



REGULAR KETCHUM CITY COUNCIL MEETING
Monday, March 17, 2014 at 5:30 p.m.
Ketchum City Hall, Ketchum, Idaho

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

Also Present: Ketchum Interim City Administrator Ray Silver
Special Ketchum City Attorney Paul Fitzer
Ketchum Fire Chief Mike Elle
Ketchum Parks and Recreation Director Jen Smith
Ketchum Public Works Director/City Engineer Robyn Mattison
Ketchum Street Superintendent Brian Christiansen
Ketchum Police Chief Steve Harkins
Recording Secretary Sunny Grant

1. The meeting was called to order by Mayor Nina Jonas at 6:06pm.

Communications from Mayor and Councilors

2. **Recognition of the Ketchum Firefighters Local 4758 for the IAFF National Media Award for Public Relations 6:08:00 PM**

Also present: Ketchum Fire Chief Mike Elle

International Association of Fire Fighters Field Service Rep / Professional Fire Fighters of Idaho President Ron Davies

Ketchum Fire Chief Mike Elle said Local 4758 was formed in June, 2009, initially by eight Ketchum firefighters. Ketchum's full-time firefighters and paid on-call volunteers fully support each other.

Professional Fire Fighters of Idaho President Ron Davies said Ketchum Professional Firefighters Local 4758 beat out firefighters in New York City and the entire State of Nevada to win the 2013 National Media Award for IAFF Affiliate Public Relations or Political Campaign or Project. He presented the award to Union President John Rathfon. Union Vice President Lara McLean related the community service accomplishments of Union 4758. 6:14:46 PM Mayor Nina Jonas said it was amazing how much Ketchum's employees do for their jobs, their peers and their community.

3. **Communications from Council**

- Councilor Baird Gourlay is liaison to the Friedman Memorial Airport. It's great news that the airport is being improved and more flights are coming in. He warned air passengers to allow enough time prior to flights.
- Mayor Nina Jonas introduced Ketchum's Interim City Administrator Ray Silver. 6:18:00 PM

4. **Communications from the public.**

- Bald Mountain LLC partner Steve Burnstead said 6:19:09 PM they are marketing Bald Mountain Lodge nationally, and are excited about new opportunities. Financing is still the biggest challenge for all development projects, including hotels. Burnstead asked City leadership to be patient with all its hotel projects.

5. **Presentation on Idaho Transportation Department's State Highway 75 Big Wood River Bridge Project**

*Also present: Ketchum Public Works Director/City Engineer Robyn Mattison
KMP Planning Public Involvement Lead Mike Pepper
ITD Big Wood River Bridge Project Manager Steve Hunter
Other project officials: Steve Tonks, Todd Johnson*

6:22:44 PM Project Manager Steve Hunter said this is the second part of the Highway 75 widening and improvement project that was approved in 2008.

6:24:18 PM They are in the first stage of planning and designing the bridge. Funding is secure. The design process will take about two years. Design and construction concerns are environmental issues, wetlands, the river and vegetation. The team is working with the Regional Transportation Committee's wildlife subcommittee. A lot of people park in the area to go fishing or swimming in the river, and the team is working on alternative parking. Water quality, drainage, construction noise and staging are additional concerns, and will have to be permitted by the Army Corps of Engineers before construction begins. The team is meeting with local stakeholders, including Blaine County Recreation, Blaine County Road and Bridge, the hospital, Lane Ranch Homeowners, etc.

Communications from Staff

6. Blaine County Road and Bridge Levy 6:36:58 PM

*Also Present Ketchum Street Superintendent Brian Christiansen
Blaine County Commissioner Jacob Greenberg
Blaine County Commissioner Angenie McCleary*

Blaine County asked its local jurisdictions for input on a proposed Road and Bridge two-year temporary levy to maintain deteriorating County roads. The County needs to collect \$3.5 million each year for two years to bring the roads up to standard. The levy could be just for County roads; or it could share 50% of the revenue collected in each city with the cities for their roads. In a letter dated October, 2013, Ketchum said it would support a bond for the minimal amount the County needs (0.65% of property values), with the option that 50% of the revenue would come back to Ketchum. With this option, Ketchum would receive about \$800,000 each year for two years. Ketchum Public Works Director Robyn Mattison suggested Ketchum will gather public input to decide the most appropriate use of these funds for Ketchum residents. 6:40:02 PM

- Blaine County Commissioner Angenie McCleary said it is important to give voters a clear idea of how the money will be spent. Blaine County has listed all County roads that will be maintained in each year of the levy.
- Blaine County Commissioner Jacob Greenberg said the County will prioritize its list if the levy passes. He suggested cities do the same.
- Councilor Jim Slanetz said the state should be raising the gas tax.

