

# MINUTES

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**McCall City Council  
Regular Meeting  
McCall City Hall -- Legion Hall  
March 22, 2018**

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

## CALL TO ORDER AND ROLL CALL

**Mayor Aymon called the regular meeting of the McCall City Council to order at 5:35 p.m. Mayor Aymon, Council Member Giles, Council Member Holmes, Council Member Nielsen, and Council Member Sowers all answered roll call.**

City staff members present were Bill Nichols, City Attorney; Anette Spickard, City Manager; BessieJo Wagner, City Clerk; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Morgan Bessaw, City Planner; Kurt Wolf, Parks and Recreation Director; Jay Scherer, Airport Manager; David Simmonds, Information Systems Manager; Traci Malvich, Human Resources Manager; Justin Williams, Police Chief; Nathan Stewart, Public Works Director;

**Mayor Aymon led the audience in the Pledge of Allegiance.**

## APPROVE THE AGENDA

**Council Member Holmes moved to approve the agenda as submitted. Council Member Giles seconded the motion. In a voice vote all members voted aye and the motion carried.**

## CONSENT AGENDA

Staff recommended approval of the following items:

1. Council Regular Minutes – December 28, 2017
2. Council Regular Minutes – January 11, 2018
3. Council Regular Minutes – January 25, 2018
4. Payroll Report for period ending – February 23, 2018

5. Clerk Report
6. Warrant Register – GL
7. Warrant Register – Vendor
8. AB 18-75 Request to Proclaim April 3, 2018 as National Service Recognition Day
9. AB 18-76 Request to Proclaim April 2018 as Fair Housing Month
10. AB 18-70 Request to Proclaim April 22, 2018 as Earth Day in McCall
11. AB 18-71 Request to Proclaim April 28, 2018 as Arbor Day in the City of McCall
12. AB 18-74 Request acceptance of the Treasurer’s Report as Required by IC 50-208
13. AB 18-78 Request acceptance of the Treasurer’s Quarterly Report as Required by IC 50-208
14. AB 18-80 Request for Approval of Resolution 18-09 to Auction Surplus Personal Property
16. AB 18-72 Request for Approval of a Microsoft Subscription Agreement
17. AB 18-73 Request for Approval of a Consulting Services Agreement with EntryPoint Networks
18. AB 18-85 Request for Approval of Summary for Ordinance 964 Code Amendment Airport Hangars
19. AB 18-88 Request for Approval of Warranty Deed and Acceptance Agreement of Right of Way Dedication of Verita Road
20. AB 18-84 2017 Annual Department Reports to Council: Information Systems Department, Airport Department, and Finance Department

**Council Member Nielsen moved to approve the Consent Agenda with AB 18-83 Request to Approve the Assumption of the Lease for Hangar 106H removed. Council Member Holmes seconded the motion. In a roll call vote Council Member Nielsen, Council Member Holmes, Mayor Aymon, Council Member Giles, and Council Member Sowers all voted aye and the motion carried.**

## **WORK SESSION**

### **AB 18-81 Airport Triangle Development Review**

Airport Manager Jay Scherer presented the Airport triangle development discussion. There is an undeveloped piece of land referred to as the “triangle” due to its shape that the City would like to attract leaseholds and development of land into hangars. The improving economy is generating interest in hangar procurement and currently there are 26 names on a waiting list for a hangar and only 4 hangars on the market for sale. Income from adding more leased space creates income to help with upcoming grant match requirements. Construction could begin as soon as this summer.

Airport Manager Scherer explained the number and size of hangars, leases, and layout of the development. He covered the amount of possible income generation, went over considerations to take into account such as snow removal, taxiway removal, a retention pond, etc., and explained approximate infrastructure costs and possible funding options. The Airport Advisory Committee reviewed the proposal and has endorsed the leasehold sizes and the concept of the future tenants paying for the infrastructure.

The Council directed staff to investigate internal funding for infrastructure and bring back to a future meeting.

## **PUBLIC COMMENT**

**Mayor Aymon called for public comment at 6:08 p.m.**

**Hearing no comments, Mayor Aymon closed the comment period at 6:08 p.m.**

## **PUBLIC HEARING**

Council Member Sowers declared a possible conflict as his spouse is employed with St. Luke's was recused.

