



City Council
Special Meeting
~ Minutes ~

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

Monday, May 23, 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

1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:33 p.m.

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS

a. Communications from Mayor & Council

Mayor Nina Jonas introduced Brittany Skelton as the new Associate Planner.

3. COMMUNICATIONS FROM THE PUBLIC

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

No comments from the Public.

4. COMMUNICATIONS FROM STAFF

a. Presentation of FY 15-16 and FY 16-17 projected revenues, expenditures and allocation of budget resources and funding requirements and presentation of historical budget allocations.

City Administrator Suzanne Frick presented explaining that this budget presentation is strictly projections. She talked about the current fiscal year budget allocations and the 3 components that are part of any budget. She explained deficit spending and one time dollars. Suzanne Frick explained that the total budget consisted of \$25 million and that approximately \$21 million is available for operating and capital expenses. Suzanne Frick outlined the multiple revenue sources and talked about the importance of the URA and the City working together on public projects.

There are greater needs than there is funding available. Suzanne Frick explained the proposed budget and advised council that 32% goes towards staffing costs. Majority of funding is dedicated to materials and services. She outlined exactly what those are and explained that a vast majority of funding goes to contracting services. She showed how the funding is allocated and went over historical numbers of funding allocation.

Lot fund revenues were presented. There is a 5% increase from this year to next year. City Administrator Suzanne Frick talked about Capital improvement funding and explained that there has been confusion over the Idaho Power Franchise fee.

Comparison of expenditures from 16/17 to 15/16 was presented. Lot fund expenditures were discussed. She explained that the council still needs to hear from Mtn. Rides, Visit Sun Valley etc...

City Administrator Suzanne Frick explained that there is not enough funding to support all of the projects for the General Fund CIP expenditures. The funding that we have is a result of the Idaho Power Franchise fee and transfers in from other departments.

We have more challenges in finding funding for CIP's. She talked about the gap between available funding and all the needs that were presented. She talked about individual departments and the needs that have been requested. Suzanne Frick explained that the council will have about 1 million dollars to allocate from the LOT fund expenditures.

City Administrator Suzanne Frick summarized by saying that in the General Fund there is sufficient revenue to support operating costs, with \$226,021 available for allocation and there is \$585,037 available for capital projects, \$779,020 in identified needs. The LOT is projected to have a 5% increase for 16/17 and \$2,489,702 in the projected revenue and \$1,094,719 for allocation.

City Administrator Suzanne Frick asked council for questions.

Councilor Anne Corrock questioned the LOT and questioned the way in which the LOT was being spent and the way in which it was intended to be spent. City Administrator Suzanne Frick explained that in this fiscal year's budget staff was very careful to show how the money was spent in the LOT fund. Anne Corrock questioned the personnel costs and who the contracting services are. Anne Corrock questioned the 70% funding being normal for other cities. Suzanne Frick explained that cities who are full service cities are at 80%. Cities who contract out are at 70%. The police department staffing was discussed. Suzanne Frick explained that in next year's budget we are looking at enhancing our maintenance department. Mayor Nina Jonas expressed what she would like to see.

Councilor Anne Corrock asked if capital projects in LOT collection is allowed usage and Suzanne Frick explained how LOT funds could be used.

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

Councilor Anne Corrock asked when we will discuss the allocation of funds. Administrator Suzanne Frick explained that June 6th the Council will hear outside entities requests. LOT has the greatest flexibility as to how and what to spend it on as long as it meets the ABC's of the initiative. General Fund supports day to day operations.

Council President Jim Slanetz questioned if the Air Service Funds will go up 5% also. Sandy Cady Finance Director advised that it would.

Councilor Baird Gourlay would like to hear from the outside entities and then go thru the CIP process He talked about CIP's in the past and how he would like them presented and explained the Green, Yellow and Red light exercise. He would like to go thru that exercise as soon as they know exactly how much they have. Suzanne Frick explained the document and that it consists of new projects. She explained that we need to take care of our existing facilities. The CIP we currently have does not address the immediate problems that exist. She explained that we have a tremendous need to repair at this time.

Mayor Nina Jonas asked Councilor Baird Gourlay for clarification.

Councilor Baird Gourlay explained there are 2 CIP's - ongoing departments needs and the long term CIP's. He said we do have to wait to see what Mountain Rides and marketing needs are first.

Mayor Nina Jonas asked for council's priority's. Councilor Baird Gourlay said he could not make any type of decision without hearing the outside organizations presentations.

Councilor Michael David agreed with Councilor Baird Gourlay and his approach. Michael David voiced his frustration with the housing issue because it's not part of the LOT alphabet or ways to get that going. Mayor Nina Jonas asked Jill Holinka City Attorney if we could use general fund toward housing. Jill Holinka said it is possible.

Getting a total cost of sidewalks and street light repairs was discussed.

No decisions need to be made tonight. June 6th will be presentation from outside entities. Councilor Baird Gourlay asked for clarification on what the council will be expected to decide on at the next meeting. City Administrator Suzanne Frick explained that they will be looking for general feedback just like the department presentations and there will be another meeting after that to make final decisions.

b. Discussion on approach, funding and next steps related to Ketchum Essential Services Facilities.

City Administrator Suzanne Frick explained that they are here to discuss an approach to move forward with getting a new City Hall.

Mayor asked for public Comments:

Jim Plomason a supporter of the bond described the building as a Public Safety and Administrative Building. He suggests a citizen group be formed of professionals. He had a sign-up sheet in the back of the room for people that are interested in participating.

