



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, July 3, 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 Gigray
Finance Director/Internal Controls Grant Gager
Director of Planning & Building Micah Austin
Parks & Recreation Director Jen Smith
Street Superintendent, Brian Christiansen

1. CALL TO ORDER: By Mayor Jonas

Mayor called the meeting to order at 5:32 pm.

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 on Tuesday June 27, 2017 and has met all posting requirements,

4. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Mayor Nina Jonas advised that a letter to the URA regarding 491 Sun Valley Rd. will be included in the July 17th packet. Mayor Jonas talked about the Ride Sun Valley event and the issues that occurred. The bike race was moved and the event was a success.

Councilor Anne Corrock complimented staff on the ribbon cutting event at the tennis court and the striping of the pickle ball field.

Council President Jim Slanetz questioned the condition of the 5th Street sidewalk. City Administrator Suzanne Frick updated Council on the work that is planned. Jim Slanetz talked about the fund-raising efforts that are in place for the skatepark.

Councilor Baird Gourlay commended Mayor Nina Jonas, City Administrator Suzanne Frick, Assistant City Administrator Lisa Enourato and Police Chief Dave Kassner for their efforts in making the Ride Sun Valley event a success.

Mayor Nina Jonas advised the public that the public hearing for tonight will take place at 6 p.m.

5. COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda

Mayor Ed Simon spoke regarding the Auberge Hotel and the status of the progress. There has been no significant construction at the site in the last 8 mos. He offered suggestions to the Mayor and council on how to move forward and talked about Force Majeure and what that means. Director of Planning & Building Micah Austin explained the June 18th building deadline for control point. The Inspection was on June 16th and they met that deadline. He advised the project is in good standing.

Mayor Dwayne Briscoe advised that he is here to talk about 7d (MOU for Emergency Medical Response to Medical Incidents in Blaine County) He talked about the history with Hailey in 2013 to 2014 and how dispatch came to be. He voiced concern over the joint efforts. Mayor Nina Jonas talked about the technical concerns that are before the commissioners now.

Phyllis Shafran requested that the entrance to Ketchum be cleaned up. She talked about the bike path out Warm Springs that has recently been re-oiled and advised that it has not been re striped. She urged that the yellow line be done immediately. Councilor Anne Corrock talked about the confusion on the bike path in regards to the speed limit. Police Chief Dave Kassner confirmed that the bike path is for slower moving bikes but no one is discouraged to use the path.

6. CONSENT AGENDA

Mayor Nina Jonas asked for approval of the consent agenda.

a. Approval of Minutes: Regular Meeting June 19, 2017

Councilor Anne Corrock clarified page 4 item 7d in the minutes.

Motion to approve June 19 with typo changes as noted on page 4 by Councilor Annie Corrock

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

b. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$369,532.55 as presented by the Treasurer.

Council President Jim Slanetz questioned the charge for the monthly rental of copiers. City Administrator Suzanne Frick explained the leasing contract for copiers and computers.

c. Authorization and approval of the payroll register**d. Approval of Beer & Wine Licenses**

Motion to approve consent with examination of copier fees.

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

7. COMMUNICATIONS FROM STAFF AND OTHER ORGANIZATIONS

a. Recommendation to approve the Contract for Services with Ketchum Energy company for Installation of Solar Panels at Atkinsons Park – Director of Planning & Building Micah Austin

Director of Planning & Building Micah Austin presented on behalf of the Ketchum Advisory Commission and advised that the solar panel installation is a budgeted item. He explained that the City received 6 proposals for solar installation at the recreation center and talked about the committee that was put together to make the selection. He talked about roof top proposals and went over the 10 criteria the committee used. Ketchum Energy Company is the company that was selected. Micah Austin talked about the change they made to the proposal because of the roof top component and went over the particulars of the proposal.

Mayor Nina Jonas questioned the roof issue. Director of Planning & Building Micah Austin explained that due to this last winter's snow fall, staff has become aware of the shoveling of the roof and the sliding of the snow. Director of Parks & Recreation Jen Smith explained that when the snow is removed from the roof it is highly labor intensive. With the proposed solar panel, shade will be provided to the tennis courts to some degree. Council President Jim Slanetz questioned if the Park is the best area for solar or is there another location in Ketchum that would be a better fit?

Mayor Nina Jonas thanked Ketchum Energy Committee for all they have done to help reduce the community's energy consumption to coincide for the 2015 goals.