**AB 18-60 Request to Approve St. Luke's Subdivision, Preliminary Plat SUB-18-01, Planned Unit Development General Plan PUD-18-01, and Vacation of Right-of-Way VAC-18-01**

**City Planner Morgan Bessaw requested to include AB 18-54 Subdivision Zoning Map Amendment for St. Luke's with this public hearing as it was noticed in the paper as one item. Mayor Aymon granted her request.**

**Mayor Aymon opened the public hearing for St. Luke's Subdivision, Preliminary Plat SUB-18-01, Planned Unit Development General Plan PUD-18-01, and Vacation of Right-of-Way VAC-18-01 and Subdivision Zoning Map Amendment ZON-18-01 at 6:13 PM.**

City Planner Bessaw presented the request to approve St. Luke's Subdivision Preliminary Plat, Vacation of Right-of-Way, and Zoning Map Amendment applications to relocate of a portion of the Hewitt Street right-of-way, combine seven parcels into a single lot of record, and to rezone a single parcel of R4 – Low Density Residential zoning to CV – Civic, to facilitate the expansion and renovation of McCall Medical Center.

A Planned Unit Development General Plan application for the applicant proposed relaxations of the code and entitlements:

- A possible helistop on top of the future structure, which can be entitled through the PUD process.
- Approvals for up to 56 ft., City Code states a maximum of 50 ft. in the CV zone. Any portion of the building which exceeds the fifty (50) ft. height allowance shall be unoccupied space utilized for mechanical equipment only, and no portion of the structure shall exceed the height relaxation of fifty-six (56) ft.
- Parking areas fronting public right-of-ways. A landscaping plan detailing proposed screening will be required at the time of PUD Final Plan submittal.

The McCall Area Planning and Zoning Commission at its February 6, 2018 regularly scheduled meeting held a properly noticed public hearing and recommended the applications for approval by the City Council.

Sean McCallister, Administrator of McCall St. Luke's shared the company's mission is to improve the health of the people they serve. The need to replenish and extend the hospital was identified 10 years ago. The original building, built in the 1930's, has been remodeled and extended a couple of time over the years. The facility is showing its age as the building and mechanical systems are failing as well as it does not meet the current industry standards and is at capacity. It is projected that health care needs are expected to increase substantially over the next decade from future demand and growth. He shared the estimated project costs are about \$35 million project costs. St. Luke's will contribute \$30 million towards the project and through the hospital district, and fund raising, the community will contribute \$5 million. St. Luke's is ready to release \$4 million to get the project started.

Matt Kaiserman, Senior Operations Director of McCall St. Luke's spoke about modernizing the hospital including creating better emergency access, expanding the number of beds including combined labor and delivery rooms, increasing number and size of operating rooms, increasing emergency room bays, increasing right sized space for the infusion and diagnostic departments for services such as medical imaging, laboratory, cardiopulmonary, etc., improving pedestrian walkability and safety, and installing appropriate landscaping. He explained the proposed layout of building, parking, and the proposed construction schedule. St. Luke's has chosen to move forward with a phased development approach, and the primary need of today's hearing is approval of the realignment of Hewitt Street.

Steve Millemann, attorney and legal counsel for St. Luke's shared the proposed change to the conditions of approval. He started with the history of how St. Luke's became the owner operator of the hospital and the relationship with the Hospital District and the current structure. Due to some concerns by the State of Idaho, the contract will be modified between the two entities to show the Hospital District as owner of the land and St. Luke's as owner of the structures when this project is complete. He went on to state since the Planning & Zoning hearing, Bill and Ellen Cranwell had approached St. Luke's with concerns about traffic to and from a proposed small parking lot neighboring their property. Effort was made to meet with and address those concerns. The proposed changes include moving the parking lot entrance from the alley to Hewitt Street and to add an extensively landscaped berm along the property line as a response to the Cranwell's requests. Mr. Millemann went over compliancy to the City codes and some other minor modifications regarding any vertical building in that particular area.

Council Member Nielsen asked for some clarification of the need of a hospital district if St. Luke's is essentially taking over. Mr. Millemann explained the District still has a critical responsibility to assure that services are provided and still has a financial interest in those services and potentially the equipment provided through the ownership of at least the land. It is appropriate of the District at its discretion to levy taxes to support those things and it was a key component of the original agreement with St. Luke's. The current agreement makes it solely at the discretion of the District which is problematic for the State of Idaho. The District feels they have a key role in the process of providing good healthcare for the patrons. They identify critical needs of the community and levy taxes to meet those needs, such as the 2017 Levy that increased emergent care to 24/7 coverage, sustain the medical home model and clinics, bringing in 2<sup>nd</sup> orthopedic surgeon, and becoming a level 4 trauma designated site.

Mr. McCallister explained how the hospital has, for the last two years, worked with a subgroup consisting of both parties to identify sustainable and valuable funding options. The subgroup then begins narrowing down the best options to present to the Hospital District budget hearing where they will officially vote on what to fund and how to levy the taxes. Mr. Millemann explained the agreement between St. Luke's and the Hospital District was to avoid \$35 million levy to the taxpayers. None of the funds raised by taxes would be used for the construction.

