Contract Award for 2025 McCall Street Maintenance Projects – Chip and Fog Seal</b>		Mayor / Council		
		City Manager	FA	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works	NPS	Originator
		Golf Course		
		<b>COST IMPACT:</b>	\$1,233,086.75	Parks and Recreation
<b>FUNDING SOURCE:</b>	Streets LOT	Airport		
		Library		
<b>TIMELINE:</b>	Summer 2025	Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>				
<p>During October and November, the Streets Department, with the assistance of Horrocks Engineers, conducted formal bidding for the <b>2025 McCall Maintenance Projects – Chip and Fog Seal</b> construction contract. The project consists of approximately 22 lane miles of chip sealing (outside the downtown core) and 0.7 lane miles of fog sealing (outside the downtown core). This project is identified in the Council’s approved FY25-29 Maintenance Improvement Plan (MIP). Attached is a site plan and table that identifies the locations and quantities of the proposed work.</p> <p>The bid opening occurred on 11/6/24. Attached is a letter from Horrocks Engineers summarizing the bid results and providing their recommendation that the City award the construction contract to the responsive low bidder, Boswell Paving in the amount of \$1,233,086.75. Also attached is a draft version of the Contract.</p>				
<b>RECOMMENDED ACTION:</b>				
Award the <b>2025 McCall Maintenance Projects – Chip and Fog Seal</b> construction contract Boswell Paving in the amount of \$1,233,086.75; authorize the Mayor to sign all necessary documents; and allow staff to manage project change orders within 10% of the contract amount.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			

**4 AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT**

THIS AGREEMENT, is being made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and between The City of McCall (hereinafter, "OWNER") and \_\_\_\_\_, (hereinafter, "CONTRACTOR"):

NOW THEREFORE, the parties to this Contract, in consideration of the mutual covenants and stipulations set out, agree as follows:

**ARTICLE 1. CONTRACT DOCUMENTS**

The Contract Documents which comprise the entire agreement between the OWNER or City and the CONTRACTOR concerning the work to be performed are this Contract as defined by the following:

- 1. Bid Documents titled, 2024 Maintenance Project Chip Seal and Fog Seal
- 2. Standard General Conditions of the Construction Contract, 2020 ISPWC (Idaho Standards for Public Works Construction) Division 100 (not attached) (pages 1 to 72, inclusive).
- 3. Bid Proposal (Section 3) of the CONTRACTOR, dated \_\_\_\_\_, 20\_\_\_\_, to be physically attached to this Contract;
- 4. The Site Plans (18 sheets);
- 5. Agreement (Section 4)
- 6. General Conditions (Section 5)
- 7. Supplementary Conditions (Section 6)
- 8. Technical Specifications (Section 7)
- 9. Special Provisions (Section 8)
- 10. Performance and Payment Bonds and Insurance Certificates, to be physically attached to this Contract;
- 11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
  - a. Notice of Award
  - b. Notice to Proceed.
  - c. Written Amendments.
  - d. Work Change Directives.
  - e. Change Orders.
  - f. Substantial Completion Certification
  - g. Final Completion Certification
- 12. Addenda issued prior to opening of bids, to be physically attached to this contract;
- 13. WH-5 – Public Works Contract Report for Idaho State Tax Commission
- 14. W9

This Contract may only be amended by Change Order as provided in the General Conditions.

**ARTICLE 2. WORK**

The CONTRACTOR shall complete the entire work as specified, indicated and required under the Contract Documents. The Work is generally described as follows: 2025 Maintenance Project Chip Seal and Fog Seal.

**ARTICLE 3. PROJECT MANAGER and PROJECT ENGINEER**

- 3.01 The City of McCall Public Works Director and/or Streets Superintendent (Cris Malvich), is to act as the OWNER’s representative and assume all duties and responsibilities, and have the rights and authority assigned to “OWNER” in the Contract Documents in connection with the completion of the “Work” in accordance with the Contract Documents and the General Conditions of the Idaho Standards for Public Works Construction (ISPWC).
  
- 3.02 The project has been designed by Horrocks and the project will be inspected by the City of McCall, which is to act as the OWNER’s representative, assume all duties and responsibilities, and have the rights and authority assigned to “Engineer” in the Contract Documents in connection with the completion of the “Work” in accordance with the Contract Documents and the General Conditions of the Idaho Standards for Public Works Construction (ISPWC).

**ARTICLE 4. CONTRACT TIMES/LIMITATIONS**

4.01 *Milestones*

- A. Substantial completion of work no later than September 12, 2025.