Josh Solly representative for the Ketchum Energy Company advised that the Park is a great spot. He has gone thru all Ketchum's power bills years ago and Atkinsons Park was among the low flying fruit. He advised that the numbers presented are very conservative.

Councilor Baird Gourlay questioned the numbers. Idaho Power bills and Kilowatt hours were discussed. Josh Solly talked about the production meter that will be installed. Baird Gourlay talked about another proposal from the packet for the roof location. Josh Solly explained the removal of snow factor.

Mayor Nina Jonas opened the meeting up for Public Comment.

John Reuter, President of Blue Bird talked about the proposal process. He requested council re-issue the RFP for a ground mount system. He talked about the proposal that the committee is recommending to council and suggested all solar companies have the ability to bid on a level playing ground with better direction.

Josh Solly reiterated that these are conservative numbers. He is not trying to be deceptive.

Council President Jim Slanetz advised that he has concerns regarding the process. Director of Planning & Building Micah Austin explained what was included in the RFP. Mayor Nina Jonas questioned the committee process. Micah Austin explained. City Administrator Suzanne Frick advised that the committee was looking for creative solutions. Micah Austin advised that the city will not know the actual payback until we go thru this exercise for one year.

Council President Jim Slanetz continued to voice concerns over the location. Josh Solly talked about running different numbers and the results. John Reuter requested that the questions be consistent across the board to be fair to the tax payors. Councilor Anne Corrock is hoping the committee looked at

the roof mount as opposed to the payback since the payback is an unknow. Jim Slanetz reiterated that in the future he would like to see a level playing field.

There was a discussion among council and staff as how the RFP should have been written and how to move forward. Director of Planning & Building Micah Austin said it was a fair objective process. There were 10 criteria and his recommendation stands. Each proposal was outlined for council. Director of Finance Grant Gager and City Administrator Suzanne Frick agree that Micah Austin went over the committee's decision-making process accurately.

Councilor Michael David is ok with the criteria that was followed and is good with moving forward. Councilor Anne Corrock agrees with Michael David and appreciated John Reuter coming into to explain his view. Council President Jim Slanetz is good with moving forward but would like to change the way in which proposals will be done in the future.

Councilor Baird Gourlay does we should have been innovative prior to putting the bid out. He thinks there is a better location for the Solar project.

Motion to authorize the City Administrator to negotiate and enter into a contract with Ketchum Energy Company to install a solar panel system at Atkinsons Park for a cost not to exceed of \$66,424.85.

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

b. Recommendation to Approve Contract # 20051 Artist Contract for Idaho Dance Theater for Public Performance - Director of Parks & Recreation Jen Smith.

Director of Parks & Recreation Jen Smith explained Contract #20051with Idaho Dance Theater for Public Performance and recommended approval of agreement.

Motion to approve the Memorandum of Understanding between the city, Idaho Dance Theater and Footlight Dance Centre for a free public performance in Ketchum.

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

c. Recommendation to Approve Contract # 20052 Artist Agreement for Ketchum Innovation Center – Director of Parks & Recreation Jen Smith.

Director of Parks & Recreation Jen Smith explained contract #20052 the Artist Agreement for Ketchum Innovation Center- consignment agreement with Rudi Broschovsky and recommended approval.

Moved to approve the Artist Consignment Agreement with Rudi Broschovsky for Surprise Art.

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

d. **MOU for Emergency Medical Response to Medical Incidents in Blaine County Contract #20048 – Fire Chief Mike Elle**

Fire Chief Mike Elle gave the history of the verbal agreement and Valley All Call. This document is an agreement of all the agencies memorializing what has been done in the past.

Mayor Nina Jonas questioned if an analysis has been done. Fire Chief Mike Elle explained and City Attorney Bill Gigray was in agreement and he commends the Chief for trying to get these agreements in place.

There was a discussion as to if Interim City Clerk Robin Crotty should come off the contract as a signer.

Motion to approve the Memorandum of Understanding for Emergency Medical Response to Auto-Aid, Mutual-Aid and Valley All Call medical incidents within our emergency medical services region with a signature page change.

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

e. **Presentation and discussion of proposed budget – Finance Director/Internal Services Grant Gager –**

City Administrator Suzanne Frick, Mayor Nina Jonas and Finance Director Grant Gager to present.

Disclosure – Councilor Michael David advised that he has recently been employed by Mountain Rides. City Attorney Bill Gigray advised that Michael David is following the correct protocol and advised Councilman David to abstain from the budget discussion. Michael David agreed and recused himself from this discussion and vote on the budget.

