



# City Council

## Regular Meeting

~ Minutes ~

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

Monday, August 4, 2014

5:30 PM

Ketchum City Hall

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

**Absent:** Councilor Jim Slanetz

**Also Present:** Ketchum City Treasurer/Clerk Sandra Cady  
Ketchum Director of Planning and Building Joyce Allgaier  
Ketchum Assistant to the City Administrator Lisa Enourato  
Ketchum Administrative Clerk Katie Carnduff

### 1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:32 p.m.

### 2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

#### a. Communications from Mayor & Council

None

### 3. COMMUNICATIONS FROM THE PUBLIC.

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

Jon Duval commented on what he believed was an oversight in the funding for the innovation center in the 2014-15 FY Budget.

#### b. Presentation on Senior Project regarding 4th Street – Matthew McGraw, Wood River High School Senior.

Matthew McGraw at student a Wood River High School working on his Senior Project, wanted to attempt to make 4th Street better for walking and biking. Matthew outlined the great things and the problems associated with 4th Street. Matthew suggested changing the road to one way and adding full size bike lanes separated from the road by removable armadillos.

Councilor Anne Corrock clarified that the parking would be on one side and the bike lane would be on the other.

Council President Michael David asked if Matthew had suggestions for keeping drivers from making left hand turns off of 4th Street onto Main Street. Matthew suggested a trial run with a sign.

Mayor Nina Jonas clarified that Matthew is suggesting the bike lane be on the south side versus the north side because of the parking. Matthew said it would be more convenient for cars.

#### c. Update on the Big Wood River Bridge Project – Mike Pepper, KMP Planning.

Mike Pepper, KMP Planning, presented to the Mayor and Council on the proposed Big Wood River Bridge Project. The Project is designed as a bridge replacement project. They are widening the bridge to four lanes. Mayor Nina Jonas asked if there would still be parking at the end of the bridge. Mike Pepper said the parking would no longer be there, there will be guard rails to prevent people from driving and

parking in that area. Mike Pepper briefed the Mayor and Council on the planning process that has been done in regards to the design of the bridge. The bridge will be about 30 feet longer than the current bridge, and will be about 3 feet higher. Wildlife passage under the bridge will be dramatically improved. Mayor Nina Jonas asked if they will be clearing vegetation on either side of the bridge. Steve Hunter, ITD, said the maintenance of the right-of-way will be the responsibility of the Idaho Transportation Department. Mike Pepper showed renderings of what the new bridge would look like, and said the construction is planned for 2016-2017.

Councilor Baird Gourlay asked if the construction could be done at night. Mike Pepper said some limited night work could be done during the project, but there is not a plan to do the major construction work done at night. They will have more information regarding that at the final design open house.

Mayor Nina Jonas asked if there was parking available on hospital drive for river access. Mike Pepper said there is on street parking.

Joyce Allgaier, Director of Planning and Building asked if there would be a painted bike lane for the shoulder. Mike Pepper said they are not planning on that, would prefer people use the bike path.

**d. Update on Highway 75 Construction – Justin Price, Idaho Transportation Department.**

Justin Price from the Idaho Transportation Department updated the council on the status of the construction taking place on Highway 75. The Idaho Transportation Department has completed Stage One and Two and are operating in Stage 3, which is the completion and the reconstruction of the northbound lanes. Traffic impacting work should be completed by mid-September as long as weather holds and there are no other delays.

**4. PUBLIC HEARINGS.**

**a. 101 1st Avenue Townhomes, Townhouse Subdivision Preliminary Plat, Benchmark Associates – Rebecca Bundy, Senior Planner.**

Joyce Allgaier, Director of Planning and Building, presented the request of a preliminary plat approval for 101 1st Avenue Townhomes. It is a proposed project of seven attached units. They have broken ground and have a building permit. The planning commission made a recommendation that the council approve the preliminary plat. The application meets with the standards and staff recommends approval by the City Council.

Councilor Anne Corrock asked how long the project would be in the right of way. Garth McClure answered that it would be through next summer.

Mayor Nina Jonas opened public comment, and there was no public comment.

***Motion to approve the 101 First Avenue Townhomes, Townhouse Subdivision Preliminary Plat, finding the application meets with the applicable review standards with the conditions 1 – 7, as noted in the staff report:***

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

**5. COMMUNICATIONS FROM STAFF.**

**a. 171 East Avenue Townhomes, Townhouse Subdivision Preliminary Plat, Benchmark Associates – Rebecca Bundy, Senior Planner.**

Joyce Allgaier, Director of Planning and Building, presented the request for a preliminary plat for 171 East Avenue Townhomes. The project is located south of the Lee Gilman office at the corner of 2nd and East Avenue. The Planning Commission recommended approval to the City Council. Staff found that the townhomes meet with review criteria and recommend approval of the preliminary plat.

Mayor Nina Jonas opened public comment, and there was no public comment.

***Motion to approve the 171 East Avenue Townhomes Townhouse Subdivision Preliminary Plat, finding the application meets with the applicable review standards with the conditions 1-8, as noted in the staff report.***

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

## 6. AGREEMENTS AND CONTRACTS.

### a. Agreement with Zions Bank Public Finance for Municipal Advisory Services – Sandra Cady, City Treasurer/Clerk.

Cameron Arial, Vice President of Zions Bank Public Finance presented a proposal to refinance the 2004 and 2006 Wastewater Revenue Bonds. Cameron outlined the potential savings that could be realized if the Bonds are refinanced. Cameron said they recommend the City use the Idaho Bond Bank Authority (IBBA) to refinance the bonds, the benefits of using the IBBA are lower up-front issuance costs, lower interest rates, a streamlined process, and increased marketability. The gross savings could be potentially a 4.3% - 5.4% savings for a gross savings of over \$100,000. Refinancing the debt would boost the debt service coverage for the City.

