



# City Council

## Regular Meeting

~ Minutes ~

480 East Avenue North  
Ketchum, ID 83340  
<http://ketchumidaho.org/>

Robin Crotty  
208-726-3841

Monday, November 6, 2017

5:30 PM

Ketchum City Hall

**Present:**  
Mayor Nina Jonas  
Council President Jim Slanetz  
Councilor Anne Corrock  
Councilor Michael David  
Councilor Baird Gourlay

**Also Present:**  
Ketchum City Administrator Suzanne Frick  
Ketchum City Attorney Bill Punkoney  
Director, Finance & Internal Services Grant Gager  
Director of Planning & Building Micah Austin  
Water Supervisor Pat Cooley  
Director of Streets & Facilities Brian Christiansen  
Parks & Natural Resources Supervisor Juerg Stauffacher  
Policy Analyst Lindsey Mollineaux

**1. CALL TO ORDER: By Mayor Jonas**

Mayor Nina Jonas called the meeting to order at 5:30 p.m.

**2. ROLL CALL**

**3. APPROVE COUNCIL MEETING AGENDA POSTING: RECEIVE AND APPROVE THE REPORT OF THE CITY CLERK OF THE POSTING OF THIS MEETING'S AGENDA NOTICE.**

Interim City Clerk Robin Crotty advised that the agenda was posted and has meet all posting requirements.

**4. COMMUNICATIONS FROM MAYOR AND COUNCILORS**

**a. Awards to Hemingway Students for the Photo Contest**

Mayor Nina Jonas introduced the students who won the healthy activity awards photo contest. They were each presented a plaque. Principal Short was introduced and showed photos of the awards.

Councilor Michael David reminded the public that tomorrow is Election Day.

Councilor Anne Corrock questioned the snow stakes that have been placed around town. Director of Streets & Facilities Brian Christiansen explained the placement of the snow stakes as well as the reason for them. He advised the council that the street crew tried to patch the bad asphalt spots on Main Street and is hopeful the patch will last thru the winter. He also advised that the snow pile at the base of River Run melted in late October.

**5. COMMUNICATIONS FROM THE PUBLIC**

Ketchum Resident Gary Hoffman talked about Neil Bradshaw's sign in the right of way being vandalized and gave suggestions on how the City should have handled the situation and about the lack of security

camera's in the City of Ketchum. Gary Hoffman suggested the City of Ketchum take a second look at alcohol licensure and voiced his concerns about addressing and gave suggestions.

6. **CONSENT AGENDA: Note: The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.**

Mayor Nina Jonas asked for approval of the consent agenda.

Councilor Anne Corrock had questions regarding the landscaping approval of the Thunder Springs Plat. Director of Planning & Building Micah Austin explained where the landscaping is in the process.

- a. Approval of Minutes: Regular Meeting October 16, 2017
- b. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$846,496.73, as presented by the Treasurer.
- c. Authorization and approval of the payroll register
- d. Final Plat and Findings of Fact/Conclusions of Law approval for Thunder Spring Residences Sublots 1 & 2 – Director of Planning & Building Micah Austin
- e. Recommendation to approve Resolution No. 17-014 relating to surplus property – Director of Finance & Internal Services Grant Gager

**Motion to approve the consent agenda.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Michael David, Councilor                                |
| <b>SECONDER:</b> | Jim Slanetz, Council President                          |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

7. **PUBLIC HEARING: to begin at 6:00 p.m.**

- a. **Second Reading of Ordinance #1158 to amend the Land Use Ordinance, Title 17, Chapter 17.125, Off Street Parking and Loading**

Director of Planning & Building Micah Austin and Policy Analyst Lindsey Mollineaux presented slides for the Land Use Ordinance explaining how the current ordinance works and explained the definition of the FAR maximum. (Floor Area Ratio). Councilor Anne Corrock questioned the 750-sq. foot variable. Micah Austin explained the reason for the variable is for consistency in presentation only.

Director of Planning & Building Micah Austin showed 4 graphs outlining the current ordinance, the proposed ordinance, the explanation of the FAR and the new Ordinance. He explained he is looking for a second reading of Ordinance #1158.