City Administrator Suzanne Frick talked about where we are in this fiscal year. She talked about all the projects the City has done over the past year and what they are moving forward with for the balance of the current fiscal year. Suzanne Frick thanked Finance Director/Internal Controls Grant Gager and his staff and all the departments for the zero-based budget that is being presented for Fiscal year 17/18. The proposed budget is a 29-Million-dollars.

Mayor Nina Jonas presented budget priorities. She thanked all that were involved in the process and talked about taking care of our employees. She talked about a salary survey that was completed by Finance Director Grant Gager and about the results and what she is proposing to get Ketchum into a competitive salary area. She talked about funding the tools to get the job done and funding for more people as well as expanding work force housing, In Lieu Housing and staff changes were presented. Mayor Jonas presented what non-profit funding requests will be funded and how. She would like to move forward in rehabilitating Forest Service Park for the Essential Services Facility and talked about creating a campus and heart and soul of City Hall. She would like to continue looking for Fire Department site and going for a more successful bond.

Councilor Anne Corrock questioned the 1% increase for non-contractual employees.

Finance Director Grant Gager presented the proposed budget for FY17/18. FY18 is proposing fewer revenues than in FY17. General Fund Revenues were presented in detail. He asked for revenue questions. There was none. Grant Gager presented the expenditures and thanked department heads for their participation in this process. Few changes were made to departmental requests. He talked about the loss of the City Engineer and where those funds are now allocated. He talked about the enterprise funds consisting mainly of water/wastewater and talked about projects that are currently underway. Grant Gager showed the historical revenue of the LOT and talked about the increase over the winter months as opposed to April. He explained that they are estimating no growth in LOT revenues for next year. Grant Gager talked about the 1% LOT and explained that the forecast is consistent with last year. Capital Projects were presented in detail. Sidewalks and street repairs are a high priority and funding has been added to that line item. He talked undergrounding utilities, KEAC projects, Forest Service Park ESF building, Skate Park Project, Atkinson Park improvements, planning study on Mini gulf, computer and copier leasing continued, and new equipment has been funded for streets and facilities maintenance. Finance Director Grant Gager opened his presentation up for questions.

Councilor Anne Corrock questioned the Warm Springs sidewalk location. City Administrator Suzanne Frick explained the sidewalk project and what has been done to date and what is yet to come. Suzanne Frick talked about the Sidewalk Master Plan and where they are in the process.

Councilor Baird Gourlay has concerns about the \$1 Million from Auberge. He would like us to protect ourselves. Mayor Nina Jonas and Baird Gourlay brainstormed what to do with those funds. Councilor Gourlay also liked all the energy components. He would like KAC to do rebates for the public to make improvements in their homes. He suggested low flow toilets and the benefits of that. Mayor Nina Jonas asked for attorney input on rebates. City Attorney Bill Gigray said it is something we can explore. Baird Gourlay's only other concern was the franchise fee and what dollar amount was going to undergrounding. Mayor Nina Jonas and Baird Gourlay discussed how it has been used in the past and how to move forward with this year's franchise fee. Baird Gourlay questioned Art funding and Mayor Jonas explained. Baird Gourlay suggested selling the displayed art as opposed to the city paying for the art for 6 months. Attorney Bill Gigray did not see that as a problem.

Council President Jim Slanetz liked the ESF and Fire proposal. He agreed with the funding of nonprofits.

Councilor Anne Corrock thought the budget looked good and agreed with the forecasts. She likes the Forest Service Park idea.

Mayor Nina Jonas asked for public comment

The first public hearing will be July 17th.

8. PUBLIC HEARING

- a. **PUBLIC HEARING: Ordinance 1174, city-initiated text amendments to Title 17 - Zoning Regulations, Section 17.08.020, Terms Defined, and Section 17.12.020, District Use Matrix, to amend the regulations for motor vehicle fueling stations in order to protect the health, safety and welfare of the public and to add and define a new use, electric vehicle charging stations, and to align regulations for both uses with the Comprehensive Plan.**

Director of Planning & Building Micah Austin talked about amending Title 17, the Zoning Ordinance and how they address motor vehicles and gas stations in the City of Ketchum. He gave the background and is recommending amending the zoning code. He went over the existing regulations and how the amendment will cover the electric charging station as well.

