



City Council

Regular Meeting

~ Minutes ~

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

Monday, June 20, 2016

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 Jill Holinka
Director of Planning & Building Micah Austin
Public Works Director/City Engineer Robyn Mattison
Finance Director Sandra Cady
Parks & Recreation Supervisor John Kearney

1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:34 p.m.

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS

a. Communications from Mayor & Council

Mayor Nina Jonas asked Council for comments. There were none.

b. Appointment of Planning Commissioner & Mountain Rides Representative

3. COMMUNICATIONS FROM THE PUBLIC

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

Gary Lipton tax payer and business owner had comments regarding the gas station and asked council to review the vote of the P& Z Commission.

David Patrie representative of the Ketchum Sun Valley Rotary Club thanked Mayor & Council for the use of Town Square for Brewfest. It was very successful and city staff has been great to work with.

Milt Adam citizen suggested hanging onto the Lot on 1st Ave and Washington Ave. It would be an excellent location for new city facility.

Mickey Garcia made suggestions to sell all the lots the City and the URA own and enter into a lease back arrangement and suggested using a less expensive architect. He offered suggestions on what and how to build.

4. CONSENT CALENDAR

- a. Approval of Minutes: Regular Meeting June 6, 2016
- b. Approval of Current Bills and Payroll Summary
- c. Approval of renewal of Beer, Wine & Liquor License
- d. Approval of Finding of Facts for Preliminary Plat for Foxhole Townhouse Subdivision
- e. Approval of Contract for Services with Blaine County District Property Managements

Motion to approve consent calendar

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

5. COMMUNICATIONS FROM STAFF

- a. **PUBLIC HEARING: Request from Helios Development LLC to extend the approvals for the Warm Springs Ranch Resort Annexation and Development Agreement an additional 8 years.**

Presentation by applicant Ed Lawson Local Attorney on behalf of Helios Development. Mr. Lawson outlined exactly what Warm Springs Ranch Resort is and outlined the public benefits of this project. He gave a brief history of the project and explained that the Market and credit conditions have not recovered from the great recession. Ed Lawson talked about the S.V Resort remodel and the resorts currently under construction in the City of Ketchum. Ed Lawson said in conclusion they would like to come to a decision onto an 8-year extension and is seeking approval from the City Council. Their deadline is August 2, 2016. Ed Lawson rationalized the 8 years and explained that there are no impacts on city services at this time.

Councilor Baird Gourlay asked what automatic extension language is. Applicant Attorney Ed Lawson said it is in the development agreement. Councilor Michael David asked for clarification as to how granting the extension could affect current lodging conditions. Ed Lawson clarified that it is a supply and demand issue and clarified that if it is not granted the project will not move forward.

Director of Planning & Building Micah Austin presented the background so everybody would understand how they got to where they are today. The request is for an 8-year extension and went over everything that the extension affects. Micah Austin explained that the original approval was amended 3 times and showed what each of those amendments consisted of and the time frame of each.

Councilor Michael David asked for clarification on dates of the 2nd amendment. Mayor Nina Jonas questioned total time for the amendments. Director of Planning & Building Micah Austin explained the approved project. The Summary of Blocks along with the scale of development, public improvement and public benefits were all outlined. Michael David questioned which projects would need to be approved by the City. Micah Austin explained that they would all need to come back for approval. Written public comment was summarized by Micah Austin.

Mayor Nina Jonas opened the meeting for public comment.

Jeff Lamoureux is in support of the project but is concerned about the length of time and changes in the City Zoning Code that have changed since the original approval.

Doug Brown with Sun Valley Economic Development talked about the original support of this project and explained that this is a great opportunity to generate revenues in a place that is hidden from the public. He hopes council will look at the big picture.

David Patrie, Citizen at 291 2nd Street started by saying this makes sense to him. He was the lead engineer on this project many years ago and is attesting to the investment this developer has made into this community.

Bill Robertson is supportive of this project overall. The Council should extract something in exchange for this extension. The excavation of the dead trees. Reclamation of property near the tennis courts.