City Planner Bessaw gave additional information regarding the changes and parking. Public Works Director Nathan Stewart spoke on the Kittleson memo that gave an analysis the line of sight issues and answered questions regarding snow removal and snow storage as well as storm water management. City Planner Bessaw continued with sharing staff concerns including the parking area, and the 6 foot vertical buffer without seeing final design. However final design will come back to Council for review. There has been three letters not in favor and two letters in favor received as well as five people spoke in favor at the Planning & Zoning hearing. Attorney Millemann clarified the purpose of a development agreement in a rezone.

Mayor Aymon opened the floor for public comment. Cindy Taylor, first on the list, waved her time.

David Jensen, 800 W. Main Street, Ste. 1300, Boise Idaho, representative for the Cranwells, thanked the Hospital and staff for working with them to bring about the proposed changes. If changes are not made, they will vigorously oppose the project. The Cranwells are open to some variations with the landscaping to accommodate line of sight. Object to the access coming off of the alleyway.

Andy Laidlaw, Chair of the Hospital Board, spoke about conditions of the hospital, the need to join with St. Luke's and gave an overview of the process by the District. He is in favor of the project.

Dr. Gregory Irvine, 200 Forest Street, representative for the staff at St. Luke's, spoke in favor of the project, the explosive growth, the need for modern facility, and shared that the community has raised \$5 million for this project.

Marsha Hietala, 219 Hewitt Street, spoke of the number of times they have needed the services provided by the St Luke's facility and the positive experience it was for traumatic events. She spoke in favor of the project.

Dan Krahn, 906 Ann Street, spoke in favor of the project, of the importance of working together, and is confident in St Luke's fulfilling their part. He pointed out what St. Luke's has done in other communities and believes them to be a benefit to the community.

**Receiving no more comments, Mayor Aymon closed the public hearing at 7:19 p.m.**

Mayor Aymon asked if changes be approved without going back to Planning & Zoning (P&Z). City Attorney Bill Nichols did not think it was a substantial change to warrant going back to P&Z.

Council Member Giles was good with everything with the exception of the speed limit and would like to see it to 20 or less; Nathan Stewart clarified 15 may be appropriate.

**Council Member Nielsen had some questions for St. Luke's so Mayor Aymon reopened the public hearing at 7:21 p.m.**

Council Member Nielsen asked about the helipad and if they foresee any neighborhood opposition. He feels it is an important aspect of the project.

Mr. Kaiserman responded stating that they have held neighborhood meetings and have been transparent about that particular design element. They have received mixed feedback but most are supportive of having the service even though they are not particularly happy about the noise pollution. He anticipates continued analysis of number of flights, when they take place, number of patients would be affected, and the difference it would make in medical outcomes. It would save 18 minutes in addition to the number of handoffs between crews, and even though seemingly insignificant, 18 minutes for some medical conditions could change the outcome significantly, especially with cardiac patients. If there is no medical necessity, the patient would be transported by fixed wing or ambulance. All of these points are being considered as they look at this option.

**Mayor Aymon closed the public hearing at 7:27 p.m.**

The Council consensus was in favor of the Hewitt access change.

**Council Member Holmes moved to approve Subdivision Preliminary Plat Application SUB-18-01 as recommended by the McCall Area Planning and Zoning Commission, as amended with proposed additional conditions of approval and modification of conditions of approval PUD-18-01 and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Holmes, Council Member Giles, Mayor Aymon, and Council Member Nielsen, all voted aye and the motion carried.**

**Council Member Holmes moved to approve Planned Unit Development General Plan Application PUD-18-01 as recommended by the McCall Area Planning and Zoning Commission as amended with proposed additional conditions of approval and modification of conditions of approval PUD-18-01 and authorize the Mayor to sign all necessary documents. Council Member Nielsen seconded the motion. In a roll call vote Council Member Holmes, Council Member Nielsen, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.**

**Council Member Nielsen moved to approve Vacation of Right-of-Way Application VAC-18-01 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Holmes seconded the motion. In a roll call vote Council Member Nielsen, Council Member Holmes, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.**

**AB 18-54 Request to Approve St. Luke’s Subdivision Zoning Map Amendment ZON-18-01**

City Planner Morgan Bessaw presented the St. Luke’s subdivision Zoning Map Amendment application to change the zoning designations of 205 Hewitt St., currently zoned R4 – Low Density Residential, to CV – Civic, as identified in McCall’s Future Land Use Map for purposes of expanding St. Luke’s McCall Hospital.