Staff recommendation is to adopt Ordinance 1174 and to conduct the 1st reading, waive 2nd and 3rd readings and publish the Ordinance.

Director of Planning & Building Micah Austin went over the history and what the city has done up to this point. He talked about gas stations on Highway 75 that are not in compliance with Ketchum code. He went over the approval process. Staff is proposing to prohibit gas stations on Hwy. 75. (reasons are life and safety), amend the terms and definitions, and proceed tonight with 1st reading of 1174 and waive the 2nd and 3rd readings and publish. Micah Austin explained that it is in the best interest of the community to approve Ordinance 1174. He talked about the compliance with municipal code and comprehensive plan.

Brittany Skelton Senior Planner talked about the research and analysis that she has completed. She talked about what the research focused on. She advised that the Comprehensive Plan and proposed text amendments were analyzed for alignment with text amendment objectives. The overall driving factor was sustainability on the comprehensive plan. Brittany Skelton talked about the key value being community character, environmental quality, and scenic beauty. She gave comparisons of gas station trips as opposed to many other businesses such as daycares and auto part stores. She talked about what is permitted in the Light Industrial Zones. She gave examples of what could go in regarding density instead of a gas stations. She went over what is being done in peer cities such as Aspen and Jackson and what is allowed in each. She talked about their standards as opposed to Ketchum's standards.

Senior Planner Brittany Skelton presented the two proposed text amendments. 1. To prohibit vehicular access to Motor Vehicle Fueling Stations from Highway 75 and 2. Distinguish between Motor Vehicle Fueling Stations as a primary use and Electric Vehicle Fueling Station as an accessory use. She gave the supporting reasons as to the suggested amendments.

Mayor Nina Jonas asked for questions of Council.

Council President Jim Slanetz questioned what happened to the gas stations that were on Main St. Director of Planning & Building Micah Austin did not know the history however he advised that they currently are only allowed in LI1 and 2.

Director of Planning & Building Micah Austin talked about the public comment received to date and went over his recommendation.

Councilor Annie Corrock questioned if other tourist towns have industrial areas in their cities. Brittany Skelton explained what they have in each town.

Mayor Nina Jonas complimented the planning staff for their professionalism and knowledge on this topic and thanked them for bringing this forward.

Councilor Baird Gourlay asked how you calculate trip calculations. Director of Planning & Building Micah Austin explained they are adopted from the ITE Manual. Senior Planner Brittany Skelton explained they update manually all the time and talked about what numbers they average together. Brittany Skelton talked about the national standards as well as different zones and different impacts. She talked about the difference in trips from just gas stations as opposed to convenient store and restaurant gas stations.

Council President Jim Slanetz talked about trips generated and about the difference in creating traffic or people just driving by. Director of Planning & Building Micah Austin explained that the ITE data does not take that into account. He talked about what ITE uses to gather the data.

Mayor Nina Jonas opened the meeting up to public comment

John Maksic, Ketchum resident, said Council is in a difficult position but suggested that it is in the best interest of the future Ketchum. He has traveled to other cities and believes it is important for Ketchum to retain its look.

Alex Sundall Encouraged City Council to do as staff has recommended and to lead as a community.

Roy Bracken resident in Ketchum for 40 years talked about ITE generated figures and where they get their numbers for the traffic count. He talked about the traffic count North of Ketchum and about the traffic count from a major city as opposed to Ketchum and said the numbers are totally skewed. He talked about staff asking him to do a study of the Hailey Chevron at his own expense. He did this over Labor Day weekend and he presented the results.

Ketchum resident Carol Holman talked about the safety problems that are a concern and about the small mountain vibe that the City of Ketchum has.

John Carr talked about retail stores that are empty. He said we may want to think about all that this gas station could generate.

Resident Richard Bartoccini said that he would be severely negatively effected if this goes thru. He talked about the applicant and applicant representative and the process that has gone thru at the P & Z level. He asked council to put an end to this and about this being a very dangerous location.

Michael Leach, Blaine County Resident complimented staff on what they presented. He talked about the current gas stations and the fact that he does not think we need another one. We live here for this environment. He encouraged council not to delay and to make their decision today.

William Glen resident and owner of property near the base camp advised that a gas station is not a good neighbor because of the negative impacts of a gas station and a convenience storage. He talked about leaking underground storage tanks and the history of those.

Mickey Garcia 35-year Ketchum resident talked about an Einstein quote and went on to talk about staff's presentation. He explained that a gas station is part of the highway and disagrees with staff. He talked about fossil fuels and EV charging stations and stated that a gas station is not politically correct but it is scientifically correct.

