



# City Council

## Special Meeting

~ Minutes ~

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

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Monday, January 25, 2016

5:30 pm

Ketchum City Hall

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**Present:** Mayor Nina Jonas  
Council President Jim Slanetz (by Skype)  
Councilor Anne Corrock  
Councilor Michael David  
Councilor Baird Gourlay

**Also Present:** Ketchum City Administrator Suzanne Frick  
Ketchum City Attorney Susan Buxton

### 1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:30 pm.

Mayor Nina Jonas welcomed Sun Valley Mayor Peter Hendricks and Tom Bowman, Former Blaine County Commissioner.

- a. Approval of Minutes: Regular Meeting January 4, 2016
- b. Approval of Current Bills and Payroll Summary
- c. Visit Sun Valley Contract – Suzanne Frick, City Administrator

Motion to approve the consent agenda.

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

### 3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

#### a. Communications from Mayor & Council

Councilor Baird Gourlay explained that this is the beginning phase of looking at a new city hall, fire and police location, that no firm plans have been made and Mayor and Council will be listening to all of the public comment before making any decision.

Council President Jim Slanetz is in agreement with Councilor Baird Gourlay and said that it is a good time to look at this project.

Councilor Anne Corrock asked for an update on the snow blower. Suzanne Frick, City Administrator explained that they have been repaired and the street clearing will continue.

Mayor Nina Jonas explained the outline of today's meeting.

**4. COMMUNICATIONS FROM THE PUBLIC****a. Communications from the public. For items not on the agenda.**

No comments from the public.

**5. COMMUNICATIONS FROM STAFF****a. *Presentation of the Space Plan, Project Costs, and Recommended Funding Approach for new Ketchum Essential Services Facilities (Police/Fire and City Administration)***

- i. Staff Report
- ii. Analysis
- iii. Election Schedule
- iv. Calendar of Events

City Administrator, Suzanne Frick presented the Space Study. She talked about Fire, Police, cost and square footage and the space study that was done in the past and the results of that study. Suzanne did a presentation of all the problems in the current building.

There are code violations throughout the building. Remodeling would not rectify this situation. The building is deteriorating.

Suzanne Frick, City Administrator talked about the first space study that was done 15 years ago and explained that the project costs escalate approximately 4% each year. We are currently looking at 23.1 million dollars.

Mike Simmons ZGA Architect is here to present the space analysis. Suzanne Frick explained that if Mayor, Council and the public approve and the funding is approved, a design architect will be chosen thru the RFP process.

Suzanne Frick City Administrator talked about alternative sites for Administration, Police and Fire and explained the evaluation study at the different sites that are existing and if they would work for an Emergency Operation Center as well as work functionality. She explained the importance of the location and the security of that location. City Hall is an essential services building and that is a factor that needs to be considered.

Suzanne Frick, City Administrator talked about The Stock Building Site and the positives and negatives of the site. She talked about future projects that are being proposed for that site and the dynamics that exist. The Scott USA Building is a multi-tenant building and has subterranean parking. Our space needs could not be met at that site.

Mike Simmons, ZGA Architect presented the design for the current site and the goals. He outlined the cost and the budget.

Suzanne Frick City Administrator talked about how to fund this building and outlined the options.

If council decides to move forward, there will be another meeting to discuss the benefit's and negatives to the length of the bond.

Suzanne Frick, City Administrator outlined what will happen next if the council decides to move forward and she explained that the timeline would be approximately 3 years from the time the election occurs to

the time we could occupy the building. Suzanne Frick encouraged tours of the building for council as well as the public.

Councilor Anne Corrock questioned when special elections could be held. Susan Buxton, City Attorney explained that elections are held in May and November. The calendar for the election is outlined in the council packet.

Mayor Nina Jonas opened the meeting to public comment

Doug Brown said the need is justified and questioned the possibility of a 3 story design and the need for such a huge public space for a twice a month meeting.

Len Harlig had two questions. How long into the future would this continue to serve the city and if you don't get the bond passed what is Plan B.

Mickey Garcia said that it is a good time to go for a bond; and that Police and Fire should be together and a closer look needs to be taken at the current available office space.

Neil Bradsaw, Ketchum resident expressed his concern with the process and suggested the possibility of selling this site and locating City Hall elsewhere.

