



# City Council

## Regular Meeting

~ Minutes ~

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

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Monday, October 20, 2014

5:30 PM

Ketchum City Hall

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

Also Present: Suzanne Frick, City Administrator  
Paul Fitzer, City Attorney  
Robyn Mattision, Public Works Director/City Engineer  
Mike Elle, Fire Chief  
Dave Kassner, Police Chief.

### 1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:34 p.m.

### 2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

#### a. Communications from Mayor & Council

Councilor Anne Corrock suggested the council work on strategic planning.

Councilor Jim Slanetz commented on giving out flu shots to employees; he feels it is a personal decision rather than a personnel decision. Councilor Slanetz also commented that they had a street party and raised \$2,500 for improvements to the skatepark.

Councilor Baird Gourlay updated the Council on the Airport.

Mayor Nina Jonas said that Smith will be moving to three different locations, Portland, Clearfield, Utah, Parsippany, New Jersey; the move will be completed by 2018.

#### b. Appointments & Proclamations:

##### i. Ketchum Events Commission Appointments – Jen Smith, Parks and Recreation Director.

Jen Smith, Director of Parks and Recreation, is recommending appointment of Tony Parkhill and Anna Svigdal to the Ketchum Events Commission and is also recommending confirmation of Suzanne Frick's role on the board.

***Motion to approve Anna Svigdal and Tony Parkhill appointment to the Special Events Committee along with Suzanne Frick.***

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

**3. COMMUNICATIONS FROM THE PUBLIC.**

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

Jason Miller, Mountain Rides, updated the council on the transportation hub, it is moving forward and they will be rebidding the project in February or March.

**b. Wood River Valley Studio Tour regarding use of the Visitor Center – Suzanne Hazlett.**

Gary Lipton, KURA Commissioner, presented the idea of having the Wood River Studio Tour use the Visitor Center and Park for their event next year. The KURA approved the use of the Visitor Center. Suzanne Hazlett said the artists would be doing demonstrations and engaging the community. There will be a mosaic installation in the Visitor Center and the event would take place August 18-23, 2015.

The Council all felt it would be a great idea.

**c. Update on Ketchum Energy Advisory Commission initiatives and projects-Aimee Christensen.**

Aimee Christiansen gave an update on the Ketchum Energy Advisory Commission. Aimee highlighted the community goals of the committee including resilience, economy, and environment. Idaho Power has created a Wood River Renewable Energy Working Group, and they are currently evaluating three different types of product. The Commission has provided a series of Town Halls. The City budgeted \$25,000 for the KEAC in the current budget year and the commission will be using that for a city solar demonstration project at the Ore Wagon Museum.

**d. Visit Sun Valley Quarterly Report – Arlene Schieven, Executive Director VSV.**

Arlene Scheiven, Visit Sun Valley, presented the quarterly report to the Council. The local option tax numbers for the quarter are up 3% year to date and Sun Valley's are up 3.5%. The room nights sold were up for June, July, and August, and down in September. Website visits were up 46%, and all social media properties showed increases. Arlene gave public relation highlights, and said the winter advertising started in October rather than November this year. They completed a review of the website and are looking to enhance it and move towards a responsive format. Arlene went over the current initiatives that Visit Sun Valley is working on.

**e. Blaine County Bike and Pedestrian Master Plan Presentation and Resolution 14-023 – Jason Miller.**

Jason Miller presented the Bike/Ped Master Plan which was made possible by a collaboration of all the cities, the county, and Mountain Rides. He is requesting a resolution in support of the plan. The plan will be kept by Mountain Rides, but is a collaborative document. After the plan is adopted the next step is getting identified representatives from each group to start working to implement projects.

Councilor Anne Corrock asked if this is the physical part of implementing the plan, or does it include education. Jason clarified that Phase 1 is focused on infrastructure, and the needs that are in each community.

Councilor Baird Gourlay asked for clarification of wayfinding. Jason said they did not get into the details of wayfinding, and clarified that the plan boundaries do not include the dirt piece of the biking. Councilor Gourlay suggested they put some directions to certain rides.

***Motion to approve Resolution 14-023 approving and adopting the Blaine County Bicycle and Pedestrian Master Plan.***

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

#### 4. AGREEMENTS AND CONTRACTS.

##### a. **Contract for Services with the Animal Shelter – Dave Kassner, Police Chief.**

Dave Kassner, Police Chief, introduced Joanne Dixon, Animal Shelter Executive Director, to address any questions the Council may have.

Councilor Jim Slanetz commented that the contract has been changed to say that the owners are responsible for costs. Councilor Slanetz asked for clarification on why the rabies vaccinations are required; Joanne Dixon said they do everything they can to locate the owner before they vaccinate.

