



City Council

Regular Meeting

~ Minutes ~

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

Monday, July 18, 2016

5:00 p.m.

Ketchum City Hall

Present:
Mayor Nina Jonas
Council President Jim Slanetz – present by Skype
Councilor Anne Corrock
Councilor Michael David
Councilor Baird Gourlay

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Jill Holinka
Director of Planning & Building Micah Austin
Street Superintendent, Brian Christiansen
Finance Director Sandra Cady

1. **CALL TO ORDER at 5:00 p.m.**
Meeting called to order at 5:10 p.m.
2. **EXECUTIVE SESSION**
 - a. Personnel Pursuant to Idaho Code §74-206 (a)
 - b. Acquisition of Property Pursuant to Idaho Code §74-206 (c)
 - c. Hiring Pursuant to Idaho Code §74-206 (a)
 - d. Labor Negotiations Pursuant to Idaho Code §74-206 (j)

Motion to go into Executive Session at 5:12 p.m.

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 5:58 p.m.

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

Motion to extend Executive Session to end of meeting

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

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS at 5:30 p.m.

a. Communications from Mayor & Council

Councilor Anne Corrock advised that Mountain Rides Strategic Plan is under way and suggestions should be given to her or Mountain Rides Executive Director Jason Miller. Councilor Michael David said that the Housing Authority will be meeting next Wednesday. Council President Jim Slanetz talked about Electric Bikes and how they play into the bike paths.

Mayor Nina Jonas was asked by a citizen to add blackout dates to the events calendar in regards to two parking spots that the Porsche sits in. Councilor Michael David said they didn't use the parking spots in past years. Police Chief Dave Kassner explained what was done in the past and talked about how to move forward.

4. COMMUNICATIONS FROM THE PUBLIC

a. Communications from the public. For items not on the agenda.

No comments

5. CONSENT CALENDAR

- a. Approval of Minutes: Regular Meeting July 5, 2016
- b. Approval of Current Bills and Payroll Summary
- c. Approval of Alcohol Licenses

Commissioner Anne Corrock questioned the pickle ball stripping. Parks & Recreation Supervisor John Kearney explained that there are two courts and the layout of those courts. Anne Corrock questioned the vandalized bus mirror. Jen Smith Director of Parks & Recreation explained.

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

6. COMMUNICATIONS FROM STAFF

a. Visit Sun Valley - Update on Winter Marketing Campaign – Executive Director Arlene Shieven

Visit Sun Valley Executive Director Arlene Shieven presented 5 new video's for winter that will be presented to the public in the near future. Summer footage is being worked on now. Arlene Shieven talked about PR and the National Geographic Magazine and showed slides that have been published on many topics and areas of Ketchum/Sun Valley.

Nights sold this past winter were very strong. Over all room nights are up 3% in addition to the 15% that we were up last year because of the opening of the lodge.

b. PUBLIC HEARING: Continued from June 20, 2016 - Request from Helios Development LLC to extend the approvals for the Warm Springs Ranch Resort Annexation and Development Agreement an additional 8 years - Director of Planning & Building Micah Austin

Micah Austin Director of Planning & Building went over the request of an 8 - year extension of approvals. He went over the 4 items that would be extended and gave the history and the background. Micah Austin talked about additional research that has been done and what would happen to the zoning, what could be developed on this property if there was no Warm Springs Development, what was the public process, what was the scale of the approved development, traffic studies, community benefits and obligations, what sort of development review is necessary, what revenue impacts would there be to the URA, appointments to the City of Ketchum and forced majeure.

Micah Austin Director of Planning & Building went over the zoning designations and showed a map of the blocks that are involved in regards to zoning before and zoning now. He talked about the choices council has. Micah Austin went over potential development impacts if zoning remains. The public process that was followed was outlined. The scale of the approved development was presented. Micah Austin explained that the traffic studies are now outdated and would need to be updated. Community benefits and obligations were outlined in detail. The future development review was discussed. The parameters for design review was outline. Revenue impacts that have already occurred and what the revenue impact would be going forward was explained. Development impacts and how it effects the URA as well as the City of Ketchum was talked about as well as recreation figures. The Forced Majeure provision of the development agreement clause was discussed. City Attorney Jill Holinka advised the Mayor and Council to be specific about what they want. Micah Austin summarized the research that has been done on this project and reiterated that many of the studies will have to be redone.