Councilor Michael David asked for an explanation of the Gap. Director of Planning & Building Micah Austin explained the developers building options. Councilor Anne Corrock questioned which districts this proposed ordinance applies to. Micah Austin advised that it pertains to C and D. It does not pertain to the retail core. Annie Corrock also questioned how the new ordinance will affect deed restrictions for housing. Micah Austin explained that the parking ordinance does not change the requirements for housing and explained this new ordinance opens diversity for housing. Council deliberated. Micah Austin talked about the different options that would be available to the developer should this ordinance be adopted. Councilor Michael David reminded the council that this is a parking ordinance, not a housing ordinance. He talked about in-lieu fees. Micah Austin highlighted current projects that are being held up because of the current ordinance and the parking requirement. Councilor Baird Gourlay agrees with Michael David and maxing the FAR.

Mayor Nina Jonas opened the meeting up for public comment.

Bob Crosby, SV Board of Realtors, thanked Policy Analyst Lindsey Mollineaux and Director of Planning & Building Micah Austin for the 2-hour meeting and Micah Austin's presentation of his recommendation this evening. He talked about the option that he suggested and about 750 sq. foot units being expensive to build and voiced his support of a 2250 sq. ft. allowance for 1-space.

Brian Barsotti talked about his letter that was submitted to the Mayor & Council and about testing this theory at the Hot Water In. He is in favor of going forward with the proposed ordinance. He advised that he is in favor or expanding the Ordinance to include the CC Zone.

Mayor Nina Jonas closed public comment.

Mayor Nina Jonas asked Council about expanding the Ordinance to the tourist zone. Council deliberated. Councilor Michael David, Councilor Baird Gourlay and Council President Jim Slanetz agree with all of Tourist Zone. Councilor Anne Corrock questioned the fair market rate of the 750-sq. ft. unit and talked about the importance of deed restrictions. The size of units and wording in the ordinance regarding sizes was discussed. Councilor Baird Gourlay leans toward the 2000 sq. ft. number and talked about the benefits of the larger size. Councilor Michael David is in favor of the larger number because of flexibility. Council deliberated about size. Councilor Annie Corrock questioned how the new ordinance helps vacant retail space we currently have and how this effects second homeowners need for a parking space.

Mayor Nina Jonas questioned the ability to make changes to the Ordinance in the second reading. City Administrator Suzanne Frick clarified what type of changes could be made at this point.

Council President Jim Slanetz made a motion to approve Ordinance 1158 amending Title 17, Ketchum Municipal Code, to repeal and replace Chapter 17.125, Off Street Parking, in order to align the parking ordinance with objectives of the Comprehensive Plan, to promote uses that contribute to the vitality of downtown, to incentivize Community Housing, and to better reflect the needs of our full time and seasonal residents and visitors and to have parking cutoff at 1801 sq. ft. with the addition of the tourist zone added into it and having an exemption of parking exempt at 750 sq. ft. per unit.

There was no second. Council continued to deliberate.

Councilor Anne Corrock talked about her desire for deed restricted housing and incentives. She voiced concerns over the subjective language. Councilors Michael David and Baird Gourlay talked about their support of the upper limit of 2000 sq. ft.

City Administrator Suzanne Frick advised that since the development of this ordinance developers have voiced their support. She suggested moving forward and giving it a try. Director of Planning & Building Micah Austin gave examples of what is being brought to Planning & Building based on the proposed parking ordinance.

**Motion to approve Ord. 1158 with reading by Title only with amendment to expanding to tourist zone and to set upper limit to 2001 with exemption under 750 sq. ft.**

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| <b>RESULT:</b>   | <b>ADOPTED [3 TO 1]</b>                   |
| <b>MOVER:</b>    | Michael David, Councilor                  |
| <b>SECONDER:</b> | Baird Gourlay, Councilor                  |
| <b>AYES:</b>     | Michael David, Baird Gourlay, Jim Slanetz |
| <b>NAYS:</b>     | Anne Corrock                              |

**b. First Reading of Ordinance #1179 for Off Street**

Director of Finance & Internal Services Grant Gager talked about Ordinance #1179 as it relates to the new parking lot and implementing paid parking. He went over the changes and additions he is proposing in the current off-street parking lots ordinance and advised that he is asking for approval and asked to waive the 3 readings.

Councilor Baird Gourlay asked for clarification of overnight off-street parking and maximum times for parking in the lots. Director of Finance & Internal Services Grant Gager advised that the regulations will be on the posted signage. City Administrator Suzanne Frick advised that the new parking lot is a pilot parking lot to see what we could allow in the future. Councilor Baird Gourlay applauds the effort and voiced his concern about intoxicated people and parking. He is in favor of moving forward.