Dick Fenton expressed a shortage of high quality competitive resorts. He encouraged Mayor and Council to support the extension.

Mickey Garcia 30 year Ketchum Resident talked about big projects being proposed in the past and talked about obstructionists. He does not see any purpose in denying the developer.

Jim Plumison questioned if this does not include the design review is there a possibility of building something this size Extension of entitlement

Joy Purdeck wanted to remind Mayor Council that the applicant took many hours meeting with the community to answer all questions early on in this project. The developer has been very thoughtful through-out this process and she is in support of the project.

Gary Lipton resident is in support. He asked council to get papers from Ed Lawson to prove that the developer cannot afford to do this on his own.

Britta Hubbard neighbor understands why the project was originally approved. Things have happened since the original approval. Project this size does not fit into this town. She would like to see a new plan that will not be 18 years old when finally built. She is in support but would like council to think about the old verses the new.

Mayor Nina Jonas asked Ed Lawson Attorney to rebuttal for the applicant.

Ed Lawson thanked all for the public comments. He addressed the one comment against. The project that takes place on that property will have to reflect the current times. He complimented the developer and his need to wanting to make things better for this community. He referred to them as a unique developer. He has great values.

He talked about the performance schedule and what would be expected.

There was a discussion among Council and Ed Lawson in regards to the assurance the City has, the original owner of the property and promised revenue from the past.

Councilor Baird Gourlay asked about the dead tree removal. Attorney Ed Lawson will take it back to the applicant for review.

Councilor Michael David asked if the open space could be looked at as being more useful to the community now or in the future. Jim Slanetz had questions regarding the dog park and the Frisbee park. Ed Lawson explained that there are no planned changes.

Mayor Nina Jonas questioned Attorney Jill Holinka regarding force majeure - market conditions and lack of credit issue. Jill Holinka explained that it is not automatic and there should be information shared from the applicant. City Administrator Suzanne Frick talked about an independent party looking at the analysis submitted by the applicant.

Director of Planning & Building Micah Austin clarified facts from his presentation. He clarified 120 - 126 hotel rooms, maximum building height was 93 feet and gross sq. footage was approved for 728,000 sq. feet. Micah Austin went over the tent review process and what is sellable.

Councilor Anne Corrock asked for a breakdown of fees that have been paid to the city and what ongoing fees would be. Micah Austin will get these numbers. City Administrator Suzanne Frick explained the entitlements that the applicant has and what the city could and could not ask for.

Council President Jim Slanetz is in support of an extension but felt 8 years is too long.

Councilor Baird Gourlay questioned if his is not approved what would this land become. Attorney Jill Holinka and Director of Planning & Building Micah Austin explained the annexation process. Councilor Anne Corrock said that 11 of the 13 acres were already in the City. There was a discussion among Micah Austin, Jill Holinka and council regarding what the parts of the property would revert to. Councilor Anne Corrock said there are a lot of questions before they can move forward. She would like to see what the numbers are that affect the URA. Council President sees some confusion in the future. He doesn't see it getting developed as it was designed years ago. Councilor Annie Corrock questioned if this extension was denied what could be built there. She questioned the consequences of denying the extension. Councilor Baird Gourlay would like to know exactly what entitlements are being approved. He said 4 years is an appropriate term, 8 years is too long.

Mayor Nina Jonas asked for direction to be given to staff so they can come back with answers to council's questions.

Councilor Michael David would like to see the public benefits and how they would better match with the community now. Councilor Anne Corrock would like to follow up on a new analysis.

Applicant Attorney Ed Lawson asked if it is out of the question to have a temporary extension while these questions get answered. There was a discussion regarding the delay in the presentation of this issue until now. Councilor Michael David suggested the temporary approval so staff has time to get the answers. There was a discussion regarding a 90 day extension and put it on the July 18th meeting.

Motion to continue this meeting to July 18th

RESULT:	ADOPTED [4 TO 1]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Anne Corrock, Councilor
AYES:	Anne Corrock, Baird Gourlay, Jim Slanetz
NAYS:	Michael David

b. Employee Health Benefits

Insurance Agent Sharon Couch presented. City Administrator Suzanne Frick gave the background.