Mayor Nina Jonas asked the applicant for comments.

Attorney Ed Lawson for the applicant explained that this is a gigantic project. He talked about the enormous amount of effort that was put out at the beginning of this project. Talked about the one new hotel going up and the remodel of the Lodge. Ed Lawson talked about the forced majeure provision and what that means and explained that he understood from staff that we would not be discussing forced majeure. Ed Lawson talked about things he has heard from Council in the past and how they could move forward if this extension is approved. Ed Lawson said the studies that have been done are still accurate and valuable. Ed Lawson talked about the revenue impacts and recreation payment of \$150,000 is being offered for the tennis courts. He said this is a commendable project and would like to see it move forward.

Councilor Anne Corrock asked about the reduction in size in 2012. Applicant Attorney Ed Lawson outlined what he could remember. There was a discussion regarding the reduction in size among Council?

Mayor Nina Jonas asked Micah Austin about written correspondence received. Micah Austin explained that a full packet of all surveys are in front of Mayor and Council. The survey results and comments were given to Attorney Ed Lawson.

Mayor opened the meeting to public comment.

Marsha Ingham resident of Warm Springs is in agreement with Attorney Ed Lawson. She talked about the coalition that was set up to save the Warm Springs Property. She talked about why she thought the council annexed the Helios property into the city and that was because of what they have promised the City. She said this development plan is about as good as it's going to get. She proposed what could happen if it was sold to a different developer and asked that they approve this plan.

Mark Penn talked about recreation in Ketchum, specifically the Tennis Courts in the area. He voiced that the \$150,000 is not enough. He suggested council make tennis courts a provision of approval going forward.

Mayor Nina Jonas asked Attorney Ed Lawson for rebuttal. Ed Lawson said that it was not Helio's that displaced the Tennis Community. He gave a history of the tennis court issues.

Mayor Nina Jonas asked for comments from Council.

Council President Jim Slanetz has a problem with how this will fit into future development and future neighborhoods. He is concerned about the future needs of this land. Councilor Baird Gourlay would like to see the traffic study updated. He would like to get a refinement of the timeline's and the financial impact. He said the price on the tennis courts have gone up. Possibly a CPI should be attached to the financial requirements and said the doggy park and the \$150,000 for the tennis courts is generous. He doesn't think forced majeure should be discussed and that the project should be approved for 4 years, not 8 years. 8 years would affect two future councils. Councilor Michael David agrees the extension should be granted for 4 years and agrees that the traffic study needs to be updated. He also agrees we do not need to go forward with forced majeure. Councilor Anne Corrock questioned the parking garage portion not being included in the square footage. Micah Austin Director of Planning & Building confirmed that was correct. Anne Corrock questioned the traffic study results and what they need from that to move forward. Director of Planning & Building Micah Austin explained what they are looking for in the study and that 8 years is beyond the shelf life of any traffic study. Mayor Nina Jonas said that she does not think an extension should be granted and talked about density. Councilor Michael David said he is a fan of density in the right location. Micah Austin clarified development impact and the Mayor and council choices. Councilor Baird Gourlay expressed that if the application is denied they have to go back to the drawing board. There was a discussion among council as to what the council would like the zoning to be if the application gets denied. Councilor Michael David and City Attorney Jill Holinka clarified that if the application is approved, all the approvals that are already in place would carry forward. Councilor Anne Corrock voiced concern about how this effects the neighbors and said she was against the 8-year extension. Councilor Baird Gourlay outlined all that could happen if they don't extend.

Director of Planning & Building Micah Austin talked about if the PUD went away and how the city would proceed. Council President Jim Slanetz voiced that so much has already changed due to the time frame and that it will be hard to develop with the way it stands.

Councilor Baird Gourlay suggested doing an extension to be sure that all of council understands what can happen if denied.