The McCall Area Planning and Zoning Commission at its February 6, 2018 regularly scheduled meeting held a properly noticed public hearing and recommended the application for approval by the City Council.

There were no public comments and the Council felt they had covered all of their questions with the prior public hearing.

**Council Member Holmes moved to approve Zoning Map Amendment Application ZON-18-01 Finding and Conclusions as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Holmes, Council Member Giles, Mayor Aymon, and Council Member Nielsen all voted aye and the motion carried.**

**Council Member Giles moved to Suspend the rules and read by title one time only Ordinance No. 967. Council Member Nielsen seconded the motion. In a roll call vote Council Member Giles, Council Member Nielsen, Mayor Aymon, and Council Member Holmes all voted aye and the motion carried.**

City Clerk BessieJo Wagner read the ordinance:

An ordinance of the City Of McCall, Valley County, Idaho rezoning certain real property located at 205 Hewitt Street in the City Of McCall, from R4- Low Density Residential to CV – Civic; providing for related matters; and providing an effective date.

**Council Member Nielsen moved to Adopt Ordinance No. 967, approve the publication of the summary and authorize the Mayor to sign all necessary documents. Council Member Holmes seconded the motion. In a roll call vote Council Member Nielsen, Council Member Holmes, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.**

**BUSINESS AGENDA**

Council Member Sowers returned to the Council at 7:38 p.m.

**AB 18-82 Elk Creek Church Request for a Letter of Support for a Celebration Center**

Pastor Ryan Drabek, the Associate Pastor with Elk Creek Church, presented the request for a letter of support for a building project called the Celebration Center. He shared the driving force behind purpose of building this space at their church, highlighting attendance growth and ministries, especially child and youth ministries. He gave a brief introduction of the proposed Celebration Center which will include a stage, a recreation area with a court and walking lanes, industrial kitchen, and an area for stay at home parents. From a community stand point, it also could be used as an emergency shelter as well as be available for community events. The church feels strongly about being a good community partner. Pastor Drabek is requesting a Letter of Support by the City

in favor of this endeavor from the City of McCall Council Members to be given to the Valley County Planning and Zoning on April 12, 2018.

Pastor Drabek answered some clarifying questions about the community using the facility, having the facility available for city recreation programs, and its location on the property in correlation with the highway. Council Member Nielsen was in favor of the project but expressed some concerns regarding the separation of church and state and about a governmental agency supporting a church. Mayor Aymon felt this was more about being good partners and supportive where there is a community need, and less about a governmental agency endorsing a religious entity.

**Council Member Sowers moved to approve the letter of support and authorize the Mayor to sign all necessary documents. Council Member Holmes seconded the motion. In a roll call vote Council Member Sowers, Council Member Holmes, Mayor Aymon, Council Member Giles, and Council Member Nielsen all voted aye and the motion carried.**

**AB 18-77 Request for Approval to submit a Laura Moore Cunningham Foundation Grant for up to \$15,000 to support the non-motorized swim area north of Mile High Marina**

Parks and Recreation Director Kurt Wolf presented the request to submit a Laura Moore Cunningham Foundation grant application in an amount not to exceed \$15,000 (exact grant request to be determined) to support improvements to the waterfront and recreational programming opportunities north of Mile High Marina. The funds will be matched with a combination of funding sources for the project such as McCall Urban Renewal Funds (TBD) and County Waterways Funds (\$40,000). This project proposes a partnership with multiple public and private entities in an effort to clean up the site and create an improved public amenity. Specific funds from this grant would be applied towards the purchase of non-motorized personal watercraft launch facilities and or lane lines and recreation equipment to better utilize the proposed facility for recreational programming such as swim lessons etc.

**Council Member Nielsen moved to approve submission of a Laura Moore Cunningham Foundation grant application and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Nielsen, Council Member Giles, Mayor Aymon, Council Member Holmes, and Council Member Sowers all voted aye and the motion carried.**

**AB 18-86 Request for Approval to Submit a Grant Application to the McCall-Donnelly Education Foundation Grant for Youth Recreation Equipment**

Parks and Recreation Director Kurt Wolf presented the request to submit a grant application to the McCall Donnelly Education Foundation of up to \$3000 to replace old and outdated youth Nordic ski equipment that was obtained used from Gravity Sports over 15 years ago. One of the McCall-Donnelly Education Foundation's 2017-2018 grant program goals is to promote healthier lifestyles and physical activities with funding awards of at least \$2500.