Sharon Couch Insurance Agent Starley Leavitt Insurance talked about last year's surveys and research. She outlined the plans that were available last year and what is available this year. Sharon Couch explained small group (2-50) vs. Large group (50- - up). She talked about staying with the IIIA. If council decides to change from IIIA they would need to be notified by July 1, 2016 and the City would need to purchase insurance from another carrier. Sharon Couch explained the difference between an HRA and HSA and asked for direction as to what the council wants to do to be able to get other quotes.

Motion to stay with the IIIA and look to reducing costs with the IIIA and savings tax payer's money.

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

c. Essential Services Facility Community Outreach

City Administrator Suzanne Frick explained that the public wants a large public outreach program. Staff is proposing a 3 major component plan and explained the plan.

Mayor Nina Jonas asked for Public comment

Jack Barriteau Sun Valley Economic Development Group explained that the consensus of the board is to see if they can help save money and time and keep the business in the City. Everybody agrees something needs to be done and the Sun Valley Economic Development Group thinks they can facilitate this.

Dick Fenton said the community understands the need but has a problem with the process. He does not suggest a 21-member committee, nothing will get done with that format. He is in support of the Sun Valley Economic Development Group and suggested letting them take the lead and then take it out to the community.

Milt Adam talked about things being designed by a committee. Focus on a small group.

Council President Jim Slanetz and Councilor Michael David are in agreement. There may be a facilitator in the area that could help. How to proceed was brain-stormed. Councilor Anne Corrock would like a facilitator. Councilor Baird Gourlay said that Harry Griffith would be willing to step up to make this happen.

Mayor Nina Jonas requested clarification as to what the council wants to move forward. Suzanne Frick said the goal is to have an extensive process. Councilor Michael David suggested asking all the facilitators we know to give us a proposal. Deadlines were discussed. City Administrator Suzanne Frick went over the two different approaches that have been discussed.

d. Update of Building Permit Status on Trail Creek Fund, LLC

Director of Planning and Building Micah Austin gave an update on the Auberge Permit Application process. There are still a couple items outstanding that will come back to council in the future such as the Plaza Area and the ROW improvements. Councilor Anne Corrock questioned the process of the development agreement and the building permit application and what is the complete application. City Attorney Jill Holinka explained they would need to be looked at together in the future. Director of Planning & Building Micah Austin explained that this was a unique application.

e. Integrated Pest Management Resolution

Director of Public Works/City Engineer Robyn Mattison presenting resolution 2016-10. A housekeeping item. Robyn Mattison explained the facilitating department change.

Motion to adopt Resolution 16-010 a resolution of the City Council of the City of Ketchum, Idaho repealing resolution 11-013 and authorizing and directing the adoption of a revised integrated pest management policy which identifies a new integrated pest management coordinator and authorizing the Mayor to sign.

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

f. Approval of Resolution 16-011 Updates to the Medical and Vision Plan Documents

Finance Director Sandy Cady addressed the plan documents. This is housekeeping that is combining all documents into one document.

Motion to approve Resolution No. 16-011 amending the Medical and Vision Plan Documents, and authorizing the Mayor to sign the Nation Benefits Service Agreements.

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

6. EXECUTIVE SESSION to discuss:

a. Litigation pursuant to Idaho Code §74-206 1(f)

Motion to add Executive Session 704-206 (j) to the agenda.

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

Motion to go into Executive Session at 9:00 p.m.

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

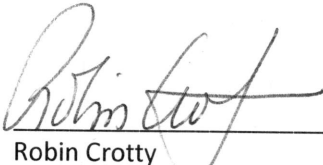
Motion to come out of Executive Session at 9:22 p.m.

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

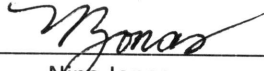
7. ADJOURNMENT

Motion to adjourn at 9:23 p.m.

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



Robin Crotty
Interim City Clerk



Nina Jonas
Mayor