Attorney Applicant Ed Lawson said the process is broken and voiced his concerns and suggested they offer extension. City Attorney Jill Holinka gave Mayor and Council advice on how to proceed due to the forced majeure clause.

Motion to make a temporary 2-month extension to October 3rd to consider the potential legal issues and ramifications of this issue and give us time to take a breath to get some opinion on the forced majeure analysis.

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

Director of Planning & Building Micah Austin outlined what he will need in regards to time.

Councilor David and Gourlay gave Director of Planning & Building Micah Austin direction as to what they want to see. Micah Austin talked about how he would like to proceed. Councilor Anne Corrock would like to see sq. footage of parking.

Mayor Nina Jonas called for a 5-minute recess at 8:07 p.m.

- c. **Recommendation to approve Professional Services Agreement with Benchmark Associates, P.A. for Preliminary Engineering Services for Replacement of Harriman Square – Street Superintendent Brian Christiansen**

Brian Christiansen Street Superintendent presented the agreement with a not to exceed amount of \$5,000.

Mayor asked for public comment. There was none.

Motion to approve the professional services agreement

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

- d. **Discussion of Refunding the 2006B Water Revenue Refunding Bonds – Christian Anderson, Zions Bank**

Christian Anderson from Zions Bank regarding refinancing the 2006B Water Revenue Bond gave a presentation on the current market and where the City stands. He gave the refunding details and how the City would move forward. He talked about the current water debt service and what the expected results and process is. Mayor Nina Jonas asked if they would be doing the reserve or not. Christian Anderson talked about how he would proceed.

Mayor asked for public comments. There was none.

Motion to authorize Zions Bank work together with City Staff and the City Attorney in refunding the 2006B Water Revenue Refunding Bonds.

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

e. III-A Addendum to the Joint Powers Agreement – Finance Director Sandra Cady

Sandy Cady Finance Director presented explaining what the addendum consists of.

Motion to approve the III A JPA Addendum and authorize the City Administrator to sign the III-A JPA Addendum.

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

f. 2016/2017 Budget Presentation – City Administrator Suzanne Frick

City Administrator Suzanne Frick explained that this is a continuation from the last meeting. Suzanne talked about the changes that had been directed from the council last time and how they would move forward.

Councilor Anne Corrock talked about the Hemingway Natural Area and what would be funded. City Administrator Suzanne Frick explained where and how this study would go forward. Anne voiced concerns about doing a study now and implementing now. She does not want to do any unneeded studies.

Councilor Baird Gourlay explained that at the URA meeting today this topic was put at the back end and the reasoning for that.

Mayor Nina Jonas asked for Public Comment.

Mark Penn announced that Ketchum Urban Renewal Agency decided to fund the \$140,000 for tennis courts at Atkinson's Park. He talked about the importance of tennis courts and encourages council to uphold their commitment.

Amy Christiansen Vice Chair of Ketchum Energy Advisory Committee gave statistics regarding summer and winter usage. She talked about savings in the solar payback. Councilor Baird Gourlay asked about the 25-year warranty. She explained what is included.

Public Comments was closed.

City Administrator Suzanne Frick updated Mayor and Council on the Tennis Courts and explained that they are looking at funding coming out of this year's budget. Staff and stakeholders will be regrouping to decide on a course of action.

g. Recommendation to Adopt Resolution No 2016-013 for Destruction and Disposal of Semi-Permanent and Temporary Records – Interim City Clerk Robin Crotty

Interim City Clerk Robin Crotty presented the records for destruction and gave an update on the disposal of previously approved donated computers.

Motion to approve Resolution 16-013 authorizing the destruction of semi-permanent records and authorize the Mayor to sign.

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

Motion to move into executive session at 8:45 p.m.

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

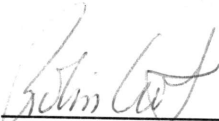
Motion to come out of Executive session at 10:15 p.m.

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

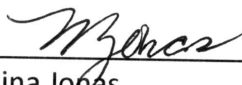
7. ADJOURNMENT

Motion to adjourn at 10:16 p.m.

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



Robin Crotty
Interim City Clerk



Nina Jonas
Mayor