Bob Jonas would like to see comparable studies on this scale of development from other tourist communities.

Suzanne Frick, City Administrator said what they were trying to determine was size and location and explained that they are open to other ideas. The reason for a large council chambers is for meeting space for the community. It would become a community center. The community will definitely be involved with public input.

Mike Simmons, ZGA Architect explained that the new building would function for the next 50 to 70 years.

Suzanne Frick City Administrator explained that there is a basic formula for essential services. There have to be certain kinds of communication and response that exist in a building. Separating Fire, Police and Administration creates a problem. Suzanne Frick explained that they have looked at the sites that they know about but if somebody knows of other sites staff would be happy to look at them.

Suzanne Frick, City Administrator explained that this community has been at this since 2001. No progress has been made in regards to solidifying a solution. Micah Austin Director of Planning & Building explained the zoning concerns and issues with a 3 story building.

Suzanne Frick explained that there is not a Plan B for funding. There are not a lot of options at this time.

Council President Jim Slanetz questioned the dollar amount going to the bond? City Attorney Susan Buxton explained how the bond election works and the fact that it would have a not to exceed amount.

Mayor Nina Jonas opened the meeting back up to public comment.

Neil Bradshaw talked about the importance of a creative solution and suggested the buying of the post office, going to home delivery and reiterated that more thought needs to go into this process before moving forward.

Paul Conrad Ketchum Business Owner stated that a new City Hall is needed. He encouraged Mayor & Council to speak to the public and the business leaders. Paul Conrad said there are new options out there.

Doug Brown talked about the open space and the need for it and offered suggestions.

Bob Crosby had questions regarding the G.O. Bond and the existing budget.

Mickey Garcia talked about the location for the Fire Department and suggested getting Police and Fire built and then look at Administration space.

Gary Lipton, Ketchum resident thanked Suzanne Frick City Administrator and staff and suggested moving forward.

Mayor Nina Jonas closed public comment.

Mayor Nina Jonas explained the reason for the space study and the timeline if the process is to move forward.

Fire Chief, Mike Elle talked about Lewis Street not being large enough for Fire and Police.

Dave Kassner explained the importance of being located in the core. He feels that it is important to have emergency services in town.

Mayor Nina Jonas explained that the 23 million is the bare bones. She talked about the central location and explained the 23 million would be the most we would ask for but could certainly try to make it less. She went onto explain the current use of the council chambers and why they are looking at larger meeting space. Mayor Nina Jonas talked about the leases they have looked into and said it is not a closed topic.

Councilor Baird Gourlay commented that this is going really fast since this is the first time it is coming before them. He would like to see the public more involved and possibly put this on the ballot in November. He is not comfortable with putting this on the ballot in May.

Council President Jim Slanetz agrees that May is too quick and would like to get the community behind it.

Councilor Michael David is a huge supporter and sees this as a two-part bond sale to the public. He would like more public input before moving forward with an election.

Councilor Anne Corrock agrees with other councilors but since we are running a little bit late, the May election is not reasonable. She would like to see the public and the community in on this.

Councilor Baird Gourlay talked about the separation of the Fire Department from City Hall. Baird Gourlay suggested moving forward with a fire station bond in May. Mayor Nina Jonas does not think the community will pass two bonds. Suzanne Frick, City Administrator said the Police Department has more health and safety issues than the Fire Department.

Suzanne Frick, City Administrator would like this discussed in executive session.

Councilor Anne Corrock asked for clarification on Contingency costs. Mike Simmons, ZGA Architect explained the contingency will cover unknowns.

Mayor Nina Jonas asked Councilors Gourlay and David to be on the City Hall panel.

6. EXECUTIVE SESSION

- 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 at 7:37 p.m.

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

Motion to come out of Executive Session at 8:30 p.m.

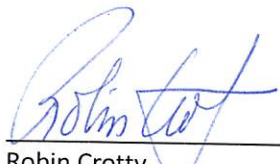
<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Michael David, Councilor
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7. ADJOURNMENT

Motion to adjourn at 8:31 p.m.

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

  
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 Nina Jonas  
 Mayor

  
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 Robin Crotty  
 Interim City Clerk