Will Niedrich business owner and Blaine County resident advised that he works in the proposed area and said that it is horrible. He does not think it is a good area for a gas station.

Kathryn Nicholas Ketchum resident thanked Director of Planning & Building Micah Austin and staff for their research. She agrees and does not see the need for an additional gas station. She advised that if we don't pass this tonight we will have to continue to work with the applicant.

Ruth Leider Ketchum resident requested council to waive the 2nd and 3rd reading. She talked about her history as Mayor of Sun Valley ad changes that came before them. She talked about what the citizens of Ketchum want. She suggested Mayor and council listen to the public.

Dusty Winman talked about the numbers that were presented this evening and peak hours and the variances. He talked about the impact being attributed to getting in and out of the parking lot. He said that eventually fuel will be a thing of the past. Convenience stores is what makes them a destination.

Amy Christiansen's talked about electric vehicles and where the trends are heading. She voiced her environmental concerns and talked about the Cities goals.

Barbie Reed thanked Planning & Zoning for their knowledge and professionalism. Considering a gas station now would be a total contradiction of all that the City is trying to accomplish. She gave her support of waiving the 2nd and 3rd readings and distributed written comments to the council.

Reed Lindsey -Journalist who grew up in Ketchum. He talked about the process he has seen done all over the country as well as other countries. He talked about what he is seeing here in Ketchum. People in City government in Ketchum listen and he applauds them and complimented staff on the job done.

Maureen Penicomb full time resident encouraged council to skip 2nd and 3rd reading.

Mayor Nina Jonas closed Public comment.

Council President Jim Slanetz referred to the comp plan and recommendation to P & Z. He is in support of the public comment however has concerns about waiving the 2nd and 3rd readings?

Councilor Michael David thanked the public for showing up and speaking up. Michael David talked about the traffic count. He talked about Main Street currently being a dangerous place. He is in favor of passing the ordinance.

Councilor Baird Gourlay explained that he takes this job very seriously. He did not come to this meeting with a decision. He does not think this location or any location on Highway 75 is a good location for a gas station or a convenient store. He has concerns about the counts as well as concerns about discrimination. He asked City Attorney Bill Gigray for his opinion. Bill Gigray said that council has full authority to decide what is in best interest of the City. Spot zoning was discussed.

Councilor Anne Corrock said not all properties are good for all uses. She gave her reasons for changing the code. She believes it has been done in good faith and voiced her concerns about the safety in that area. She talked about eliminating curb cuts on Highway 75.

Mayor Nina Jonas questioned the council on the 3 readings.

Councilor Baird Gourlay asked for clarification. City Attorney Bill Gigray explained state law. He asked Director of Planning & Building Micah Austin to explain the urgency. Micah Austin explained the applicant's rights at the time the application is submitted and the history of this applicant and what has been done up to this time. He explained that the application before them will go to P & Z next week and the staff does not believe it is in the best interest of the community.

Councilor Michael David understands the reason for the 3 reading requirements and the importance. He voiced concern that some members of the community may not have been able to voice their opinion. Michael David would be in favor of closure and moving forward.

Council President Jim Slanetz agrees with moving forward.

Councilor Anne Corrock explained the importance of the 3 readings and about the high cost the applicant has paid for the counts done.

Councilor Baird Gourlay has a feeling that P & Z would deny the new proposal. He talked about efficiency of government and agrees that the city should get this ordinance on the books. He thinks we have heard from the public and does not see any point in not moving forward.

Motion to approve the first reading of Ord. 1174 amending Title 17, Section 17.08.020, Terms Defined and Section 17.12.020, District Use Matrix, by reading the title only, finding the proposed amendments consistent with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance.

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

Motion to waive the second and third readings of Ord. 1174 amending Title 17, Section 17.08.020, Terms Defined and Section 17.12.020, District Use Matrix, finding the proposed amendments

consistent with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance, and to direct the City Clerk to publish the ordinance at the next available date.

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

Councilor Michael David read the Title in full.

Mayor Nina Jonas called for a 5-minute break - 7:38 p.m.

City Attorney Bill Gigray advised that Council need to adopt Ordinance 1174.


Motion to adopt Ordinance 1174.

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


9. ADJOURNMENT

Motion to adjourn at 9:48 p.m.

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



Nina Jonas, Mayor



Robin Crotty, Interim City Clerk