Mayor Nina Jonas opened the meeting to public comment There was none.

**Motion to waive the second and third reading of Ordinance No. 1179 and read by title only.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Michael David, Councilor                                |
| <b>SECONDER:</b> | Baird Gourlay, Councilor                                |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

**Motion to adopt Ordinance No. 1179, an Ordinance of the City of Ketchum, Blaine county, Idaho, amending title 10, chapter 8, of the Ketchum City Code, so as to update the allowed uses of off-street parking lots; clarify a responsibility of the city; establish a method of creating the penalty schedule; providing for repeal of conflicting ordinances; providing a savings and severability clause; and providing an effective date.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Michael David, Councilor                                |
| <b>SECONDER:</b> | Baird Gourlay, Councilor                                |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

**8. DISCUSSIONS****a. Proposal from Intermountain Gas to run a gas line thru Ketchum – David Doman from Intermountain Gas**

Intermountain Gas Representative David Doman presented and requested permission from Council to install a gas line. He advised where this line will be installed and talked about the period in which it would take to be completed. He advised that the primary method of construction would be trenching, and the depth would be 48 inches dependent on other utilities. Minimum depth would be 36 inches. He showed slides outlining exactly where the work would be done and described the project in full. David Doman asked council for questions.

Mayor Nina Jonas reiterated the placement of the line being from Parkway Dr. to Warm Springs Rd. and over Saddle Rd. David Domain advised that this project does not interfere with Idaho Power's project. Council President Jim Slanetz brought up Joint trenching and if they should be working with Idaho Power.

Councilor Michael David asked about lane closures. David Doman explained that the construction plan is in the packet. Intermountain Gas would be working on 100 feet a day and lane closures would be kept to a minimum. Michael David voiced concerns about the bus routes being affected and asked for this to be taken into consideration. Councilor Anne Corrock talked about River Rd. being a concern in the Spring.

Mayor Nina Jonas asked for public comment. There was none.

Councilor Baird Gourlay questioned if we have a Franchise Agreement and we do. City Administrator Suzanne Frick advised an Encroachment Agreement and other required contracts would come to council at a later date.

## 9. COMMUNICATIONS FROM STAFF

### a. Recommendation to approve Contract # 20113 for Ambulance Services

Fire Chief Mike Elle talked about the contract for services before them and what it covers. He talked about the approval process at the County and about the changes that were made to the contract from last year. Mike Elle is asking council for consideration and approval of this contract. Councilor Anne Corrock questioned the plans for next year's contract. Mike Elle explained how they will be moving forward.

**Motion to approve the 2017-2018 Emergency Medical Services Agreement.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Michael David, Councilor                                |
| <b>SECONDER:</b> | Baird Gourlay, Councilor                                |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

### b. Recommendation to approve Contract # 20117 for Holiday Lights

Parks & Natural Resources Supervisor Juerg Stauffacher explained the bid process and advised that the holiday lights will stay on the trees until April 15, 2018.

**Motion to approve award of Contract 20117 to Bigwood Landscape in the amount of \$20,248 for holiday light installation and removal services and authorize the City Administrator to sign the Contract.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Baird Gourlay, Councilor                                |
| <b>SECONDER:</b> | Jim Slanetz, Council President                          |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

### c. Recommendation to approve P.O. # 20118 for new pickup

Director of Streets & Facilities Brian Christiansen talked about the 3 purchases that went to bid and is asking for approval.

Middlekauff Ford was the low bid for the new pickup truck. Council President Jim Slanetz questioned the use of the truck. Brian Christiansen explained it is mainly a plow truck.

**Motion to approve award of purchase order #20118 to Middlekauff Ford in the amount of \$28141 for the purchase of a new single cab pick-up truck and authorize the City Administrator to sign the purchase order.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Jim Slanetz, Council President                          |
| <b>SECONDER:</b> | Anne Corrock, Councilor                                 |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

**d. Recommendation approve P.O. # 20120 for purchase of a new Tool Cat**

Director of Streets & Facilities Brian Christiansen explained the bid process and the uses of the Tool Cat and asked Council to approve the purchase.

