



City Council

Regular Meeting

~ Minutes ~

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

Tuesday, February 16, 2016

5:30 p.m.

Ketchum City Hall

Present: Mayor Nina Jonas
Council President Jim Slanetz
Councilor Anne Corrock
Councilor Baird Gourlay

Absent: Councilor Michael David

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Susan Buxton
Ketchum City Attorney Jill Holinka
Fire Chief, Mike Elle
Police Chief, Dave Kassner
Director of Planning & Building Micah Austin
Director of Public Works/City Engineer Robyn Mattison

1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:38 p.m.

2. CONSENT CALENDAR

- a. Approval of Minutes: Regular Meeting February 1, 2016
- b. **Approval of Current Bills and Payroll Summary**
Anne Corrock had suggestions regarding the contract for flowers. Possibly adopt a bed or planter
- c. **Contract for Flowers – Robyn Mattison, Public Works Director/City Engineer**

Motion to approve consent calendar

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

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

a. Communications from Mayor & Council

Council President Jim Slanetz said that the URA would like to see the Dollhouse lot on the next agenda to get direction on how to move forward. Councilor Baird Gourlay reiterated that they would like it on the first agenda meeting in March. They do not want to move forward with updates on the Kushlan

report until they get direction from the Council. Councilor Anne Corrock asked for a copy of the Kushlan Report.

Suzanne Frick City Administrator explained that the March 7th agenda is somewhat full and they will see if they can accommodate that request.

Councilor Anne Corrock talked about the Yew plant and other toxic plants.

Mayor Nina Jonas gave an update of the District 26 Legislators meeting at city hall on Friday February 12, 2016.

4. COMMUNICATIONS FROM THE PUBLIC

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

Tim Eagan Ketchum Business Owner and property owner talked about the Light Industrial area and what brings people to the area and supported the SPOT.

Gary Hoffman, Ketchum resident recommended the street department begin fixing pot holes as soon as possible. Mr. Hoffman voiced his concerns regarding litter and talked about the SPOT and the importance of the organization. Mr. Hoffman talked about the Essential Services Facility tour and said that what the public sees is not the reality.

Suzanne Frick City Administrator explained that the SPOT will need to go before the planning commission and then come back to city council.

b. Visit Sun Valley Quarterly Report

Arlene Schieven, Executive Director of Visit Sun Valley presented the Mission, Vision and Goals of Visit Sun Valley. Arlene Schieven gave 2014/15 results of room nights and the organizations goals for the year. She pointed out statistics and talked about the types of people that are traveling here and accommodation types. There was a slide that showed the marketing approach that had to do with attracting younger visitors and how they are enticing repeat visitors and how they promote events and arts & dining. Arlene presented target markets for 2015/16 and the budget by market and talked about where they advertise in print and digital and how much of each they do. The visual ads and the upcoming campaigns for the year were presented. The PR outreach coverage was covered as well as local business relationships. She talked about competition and how she is trying to get this question answered for Ketchum Council.

Mayor Nina Jonas thanked the volunteers and the board.

5. COMMUNICATIONS FROM STAFF

a. Chip Sealing Discussion, Robyn Mattison, Public Works Director/City Engineer

Robyn Mattison, Public Works Director/City Engineer and Brian Christiansen, Street Superintendent talked about micro seal, fog seal, slurry seal and chip seal and about the differences in each of the product as well as cost. Council President Jim Slanetz has concerns about 1st Ave because of the amount of bikes on that Street.

Robyn Mattison Director of Public Works/City Engineer talked about what streets they have done in the past and how they plan on proceeding this year. They are recommending slurry seal on 1st Ave for two blocks and the cost will be approximately \$4,000 to \$5,000.

Mayor Nina Jonas questioned when they will start fixing potholes. Brian Christiansen, Street Superintendent explained the thaw and what happens to the roads. The pot hole patching routine has begun and will have two crews starting tomorrow.