4.02 *Substantial Completion*

- A. The CONTRACTOR shall begin work in conformance with the Contract Documents and shall complete the Work prior to the date of completion. The project site will be available to the CONTRACTOR for project implementation on or around June 1, 2025, or when weather conditions permit, and only after approval of the Project Engineer. The work to be performed pursuant to this Contract shall be substantially complete within the following number of working days after the Notice to Proceed is issued:

- 1. 20 days.

- B. The project will be considered “Substantially Complete” when all chip seal and fog seal work within the project limits are complete, fully functional, and open for public use.

4.03 *Final Completion*

- A. The Work shall be finally complete and ready for final payment, in accordance with Paragraph 15.06 of the ISPWC General Conditions, within ten (10) working days of the date of Substantial Completion Certification with respect to each bid alternate.

4.04 *Working Hours*



- A. Work can be performed five (5) days a week (Monday through Friday) for a period of twelve (12) hours (7:00 am to 7:00 PM) per day. Adjustment of the Contract Time can be made in accordance with the provisions of the Contract Documents as directed by the Project Engineer, Public Works Director, or the OWNER. Requests to perform work outside of these hours should be submitted to the Resident Project Representative, for approval, at least 3 days in advance.

4.05 *Liquidated Damages*

- A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraphs 4.01 and 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the ISPWC Section 100 General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER \$1200.00 for each day that expires after the times specified in paragraph 4.01 Milestones and 4.02 for Substantial Completion until the Work is substantially complete and in paragraph 4.03 for Final Completion until the Work has been approved as complete by the Engineer.

**ARTICLE 5. CONTRACT PRICE**

OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents the amount of \_\_\_\_\_ (\$ \_\_\_\_\_) in current funds equal to the sum of the amounts determined pursuant to the CONTRACTOR's Bid Proposal contained in Bid Form, Article 5, Section III.

**ARTICLE 6. PAYMENT PROCEDURES**

6.01 *Submittal and Processing of Payments*

- A. CONTRACTOR shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions. CONTRACTOR shall provide an example Application for Payment submittal to the Project Engineer at the start of the project for review and approval.



6.02 *Progress Payments; Retainage*

- A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the 30th day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:
1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 15.01 of the General Conditions:
    - a. 95% of Work completed (with the balance being retainage): and
    - b. 95% of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
  2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 95 percent of the Work completed, less such amounts as ENGINEER shall determine in accordance with Paragraph 15.01.C of the General Conditions.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with paragraph 15.06 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 15.06, less any sum Owner is entitled to set off against Engineer's recommendation, including but not limited to liquidated damages.

**ARTICLE 7. INTEREST**

- 7.01 All moneys not paid when due as provided in Article 15 of the General Conditions shall bear interest at the rate of 5% per annum.

**ARTICLE 8. INDEPENDENT CONTRACTOR**

The parties warrant by their signature that no employer-employee relationship is established between the CONTRACTOR and the OWNER by the terms of this contract. It is understood by the parties hereto that the CONTRACTOR is an independent contractor and as such neither it nor its employees, agents, representatives or subcontractors, if any, are employees of the OWNER for purposes of tax, retirement system, or social security (FICA) withholding.

**ARTICLE 9. SCOPE OF SERVICES**

The CONTRACTOR shall perform all services required by the Contract Documents. All work shall be completed in accordance with the specifications and plans established for this project.

**ARTICLE 10. HOLD HARMLESS/INDEMNIFICATION**

In addition to other rights granted the OWNER by the Contract Documents, the CONTRACTOR shall indemnify and save harmless the Engineer and the Owner, its officers and employees, from all suits, actions, or claims of any character brought because of any injuries or damages received or sustained by any person, persons, or property on account of the operations of the CONTRACTOR or his subcontractors; or on account of or in consequence of any neglect in safeguarding the work; or through use of unacceptable materials in constructing the work; or because of any act or omission, neglect, or misconduct of the CONTRACTOR or his subcontractors; or because of any claims or amounts recovered from any infringements of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Workmen's Compensation Act or any other law, ordinance, order or decree.

**ARTICLE 11. CONFLICT OF INTEREST**

The CONTRACTOR covenants that it presently has no interest and will not acquire any interest, direct or indirect, in the project which would conflict in any manner or degree with the performance of its services hereunder. The CONTRACTOR further covenants that, in performing this Contract, it will employ no person who has any such interest. Should any conflict of interest arise during the performance of this Contract, CONTRACTOR shall immediately disclose such conflict to the Project Manager, Engineer and the OWNER.