**Motion to approve award of purchase order #20120 to Barry's Equipment & Rental in the amount of \$47,009 for the purchase of a new tool cat and authorize the City Administrator to sign the purchase order.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Jim Slanetz, Council President                          |
| <b>SECONDER:</b> | Baird Gourlay, Councilor                                |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

**e. Recommendation to approve P.O. #20132 for the purchase of a snowmobile**

Director of Streets & Facilities Brian Christiansen explained the bid process of the snowmobile and explained that the snowmobile will assist with grooming. Council President Jim Slanetz asked about the grooming equipment for the snowmobile. Brian Christiansen advised that it has been ordered.

**Motion to approve award of purchase order #20132 to Let's Ride in the amount of \$9,200 for the purchase of a new snowmobile and authorize the City Administrator to sign the purchase order.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Jim Slanetz, Council President                          |
| <b>SECONDER:</b> | Anne Corrock, Councilor                                 |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

**f. Recommendation to approve Resolution # 2017-015 for vehicles and traffic penalty schedule**

Director of Finance & Internal Services Grant Gager outlined proposed Resolution 2017-015 and the changes to the current Resolution as well as additions. Mayor Nina Jonas asked where the fees go. Grant Gager explained we collect approximately \$18,000 a year and it goes to the general fund. Definitions of parking infractions and manner of parking was discussed as well as enforcement and staffing. City Administrator Suzanne Frick explained the goal of moving these infractions into a resolution from an ordinance.

The City Attorney agrees with Director of Finance & Internal Services that these are not fees but are penalty's and does not need to be treated the same as a fee.

Police Chief Dave Kassner explained his research and what other community's charge and how parking tickets are handled.

Mayor Nina Jonas asked for public comment. There was none.

**Motion to adopt Resolution #2017-15, establishing the vehicles and traffic penalty schedule with amendment to final hourly parking & metered locations to be \$0 to \$4.00 per hour**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Baird Gourlay, Councilor                                |
| <b>SECONDER:</b> | Michael David, Councilor                                |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

**g. Recommendation to approve Professional Services Agreement # 20134 with Galena Engineering**

Water Supervisor Pat Cooley talked about this being the first step in the process. Council asked questions regarding the work involved and what work will be completed. Pat Cooley explained the process.

Councilor Michael David disclosed that his brother in law works for Galena but has no effect on his vote.

**Motion to approve the Professional Services Agreement with Galena Engineering for Concept Design Drawings and Engineer’s Cost Estimate for Ketchum springs Project.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Baird Gourlay, Councilor                                |
| <b>SECONDER:</b> | Jim Slanetz, Council President                          |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

**h. Approval of 17/18 Collective Bargaining Agreement # 20135 for Firefighter local #4758**

City Administrator Suzanne Frick presented an MOU that the City and Firefighters Assoc. have agreed to. She talked about one change that will need to be amended in the Agreement to show the hours of accrued time to be 12 hours. She is recommending approval with that one modification.

Mayor Nina Jonas asked the firefighters for comments. There were none.

Councilor Baird Gourlay asked Director of Finance and Internal Services Grant Gager if he was comfortable with his earlier analysis of the cost and Grant Gager assured Council that he is.

**Motion to approve the Collective Bargaining Agreement between the IAFF Local 4758 and the City of Ketchum with the modification of article 12 and authorize the Mayor to sign the document.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Baird Gourlay, Councilor                                |
| <b>SECONDER:</b> | Michael David, Councilor                                |
| <b>AYES:</b>     | Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz |

**10. EXECUTIVE SESSION**

**a. Labor Negotiations Pursuant to Idaho Code §74-206 1(b)**

**b. Property Discussions Pursuant to Idaho Code §74-206 1(c)**

**Motion to go into Executive Session at 8:43 to discuss Idaho Code §74-206 1(b) (c).**

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Anne Corrock, Councilor  
**SECONDER:** Baird Gourlay, Councilor  
**AYES:** Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz


**Motion to come out of Executive Session at 9:15 pm**

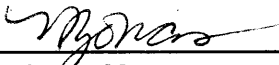
**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Baird Gourlay, Councilor  
**SECONDER:** Jim Slanetz, Council President  
**AYES:** Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

**11. ADJOURNMENT**

**Motion to adjourn at 9:16 pm**

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Baird Gourlay, Councilor  
**SECONDER:** Jim Slanetz, Council President  
**AYES:** Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

  
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Robin Crotty, Interim City Clerk

  
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Nina Jonas, Mayor