Robyn Mattison Director of Public Works/City Engineer gave an update on the Bike Pedestrian planning meeting.

Councilor Baird Gourlay said we need to get thru the winter before we consider the Slurry. Councilor Jim Slanetz suggested slurring from the school to 4th Street so we can do a comparison. Councilor Anne Corrock questioned how much lead time will be needed. All of Council agreed that the street should come back to them in July.

b. Contract with Express Bill Pay, Robyn Mattison, Public Works Director/City Engineer

Robyn Mattison Director of Public Works/City Engineer explained that after much research the staff has agreed that Express Bill Pay is the company the City should use for Credit Card Services and explained the reasons behind this decision. Council President Jim Slanetz questioned who was paying the credit card fees. Robyn Mattison explained that the city will be paying the fees at a reduced fee. This will be rolled out for utility billing and business license fees and city sales taxes. Councilor Baird Gourlay asked about the fee. Robyn Mattison outlined the fees from Express Bill pay and Caselle. Suzanne Frick City Administrator advised council of Caselle's capabilities and the reason we are purchasing the additional software required.

Motion to authorize the City Administrator to execute the Gateway and Administrative Service Agreement with Xpress Solutions, Inc. and associated documents with third parties.

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

6. PUBLIC HEARINGS

a. Ordinance No. 1150 amending Title 17, the Zoning Ordinance, of the Ketchum Municipal Code by amending Sections 17.08.020, 17.12.202, and 17.124 and rezoning Resub of Northwood PUD Lot 4, AM Lot 21A from LI-2 to LI-3, according to a text amendment and rezone request submitted by Community School Inc., Micah Austin Director of Planning & Building.

Council President Jim Slanetz has recused himself.

Micah Austin said that Ordinance 1150 finalizes direction from the council from the last meeting. All the changes have been in the development agreement, no changes to the text amendment.

Micah Austin Director of Planning & Building went over the Development Agreement and explained that city staff and the applicant are happy with this agreement. Micah Austin distributed revisions to the Mayor and Council and explained that the revision is for 6b.

Susan Buxton City Attorney went over the changes.

Ed Lawson Attorney for the Community School said he is in agreement with the new language however there was stricken language that will need to be added back in. Susan Buxton City Attorney was in agreement.

Councilor Anne Corrock voiced her concerns regarding pedestrian access. Micah Austin agrees that it does say only pedestrian access but it can be changed to encompass bikes, skateboards etc. and he explained that the Community School is designing it but we are approving it and we will be sure that it has the best capabilities possible. Councilor Anne Corrock’s other concern is the inclusion of housing on the 1st floor. Susan Buxton City Attorney explained the reason behind this. Councilor Anne Corrock said she has received phone calls regarding this issue and the concern is that this will take too much from the Light Industrial District.

Ed Lawson Attorney for the Community School had concerns regarding Councilor Anne Corrock changing her position on supporting this. Councilor Anne Corrock explained her position. Ed Lawson encouraged the Mayor to continue the vote on this.

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

Councilor Baird Gourlay explained that the LI has changed and we need to change with it. He would like to see the Community School there and pointed out the many reasons why he is in favor. Mayor Nina Jonas is in agreement and in support and is good with bringing in this educational component in hopes for potential new applications coming in. Councilor Anne Corrock said this is a bigger discussion and also voiced concerns about the gym. Suzanne Frick City Administrator explained that the gym is not open to the public.

Motion to continue this discussion to the next council meeting scheduled for March 7, 2016.

RESULT:	CONTINUED
MOVER:	Baird Gourlay, Councilor
AYES:	Anne Corrock, Baird Gourlay
ABSENT:	Michael David
RECUSED:	Jim Slanetz

- b. Consideration and approval of an application for a rezone development agreement by the Community School Inc. for property located at 280 Northwood Way, Ketchum, Idaho, 83340 and described as Resub of Northwood PUD Lot 4, AM Lot 21A, Micah Austin Director of Planning & Building.**

Motion to continue the development agreement to the next council meeting scheduled for March 7, 2016.