**ARTICLE 12. ENTIRE AGREEMENT, MODIFICATION AND ASSIGNABILITY**

This Contract and the exhibits hereto contain the entire agreement between the parties, and no statements, promises, or inducements made by either party, or agents of either party are valid or binding unless contained herein. This Contract may not be enlarged, modified or altered except upon written agreement signed by the parties hereto. The CONTRACTOR may not subcontract or assign its rights (including the right to compensation) or duties arising hereunder other than as contemplated by the Contract Documents, without the prior written consent and express authorization of the OWNER.

**ARTICLE 13. ADHERENCE TO LAW REQUIRED**

All applicable local, state and federal statutes and regulations are hereby made a part of this Contract and shall be adhered to at all times. Violation of any of these statutes or regulations by the Contractor shall be deemed material and shall subject the CONTRACTOR to termination of this contract for cause. No pleas of misunderstanding or ignorance on the part of the CONTRACTOR will in any way serve to modify the provisions of this requirement. The CONTRACTOR and his surety shall indemnify and save harmless the OWNER and the City of McCall and its employees, agents and representatives against any claim or liability arising from or based on the violation of any such laws, codes, ordinances, or regulations, whether by himself, his employees, or his subcontractors.

STATE OF IDAHO REQUIREMENTS: The following provisions are required by the State of Idaho. The inclusion of these provisions in this Agreement does not indicate City's support or opposition to these provisions nor agreement by City that these clauses are relevant to the subject matter of this Agreement. Rather, these provisions are included solely to comply with the laws of the State of Idaho.

- 1. ANTI-BOYCOTT AGAINST ISRAEL ACT: If this Agreement: (1) is to acquire or dispose of services, supplies, information technology, or construction; (2) has a total potential value of One Hundred Thousand Dollars (\$100,000) or more; and (3) Provider/Contractor/Consultant is a company with

ten (10) or more employees, then, pursuant to Idaho Code § 67-2346, Consultant certifies that Consultant is not currently engaged in, and will not for the duration of this Agreement engage in, a boycott of goods or services from Israel or territories under Israel's control. The terms "company" and "boycott Israel" shall have the meanings ascribed to them in Idaho Code § 67-2346.

2. NO PUBLIC FUNDS FOR ABORTION ACT: Pursuant to Idaho Code § 18-8703, Provider/Contractor/Consultant certifies that it is not, and will not for the duration of this Agreement become, an abortion provider or an affiliate of an abortion provider, as those terms are defined in the "No Public Funds for Abortion Act," Idaho Code §§ 18-8701 et seq.
3. CONTRACT WITH COMPANY OWNED OR OPERATED BY THE GOVERNMENT OF CHINA PROHIBITED: If this Agreement is to acquire or dispose of services, supplies, information technology, or construction, then, pursuant to Idaho Code § 67-2359, Provider/Contractor/Consultant certifies that it is not a company currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China. The terms "company" and "government of China" shall have the meanings ascribed to them in Idaho Code § 67-2359.

#### **ARTICLE 14. LEGAL FEES**

In the event either party incurs legal expenses to enforce the terms and conditions of this Contract, the prevailing party is entitled to recover reasonable attorney's fees and other costs and expenses, whether the same are incurred with or without suit.

#### **ARTICLE 15. SPECIAL WARRANTY**

The CONTRACTOR warrants that nothing of monetary value has been given, promised or implied as remuneration or inducement to enter into this Contract. The CONTRACTOR further declares that no improper personal, political or social activities have been used or attempted in an effort to influence the outcome of the competition, discussion, or negotiation leading to the award of this Contract. Any such activity by the CONTRACTOR shall make this Contract null and void.

**ARTICLE 16. COMMUNICATIONS**

Such communications as are required by this Contract shall be satisfied by mailing or by personal delivery to the parties at the following address:

Contractor: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner: City of McCall  
216 E. Park Street  
McCall, Idaho 83638

IN WITNESS WHEREOF, said CONTRACTOR and the OWNER or City has caused this Contract to be executed on the day and year first above written.

Contractor:

Owner:

by: \_\_\_\_\_

\_\_\_\_\_  
Robert S. Giles, Mayor

Approved As To Form:

\_\_\_\_\_  
William F. Nichols, City Attorney

2775 W Navigator Drive  
Suite 210  
Meridian, Idaho 83642  
www.horrocks.com



Tel: 208.895.2520

November 7, 2024

Mayor Bob Giles and City Council  
City of McCall  
216 East Park Street  
McCall, Idaho 83638

**RE: 2025 McCall Maintenance Projects - Chip And Fog Seal**

Dear Mayor and City Council,

We recommend that the City award the low bid received and opened on November 6, 2024, for the **2025 McCall Maintenance Projects - Chip And Fog Seal**.

