



City Council
Regular Meeting
~ Minutes ~

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

Monday, October 5, 2015

5:32 PM

Ketchum City Hall

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

Also Present: Ketchum City Administrator - Suzanne Frick
Ketchum City Attorney - Susan Buxon
Director of Planning and Building Micah Austin

1. CALL TO ORDER

Meeting called to order by Mayor Nina Jonas at 5:32 pm.

2. CONSENT CALENDAR

Mayor Nina Jonas called for questions on the Consent Agenda.

Council President Michael David had corrections in the minutes. Councilor Anne Corrock questioned the base fee and user fees on the Ambulance District contract. Fire Chief Mike Elle explained the break out and the fees. Councilor Jim Slanetz questioned the Century Link bill. Mike Elle explained the reason for the high bill. Anne Corrock questioned the Jerry Mason bill and who attended the meeting from the City. Micah Austin Director of Planning & Building responded. Councilor Anne Corrock questioned 101 First Street Preliminary Platt. Micah Austin explained the Final Plat approval for Sublot 1 and outlined where they are in the process.

- a. Approval of Minutes: Regular Meeting September 21, 2015
- b. Approval of Current Bills and Payroll Summary
- c. Blaine County Ambulance District Contract for Services
- d. 101 First Street Townhomes Final Plat Approval and Security Agreement
- e. Finding of Fact and Conclusions of Law for 101 First Street Townhomes Final Plat
- f. Contract for GIS professional services with Blaine County

Motion to approve the consent agenda

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

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

- a. **Communications from Mayor & Council – There was none.**

4. COMMUNICATIONS FROM THE PUBLIC

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

Jeremy Fryberger - Ketchum Resident talked about the political and electoral process and changes he would like to see across the county. There was a discussion regarding bullet voting and rank choice voting. Jeremy Fryberger will look further into rank choice voting and explained the process of the wasted vote of the split vote and how the 1, 2, 3 ranking works.

5. PUBLIC HEARINGS

- a. **Discussion and Approval of a request from the KURA to amend their bylaws and reconsider configuration of the KURA Board membership – Micah Austin, Director Planning & Building.**

Micah Austin Director of Planning & Building representing the URA explained the bylaws that the URA adopts and outlined the proposed changes in the URA bylaws. The second change is in regards to the proposed time change from 3pm to 2pm.

Mayor Nina Jonas asked council for questions on the bylaw changes. Susan Buxton, City Attorney explained the change in approval process. Micah Austin, Director of Planning & Building explained the board configuration and said the URA is recommending 2 city council members and 5 at large members.

Mayor Nina Jonas opened the meeting to the public for comments. There were no comments.

Councilor Baird Gourlay, Chair of the URA explained that they are trying to limit the influence of the council as members of the URA. The URA is almost unanimous in agreeing on 2 and 5. Councilor Jim Slanetz is in agreement with Baird Gourlay. Councilor Anne Corrock explained why she is the one person on the URA who wanted to go from a 7 member board to a 5 member board however she is comfortable with the current board and the decision recommended by the board. Council President Michael David explained that this is a natural progression and is comfortable with this recommendation.

Motion to approve amended KURA bylaws as presented and the recommendation from the KURA board to fill future vacancies with no more than two city councilmembers serving on the board at any given time.

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

Motion to approve the council membership on the KURA Board from 3 to 2.

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

6. ORDINANCES & RESOLUTIONS

- a. **Resolution Number 15-021 Declaring October 5, 2015 Child Health Day – Jen Smith, Director Parks & Recreation.**

Jen Smith Director of Parks & Recreation gave the background of Child Health Day and talked about the membership of children in the after school programs. She thanked Mayor and Council for the Resolution.

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

Mayor Nina Jonas opened the meeting up to council for questions. There were none.

Motion to have Mayor Nina Jonas acknowledge Child Health Day by reading aloud the Resolution.

Mayor Nina Jonas read the Resolution in full.

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

7. COMMUNICATIONS FROM STAFF

- a. **Art in Public Places Agreement with John Grade and the Sun Valley Center for the Arts for public art installation – Jen Smith, Director of Parks & Recreation**

Jen Smith, Parks & Recreation Director presented by explaining who John Grade was and talked about the public art installation project. Her presentation showed an example of what John Grade will be doing here in Ketchum and talked about the monies that are budgeted for this contract with the artist.

Councilor Baird Gourlay questioned the contract amount and who holds the contract. Jen Smith explained that the City of Ketchum would hold the contract and the artist would be paid directly from the city for his work. City Administrator Suzanne Frick explained which budgets the approved amounts would be coming out of. Mayor Nina Jonas asked for a total cost. Councilor Jim Slanetz questioned who owns the Art at the completion of the project. Jenn Smith will research these questions and report back with the results.

Mayor Nina Jonas asked for Public Comment. There were none.