RESULT:	CONTINUED
MOVER:	Baird Gourlay, Councilor
SECONDER:	Anne Corrock, Councilor
AYES:	Anne Corrock, Baird Gourlay
ABSENT:	Michael David
RECUSED:	Jim Slanetz

- c. Ordinance No. 1151 amending Title 17, Ketchum Municipal Code, Section 17.02.020, Section 17.12.020, and Section 17.125, according to a text amendment application submitted by The Spot LLC– Micah Austin, Director of Planning & Building**

This item has been pulled and will go before P & Z and then brought back to council.

7. RESOLUTIONS & ORDINANCES

- a. **Ordinance No. 1149 ordering a special bond election to be held on the question of the issuance of a general obligation bond of the city in an amount not to exceed \$23,100,000 to pay the cost of acquisition and/or construction for municipal essential services facilities consisting of Police, City Operations/Emergency Communications and Fire, plus related improvements and costs; establishing the date and time of the special bond election; approving a form of ballot; providing for registration of voters; providing for related matters; and providing an effective date.**

Mayor Nina Jonas outlined the process and how the bond would have to pass and exactly what is being proposed and outlined what has been done up this point.

Suzanne Frick City Administrator reiterated what the Mayor said and apologized if the presentation at the last meeting appeared to be a done deal. She explained that they are currently at the beginning of the process and if approved they can move forward. Council will need to decide if they want to go for bond and if they want a 20, 25 year or 30-year bond.

Susan Buxton City Attorney explained where the City gets their money from, how we can borrow funds and how it needs to be repaid. She discussed Ordinary and Necessary as a requirement to borrow money. Susan Buxton explained that the City has zero money to put toward this project. We are looking for the authority to borrow and incur debt. We now know from the ZGA study that we need \$23.1 million. We need 2/3 vote in order to do this. If the voters give the authority to borrow we will do a bond anticipation note. (BAN) Then the different phases of the project would begin. At the end of the construction and the cost is figured it would then go against the tax rolls. We would only borrow funds at the time needed. Throughout the construction we can come up with other ways of funding to bring down the actual amount. It doesn't go on the tax rolls until the completion of the project.

Councilor Anne Corrock questioned the Bond Anticipate Note and how long it has been in existence. Susan Buxton City Attorney explained that it's been around for a long time and explained that it is like a line of credit.

Council President Jim Slanetz asked when the rates lock in. Susan Buxton City Attorney explained that it is at the completion of construction.

Councilor Baird Gourlay questioned the interest rate and Susan said it is 1% or less.

Christian Anderson Zion's Bank was there to answer financial questions regarding the general obligations bond and educate the Council regarding how the Bonds work and how to get the lowest possible costs. He talked about breaking the bond into pieces and how that effects the cost. He presented the City Market Value and how the City of Ketchum was affected. He showed a slide of the different Bond Scenarios and went over the Municipal Bond Interest Rates over a number of years. Mayor Nina Jonas questioned if this Bond could be refinanced and Christian said we can re-fi after 10 years.

No questions from Council.

Mayor Nina Jonas asked if there are any questions of ZGA on the space study. Councilor Anne Corrock asked Mike Simmons to explain how he came up with the building costs. Mike Simmons explained that he worked with general contractors in the Boise area who have done worked here and outlined all the resources they used to come up with the cost.

Mayor Nina Jonas asked council if they are ready to put the bond out for election and then the length of the bond.

Council President Jim Slanetz had concerns about the length of the bond. Councilor Baird Gourlay said that tomorrow we should start looking for an alternate site for police to be housed in. He voiced he is not against the bond however is very disappointed in the process we've gone thru. He disagrees that these square footages are essential. He does not think the bond will pass in May and will be voting against it tonight.

There was a discussion among council regarding the possibility of the bond not passing. Councilor Anne Corrock explained pairing down can be done later and expressed concern regarding moving the police department now because we don't have any money to do it.

