



City Council

Regular Meeting

~ Minutes ~

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

Monday, December 7, 2015

5:30 p.m.

Ketchum City Hall

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

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Susan Buxton
Finance Director Sandra Cady
Senior Planner Rebecca Bundy
Director of Public Works/City Engineer Robyn Mattison

1. CALL TO ORDER

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

2. CONSENT CALENDAR

Councilor Anne Corrock questioned the cost of the holiday lights. She has researched and discovered that it is in line with all the past years. She would like to see this discussed in future planning. Mayor Nina Jonas explained that the city has a beautification budget and the cost of lights and flowers are budgeted each year.

- a. **Approval of Minutes: Regular Meeting November 16, 2015**
- b. **Approval of Minutes: Special Meeting November 30, 2015**
- c. **Approval of Current Bills and Payroll Summary**
- d. **FCC Spectrum Lease Agreement – Robyn L. Mattison, Public Works Director/City Engineer**
- e. **Approval of Beer & Wine Licenses for the Sawtooth Brewery and The Village Market**

Motion to approve consent

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

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS**a. Communications from Mayor & Council**

Councilor Baird Gourlay attended the SVED Meeting and advised that affordable housing is a number one priority in this area. They are going to move forward to assist with advertising employment opportunities and housing. Councilor Anne Corrock expressed her thoughts of how things have been handled in the past.

b. Air Service Board Meeting – Mayor Nina Jonas

Mayor Nina Jonas gave a brief overview of the Air Service Board Meeting. The summary of the meeting was paying the bills and signing the contracts. She outlined the bill totals and the changes in the contracts and outlined what Fly Sun Valley Alliance is working on. Mayor Nina Jonas has concerns that our goal is different from the Sun Valley Company's goals.

c. AIC Legislative Committee – Mayor Nina Jonas

Mayor Nina Jonas talked about potential legislation coming up. Susan Buxton Attorney explained the process and what areas of upcoming legislations would affect Ketchum - Liquor Licenses, DEQ issues and Emergency Communications.

d. Airport Meeting Update – Councilor Baird Gourlay

Councilor Baird Gourlay gave an update on the Airport meeting. He explained that a number of people in the past have testified that airport landings and takeoffs are worse than ever. Baird Gourlay explained that a study has been done that showed take offs are down 64.2%. In the last two years they are down 50%. He went onto to explain that regional jets are bringing in more people on fewer flights because of the size of the new jets and talked about the importance of going to those meetings.

Councilor Jim Slanetz has been going to BCHA meetings. Affordable housing is on their list also. Mayor Nina Jonas asked about VRBO and if it's being addressed in those meetings. Jim Slanetz explained that it is being touched upon. Rentals are their priority at this point.

Council President Michael David has concerns regarding affordable housing and would like to see it move ahead of parking in this community. It's going to require a lot of work and a lot of courage. Mayor Nina Jonas defended the parking issue. Michael David said all these issues work together.

4. COMMUNICATIONS FROM THE PUBLIC**a. Communications from the public.**

Leah Southward spoke on Affordable Housing. We need to focus on the affordable housing we have now so we can keep affordable housing. Talked about a deed restricted building. Talked about HOA's raising dues by 200%. The deed restricted housing will have to pay more. She talked about what happens when a deed restricted home is foreclosed and reverts back to market rate. BCHA does not feel like they can do anything to help them fight this. Mayor asked Leah Southward to get in touch with Micah Austin Director of Planning & Building so the City has her contact information.

Mark Potter is a resident in Frenchman's Gulch and agrees with Leah Southward

Neil Morrow is hoping council will vote in favor of keeping these 5 units affordable if the vote comes to them.

5. PUBLIC HEARINGS

a. First Reading of Ordinance Number 1145, Approving Amendments to Ketchum Municipal Code, Title 15 Building Code Amendment – Rebecca Bundy Senior Planner

Rebecca Bundy Senior Planner explained that they are cleaning up this Ordinance and outlined the changes and explained why the changes are being made. She advised Council that they have not heard back from anybody regarding what they have noticed.

Mayor Nina Jonas asked for public Comment. There was none.

Councilor Anne Corrock is in agreement with the changes and was glad to see the section regarding demolition. Rebecca Bundy said it is addressed in the Ordinance change. Suzanne Frick City Administrator explained options that could be implemented for existing sites as well as future projects. Councilor Jim Slanetz questioned the timing on building permits when demolitions occur. Suzanne Frick explained the timeline and what we are able to control and what we are not.

Councilor Baird Gourlay asked if this went thru P & Z and Rebecca Bundy said no.

Motion to approve Ordinance Number 1145 and conduct the first reading.

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

6. COMMUNICATIONS FROM STAFF

a. Recommendation to accept the Audited FY2014-15 Financial Statements – Sandra E. Cady, Finance Director.

Mayor Nina Jonas moved this item to the beginning of the meeting so Dennis Brown could drive back to Twin Falls this evening.

Sandy Cady Finance Director gave an outline of the audit and introduced Dennis Brown to the Council.

Dennis Brown, CPA gave an overview of his findings and gave a clean opinion report. Dennis Brown explained that GASB 68 Requires that we report the unfunded public retirement system monies projected into the future. There was extra required reporting this year and he explained that It impacts 1.5-million-dollar liability for the city. The liability will always be in existence which will never be paid however, it does not affect the cities books. He suggested if the council gets questions from the public they should refer them to the auditors for explanation.

Council President Michael David questioned the overall look. Dennis Brown, CPA explained that the city looks healthy. Councilor Jim Slanetz questioned the re-fi of the Bonds and how that works. Dennis Brown explained the revenue stream and how it is allocated. Councilor Anne Corrock questioned how often the GASB comes into play. Dennis Brown explained why and how often this reporting has to be done. Only if the city was to close their doors would the City have to come up with all those retirement funds. Dennis Brown went onto to explain how positive PERSI is in the State of Idaho.

Mayor Nina Jonas asked for public comment. There was none.

Motion to accept the Audited FY 14-15 Financial Statements

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

b. Percentage for Art Application for Public Works Projects – Robyn Mattison, Director of Public Works/City Engineer

Robyn Mattison explained how the Ordinance reads and asked for guidance on what is available for the Percentage for Arts and of the projects how much of the project cost is eligible for the Percentage for Arts Fund.

Robyn Mattison, Director of Public Works/City Engineer outlined all capital projects and their budgeted amounts and explained her interpretation of what should be included. Suzanne Frick City Administrator outlined the research that had been done since the staff report was done in regards to when the Ordinance was adopted. She explained that there is confusion on this issue and requested guidance from council on the interpretation of this Ordinance.

Mayor Nina Jonas asked for public comment.

Trina Peters Chair of Ketchum Arts Commission explained how the commission interprets the Ordinance. She talked about the cities budgeting process and gave her recommendation on how to do the budgeting process in the future.

Brendan Rego Ketchum Arts Commissioner spoke in support of what Trina Peters said.

Mayor Nina Jonas closed public comment

Robyn Mattison Director of Public Works/City Engineer outlined in detail the projects before them. Sidewalks, curb/gutter, drainage, drainage improvements, street equipment (new loader and park irrigation upgrade).

Suzanne Frick City Administrator explained what has been done in the past and the fact that staff in needing direction because we're building new this year and not just repairing.

There was a discussion among Mayor and Council. Councilor Anne Corrock talked about the discussion that Council had when the Ordinance was originally passed and explained that it was meant for anything above the ground, and for new projects, not underground. She is in support of 5% for art for those types of projects. Mayor Nina Jonas said it was her understanding that the Ordinance was written as a funding mechanism. Council President Michael David believes it was not intended to purchase new equipment. He agrees that it was meant for a new project or a significant remodel. Councilor Baird Gourlay said that the purchase of equipment should not be included. This Ordinance is in support of the arts and the City should have as much art as we can. Suzanne Frick City Administrator explained that it would be administratively easier to give 5% for art off the top of the project. Leaving decisions up to the Arts Commission, micro managing and a discussion regarding the council having more control and not leaving it up to the commission was discussed. Mayor Nina Jonas said to remember that the commission is the City. Councilor Anne Corrock would like more definition.

Mayor Nina Jonas summarized the changes the council has suggested in changing the ordinance so it's added to the budget, no equipment, no maintenance and asked Robyn Mattison Director of Public Works and City Engineer to come back to them with a tightened up Ordinance.

Suzanne Frick City Administrator talked about how the budgeting process happens and explained that moving forward there will be a collaborative discussion on what the 5% will be applied to or if they want the 5% off the top.

Trina Peters, Chair of the Ketchum Arts Commission explained how the process happened in the past. She explained the \$23,900 that was given in the budget at the beginning of the year, will be given back if they get the 5% for art. The commission would like to see the percentage art be given on top of the budgeted amount in the future.

John Ball Ketchum Arts Commission explained they have all had a commitment to art in the community but there are some projects that will not have an impact.

Mayor Nina Jonas clarified that in 2008 the Ordinance was written as a funding mechanism and clarified how things were done in the past and explained that it was not cleanly done or put in the public budget. This is an area that she has had to clean up over the past couple of years. She is in full support of public art but they need to be sure it is public and being budgeted properly.

Mayor Nina Jonas directed staff to bring this back with the changes they have discussed.

c. Approval of Contract for Blaine County Housing Authority – Suzanne Frick, City Administrator

Suzanne Frick City Administrator asked for approval of the annual contract and explained that the City has taken a different approach with all contracts this year in regards to the scope of services. That is the only difference between this year and last year's contract.

Bobbi Bellows Program Director questioned the date on the contract. Suzanne Frick City Administrator said the date was changed to March 1, 2015

Mayor Nina Jonas asked for public comment. There was none.

Councilors Baird Gourlay and Jim Slanetz are in support. Council President Michael David is in support and a huge fan. Councilor Anne Corrock said the timing is perfect in regards to the public comment in the beginning of the meeting regarding deed restrictions.

Northwood Place was discussed. Suzanne Frick, City Administrator said the tax credit projects take a lot of effort and we are not equipped to do that because of the complexity. There was a discussion regarding the section 8 vouchers. We would like to gather authority over from the state and would like to control who the vouchers go to. We will be working toward that next year.

There was a discussion regarding foreclosures and the deed restrictions. Susan Buxton, Attorney will look into this.

Councilor Anne Corrock has a questions regarding VRBO's etc. and how they affect long term rentals.

Suzanne Frick City Administrator suggested adding this as a task to be added to the discussion.

Motion to approve a contract for services with Blaine County Housing Authority including adding the bullet point that Suzanne Frick, City Administrator suggested to add regarding conversations for long term rentals.

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

d. Recommendation to Enter into a Contract for Services with Ketchum Community Development Corporation – Suzanne Frick, City Administrator

Suzanne Frick City Administrator, addressed the scope of work in the contract and additional reporting to the city council.

John Duval KCDC advised council that a lot of these requirements are already in the process and is in support of the contract.

Mayor Nina Jonas asked for public comment. There was none.

Council President Michael David is in support of the contract. Councilor Jim Slanetz is in support. Suzanne Frick City Administrator explained how the building is operated and managed. Councilor Anne Corrock asked if the funding is more for services than building costs. Suzanne explained that with the old contract we were covering all the building costs. The new contract will be focused on the services they provide.

Jon Duval explained the importance of the Lease and how KIC would cease to exist without management and support.

Motion to approve and enter into a contract for services with Ketchum Community Development Corporation for FY 15/16.

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

e. Update on Home Delivery Postal Service in Ketchum—Suzanne Frick, City Administrator

Suzanne Frick City Administrator updated council on her research. The group initiating home delivery will need to submit a petition to show overwhelming community support. She outlined what John McDonald Ketchum Post Master said about the past and explained that multiple boxes would be set up in co-locations. The Salt Lake City representative said the Ketchum Post office will do an analysis and make a decision. Hailey's delivery was discussed.

The multiple boxes would have to be paid for by the City. The language for the petition would come from the citizens. They need to see the community is behind this before they will do this. Anne Corrock talked about the past and how it was done.

Suzanne Frick City Administrator talked about the costs of the post office and the reduction of their work force due to competition.

Council President Michael David will reach out to Amanda and lead this charge. Nina Jonas is concerned about the language of the petition. Councilor Baird Gourlay outlined the process.

7. RESOLUTIONS & ORDINANCES

- a. **2nd Reading of Ordinance Number 1144 Allowing Camping in City Parks with a Special Events Permit – Suzanne Frick, City Administrator**

Suzanne Frick City Administrator presented asking for the 2nd Reading of Ordinance Number 1144.

Mayor Nina Jonas asked for public comment. There was none.

Motion to approve the second reading of Ordinance No. 144, an Ordinance of the City of Ketchum, Idaho, Amending Title 12, Chapter 28, Ketchum City Code; which provides regulations for camping on city property; repealing all Ordinances and parts of Ordinances in conflict herewith; and providing an effective date hereof.

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

8. EXECUTIVE SESSION

Motion to move into Executive Session at 8:20 p.m. to discuss Litigation pursuant to Idaho Code §74-206 1 (f)

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

Motion to come out of Executive Session at 8:40 p.m.

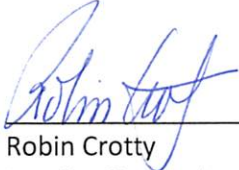
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	David, Corrock, Gourlay, Slanetz

Motion to Adjourn at 8:41 p.m..

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



Nina Jonas
Mayor



Robin Crotty
Interim City Clerk