County Commissioners Greenberg and McCleary said raising the gas tax 6:44:00 PM has been the topic of discussion several times at Idaho Association of Counties meetings. The gas tax hasn't been raised since 1995. The Blaine County Commissioners and the majority of other Idaho counties agree; but federal and state legislators have said they won't address the topic until the election is over. The trucking association suggested the Legislature raise the gas tax two cents each year for the next three years, but six cents will not provide enough money. One reason for a temporary two-year levy is to provide funding until the Legislature realizes they need to deal with State needs.

- Councilor Corrock said the Association of Idaho Cities also discussed a gas tax.
- Councilor David suggested there should be some consistency in how the county and cities present the proposed levy. 6:46:16 PM

Commissioner Greenberg expressed dismay that the County had waited this long. The service life of many County roads is less than seven years. Once roads reach this point, it costs much more to bring them back to standard than if they are maintained regularly.

6:52:20 PM Public Works Director Mattison said Ketchum could spend their allotted money on equipment and general operations, which would leave more money in the General Fund for other uses.

PUBLIC COMMENT:

Mickey Garcia encouraged everyone to vote for the levy. Deteriorating roads and bridges is a global problem and an American problem. A tax for vehicle weight/class and mileage is common sense, but will take years to accomplish.

Councilor Anne Corrock moved to provide Blaine County with general language regarding potential levy spending similar to Line 1, which reads, "If the special roadway levy is approved, the City of Ketchum plans to gather public input in order to decide the most appropriate way to use the levy funds for Ketchum residents." Motion seconded by Council President Michael David. Motion passed unanimously. 7:01:16 PM

Councilor Baird Gourlay wanted to add that Ketchum would "gather staff and public comment" to the motion but the County already has approved ballot language.

7. Ketchum Recreation and Public Purposes Project Update 7:02:16 PM

*Also Present: Jeff Smull, Wood River Whitewater Park Committee
Hulen Meadows resident Jim Jaquet
Hulen Meadows resident Jima Rice*

The BLM recently told Ketchum Parks and Recreation Department that they want the department to continue to maintain the Sun Peak area, and will reinstate paying Ketchum \$1,500 annually for daily maintenance at Sun Peak between July 4th and Labor Day.

Ketchum Parks and Recreation Director Jen Smith presented a history of Ketchum's Recreation and Public Purposes Act application. Last year, the BLM told Ketchum they no longer had the resources to continue with the R&PP application. The City of Ketchum and stakeholders asked BLM to allow them to pay for a National Environmental Policy Act (NEPA) Review contractor in order to continue the project. The River Park at Sun Peak 60% design has been approved.

The second round draft NEPA review is underway. Recently, a Ketchum R&PP team met with BLM staffers, scientists and engineers. The Environmental Assessment should be complete in about a month.

The Mayor's Task Force recommends Ketchum stay the course through the NEPA process, and reassess only if new costs arise. 7:10:44 PM The BLM is committed to continuing with the process, but they can't give any kind of predecision. 7:12:57 PM

Mayor Jonas told the BLM that Ketchum is trying to manage public and private money and is concerned about the project's cost growth. She said Ketchum can't afford any more money to meet a new BLM request, only to have BLM request something more. The BLM needs to get the Environmental Assessment to the public for a 30-day comment period. 7:18:36 PM Ketchum is putting a lot of money into a project on land owned by the BLM. At this time, BLM doesn't seem to need more data ... they just want more design information about the in-stream elements, drop structures and Hulen Meadows pond excavation.

7:19:57 PM Jeff Smull said the River Park at Sun Peak project will provide river restoration, flood mitigation, recreation, and improve the pond should it be needed for fire safety in the future. The project is a community asset that will improve river health, which will improve environmental health. The project will also create a recreation element that is not in this valley. The design team is working within the NEPA review and Finding of No Significant Impact (FONSI). After public comment, the application will go to Washington, D.C. All major environmental and local recreation organizations and downstream residents support the project. Private donors have offered funding for different components of the park. Some Hulen Meadows support it, and others oppose it.