***Motion to authorize Mayor Jonas to sign the 2014-15 Cooperative Agreement with the Wood River Animal Shelter for the amount of \$2,000 to provide facilities and services for the care and safe housing of animals found in the City of Ketchum.***

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

##### b. **Snow Hauling Contracts – Robyn Mattison, Public Works Director/City Engineer.**

Robyn Mattison, Public Works Director/City Engineer presented the contracts, which are with trucking companies to remove snow from the city. The same contract and rate has been used for several years.

Councilor Anne Corrock asked if there is an RFP put out to all contractors, or if it stays with the same ones every year. Robyn clarified that they have stayed with the same ones every year.

Councilor Baird Gourlay commented on the fuel surcharge in the contract, even though the cost of gas has gone down 25%.

***Motion to approve the contract with Joe's Backhoe Service, Inc., S. Erwin Excavation Inc., Sawtooth Construction dba Earthworks LLC., Hiatt Trucking Inc., Rick's Excavation Inc., Anderson Asphalt Paving, All Seasons Landscaping, Bald Mountain Excavation and Lunceford Excavation, Inc. with the caveat that Robyn will look into the surcharge for fuel.***

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

**c. Comprehensive Service Agreement with Banyan Technologies, Inc. for SCADA Support – Robyn Mattison, Public Works Director/City Engineer.**

Robyn Mattison, Public Works Director/City Engineer presented the Agreement. The SCADA support system is basically the brains of the system, and provides information for the operators. It is very important to keep the system up and running. The contract is for continued service of the SCADA system, it is the same cost and service provided as last year.

***Motion to approve the service agreement with Banyan Technologies Inc. for the amount of \$8,803.00.***

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

**d. Contract with Blaine County Ambulance District, Mike Elle, Fire Chief.**

Mike Elle, Fire Chief said this is the same contract that is signed each year to provide medical services in North Blaine County. There is a 3% increase over last year in the contract. The contract is for readiness not for response.

Councilor Anne Corrock commented the City is subsidizing it for about \$100,000.

Mike clarified that the City is one of five contractors with the Blaine County Ambulance District.

***Motion to approve the emergency medical services agreement.***

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

Mike Elle encouraged people to get flu shots to cut down on Ebola calls. The department is prepared, they have weekly planning meetings and are using the CDC guidelines.

**e. GIS Agreement with Blaine County – Rebecca Bundy, Senior Planner.**

Rebecca Bundy, Senior Planner explained that this is a renewal for the GIS Services provided by Sam Young at the city every Tuesday. The work that Sam does makes the rest of the staff's work much more efficient.

***Motion to approve the GIS Interlocal Agreement between the City of Ketchum and Blaine County in the amount of \$16,224.92 for the provision of GIS services for fiscal year 2014-15 and authorize the Mayor to sign the agreement.***

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

**f. Bald Mountain Lodge Development Agreement Extension – Rebecca Bundy, Senior Planner.**

Rebecca Bundy, Senior Planner, said Bald Mountain Lodge is requesting a 12 month extension for timelines A, B, and C per addendum #2 to the original September 2010 Bald Mountain Lodge Development Agreement. Timeline A would require a building permit application by May 7, 2015. The city has received public comment in support of the extension. Rebecca went through the project milestones and the current project timing requirements; all timelines are being extended by one year. Rebecca also went over the waivers granted by the PUD. Staff is recommending that the council approve an extension and require a building permit to be applied for by May 31, 2015, and construction commence by November 2015, and if the permit is not filed and construction does not begin within the timeframes, project timelines revert to Timeline C of the original agreement.

Jim Garrison thanked the City for their patience; the groundbreaking planning is underway right now.

Steve Burnstead, Bald Mountain Lodge, LLC, said they have been engaged with the Aspen Company, which is owned by the Crowne Family. The Aspen Company is self-financed. Steve said this is the last and final time they will ask the Council for an extension.

Mike Kerby, Bald Mountain Lodge, LLC, thanked the council for their patience. The only condition Aspen Company requested was that the entitlements stay in place for the additional year.

Councilor Anne Corrock clarified that they are requesting approval of option 1.

Dick Fenton commented on the need for competitive high quality hotels.

Harry Griffith said the new hotel would be the single most important economic driver. The direct economic impact is worth about seven million dollars on average per year, the impact on visitor spending is worth about 64 million per year and will create more than 100 permanent jobs. Harry encouraged the City to approve the extension.



**Public comments:**

Lee Chubb requested assurance regarding water considerations.

Mickey Garcia supports approval of the extension

Jed Gray, Vice President of the Sun Valley Board of Realtors and board member of the Western Mountain Alliance of Realtors, commented on ski resort competition. He encouraged the council to approve the extension approval of option 1.

Mary Jane Conger commented on the need to consider transportation.

Elizabeth Grabher encouraged the council to pass option 1

Bob Jonas asked about the exception of employee and workforce housing.

Olin Glenne, owner of Sturtevant's urged the council approve option 1.

