



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, October 16, 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 Matt Johnson
Director, Finance & Internal Services Grant Gager
Director of Planning & Building Micah Austin
Director of Streets & Facilities Brian Christiansen
Policy Analyst Lindsey Mollineaux

1. CALL TO ORDER: By Mayor Jonas

Mayor Nina Jonas called the meeting to order at 5:31 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.

Mayor Nina Jonas advised they will be amending the agenda to include the discussion and authorization of purchasing SCUBA breathing apparatus for the Ketchum Fire Department. Director of Finance & Internal Services Grant Gager explained that we did not receive a grant that had been applied for and had to amend the plan to include a purchase.

Motion to add the SCUBA breathing apparatus to the agenda.

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

4. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Mayor Nina Jonas announced that one of our firefighters, Ashley Yagla, has passed and expressed her sympathy to her family and fellow rescue workers. She advised that the flag will be at half-mast until she is laid to Rest. Service is at the River Run Lodge on October 29th at 3:00 p.m.

Councilor Michael David attended the Planning Conference Wednesday, Thursday, and Friday at the Limelight last week and advised that it was a great conference.

Council President Jim Slanetz advised that the landscaping at the Skatepark is almost complete and the project is two weeks ahead of schedule.

Councilor Baird Gourlay has been asked about Auberge project at the South End of Town. He explained that he talked to Jack Barribeau and gave an update of the project and explained why there was a delay. Director of Planning & Building Micah Austin outlined the inspection deadlines. The project is in good standing at this time and must be completed next July. Baird Gourlay talked about forced majeure. City Attorney Matt Johnson will work with Director of Planning & Building Micah Austin on the schedule regarding the Forced Majeure. Matt Johnson advised that this is just an update and currently there is nothing else to be done.

a. Proclamation for Jon Duval service to KAC

Mayor Nina Jonas read a proclamation for Jon Duval for his service on the Ketchum Arts Commission.

b. Proclamation for Adam Elias service to KAC

Mayor Nina Jonas awarded Adam Elias his Proclamation for his service to the Ketchum Arts Commission.

c. Appointment of Caleb Spangenberg to the Ketchum Arts Commission

Mayor Nina Jonas appointed Caleb Spangenberg, a local architect who is new to the community to the Ketchum Arts Commission.

Motion to appoint Caleb Spangenberg to the Ketchum Arts Commission.

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

d. Re-appointment of Grant Gager to the Mountain Rides Board

Mayor Nina Jonas re-appointed Director of Finance & Internal Services Grant Gager to the Mountain Rides Board.

Motion to appoint Grant Gager to the Mountain Rides Board.

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

5. COMMUNICATIONS FROM THE PUBLIC

Gary Hoffman, Ketchum Resident, spoke about affordable housing and the difficulties of managing two trailer parks and finding people in the trades to handle repairs. He gave examples of scenarios that result in bad customer service and the reason for this being a shortage of affordable housing. He suggested building in the industrial area and talked about elected officials acting fiscally responsible.

6. CONSENT AGENDA

Mayor Nina Jonas asked for approval of the consent agenda.

Councilor Anne Corrock questioned the parking lot improvements and asked about the KURA's contribution to this project. Director of Finance & Internal Services Grant Gager explained that the KURA's contribution of \$75,000 has been received by the City of Ketchum.

- a. Approval of Minutes: Regular Meeting October 2, 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 \$635,448.91, as presented by the Treasurer.
- c. Authorization and approval of the payroll register
- d. Recommendation to approve Alcohol License for Irving's Red Hot
- e. Authorization and approval of Contract # 20110 dozer rental agreement
- f. Authorization and approval of Contract # 20111 Neil's way Snow Removal Contract
- g. Authorization and approval of Snow Plow Blade Purchase
- h. Authorization and approval of purchase of Grader Wings
- i. Recommendation to approve paver repair on Fourth Street
- j. Recommendation to Add Contingency to Contract #20055 for Parking Lot Improvements
- k. Recommendation to Adopt Resolution No. 17-012 Destruction and Disposal of Semi-Permanent Records
- l. Authorization and approval of Contract 20119 with Fredrick Allington for Prosecution of City Misdemeanors

Motion to approve the consent calendar in full.

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

7. DISCUSSIONS**a. Discussion to Extend RFP response date for 6th and Leadville RFP**

City Administrator Suzanne Frick advised that at the last meeting there was a discussion to extend the proposal for the RFP for 6th & Leadville. She explained that after talking to a proposer there is an interest in extending the time to December. Staff is recommending a January deadline due to the holidays. It will take staff 30 to 45 days to review the information that would be submitted.

Councilor Michael David asked about tax credit deadlines and how those would be affected. City Administrator Suzanne Frick explained that it is highly unlikely that 9% would be advantageous for the January Deadline. We are looking at 4%. Director of Planning & Building Micah Austin advised this will not cause delays in the Design Review process.

Motion to extend the RFP response date for 6th and Leadville to end of year.

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

8. PUBLIC HEARING

a. First 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 advised that this is the 11th public meeting the City has had on this topic. He advised that the staff report has all supporting research and material and explained the changes from the last meeting. Micah Austin advised that he added the In-Lieu language back in per the Council's direction and explained what City Administrator Suzanne Frick, Mayor Nina Jonas and Policy Analyst Lindsey Mollineaux did to verify the formula they are using for the diversity of housing. He is very sound on his residential parking requirements and is recommending Council approve the first reading of Ordinance #1158.