Thad Farnham, building contractor sees a need but thought the proposal was very expensive. He does not see a need for the large entry space and meeting hall room. He would like to see this come back with something more feasible.

Ruth Leider reiterated what Jim Plomason said. She explained that she voted for the Bond but wasn't surprised it failed. She felt the public did not understand how the bond would work and will be volunteering to be on the committee. A new location should be looked at.

Tory Canfield speaking as a resident and tax payer explained everyone seemed to understand the need for city hall and applauded the Mayor and Council for bringing this back to the public for their input. Two important points, the first one being that the building should remain in the community core. She talked about the parcel that city hall sits on and she talked about the long term health of the community. The building should be built for the long term and all important needs should be met.

Lara McLain restated the fact that the standard of the building should be very high. She talked about the meeting space and the need for a larger space. She appreciates the Mayor and Council for taking the time and continuing on with this effort.

Gary Lipton resident said the council should raise the taxes. Taxes are low and the public should pay for proper services.

Nick Miller, a new Ketchum resident talked about the public thinking the City was asking for a blank check. He talked about the need to come up with a plan and then the support of the community will be behind it. Not enough joint power authority. He talked about the need of a fire station that would benefit the entire county and the citizens of Ketchum would have had to pay for it.

Doug Brown Ketchum Resident hopes that the city understands the amount of votes and the negative vote. He thinks the community is looking for a slimmed down version. He suggested the city talk to other cities about what they're doing about building a new city hall for far less than the city asked for. He said to narrow assumptions is what the city wants to do to get the price down. He understands the need is there but the city needs to find out what needs to be done to bring the cost down.

Milt Adams talked about a proposal that he gave council regarding a new building and where it could be built. He said the cost is \$13 Million. He talked about the way in which it should be financed and talked about what Boise did and their citizen approval rate. He talked about creating a capital fund to fund this project.

Chuck Ferries talked about the vote percentages. He complimented Mayor and Council's hard work and he thanked them for bringing this back out to the community.

Brian Barsotti started by saying "You can't always get what you want you get what you need." He thinks the message was loud and clear. You should be actively soliciting opinion not just a volunteer committee. There is a lot going on in this town and you have to think out of the box. There are needs here but your message needs to get out. The community was not behind your plan but you need to be proactive in getting opinions and coming up with a plan. You need to start being creative and looking at other options.

Mayor Nina Jonas closed public comment.

Mayor Nina Jonas asked council for comments.

Jim Slanetz Council President always thought we should have public outreach and maybe we went about this backwards but is in support of a frugal cost building.

Councilor Michael David is happy to seek input and look at the talents in the community. We lack resources in the city as well as the State of Idaho but what we don't lack is talent and the ability to collaborate with real-estate and development community as well as the public to put out a good product. There are two sides to this, the need, the cost and can the public trust us to do the right thing. The best way to do that is to have the public involved in this process.

Councilor Baird Gourlay abstained from voting for this to go on the ballot because he didn't think it would pass. He talked about Thad's comments about unneeded space and explained that he has an idea but is not going to share it now. He talked about relocation costs and agreed with Brian Barsotti's comments. He would like a subcommittee formed with professionals who know costs etc. He thinks planning for 15 to 20 years is more realistic and would like to get people involved and ideas out there and get it back on the November ballot.

Councilor Anne Corrock agrees that the need was brought to everyone's attention. It wasn't until she went on the tour that she understood the need. She talked about the space study that was done to determine what the needs are and would like to build on the space study that was done along with the other space study's that have been done in the past. She talked about the need for the building now and getting in on the ballot and looks forward to working with groups of citizens on this project.

Council President Jim Slanetz thought we should get the community group together and get their input but the real challenge is going to be a challenge with the numbers.

Mayor Nina Jonas asked if the council would like to move forward now and if so we will need to open the budget and figure out how to fund the advertising etc. in this year's budget.

Councilor Michael David has concerns about moving forward too quickly again. He talked about the space study and questioned if it will go on the November ballot. He questioned the need to hire an architect at this time.

Councilor Baird Gourlay suggested asking City Administrator Suzanne Frick and Planning and Building Director Micah Austin to put together a budget for outreach and a committee so they know what they need to move forward. He suggested middle of June for the budget and then work with the committees starting in July. He agrees with Councilor Michael David and not moving too quickly.

The space study that was done was discussed. The need and want was discussed.

Mayor Nina Jonas would like to go to the URA to ask for 50% of the funding. Councilor Baird Gourlay explained that he needs to talk to his board to see if they are in support.

City Administrator Suzanne Frick summarized the council's direction. She believes there is sufficient funding for the public outreach. This will be done by the 2nd meeting in June.

Mayor asked council what they think their role is. Councilor Baird Gourlay said he would like to see the budget before deciding. Councilor Anne Corrock expressed that this it is their job to think in a fiscally responsible way. She does not want to draw this out and would like council to move aggressively. Councilor Michael David said they need to be involved in the meetings but is not a fan of survey's. He wants to be involved in all of it. Council President Jim Slanetz sees them involved in all the workshops. Councilor Baird Gourlay said he will be involved in all the meetings they need him involved. in.

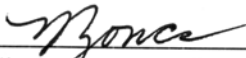
5. **ADJOURNMENT**

Motion to adjourn at 7:21 p.m.

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