Mayor Nina Jonas opened the meeting to public comment.

Paul Kenney read a letter for the records. He lives in the county and will not be voting on the bond. He outlined many suggestions. Mr. Kenney said we are not offering a bond but are offering an authorization of a bond for the amount of the cost of construction. This is a line of credit. If you don't have town meetings to explain this. You have got to educate the public and suggested putting this on the November ballot.

Claudia McCain Citizen of Ketchum believes in a new City Hall but not on the May ballot. More education is needed.

Doug Brown, Economic Development explained that there is a lot of misinformation out there and mistrust. The way in which it was presented is the problem. The development or the business community was not invited into this discussion. The businesses want to be a part of this and to help. They want to be involved. There is no guarantee that this is going to work if the bond is passed.

Eric Seeder Ketchum Resident agrees with Councilor Baird Gourlay, Doug Brown and Claudia McCain. This is a topic that is being very talked about. The questions he is hearing is why does City Hall have to be downtown? There does not seem like there is enough information out there. Council should think about incentive for local participation. His gut feeling is that the May ballot is awfully rushed.

Mayor Nina Jonas closed public comment.

Mayor Nina Jonas explained the process that has happened up to this point and said she needs to know that the Council is in support and how to move forward. Council President Jim Slanetz agrees that interest rates are really low now and would like to put it out there. Councilor Baird Gourlay said he is 100% behind going forward but it's just going too fast. Before it goes on the ballot the numbers need to be more accurate. The public needs to be more involved.

There was a discussion between the Mayor Nina Jonas and Councilor Baird Gourlay regarding the May or November ballot. Councilor Anne Corrock suggested putting it on in May and if it doesn't pass do it again in November.

Motion to authorize up to \$23.1 million and adopt the Bond Ordinance Number 1149 for a 20-year bond. Anne Corrock amended her motion to a 30-year bond.

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

Pursuant to Idaho Code 50-902, motion to waive the three readings of the Bond Ordinance, and read the Bond Ordinance by title only. Susan Buxton City Attorney read by title only.

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

b. Resolution 16-01- Fee Resolution – Update to in lieu fee for housing, Micah Austin, Director or Planning & Building

Micah Austin Director of Planning and Building explained this is an annual requirement. David Patrie Blaine County Housing Authority explained what has been done in the past and what they are proposing this year. Formulas are the same, inputs are different. It becomes effective immediately.

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

Motion to approve the community housing in lieu fee by adopting Resolution 16-001 as recommended by the BCHA, and direct staff to begin implementation of the new fee for all future development that meets the required criteria.

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

c. Second Reading of Ordinance 1147 to rezone Lots 5, 6 and 7 of Block 21, Ketchum Townsite from Community Core (CC) to General Residential – Low (GR-L), Morgan Brim Senior Planner

Micah Austin Director of Planning & Building presented saying that staff recommends going forward with the reading.

Motion to approve the second reading of Ordinance 1147 for Lots 5, 6 and 7 of Block 21.

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

8. NEW BUSINESS

a. Recommendation to apply for US Conference of Mayors Grant and State of Idaho Gem Grant, Suzanne Frick City Administrator.

Susan Frick City Administrator explained that both grants have to be applied for by the city for KCDC and that there is no match.

Motion to authorize staff to collaborate with KCDC in applying for the State of Idaho GEM grant and the US Conference of Mayor’s CommunityWINS grant.

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

9. EXECUTIVE SESSION to discuss:

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

Motion to go into executive session to discuss Litigation pursuant to Idaho Code §74-206 1(f) and Discussion pursuant to Idaho Code §74-206 1(a) at 9:00 p.m.

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


Councilor Baird Gourlay left the meeting at 9:00 p.m.

There was not a quorum so the meeting adjourned


10. ADJOURNMENT

Motion to adjourn at 9:01 p.m.

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



 Robin Crotty
 Interim City Clerk



 Nina Jonas
 Mayor