



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, November 20, 2017

5:30 PM

Ketchum City Hall

Present: Mayor Nina Jonas – Present by Phone
Council President Jim Slanetz
Councilor Anne Corrock
Councilor Michael David

Absent: Councilor Baird Gourlay

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Mathew Johnson
Director, Finance & Internal Services Grant Gager
Director of Planning & Building Micah Austin
Water Supervisor Pat Cooley

1. CALL TO ORDER

Council President Jim Slanetz called the meeting to order at 5:30 p.m.

2. ROLL CALL

3. APPROVE COUNCIL MEETING AGENDA POSTING: RECEIVE AND APPROVE THE REPORT OF THE CITY CLERK OF THE POSTING OF THIS MEETING'S AGENDA NOTICE.

Interim City Clerk Robin Crotty advised that the Council Agenda was posted on Tuesday November 14, 2017, and has met all posting requirements.

4. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Annie Corrock questioned Mountain Ride signage. Director of Finance & Internal Services Grant Gager and City Administrator Suzanne Frick talked about the agreement that council approved that explains who is responsible for the signage and placement. Councilor Michael David talked about where some signs have been moved from private property to public right of way.

Councilor Michael David thanked Mayor Nina Jonas and Councilors Anne Corrock and Baird Gourlay for their years of service. Council President Jim Slanetz reiterated Michael David's comments.

5. COMMUNICATIONS FROM THE PUBLIC

Resident Gary Lipton referred to his comments from 11 months ago regarding ADA compliance. He talked about this building and the status of the report. Director of Planning & Building Micah Austin advised that a full assessment has been completed and the results of the study will be distributed to the council and the public in 4 to 6 weeks. The study will be followed up with a plan.

6. CONSENT AGENDA: Note: The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.

- a. Approval of Minutes: Regular Meeting November 6, 2017.
- b. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$500,421.37, as presented by the Treasurer.

- c. **Authorization and approval of the payroll register**
- d. **Recommendation to Adopt Resolution No. 17-016 accepting the canvassed election results from the Blaine County Board of Commissioners**

Council President Jim Slanetz asked for approval of the Consent Agenda.

Councilor Anne Corrock questioned Jim Zarubica's bill. Council President Jim Slanetz question John Gaeddert's bills. Director of Planning & Building Micah Austin explained the services and talked about the work that has been completed by Zarubica, Gaeddert and Agnew Beck. Agnew Beck's bill will be on December's 4th bill for approval.

Motion to approve the consent agenda in full.

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

7. DISCUSSIONS (Managed deliberation amongst council, staff and public)

- a. **Presentation, discussion and direction to staff on use of housing in-lieu fees to support community housing within the Galena Lofts development project—Rebecca Bundy and Susan Scovell**

Susan Scovell and Rebecca Bundy presented the research they have done in regard to community housing that could be reasonably priced. They talked about all they have for the initial plan and the difficulties of pre-sale.

Rebecca Bundy showed a conceptual rendering of the project. Location is Leadville and 7th. Project consists of 18 units. There are 19 parking spaces proposed. They talked about the amenities of each unit and about the site and underground parking. Rebecca Bundy explained they are proposing a green building, one level above the cities requirement. This building will also meet the fair housing act and there will be a first floor ADA unit.

Rebecca Bundy explained they are asking the City to chip in. She questioned the City's Impact and Development fees and talked about entitlement fees and what they would be based on. Susan Scovell questioned the \$1M in the city's in-lieu funds dedicated to housing and requested the City take the million dollars and buy 8 to 10 units for affordable housing. They outlined the building costs. They are hoping to build this project for a little over \$6 Million. She outlined the cost to the City if they help with 8 units.

Councilor Anne Corrock clarified that they are asking the City to use the In-lieu fees to help build community housing units and clarified that it is 8, 9 or 10 units and will be sold thru the Blaine County Housing Authority. This was confirmed and Susan Scovell explained that they cannot do rentals with the cost of the land for this project.

Mayor Nina Jonas thanked Rebecca Bundy and Susan Scovell. She asked if this project is in the KURA. Director of Planning & Building Micah Austin advised that it is not. Mayor Jonas questioned the hookup fees for the smaller units and the possibility of reducing those rates. City Administrator Suzanne Frick talked about a possibility of a development agreement or redo the nexus study. Council President Jim Slanetz questioned lowering the number of units. Rebecca Bundy explained they could lower the number of units, however, it will be less affordable units for the community as well.

Councilor Anne Corrock asked staff how this legally works for the City of Ketchum. Attorney Matt Johnson will need to do some research to find out what the city can legally do to assist in the project. Purchasing property out right is cleaner. He voiced concern about supporting a private enterprise. He is not saying something could not be worked out, but he needs to research. Councilor Michael David talked about what In-Lieu fees are collected for and his support of community housing. Michael David questioned the number of a 5-unit projects as opposed to a 15-unit project. Director of Planning & Building Micah Austin explained how fees are determined.

Council President Jim Slanetz asked for public comment.

Resident David Hutchinson advised that he is an enthusiastic supporter of this presentation. He agrees with Michael David that this is what in-lieu fees were developed for and talked about this being a not for profit and the benefits of that. He talked about his participation on Council in the past and advised that he sees this as a very appropriate use of the funds and encouraged council support.

Bob Jonas talked about the supporters of this project and urged the city to participate and make this real.

Neil Bradshaw thanked Susan Scovell and Rebecca Bundy and advised that he is very supportive of this project.

Anita Wayland Ketchum Resident voiced her support of 8 units.

Councilor Anne Corrock talked about the in-lieu housing code and asked if this could be worked into this project. Would this type of project work rather than using the In-Lieu fees? City Administrator Suzanne Frick clarified if there is another development project they could contribute to this project rather than contribute to In-Lieu. Attorney Matt Johnson explained that he thinks there would be room in the ordinance for a private developer to look at this option as a reasonable alternative way to meet the requirement. Councilor Michael David voiced his support.

David Hutchinson encouraged council not to complicate the process and talked about replenishing funds as units came online.

City Attorney Matt Johnson reiterated that research needs to be done prior to moving forward.

Councilor Michael David questioned lowering the finish to reduce cost. Rebecca Bundy talked about buying in bulk and building classy.

City Administrator Suzanne Frick asked for direction from Council so that we could do the legal work and make this project come alive. Attorney Matt Johnson asked for detail on the direction. He questioned if council would like him to create and do the research or just respond. Attorney Matt Johnson advised that we could move forward after research is done. Councilor Michael David reiterated that this is why In-Lieu funds were created. Mayor Nina Jonas voiced her enthusiasm and support of this project and is encouraged by the way in which this conversation is going.

All of Council is in support of 8 units. City Administrator Suzanne Frick explained that staff will work with Susan Scovell and Rebecca Bundy to strategize the legal issues and come back to council for further direction.

b. Presentation on Sun Valley Economic Development 3Q Report—Sun Valley Economic Development

Postponed to December 4, 2017.

8. PUBLIC HEARING: to begin at 6:00 p.m.**a. Third Reading of Ordinance #1158 to amend the Land Use Ordinance, Title 17, Chapter 17.125, Off Street Parking and Loading**

Director of Planning & Building Micah Austin asked for approval of the Third Reading and authorize the City Clerk to publish.

Councilor Anne Corrock asked for analysis of the vacant land. Director of Planning & Building Micah Austin advised that there was not an analysis of vacant land. The analysis was based on the last 17 years of trends.

Council President Jim Slanetz opened the meeting for public comment. There was none.

Councilor Anne Corrock stated her concerns and how this effects code and how this will affect short term lodging. She voiced concerns about where this new ordinance is taking the City and about past fails and consistency in codes being key in development. Anne Corrock advised that she will not vote for this because she feels it is taking the city in the wrong direction.

Council President Jim Slanetz questioned if Councilor Anne Corrock would like the code to stay the same. Anne Corrock talked about the history of approving the code in 2006.

Councilor Michael David clarified his past comments explaining that this does not solidify it at a higher FAR. This just provides an opportunity to go there. He likes the direction and commends the staff for their work.

Mayor Nina Jonas talked about balancing goals and the difficulty of looking at this all as one. It is worth going in this direction.

Council President Jim Slanetz thinks this is a step in the right direction and advised that he does not know how this will play out, but he also understand that the Ordinance as not set in stone.

Motion to approve the third reading of Ordinance #1158 by title only and direct the City Clerk to publish the summary ordinance in the local newspaper.

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| RESULT: | ADOPTED [3 TO 1] |
| MOVER: | Michael David, Councilor |
| SECONDER: | Jim Slanetz, Council President |
| AYES: | Nina Jonas, Michael David, Jim Slanetz |
| NAYS: | Anne Corrock |
| ABSENT: | Baird Gourlay |

Councilor Michael David read the title aloud.

9. COMMUNICATIONS FROM STAFF**a. Recommendation to approve Contract #20136 with Pipeline Inc. – Water Superintendent Pat Cooley**

Water Supervisor Pat Cooley asked for approval of contract 20136 with Pipeline Inc. He outlined the project and advised that the cost will be split between the City of Ketchum and Sun Valley Water Sewer District.

Councilor Michael David asked if there is approval from SVWSD. Pat Cooley advised that he has a verbal approval from Pat McMann.

Motion to recommend the Council and Mayor authorize the City Administrator to enter into contract #20136 with Pipeline Inspection Services for root removal and repair serves on sewer Main C. as described in the proposal dated November 2, 2017 contingent on written approval from Pat McMann stating the Sun Valley Water Sewer District will pay half.

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

b. Monthly Financial State of the City Presentation by Director of Finance & Internal Services Grant Gager

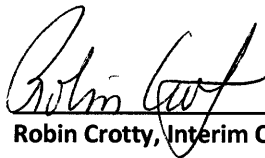
Director of Finance & Internal Services Grant Gager presented the financial status of the city after one month into the fiscal year. He advised that General Fund Revenue is up year to date. He talked about how paid parking revenue has affected this. Grant Gager went over the General Fund Expenditures and explained the reasons for the ups and downs. LOT Revenue is up. Delinquent tax payer paid delinquent amounts owed for the past number of years and he gave credit to Kathleen Schwartzenberger for her diligence in the collection of taxes. Grant Gager advised that the Ketchum economy is doing quite well. He talked about how the room numbers will be affected this year. The Enterprise funds were presented in detail.

Councilor Michael David asked about the Sheriff's contracts. City Administrator Suzanne Frick advised that all contracts will be coming to council on December 4th. She talked about the direction in which we are headed and talked about what the Commissioners want.

10. ADJOURNMENT

Motion to Adjourn at 7:25 pm

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



Robin Crotty, Interim City Clerk

Nina Jonas, Mayor