Councilor Michael David talked about the recommendations from the October 2nd meeting. Director of Planning & Building Micah Austin advised that any changes to what is before them will require staff to go back to the P & Z Commission. He does not recommend this. He talked about projects in the works and how this affects them. These projects cannot go forward under the current ordinance but can under the proposed ordinance. Councilor Michael David asked how council will know what is significant and what will set them back. Micah Austin explained that if they are throwing out the parking ordinance that would be significant however, moving things around in the ordinance would be fine. Councilor Baird Gourlay questioned changes in the LI District. Micah Austin explained that nothing has been changed in the LI District in the proposed ordinance.

Mayor Nina Jonas opened the meeting for public comment.

Bob Buck 10-year resident and owner of the Warfield talked about the plans that have been submitted to Planning & Building. He talked about not being able to go forward with their plan if this ordinance is not passed. Councilor Baird Gourlay clarified that the way in which the ordinance is written allows them to move forward.

Bob Crosby Board of Realtors requested that in the future he be allowed to be involved in the exercise that Policy Analyst Lindsay Mollineaux has done. He said that the Warfield expansion sounds amazing. The suggestions he has should not affect those types of projects. He would like to see one (1) stall for units over 750 sq. feet

Buffalo Rixon Architect with Ruscitto Latham and Blanton, talked about the project that is supposed to start in the Spring. He talked about how the new requirements help this project move forward and encouraged council to move forward with this ordinance.

Council President Jim Slanetz is in support of moving forward. He talked about residential parking opposed to parking in the core and would like this to be re-evaluated in one year.

Councilor Baird Gourlay said we need to look at our zoning ordinance. Changes to the height and density will help fix our affordable housing issues. He advised that he was asked by a number of people to not make a decision until the new administration is in place. He asked for clarification on the one (1) space for 750 sq. ft. being the magic number.

Councilor Michael David is very happy with the direction in which this is going. The existing Ordinance requires too much parking. He still does not like the idea of requiring 2 parking spaces that could be unnecessary but is in support of 1 parking space. He agreed that the LI can be looked at in the future.

Councilor Anne Corrock is happy to see that the developments that came forward are local developments. Her concern is the subjective language for parking management and development. She talked about Gary Hoffman's comments regarding construction workers and affordable housing. She is wondering what effect this has on larger parcels and talked about underground parking. She advised that it's been 11 years since they adopted the last parking ordinance and it is now just coming back to them. She agrees with Councilor Baird Gourlay regarding looking at the height and density.

Director of Planning & Building Micah Austin explained that this ordinance, after adoption, will trigger all the other questions including density, height etc... This is the first step in talking about density and restoring our historic downtown. This parking ordinance will allow us to move forward with all the other issues. Mayor Nina Jonas asked how we want to address questions coming up that we can't address because of the parking code. Micah Austin gave an example of minimum lot sizes and talked about the minimum requirement and what it accommodates.

Mayor Nina Jonas asked for clarification on the 1500 sq. ft. requirements.

Policy Analyst Lindsay Mollineaux, displayed graphs and explained how she came to her conclusions and explained the 1500 sq. ft. requirements as well as the 750 sq. ft. units. City Administrator Suzanne Frick talked about the benefits of having equalized rates. Mayor and Council deliberated.

Bob Crosby talked about the current code and questioned the proposed charts and proposed 4 parking spaces. Policy Analyst Lindsay Mollineaux advised that she will look at residential and mixed use numbers again. Director of Planning & Building Micah Austin said to keep in mind the Love/Schack analysis that supported this analysis as well. Bob Crosby said that the feasibility needs to be looked at as well.

Director of Planning & Building Micah Austin reiterated that the data shows that the ordinance gets them what they want to achieve. Micah Austin suggested codifying the review. Attorney Matt Johnson suggested to build a sunset clause or put in a statement of intent to review. Matt Johnson explained what could be changed between a 1st and 2nd reading and advised that he needs to understand the scope. Changing the sq. footage was deliberated among council.

Motion to approve the first reading of ordinance 1158 to read by title only. with the amended changes to direct staff to come back with two options. Those being 1750 and 2001 sq. foot options.

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

Councilor Michael David read the title aloud.

9. COMMUNICATIONS FROM STAFF (Council deliberation and action, public comment not taken)

a. Authorization and approval of Contract # 20126 with Joe's Backhoe for additional drainage

Director Streets & Facilities Brian Christiansen, advised that this is a change order to a contract that was approved in the Spring. He explained the additional work that is needed.

Motion to approve the additional drain work with Joe's Backhoe Service for \$10,900.

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

Councilor Baird Gourlay asked for an update on pot holes. Director of Streets & Facilities Brian Christiansen advised if they don't do it the Street dept. will patch it.

b. Authorization and approval of Contract #20125, First Extension of Legal Services with White Peterson Gigray & Nichols P.A

City Administrator Suzanne Frick advised this is the first year of the contract and staff is recommending an extension of the contract.

Motion to authorize the City Administrator to approve the First Year Extension with White Peterson Gigray & Nichols for legal services.

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

Added agenda item

Recommendation to approve Purchase Order 20131 for Self-Contained Breathing Apparatus from Municipal Emergency Services.

Fire Chief Mike Elle advised that the grant they applied for in 2016 to replace the air packs was denied. All air packs will expire in March of 2018. Staff is requesting to piggy back on the competitive bid process done by the City of Sun Valley.

Council President Jim Slanetz asked if the bid was encompassing both departments. Fire Chief Mike Elle explained that we had already gone done the route of the grant, so we were not involved in the bidding process.

Motion to approve award of purchase order 20131 to Municipal Emergency Services in the amount of \$136,148.57 and authorize the city Administrator to sign the purchase order.

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

10. EXECUTIVE SESSION - Personnel 74-206 (1) (b)

Motion to go into Executive Session at 7:19 pm

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

Motion to come out of Executive Session at 8:09 pm.

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

11. ADJOURNMENT

Motion to adjourn at 8:10 am

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



Robin Crotty, Interim City Clerk



Nina Jonas, Mayor