Mayor Nina Jonas asked if refinancing would help the City's rating, and Cameron said it will.

Council President Michael David clarified that the other municipalities you are pooled with is just a matter of timing.

Council President Michael David asked what is the downside to refinancing the bonds. Cameron said the cost, as well as potential market risk.

The Council requested that this item be discussed further at the August 18th meeting so that it could be reviewed by the new City Administrator Suzanne Frick.

### b. Art in Public Places Agreement with Sun Valley Company – Jennifer Smith, Director of Parks and Recreation.

Jennifer Smith, Director of Parks and Recreation and representing the Ketchum Arts Commission presented an Art in Public Places Agreement with Sun Valley Company, the agreement is in regards to a project to wrap a gondola car in original art. Ralph Harris was chosen as the artist, Stephanie Bonney, the City Attorney recommended not accepting a couple of the changes by Sun Valley Company, but would defer to the council's decision. Jennifer's recommendation and the Ketchum Arts Commission's recommendation is to approve the agreement. The cost of the project is covered through donor funding. The car will be displayed in Town Square through the Jazz Jamboree and then taken back to River Run and hung back on the line.

Councilor Anne Corrock asked for clarification of Stephanie Bonney's concerns. Mayor Nina Jonas said that Stephanie's concerns were in regards to the liability covering everything while the gondola was in town square, including what might be done by Sun Valley Company's employees.

***Motion To: Approve the Art in Public Places Agreement regarding the gondola car "Cover Art" project for Mayor Jonas' signature.***

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

7. **ORDINANCES AND RESOLUTIONS.**

a. **Resolution 14-015 Providing for Publication of Notice of Public Hearing and Public Hearing for the 2014-15 Fiscal Year Budget – Sandra Cady, City Treasurer/Clerk.**

Sandy Cady, City Treasurer/City Clerk, presented Resolution Number 14-015 to the Mayor and Council. The resolution approves the proposed budget and provides for the notice of public hearing. The proposed budget includes the changes made by the Council at the previous meeting. The proposed budget includes an increase of 18% for health insurance, a 2% COLA for employees except for fire fighters, 3.8% COLA for the firefighters, a reduction of 52% for the Health HRA and funding for 3 firefighters that were previously funded by a two year grant. After the Resolution is adopted only reductions can be made to the proposed budget. The Public Hearing is scheduled for August 26, 2014.

Council President Michael David felt it was important to provide the remaining \$28,000 funding for the Ketchum Innovation Center. Councilor Baird Gourlay suggested that the City use money from contingency. Council President Michael David suggested splitting the funding between Contingency and the Fund Balance. Sandy Cady said that the Fund Balance would be 17.1% if that change was made.

Public Comment:

Phylis Shafran, Ketchum Resident would like to know how much the attorney's cost the City a year, and encouraged the City to find someone local. She also wanted to know the justification for the Council receiving full medical benefits.

***Motion to approve Resolution Number 14-015 approving the proposed budget for the fiscal year beginning October 1, 2014 and ending September 30, 2015, containing the proposed expenditures and revenues necessary for all purposes for said fiscal year to be raised and appropriated within said City and providing for publication of notice of public hearing and for public hearing thereon, and amend the resolution to allocate an additional \$14,000 from contingency and \$14,000 from the fund balance to cover the Ketchum Innovation Center Costs.***

<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
<b>ABSENT:</b>	Jim Slanetz

b. **Ordinance 1119 Adopting the FY2014-15 Budget (First Reading) – Sandra Cady, City Treasurer/Clerk.**

Sandy Cady, City Treasurer/Clerk, presented Ordinance 1119 adopting the FY2014-15 Budget, and recommended the Mayor and Council approve the first reading.

***Motion to approve the first reading of Ordinance 1119, entitled the annual appropriation ordinance for the fiscal year beginning October 1, 2014, appropriating to the various budgetary funds, sums of money deemed necessary to defray all necessary expenses and liabilities within each fund for the ensuing fiscal year, authorizing a levy of a sufficient tax upon the taxable property and specifying the objects and purposes for which said appropriation is made, and providing an effective date; and scheduling a second reading for August 18, 2014.***



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

## 8. COMMUNICATIONS FROM THE PRESS.

## 9. CONSENT CALENDAR

- a. Approval of minutes: July 21, 2014.
- b. Recommendation to approve current bills and payroll summary.
- c. Approval of the 2014-15 Liquor, Beer and Wine Licenses.
- d. Contract for Services with Karen Jacobsen for the City's Bollard Sleeve and Concrete Stamp Project (part of the Transit Center Project.)
- e. Contract for Services with Randi McIntee for the City's Tree Grate project (part of the Transit Center Project.)
- f. Contract for Services with Kim Frank for the City's Tree Grate Project (part of the Transit Center Project.)

Jennifer Smith, Parks and Recreation Director, clarified that the funding for the Transit Hub Art projects come from the Ketchum Arts Commission Trust Fund.

*Motion to approve the consent calendar.*

<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
<b>ABSENT:</b>	Jim Slanetz


## 10. ADJOURNMENT.

*Motion to adjourn at 8:10 p.m.*

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

  
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 Nina Jonas  
 Mayor

ATTEST:

  
 Sandra E. Cady, CMC  
 City Clerk