The equipment, which included classic skis, boots and poles, was used by the following groups:

1. Boy Scout Troops- annual jamboree in McCall
2. McCall Winter Sports Club
3. McCall Daycare- winter fieldtrips to Ponderosa State Park



4. Council Elementary School- Annual ski/snowshoe field trip at state park
5. Loaner Equipment Program- Approx. 20 times a season

Twenty-four (24) complete sets were donated to Council School District after their annual field trip to McCall in March. The department would like to purchase fifteen sets (120-160cm skis, boots and poles) of used rental gear from one of our local sports dealers in McCall. Currently, there are 10 sets remaining.

The grant application will be prepared in cooperation with Delta James, Economic Development Planner, and submitted through her office.

**Council Member Nielsen moved to approve submittal of a McCall-Donnelly Education Foundation Grant application for purchase of youth Nordic ski equipment and authorize the Mayor to sign all necessary documents. Council Member Holmes seconded the motion. In a roll call vote Council Member Nielsen, Council Member Holmes, Mayor Aymon, Council Member Giles, and Council Member Sowers all voted aye and the motion carried.**

**AB 18-79 Proposed Ordinance Amending Chapter 16 of Title 8 McCall City Code Review – Through the Fence**

Airport Manager Jay Scherer presented the proposed ordinance amendment to Chapter 16 of Title 8 of the McCall City Code regarding the Through the Fence (TTF) agreements. While conducting the mediation process for an airport land acquisition, the City's attorney recommended the City Code be amended to provide better definition of the requirements to obtain a through the fence license and the process a through the fence application would undergo if submitted.

The amended ordinance adds the definition of a through the fence license, deletes part (6) of subsection (G) of section 7 of Chapter 16 of Title 8 McCall City Code, and adds the requirement and process of obtaining a through the fence license in a new section 10 to Chapter 16 of Title 8 McCall City Code. The Airport Advisory Committee is currently reviewing the amendment.

City Attorney Bill Nichols gave a brief history of TTF for the City Council. Airport Manager Scherer gave a definition of what is a TTF, explained what the City already has with the Forest Service, and the Federal Aviation Administration's stand on TTF agreements.

The Council and staff discussed at length possible concerns and issues with offering TTF, and went over different options. City Manager Anette Spickard suggested to maintain the Forest Service and have staff work on the government portions. Airport Manager had some concerns regarding the current agreement with the Forest Service and would like to do more research. The current ordinance language is inadequate. Attorney Nichols suggested to amend the language to include governmental only and come back for an interim solution later. The Council consensus was to table the issue to give staff time to contact the FAA regarding government to government entities agreements and to come back with an ordinance with revised language.

**AB 18-87 Request for funding of a Governing Boards and City Advisory Committee Appreciation Breakfast and Open Meeting Law Training**

City Clerk BessieJo Wagner presented the request to fund the Annual Committee Appreciation breakfast and open meeting law training. The City of McCall has numerous City advisory

committees that volunteer countless hours for the City Council and the community as a whole. Last year the City hosted a City wide appreciation event for our dedicated volunteers. With the successful event last year staff would like to make this an annual event to honor our volunteers, provide an opportunity for the different groups to interact and have the opportunity for some Open Meeting Law Training. Having this event on National Volunteer appreciation day, April 3, 2018 is appropriate.

The event is scheduled to happen on April 3, 2019 from 9:00 AM to 11:00 AM. Staff has received a quote from Banyans on the Green at \$10 a plate for breakfast. There are approximately 95 committee volunteers and we currently have about 28 confirmed, 13 confirmed not attending, and still waiting for responses from 53 others. She expects more as the event gets closer. It is requested that the appreciation breakfast be funded through the City Council budget since the majority of the attendees are advisory groups to the City Council. Other groups to be invited include McCall Redevelopment Agency, Library Board of Trustees, and relevant staff liaisons to the committees and boards. This year's Open Meeting Law training will be more of an interactive question and answer opportunity.

There is also funds remaining in the Holiday Party Budget line of \$3,204. Last year, the City spent just over \$600 and she asked for a budget up to but not to exceed \$1000.

**Council Member Nielsen moved to approve funding not to exceed \$1000 for an appreciation breakfast and training for City Advisory Committees and Governing Boards. Council Member Sowers seconded the motion. In a roll call vote Council Member Nielsen, Council Member Sowers, Mayor Aymon, Council Member Giles, and Council Member Holmes all voted aye and the motion carried.**


**Upcoming Meetings Schedule Discussion**

Council discussed upcoming meetings. Mayor Aymon asked that a discussion be put on the agenda in April for overnight parking fees.


**ADJOURNMENT**

**Without further business, Mayor Aymon adjourned the meeting at 8:45 p.m.**

ATTEST:

  
BessieJo Wagner, City Clerk



  
Jackie J. Aymon, Mayor