Some people want to see a definitive management plan, but that can't be done until the project is built. The design team is working to create a site to keep people from parking and walking on Hulen Meadows roadways. Parking has been an issue. The front of the park is on the east side, next to Highway 75. A small parking area is planned to the north of the Hulen Meadows pond for family drop-off and special needs people.

PUBLIC COMMENT: 7:28:00 PM

All comments will go to the River Park Task Force. Design comments will go to the County when the project is under Design Review. Written comment is welcome and will go to BLM.

- Renata Begrin said all the points made for the project are the reasons she has against the project. She said people would support the project if someone talked to them, but, to date, no one has talked to residents who live "yards away" from the project. Begrin added that people are against recreation and having rock concerts on the pond.
- Guy Robbins was involved with the proposed park in Hailey; and has been a kayak guide all over the world. He's spoken with people in other cities with whitewater parks, and the overall response is that it's the best thing that happened to the community. He encouraged Council to stay the course.
- Hulen Meadows resident Jim Jaquet also urged Ketchum Council to stay the course. It's a fantastic recreational resource. There are Hulen Meadows residents who are very supportive of the project.
- Hulen Meadows resident Craig Poulson is a parent to avid kayakers. He thanked everyone involved in the project, which he said is bigger than Hulen Meadows. The project is for youth and young families, has environmental goals and will provide recreation and improve river fisheries. He encouraged Council to keep the project moving.
- Hulen Meadows resident Jima Rice said 153 people had signed a petition indicating they don't want anything built on the west side of the pond. 84 of the petition signers do want river restoration, pond excavation, drop structure restoration and kayaking.
- Hulen Meadows resident Sarah Michael agreed that the project should go forward. The project will bring economic vitality. Keep with it.
- Andrew DeYoung is concerned about scope creep of the project. Stakeholders continue to grow and each wants to grab their own share. The project shouldn't be done until there's a full understanding of all the costs, including ongoing maintenance and future repair of the various structures.
- Hulen Meadows resident Matt Colesworthy is disturbed by Ketchum's inability to contact Hulen Meadows residents except for the one included on the PowerPoint presentation. Hulen Meadows residents can't be stakeholders if no one contacts them.
- Hulen Meadows resident Bob Jonas said everyone should be able to agree on restoring a segment of a living river, creating wildlife and fishery habitat, flood reduction and contributing to the aquifer recharge. He encouraged Council to preserve the only remaining segment of the river corridor publicly accessible from the SNRA down to Bellevue for education, recreation and economic development. The project can also be a water conservation model to restore river ecosystem. Stay the course.
- Mike ___ supports the whitewater park. He has been involved in whitewater and river-related things as a member of the US Kayak Team, coach and guide, and looks forward to the recreational amenity. He was a volunteer for revegetation work for human-impacted beaches in the Grand Canyon; and would like to see restoration along the Big Wood River.
- Hulen Meadows resident James ___ said he was concerned about what is going to go on in the area if the project goes forward. Are there going to be concerts? Hulen Meadows residents need to have more input and less impact.
- Hulen Meadows resident J.C. Doby said he hasn't heard anything about the well that was one of the first components of the project. How much is it going to pump, what are the water rights, 7:43:42 PM where is the water going, and when will it go in. Hulen Meadows residents depend on the aquifer for their water.

- Kirk Ebertz supports the water park. Ketchum is a resort community, and more recreation opportunities will service citizens, visitors and the business core. The water park will be an asset to the community, Ketchum and the Wood River Valley.
- Hulen Meadows resident Anne Taylor would like to be sure the community doesn't lose track of preserving the natural habitat and wildlife environment in Hulen Meadows. Too many structures will depreciate what residents came for.
- Mickey Garcia urged Ketchum to stay the course. The water park will increase Hulen Meadows' property values.
- Brennan Rego grew up at the bottom of Guyer Ridge, at the foot of Baldy. He could sometimes hear rock concerts at the base of Warm Springs, and he could see lifts from where he lived, but he never considered that a problem. If people had stopped the ski mountain from going in, there wouldn't be anything in town today. The water park is important for the future, and it's going to be fun. He didn't think short-term goals should hijack this kind of project.
7:48:07 PM
- Sue Hernandez said this kind of facility is great for the environment, and economic benefit during shoulder season. It will provide awareness of the environment to children. If the community lets one group decide what they don't want in their backyard, it wouldn't have anything.
- Hulen Meadows resident Doug Taylor thinks residents will appreciate having the pond cleaned up and restoration is good. He doesn't like the ugly picnic structures and parking on the West side, but the other improvements are a benefit.