Brian Barsotti commented on the difficulty on building a hotel in Ketchum.

Erik Vorm, Cornerstone Bar and Grill, urged council to approve the extension as requested.

Closed public comment

Jim Garrison clarified that when the application was made Galena Engineering did a report showing there was sufficient capacity in both First Street and Washington Street water lines. Jim also said there will be transportation services, and there is a bus stop in front of the property.

Council President Michael David encouraged them to think about where the employees will be living. There is not enough housing in the north valley. Councilor Jim Slanetz commented that it will put a lot of pressure on the City and URA to work on housing. In this instance the benefits outweigh the impacts, but he is concerned about setting a precedent.

***Motion to direct staff to draft the amendment to the development agreement per the applicants request for option A.***

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

**g. Freis Right of Way Encroachment Agreement – Rebecca Bundy, Senior Planner.**

Rebecca Bundy, Senior Planner, presented the agreement. The applicant is proposing to extend East Avenue about ten feet to the north, replace the crumbling railroad tie retaining wall with a concrete retaining wall and provide some drainage improvements.

***Motion to approve the right of way encroachment proposed by Jay Freis.***

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

**h. MASSV Tolling Agreement – Stephanie Bonney, City Attorney.**

Paul Fitzer, City Attorney presented the MASSV Tolling Agreement.

Council President Michael David clarified that at the previous meeting's executive session they discussed potential litigation. MASSV was going to sue the City of Ketchum and the council tried to find a way to minimize the damages. The amount is based on what had been spent so far to cover the city and what MASSV had spent, and allows them to move forward to defend against the lawsuit.

Mayor Nina Jonas clarified that a lawsuit was going to be brought against the City for failure to provide insurance, when the City had told MASSV they would indemnify them for the event.

Councilor Anne Corrock was concerned this is structured with the 17,500 number going forward. Paul Fitzer clarified the number is low if the city goes to trial, but there is a lot to go before we get there.

Councilor Baird Gourlay added that ICRMP is covering the city for its part. Suzanne Frick, City Administrator clarified that ICRMP has agreed to cover the city, however they have not agreed to cover MASSV.

Councilor Anne Corrock clarified that if we get to the end of the 17,500 the council will discuss it again, and MASSV could then bring suit. Paul clarified that rather than fight them now, there is a good chance the city will never have to fight them. Councilor Gourlay commented that it is well worth it to avoid fighting a lawsuit.

Suzanne Frick added that there is considerable value in MASSV and the City combining forces.

***Motion to approve the tolling agreement between MASSV and the City of Ketchum.***

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

**5. ORDINANCES AND RESOLUTIONS.**

**a. Ordinance 1122 – Sewer Revenue Refunding Bond Ordinance – Stephanie Bonney, City Attorney.**

Paul Fitzer, City Attorney, presented the Ordinance 1122. The proposal is to issue refunding bonds, interest rates are at record lows and if the city refinances the 2004 and 2006 sewer bonds and reissues them it will save about \$220,000.

***Motion to waive the three readings of Ordinance 1122 and read Ordinance 1122 by title only.***

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

*Motion to adopt Ordinance 1122 authorizing and providing for the issuance of a sewer revenue refunding bond, series 2014, in a principal amount not to exceed \$2,160,000, for the purpose of refunding the city's outstanding sewer revenue bond, series 2004 and parity lien sewer refunds; providing revenue bond, series 2006; providing for the collection and application of sewer revenues to pay the principal of and interest on the bond; establishing funds; providing for the form, execution, registration, maturity, and payment of the bond; providing covenants relating to the bond and the tax-exempt status of the interest on the bond; approving a form of loan agreement between the city and the Idaho Bond Bank Authority; providing for related matters; approving a summary of this ordinance for publication; and providing an effective date.*

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

6. **CONSENT CALENDAR.**

*Motion to approve the consent calendar.*

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

7. **EXECUTIVE SESSION to discuss:**

- a. Personnel - pursuant to Idaho Code §§67-2345 1(b).

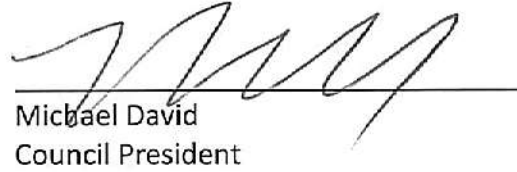
Motion to go into executive session to discuss personnel pursuant to Idaho Code §§67-2345 1(b).

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



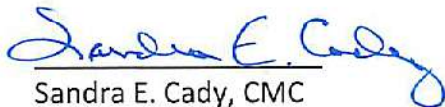
8. **ADJOURNMENT.**

Councilor Baird Gourlay motioned to adjourn at 9:40 p.m. Councilor Jim Slanetz seconded , the motion passed unanimously



Michael David  
Council President

ATTEST:



Sandra E. Cady, CMC  
City Clerk