The engineer's estimate was \$1,334,154.28, so we advertised in the local Star News and contacted 8 contractors (Poe Asphalt Paving, Pavement Specialties of Idaho, Granite Excavation, Knife River, Curtis Clean Sweep, Slender Paving, Intermountain Slurry Seal, and Boswell Paving).

Four bids were received from:  
Boswell Paving for \$1,233,086.75  
Knife River for \$1,478,528.35  
C.R Contracting for \$2,101,739.20  
POE Asphalt for \$1,398,509.95

We recommend that the City award Boswell Paving's bid for the project.

Please contact me with any questions regarding this project.

It has been a pleasure working on this project with the City of McCall.

Sincerely,

A handwritten signature in black ink, appearing to be "SP" or similar initials.

Sam Purser, P.E.  
Horrocks Staff Engineer

Attachment: Bid Tabulation Summary



# Pavement Projects 2025

DESCRIPTION	TOTAL LENGTH (FT)	TOTAL AREA (SY)	PRESCRIPTIVE TREATMENT	(SF) PAVEMENT MARKINGS
Spring Mountain Blvd Lick Creek to East Deinhard	17808	59363	Chip Seal	14940
Railroad (3rd to 1st)	1000	2667	Chip Seal	210
State St	668	1781	Chip Seal	48
Hewitt St	1182	3152	Chip Seal	48
Kasper (Idaho St to Park St)	541	1443	Chip Seal	48
Park (3rd to Thompson)	875	2333	Chip Seal	1547
Thompson (Park to Davis)	1044	2784	Chip Seal	1464
Idaho Street (1st to Mission)	1345	4500	Chip Seal	1095
Boydstun Street (W Lake to W Valley)	8138	21700	Chip Seal	7145
E Deinhard Ln (SH-55 to Samson Trail)	2875	11941	Chip Seal	5285
Lick Creek Rd (Davis to Spring Mountain Blvd)	5452	14106	Chip Seal	604
Stibnite St,	2062	6185	Chip Seal	809
E Park St (Mission St to 1st St)	1296	3457	Fog Seal	1120
Fox Ln, Fox Ridge Ln, (Fox Ridge Sub)	5144	13718	Chip Seal	72
Blue Haze Way, Graham Dr, Kaitlyn Loop, Mos Way, Potts Dr, Swainie Way, (Lick Creek Sub)	8666	23110	Chip Seal	216





# Pavement Projects 2025

- Sheets
- Chipseal
- Fogseal









**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 24-244**  
**Meeting Date November 21, 2024**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b>Request for Contract Award for 2025 McCall Streets Maintenance Projects – Microsurfacing</b>		Mayor / Council		
		City Manager	FA	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works	MTS	Originator
		Golf Course		
<b>COST IMPACT:</b>	\$96,462.37	Parks and Recreation		
<b>FUNDING SOURCE:</b>	Streets LOT	Airport		
		Library		
<b>TIMELINE:</b>	Summer 2025	Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>				
<p>During October and November, the Streets Department, with the assistance of Horrocks Engineers, conducted formal bidding for the <b>2025 McCall Maintenance Projects – Microsurfacing</b> construction contract. The project consists of approximately 0.5 lane miles of microsurfacing [1<sup>st</sup> Street (Park to Lake) and Park Street (3<sup>rd</sup> to 1<sup>st</sup>)]. This project is identified in the Council’s approved FY25-29 Maintenance Improvement Plan (MIP). Attached is a site plan and table that identifies the locations and quantities of the proposed work.</p> <p>The bid opening occurred on 11/6/24. Attached is a letter from Horrocks Engineers summarizing the bid results and providing their recommendation that the City award the construction contract to the responsive low bidder, Boswell Paving in the amount of \$96,462.37. Also attached is a draft version of the Contract.</p>				
<b>RECOMMENDED ACTION:</b>				
Award the <b>2025 McCall Maintenance Projects – Microsurfacing</b> construction contract to Boswell Paving in the amount of <b>\$96,462.37</b> ; authorize the Mayor to sign all necessary documents; and allow staff to manage project change orders within 10% of the contract amount.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			

## **4 AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT**

THIS AGREEMENT, is being made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and between The City of McCall (hereinafter, "OWNER") and \_\_\_\_\_, (hereinafter, "CONTRACTOR"):

NOW THEREFORE, the parties to this Contract, in consideration of the mutual covenants and stipulations set out, agree as follows:

### **ARTICLE 1. CONTRACT DOCUMENTS**

The Contract Documents which comprise the entire agreement between the OWNER or City and the CONTRACTOR concerning the work to be performed are this Contract as defined by the following:

1. Bid Documents titled, 2024 Maintenance Project Micro-Surfacing
2. Standard General Conditions of the Construction Contract, 2020 ISPWC (Idaho Standards for Public Works Construction) Division 100 (not attached) (pages 1 to 72, inclusive).
3. Bid Proposal (Section 3) of the CONTRACTOR, dated \_\_\_\_\_, 20\_\_\_\_, to be physically attached to this Contract;
4. **The Site Plans (3 sheets);**
5. Agreement (Section 4)
6. General Conditions (Section 5)
7. Supplementary Conditions (Section 6)
8. Technical Specifications (Section 7)
9. Special Provisions (Section 8)
10. Performance and Payment Bonds and Insurance Certificates, to be physically attached to this Contract;
11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
  - a. Notice of Award
  - b. Notice to Proceed.
  - c. Written Amendments.
  - d. Work Change Directives.
  - e. Change Orders.
  - f. Substantial Completion Certification
  - g. Final Completion Certification
12. Addenda issued prior to opening of bids, to be physically attached to this contract;
13. WH-5 – Public Works Contract Report for Idaho State Tax Commission
14. W9

This Contract may only be amended by Change Order as provided in the General Conditions.

### **ARTICLE 2. WORK**

The CONTRACTOR shall complete the entire work as specified, indicated and required under the Contract Documents. The Work is generally described as follows: 2025 Maintenance Project Micro-surfacing.

### ARTICLE 3. PROJECT MANAGER and PROJECT ENGINEER

- 3.01 The City of McCall Public Works Director and/or Streets Superintendent (Cris Malvich), is to act as the OWNER's representative and assume all duties and responsibilities, and have the rights and authority assigned to "OWNER" in the Contract Documents in connection with the completion of the "Work" in accordance with the Contract Documents and the General Conditions of the Idaho Standards for Public Works Construction (ISPWC).
- 3.02 The project has been designed by Horrocks and the project will be inspected by the City of McCall, which is to act as the OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to "Engineer" in the Contract Documents in connection with the completion of the "Work" in accordance with the Contract Documents and the General Conditions of the Idaho Standards for Public Works Construction (ISPWC).

### ARTICLE 4. CONTRACT TIMES/LIMITATIONS

#### 4.01 *Milestones*

- A. Substantial completion of work no later than September 12, 2025.

#### 4.02 *Substantial Completion*

- A. The CONTRACTOR shall begin work in conformance with the Contract Documents and shall complete the Work prior to the date of completion. The project site will be available to the CONTRACTOR for project implementation on or around June 1, 2025, or when weather conditions permit, and only after approval of the Project Engineer. The work to be performed pursuant to this Contract shall be substantially complete within the following number of working days after the Notice to Proceed is issued:

- 1. 10 days.

- B. The project will be considered "Substantially Complete" when all Micro-Surfacing work within the project limits are complete, fully functional, and open for public use.

#### 4.03 *Final Completion*

- A. The Work shall be finally complete and ready for final payment, in accordance with Paragraph 15.06 of the ISPWC General Conditions, within ten (10) working days of the date of Substantial Completion Certification with respect to each bid alternate.

#### 4.04 *Working Hours*

- A. Work can be performed five (5) days a week (Monday through Friday) for a period of twelve (12) hours (7:00 am to 7:00 PM) per day. Adjustment of the Contract Time can be made in accordance with the provisions of the Contract Documents as directed by the Project Engineer, Public Works Director, or the OWNER. Requests to perform work outside of these hours should be submitted to the Resident Project Representative, for approval, at least 3 days in advance.

4.05 *Liquidated Damages*

- A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraphs 4.01 and 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the ISPWC Section 100 General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER \$1200.00 for each day that expires after the times specified in paragraph 4.01 Milestones and 4.02 for Substantial Completion until the Work is substantially complete and in paragraph 4.03 for Final Completion until the Work has been approved as complete by the Engineer.

**ARTICLE 5. CONTRACT PRICE**

OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents the amount of \_\_\_\_\_ (\$ \_\_\_\_\_) in current funds equal to the sum of the amounts determined pursuant to the CONTRACTOR's Bid Proposal contained in Bid Form, Article 5, Section III.

**ARTICLE 6. PAYMENT PROCEDURES**

6.01 *Submittal and Processing of Payments*

- A. CONTRACTOR shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions. CONTRACTOR shall provide an example Application for Payment submittal to the Project Engineer at the start of the project for review and approval.

## 6.02 *Progress Payments; Retainage*

- A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the 30th day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:
1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 15.01 of the General Conditions:
    - a. 95% of Work completed (with the balance being retainage): and
    - b. 95% of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
  2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 95 percent of the Work completed, less such amounts as ENGINEER shall determine in accordance with Paragraph 15.01.C of the General Conditions.