Ketchum Parks and Recreation Director Jen Smith said there is some information on the well on the Ketchum website, along with a preliminary study by Brockway Engineers. A site has been identified and the City has measuring devices in Hulen Meadows wells. Ketchum is working with Donna Finnegan, Dick St. Clair and the Hulen Meadows Homeowners Association to draft some kind of agreement based on what effects, if any, a municipal well site will have on Hulen Meadows.

7:51:49 PM Ketchum Public Works Director Robyn Mattison concurred that the well at this point is just a proposed site. A well would have to go through a permit process and studies to evaluate if it's feasible.

7:52:54 PM Councilor Gourlay asked staff to get more information on the well on the website.

Councilor Gourlay said it is difficult to communicate with 155 people, and asked the Hulen Meadows community to designate some point people to meet with City staff. Ketchum Parks and Recreation Director Jen Smith said she has met with Hulen Meadows residents in their homes to talk design and understand their issues. Jima Rice has set up an ad hoc committee and invited Councilors Gourlay and Corrock and herself to meet with them.

There's \$137,000 left in the Final Design Contract. S₂O bills the City on an ongoing basis.

7:59:36 PM Councilor David said Ketchum wants to communicate with its residents. He encouraged the R&PP team to contact residents who feel they haven't been listened to. He suggested the process be explained better so people know when they will have the opportunity to comment on the design.

8:01:10 PM Councilor Jim Slanetz agreed that Hulen Meadows residents should be more involved. He felt Ketchum should stay the course with the project, and spend as little as possible in the design process.

8. Wastewater Department Energy Efficiency Initiative 8:10:01 PM

Ketchum Public Works Director/City Engineer Robyn Mattison said Ketchum partners with Idaho Power, which has created a Wastewater Energy Efficiency Cohort program, which is funded by a small portion of power rates that go toward energy conservation. The program has installed energy-monitoring software in the wastewater treatment plants of a dozen cities in southern Idaho. Wastewater plants use a lot of energy, and the program's goal is long-term sustainable energy savings. Ketchum's wastewater power plant spends over \$100,000 annually in power costs. Ketchum spends money to exceed National Pollutant Discharge Elimination System (NPDES) requirements. Ketchum will install new equipment this spring that will save money in power costs, and would like to save 10% on energy costs in the next two years. Idaho Power may provide additional rebates in the future.

PUBLIC COMMENT:

- Mickey Garcia said the City should do anything it can to conserve energy. He added that about 85% of the water used in Idaho is for agriculture; and much of the produce is sent out of state.

9. Communications from the Press

- Mountain Express reporter Eric Avissar asked about Air Service Board contracts. Mayor Jonas said contracts with Fly Sun Valley Alliance and the Marketing Alliance were signed so the organizations could start putting the money from the 1% local option tax to work. Councilor Gourlay said the airlines are very excited about their first year occupancy rates.

Agreements and Contracts

10. Road Maintenance Memorandum of Understanding with Blaine County

Ketchum Street Superintendent Brian Christiansen asked Council approval for the annual MOU for chip sealing and street sweeping between the City of Ketchum Street Department and Blaine County Road and Bridge. Ketchum lacks the equipment to chip seal and Blaine County doesn't have street sweepers, so this contract allows them to cover for each other.

Council President Michael David moved to approve the Road Maintenance Memorandum of Understanding between the City of Ketchum and Blaine County concerning mutual road maintenance assistance. Motion seconded by Councilor Jim Slanetz, and passed unanimously.

11. Memorandums of Understanding with Sue Dumke and the Gallery DeNovo and Steven Denholtz for donations of public art

Also Present: Ketchum Arts Commission President Claudia McCain

Ketchum Parks and Recreation Director Jen Smith showed Councilors photos of Ketchum's extensive and very valuable public art collection. The artworks are owned, maintained and insured by the City.

Councilor Baird Gourlay moved to approve the MOU for donations of art for public ownership with Sue Dumke and the Gallery DeNovo and Steven Denholtz. Motion seconded by Council President Michael David, and passed unanimously.