Motion to approve the Fiscal Year 2015-16 contract for services with professional artist John Grade for the creation of a significant public art installation for Mayor Jonas' signature

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

b. Contract with the Environmental Resource Center (ERC) for recycling services for city events – Jen Smith, Director of Parks & Recreation

Jenn Smith Director of Parks & Recreation explained that this is a contracted budget amount for recycling services. Hadley DeBree from the ERC commended the Council and Mayor for getting rid of the plastic bottles at city sponsored events.

Councilor Anne Corrock questioned the service that is being provided. Hadley DeBree outlined the project and what the ERC will be doing and explained that there is a lot of education that needs to continue to happen.

Councilor Jim Slanetz asked if there could be some sort of reward program for recycling as there was in the past, possibly thru the events commission and the events application.

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

Motion to approve the 2015 contract for services with the Environmental Resource Center, Inc. for materials recycling services at city events for Mayor Jonas' signature

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

c. Discussion and approval of Amended and Restated Development Agreement between Trail Creek Fund, LLC and the City of Ketchum to extend the prior approvals seven months and clarify terms of the agreement – Micah Austin, Director of Planning & Building

Micah Austin Director of Planning and Building explained that this is an amended restated agreement and said the packet outlined the chain events. There was a discussion regarding previous extensions, enforcement issues if the deadline was not met, bonding options and employee housing.

Administrator Suzanne Frick outlined the different options. City Attorney, Susan Buxton talked about employee housing and the security that has already been agreed upon and that is in the contract.

Micah continued with his presentation and talked about the dates in the agreement, employee housing section and conditions of approval.

Mayor Nina Jonas asked council for questions. There were none.

Jack Bariteau Jr., Managing Member presented. He talked about the Certificate of Occupancy, the requirements and the completion Bond that is currently in place. Councilor Baird Gourlay would like to see the completion bond language. Jack Bariteau went on to talk about the timeline of the project. They are ready to submit for building permit except for La Res Property and will be breaking ground October 12, 2015.

Councilor Jim Slanetz asked for clarification on the timeline. Jack Bariteau talked about the process of what they have completed and what they have left to do. City Administrator Suzanne Frick clarified the Employee Housing Portion of the project and the safeguards that are in place for the completion of the project.

Council President Michael David clarified what will happen with La Res and the current approvals that are in place.

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

Councilor Baird Gourlay questioned the relocation of the overhead power lines. City Administrator Suzanne Frick explained that staff has been talking to Idaho Power regarding the new transmission line including the underground distribution lines. Idaho Power will be coming back to the City with a cost estimate.

Mayor Nina Jonas questioned if this could go before the URA. Micah Austin, Director of Planning and Building said Jack Bariteau is putting a proposal before the URA. Councilor Baird Gourlay would like to see distribution lines added to this language.

Councilor Anne Corrock asked for clarification on the timeline from when the Building Permit is issued forward. Micah Austin, Director of Planning & Building clarified that they have until May 6, 2015 to submit a complete building permit. The timeline as proposed will then begin and will take 30 months to go thru the entire building process. Micah Austin clarified the current Ordinance and the fact that we are staying within our current ordinance.

There was a discussion regarding the bond. Susan Buxton clarified the enforcement of the bond.

Mayor Nina Jonas voiced concerns regarding having a whole in the ground for an additional period of time. She is concerned about the strain this will have on the community. Mayor Nina Jonas asked all of council to weigh in on this matter. There was a discussion of 30 months plus 6 months or 24 months plus 6 months.

Motion to approve the amended and restated development agreement between the City of Ketchum and Trail Creek Fund LLC with two changes to read 30 months and 6 months for employee housing and Section 13 should say distribution lines not transmission lines.

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

d. Recommendation to Enter into a Contract for Services with Wendy Pabich, Ph.D. – Suzanne Frick, City Administrator.

City Administrator Suzanne Frick presented explaining what the contract consists of.

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

Councilor Baird Gourlay questioned the length of the contract. Suzanne Frick explained what has been completed over the past year and the importance to the City regarding Water Rights and what will be completed over the next year. Suzanne Fick said a presentation will be coming before council in the future. Mayor Nina Jonas explained that she appreciates the expertise level and feels it is important. The Mayor invited the council members to join in on the round table conversations.

Motion to recommend that the Ketchum City Council approve the proposed contract with Wendy Pabich, PH.D.

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

8. EXECUTIVE SESSION to discuss:

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

Motion to go into Executive Session at 7:42 pm to discuss Litigation pursuant to Idaho Code §§74-206 1(f)

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

Motion to come out of Executives Session at 8:17 pm.

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

9. ADJOURNMENT

Motion to adjourn at 8:18 pm.

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



 Nina Jonas
 Mayor



 Robin Crotty
 Interim City Clerk