## 6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with paragraph 15.06 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 15.06, less any sum Owner is entitled to set off against Engineer's recommendation, including but not limited to liquidated damages.

## **ARTICLE 7. INTEREST**

- 7.01 All moneys not paid when due as provided in Article 15 of the General Conditions shall bear interest at the rate of 5% per annum.

## **ARTICLE 8. INDEPENDENT CONTRACTOR**

The parties warrant by their signature that no employer-employee relationship is established between the CONTRACTOR and the OWNER by the terms of this contract. It is understood by the parties hereto that the CONTRACTOR is an independent contractor and as such neither it nor its employees, agents, representatives or subcontractors, if any, are employees of the OWNER for purposes of tax, retirement system, or social security (FICA) withholding.

## **ARTICLE 9. SCOPE OF SERVICES**

The CONTRACTOR shall perform all services required by the Contract Documents. All work shall be completed in accordance with the specifications and plans established for this project.

## **ARTICLE 10. HOLD HARMLESS/INDEMNIFICATION**

In addition to other rights granted the OWNER by the Contract Documents, the CONTRACTOR shall indemnify and save harmless the Engineer and the Owner, its officers and employees, from all suits, actions, or claims of any character brought because of any injuries or damages received or sustained by any person, persons, or property on account of the operations of the CONTRACTOR or his subcontractors; or on account of or in consequence of any neglect in safeguarding the work; or through use of unacceptable materials in constructing the work; or because of any act or omission, neglect, or misconduct of the CONTRACTOR or his subcontractors; or because of any claims or amounts recovered from any infringements of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Workmen's Compensation Act or any other law, ordinance, order or decree.

## **ARTICLE 11. CONFLICT OF INTEREST**

The CONTRACTOR covenants that it presently has no interest and will not acquire any interest, direct or indirect, in the project which would conflict in any manner or degree with the performance of its services hereunder. The CONTRACTOR further covenants that, in performing this Contract, it will employ no person who has any such interest. Should any conflict of interest arise during the performance of this Contract, CONTRACTOR shall immediately disclose such conflict to the Project Manager, Engineer and the OWNER.

## **ARTICLE 12. ENTIRE AGREEMENT, MODIFICATION AND ASSIGNABILITY**

This Contract and the exhibits hereto contain the entire agreement between the parties, and no statements, promises, or inducements made by either party, or agents of either party are valid or binding unless contained herein. This Contract may not be enlarged, modified or altered except upon written agreement signed by the parties hereto. The CONTRACTOR may not subcontract or assign its rights (including the right to compensation) or duties arising hereunder other than as contemplated by the Contract Documents, without the prior written consent and express authorization of the OWNER.

## **ARTICLE 13. ADHERENCE TO LAW REQUIRED**

All applicable local, state and federal statutes and regulations are hereby made a part of this Contract and shall be adhered to at all times. Violation of any of these statutes or regulations by the Contractor shall be deemed material and shall subject the CONTRACTOR to termination of this contract for cause. No pleas of misunderstanding or ignorance on the part of the CONTRACTOR will in any way serve to modify the provisions of this requirement. The CONTRACTOR and his surety shall indemnify and save harmless the OWNER and the City of McCall and its employees, agents and representatives against any claim or liability arising from or based on the violation of any such laws, codes, ordinances, or regulations, whether by himself, his employees, or his subcontractors.

STATE OF IDAHO REQUIREMENTS: The following provisions are required by the State of Idaho. The inclusion of these provisions in this Agreement does not indicate City's support or opposition to these provisions nor agreement by City that these clauses are relevant to the subject matter of this Agreement. Rather, these provisions are included solely to comply with the laws of the State of Idaho.

1. ANTI-BOYCOTT AGAINST ISRAEL ACT: If this Agreement: (1) is to acquire or dispose of services, supplies, information technology, or construction; (2) has a total potential value of One Hundred Thousand Dollars (\$100,000) or more; and (3) Provider/Contractor/Consultant is a company with ten

(10) or more employees, then, pursuant to Idaho Code § 67-2346, Consultant certifies that Consultant is not currently engaged in, and will not for the duration of this Agreement engage in, a boycott of goods or services from Israel or territories under Israel's control. The terms "company" and "boycott Israel" shall have the meanings ascribed to them in Idaho Code § 67-2346.

2. **NO PUBLIC FUNDS FOR ABORTION ACT:** Pursuant to Idaho Code § 18-8703, Provider/Contractor/Consultant certifies that it is not, and will not for the duration of this Agreement become, an abortion provider or an affiliate of an abortion provider, as those terms are defined in the "No Public Funds for Abortion Act," Idaho Code §§ 18-8701 et seq.
3. **CONTRACT WITH COMPANY OWNED OR OPERATED BY THE GOVERNMENT OF CHINA PROHIBITED:** If this Agreement is to acquire or dispose of services, supplies, information technology, or construction, then, pursuant to Idaho Code § 67-2359, Provider/Contractor/Consultant certifies that it is not a company currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China. The terms "company" and "government of China" shall have the meanings ascribed to them in Idaho Code § 67-2359.

#### **ARTICLE 14. LEGAL FEES**

In the event either party incurs legal expenses to enforce the terms and conditions of this Contract, the prevailing party is entitled to recover reasonable attorney's fees and other costs and expenses, whether the same are incurred with or without suit.

#### **ARTICLE 15. SPECIAL WARRANTY**

The CONTRACTOR warrants that nothing of monetary value has been given, promised or implied as remuneration or inducement to enter into this Contract. The CONTRACTOR further declares that no improper personal, political or social activities have been used or attempted in an effort to influence the outcome of the competition, discussion, or negotiation leading to the award of this Contract. Any such activity by the CONTRACTOR shall make this Contract null and void.

**ARTICLE 16. COMMUNICATIONS**

Such communications as are required by this Contract shall be satisfied by mailing or by personal delivery to the parties at the following address:

Contractor: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner: City of McCall  
216 E. Park Street  
McCall, Idaho 83638

IN WITNESS WHEREOF, said CONTRACTOR and the OWNER or City has caused this Contract to be executed on the day and year first above written.

Contractor:

Owner:

\_\_\_\_\_ by:

\_\_\_\_\_ Robert S. Giles, Mayor

Approved As To Form:

\_\_\_\_\_ William F. Nichols, City Attorney

DRAFT



2775 W Navigator Drive  
Suite 210  
Meridian, Idaho 83642  
www.horrocks.com



Tel: 208.895.2520

November 7, 2024

Mayor Bob Giles and City Council  
City of McCall  
216 East Park Street  
McCall, Idaho 83638

**RE: 2025 McCall Maintenance Projects - Microsurfacing**

Dear Mayor and City Council,

We recommend that the City award the low bid received and opened on November 6, 2024, for the **2025 McCall Maintenance Projects - Microsurfacing**.

The engineer's estimate was \$95,811.39, so we advertised in the local Star News and contacted 2 contractors (Boswell Paving and Intermountain Slurry Seal).

Two other Contractors reached out for plans (VSS International and C.R Contracting).

One bid was received from:  
Boswell Paving for \$96,462.37

We recommend that the City award Boswell Paving's bid for the project.

Please contact me with any questions regarding this project.

It has been a pleasure working on this project with the City of McCall.

Sincerely,

A handwritten signature in black ink, appearing to be "SP" or similar initials.

Sam Purser, P.E.  
Horrocks Staff Engineer

Attachment: Bid Tabulation Summary



# Pavement Projects 2025

DESCRIPTION	TOTAL LENGTH (FT)	TOTAL AREA (SY)	PRESCRIPTIVE TREATMENT	(SF) PAVEMENT MARKINGS
1st Street (Park to E. Lake)	650	2889	Microsurfacing	200
Park Street (First to 3rd)	782	2895	Microsurfacing	1547





# Pavement Projects 2025

Micro Pave



Date: 8/28/2024





1 inch equals 150 feet



# Pavement Projects 2025

Sheet Number: 1

 Micro Pave



Date: 8/28/2024



## City Council Upcoming Meetings Schedule

**\*\*\*\* DUE TO THE HOLIDAYS, THE REGULAR COUNCIL MEETING DATES HAVE BEEN MOVED TO THE FIRST AND THIRD THURSDAYS IN NOVEMBER AND DECEMBER**

**November 22, 2024 – 9:00 a.m. – 11:00 a.m. TEAMS Virtual and Legion Hall – Special Work Session**

1. *ICRMP Presentation to Council (BessieJo) 1hr*
2. *TVT Discussion regarding Service*
3. *Sewer District Master Plan Comments 30 min*

**December 3, 2024 Legislative Summit – 9:00a.m.-3:00 p.m. Boise Centre East**

**December 5, 2024, - 5:30 pm, TEAMS Virtual and Legion Hall – Regular Meeting  
Closed to new Business only add Consent Item 3hrs**

1. *Clerk License Report - Consent*
2. *Chamber Report 5min*
3. *Council Report 5min*
4. *County Commissioner's Report 5min*
5. *Monthly Department Reports 5min*
6. *III-A Annual Report 20 min*
7. *Committee Minutes - Consent*
8. *Davis Street Reconstruction, PH-2 Contract award (Nathan) 5min*
9. *Mission Street CRABS 2025 (Nathan) 5min*
10. *Litoral rights (Kurt) 5min*
11. *Boat Ramp Fees Discussion (Kurt) 30min*
12. **PUBLIC HEARING** PUD-24-02 & SUB-24-04– Dawson Trails Preliminary SUB/PUD (Meredith) 1hr
13. *Ponderosa State Park Water Main Easement (Morgan/Nathan) 5min*
14. *Sewer District Comment Letter – Draft Review 30 min*
15. *Transit Center Lease Renewal – Consent*
16. *Janitorial Services Contract 5 min*

**December 19 there will be a holiday catered luncheon awards ceremony – Also at North Fork Lodge (employees only)**

**December 19, 2024 - 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 (Kurt) 10 min*
4. *Resolution Adopting the updated Records Retention Schedule (BessieJo)*
5. *Annual Street and Road Report (Linda) Consent*
6. *Request to submit Federal Aid: Rural grant application (Delta) 10 min*
7. *Request to submit Local Highway Safety Improvement grant application (Delta) 10 min*
8. *LGIP and Zions Bank Signature/Access approval (Linda) 5min*

**December 20, 2024 – 9:00 a.m. – 11:00 a.m. TEAMS Virtual and – Special Work Session**

1. *Streets LOT – Tax duration and percentage*

**January 2, 2025 - 5:30 pm, TEAMS Virtual and The Community Room?? – Special Meeting Tentative**

- 2.

**January 9, 2025 - 5:30 pm, TEAMS Virtual and The Community Room?? – Regular Meeting**

1. *Clerk License Report - Consent*
2. *Chamber Report 5min*
3. *Council Report 5min*
4. *County Commissioner's Report 5min*
5. *Monthly Department Reports 5min*
6. *Committee Minutes - Consent*
7. *Request to submit an IDPR Recreational Trails Program grant application for E. Deinhard Lane river access improvements (Delta) 10 min*
8. *Request to submit an IDPR Cutthroat License Plate Fund grant application for E. Deinhard Lane river access improvements (Delta) 5 min*

**January 23, 2024 City Official's Day at the Capital**

**January 23, 2025 - 5:30 pm, TEAMS Virtual and The Community Room – Regular Meeting**

1. *Clerk License Report - Consent*
2. *Treasurer's Monthly Report (Linda) – Consent*
3. *Airport Advisory Committee (Emily)*
4. *Streets LOT?*

**January 24, 2025 – 9:00 a.m. – 5:00 p.m. TEAMS Virtual and The Community Room – RETREAT?? Special Work Session**

- 1.

**February 6, 2025 - 5:30 pm, TEAMS and The Community Room – Special Meeting Tentative**

- 1.

**February 13, 2025 - 5:30 pm, TEAMS and The Community Room – Regular Meeting**

1. *Clerk License Report - Consent*
2. *Chamber Report 5min*
3. *Council Report 5min*
4. *County Commissioner's Report 5min*
5. *Monthly Department Reports 5min*
6. *Committee Minutes - Consent*
- 7.

**February 27, 2025 - 5:30 pm, TEAMS Virtual and The Community Room – Regular Meeting**

1. *Clerk License Report - Consent*
2. *Treasurer's Monthly Report (Linda) – Consent*
3. *Golf Advisory Committee (Phil)*

**February 28, 2025 – 9:00 a.m. – 11:00 a.m. TEAMS and The Community Room – Special Work Session**

1.

**To be Scheduled:**

1. *MCC Title 6 Re-write (Nathan Stewart)*
2. *ADA Citizen Committee Organization (BessieJo)*
3. *Code Amendment Traffic Impact Study LOS thresholds (Meredith, Morgan)*
4. *Various Land Use Code Amendments Standards work session (Meredith, Michelle)*
5. *Purchasing Policy update (Linda) **10min***
6. *Lead and Copper Inventory (work session) (Morgan/Nathan/Sabrina)*
7. *Neighborhood Works presentation?*
8. *Falvey's Earthworks Small Hangar Complex Development Lease*
9. *LOT Ordinance Adoption – March 2025*
10. *Joint Meeting with LOT Commissioners – after Council Retreat 2025*
11. *Council Retreat – January 2025*
12. *Hangar Project Lease and associated documents*
13. *Review White Peterson Contract as part of Budget (June 2025)*
14. *Hangars 560, 562, and 607 Lease Terminations and Lease Assumptions – (Emily)*  
***Consent** (closing date Hangars 560 and 607 is Jan. 10, 2025)*
15. *Impact Area Follow-up*
16. *Solid Waste Contract (Michelle) **10 min***