12. Executive Search Services Agreement with Peckham & McKenney to conduct the executive search for the city administrator position.

Ketchum Interim City Administrator Ray Silver said there is adequate funds in the City Administrator's budget to pay for the contract.

Councilor Baird Gourlay moved to authorize the mayor to sign the Executive Search Services Agreement between Ketchum and Peckham & McKenney for the executive search and consulting. Motion seconded by Council President Michael David, and passed unanimously.

Ordinances and Resolutions

13. Ordinance 1115: Amending Title 12, Chapter 40, Ketchum City Code; which provides a percent for public art on all eligible capital improvement projects in the City of Ketchum; providing for savings and severability; repealing all ordinances and parts of ordinances in conflict herewith; and providing an effective date.

Also Present: Ketchum Arts Commission President Claudia McCain

Ketchum Arts Commission member Robyn Mattison

Ketchum Events and Park Reservations Coordinator Sharon Arms

Ketchum Parks and Recreation Director Jen Smith said Council decided on 5% for art on capital improvement projects that don't include public works. Projects over \$1 million will be reviewed by Council. 8:37:51 PM Money generated from a particular project but not used for that project goes into the Ketchum Arts Commission trust fund.

8:40:24 PM **Council President Michael David moved to waive the three readings of Ordinance 1115, and read by title only, pursuant to Idaho Code 50-902. Motion seconded by Councilor Baird Gourlay, and passed unanimously.**

Council President Michael David moved to adopt Ordinance 1115, an ordinance of the City of Ketchum, Idaho, amending Title 12 Chapter 40 Ketchum City Code which provides 5% percent for public art, on all eligible capital improvements projects in the City of Ketchum, providing for savings and severability, repealing all ordinances and parts of ordinances in conflict herewith, and providing an effective date. Motion seconded by Councilor Baird Gourlay. Roll call: Council President Michael David yes, Councilor Baird Gourlay yes, Councilor Jim Slanetz yes, Councilor Anne Corrock yes. Motion passed unanimously.

14. Resolution 14-009: Authorizing Destruction of Semi-Permanent and Temporary Records.

Ketchum Interim City Administrator Ray Silver said this is an annual process whereby State Statute allows records to be disposed of under certain conditions.

Councilor Baird Gourlay moved to pass Resolution 14-009 authorizing destruction of semi-permanent and temporary records. Motion seconded by Councilor Jim Slanetz, and passed unanimously.

15. Consent Calendar

- a. **Approval of minutes from the February 19, 2014 and February 26, 2014 Special Council meetings and the March 3, 2014 Regular Council meeting**
- b. **Recommendation to approve current bills and payroll summary.**

Councilor Baird Gourlay moved to approve the Consent Calendar for March 17, 2014. Motion seconded by Council President Michael David, and passed unanimously.

16. Executive Session

Councilor Baird Gourlay moved to go into Executive Session to discuss litigation and liabilities, pursuant to Idaho Code §67-2345 1(f) at 8:48p.m., seconded by Council President Michael David. Roll call: Council President Michael David yes, Councilor Anne Corrock yes, Councilor Michael David yes, and Councilor Jim Slanetz yes. Motion passed unanimously.

Councilor Baird Gourlay moved to come out of Executive Session, seconded by Council President Michael David. Motion passed unanimously.

Councilor Anne Corrock moved to authorize the Mayor to sign a Memorandum of Engagement with Sean Tajkowski for development of a "City of Ketchum Telecommunications Specification for Standards and Practices" for the City of Ketchum's Information Transport System and Network Communications infrastructure in the amount of \$3,500 to be paid out of the General Fund Contingency. Motion seconded by Councilor Jim Slanetz, and passed unanimously.

Councilor Jim Slanetz moved to authorize the Mayor to sign a Memorandum of Engagement with Sean Tajkowski for the research and development of a project plan with approximate costs to repair and upgrade the City Hall server room to meet National Standards for consistent and redundant Information Transportation in the amount of \$2,000 to be paid out of the General Fund Contingency. Motion seconded by Councilor Baird Gourlay, and passed unanimously.

17. Adjournment

Councilor Jim Slanetz moved to adjourn at 9:08 pm. Councilor Baird Gourlay seconded the motion, and it passed unanimously.

Nina Jonas
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk