



City Council

Regular Meeting

~ Minutes ~

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

Monday, December 15, 2014

5:30 PM

Ketchum City Hall

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

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Stephanie Bonney
Ketchum Interim Director of Planning and Building Linda Haavik
Ketchum City Treasurer/Clerk Sandra Cady
Ketchum Police Chief Dave Kassner

1. CALL TO ORDER

Mayor Jonas called the meeting to order at 5:31 p.m.

COMMUNICATIONS FROM MAYOR AND COUNCILORS.

a. Communications from Mayor & Council

Councilor Jim Slanetz said they are looking into an expansion to the skatepark with a grant. Suzanne Frick, Executive Director, said staff will work on the grant application, and come back to the council.

Council President Michael David commended everyone for working on the night bus proposal.

Mayor Nina Jonas said the Arts Commission will have a party at 8:45 a.m. Saturday morning to see the wrapped Gondola come down.

Mayor Nina Jonas said the Ketchum Energy Advisory Committee was awarded a National Renewable Energy Laboratory Grant.

b. Appointments & Proclamations:

i. Mountain Rides Board Appointment.

Mayor Jonas appointed Michael David to the Mountain Rides Board.

Motion to appoint Michael David to the Mountain Rides Board.

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

3. COMMUNICATIONS FROM THE PUBLIC.

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

Sun Valley Mayor Brisco commended the Ketchum and Sun Valley Fire Departments for their quick response and cooperation.

b. Accepting the Audited FY2013-14 Financial Statements – Sandra Cady, City Treasurer/Clerk.

Dennis Brown concluded an audit of the City of Ketchum, and presented his findings to the Council.

Motion to accept the Audited FY2013-14 Financial Statements.

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

c. Mountain Rides Late Night Service Update – Jason Miller, Mountain Rides Executive Director.

Jason Miller, Mountain Rides Executive Director, informed the Council that the task force met and discussed the different needs around late night service. Current late night service operates seven days a week and provides half hour service until 9:40 and hourly service up to 1 a.m. The proposal is to increase night service from December 26 - February 28th, Tuesday - Saturday Night, increase half hour frequency to 12:20 a.m. and hourly service until 2:20 a.m. The service expansion would cost about \$15,000. Options for funding include donation fare boxes, but someone needs to underwrite the service. Jason Miller will present the proposal to the Mountain Rides board on Wednesday. The key is outreach, in order for this to be effective there needs to be a lot of outreach in a short amount of time.

Councilor Baird Gourlay asked if this had been discussed with Sun Valley since it would also benefit them. Jason Miller said this has been a Ketchum only effort.

Councilor Jim Slanetz suggested a three way funding with Ketchum, Bars and Riders with a donation box.

Jason Miller commented the challenge is the staffing, and getting additional partners is challenging given the timing.

Roger, Cellar Pub Manager, commented on additional funding after the end of February.

Jason Miller said it is about \$7,500 a month. This is a starting point to figure out how to improve night service year around.

Peter Hendricks, Sun Valley Councilor, would be open to discussing late night service.

Jason, Whiskey Jacques, is supportive of late night service.

Dwayne Briscoe, Sun Valley Mayor, said he will put it on Sun Valley's next council agenda.

Councilor Baird Gourlay suggested the bars chip in as well. Councilor Gourlay clarified that he is okay underwriting it for a trial basis but does not think they can fund it on a yearly basis.

The Council agreed they are supportive of the concept.

Mayor Jonas suggested researching which nights would be the most popular.

Council President Michael David commented that it benefits businesses after 7 p.m. in town, and could help change the nighttime culture in town.

4. PUBLIC HEARINGS.

a. Ordinance 1125: 2012 International Fire Code – Mike Elle, Fire Chief.

Mike Elle, Fire Chief, said this is the 2012 Edition of the International Fire Code. Mike Elle went over the Ordinance and the amendments made to the code.

Public Hearing was opened, there was no public comment.

Motion to waive the three readings of Ordinance 1125 and read by title only.

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

Motion to adopt Ordinance 1125 repealing Ordinance Number 1081 and Ketchum Municipal Code Section 15.08.010 in its entirety and adopting the 2012 edition of the International Fire Code including Appendix Chapters B, C, D, E, F, I and J, regulating the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Ketchum; providing for the issuance of permits and collection of fees; providing a savings and severability clause; providing a codification clause; providing a repealer clause; providing for publication by summary; and providing for an effective date.

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

b. Ordinance 1126: 2012 International Building and Residential Codes – Rebecca Bundy, Senior Planner.

Rebecca Bundy Senior Planner, introduced the Ordinance and went over the different codes: International Building Code, International Residential Code and International Energy Conservation Code. Rebecca also went over the amendments to the codes and the snow melt provisions that staff is recommending.

Councilor Jim Slanetz clarified that remodels would not be subject to these changes, but additions would be.

Councilor Baird Gourlay expressed concerned about mechanical ventilation and commented on the snow melt provision; he likes the idea that Hailey has of doing a point system, rather than 100% renewables.

Rebecca Bundy clarified that they had discussed in lieu and solar farm possibilities.

Council President Michael David left the meeting at 6:45 p.m.

Rebecca Bundy shared public comment that she had received.

Councilor Baird Gourlay commented on issues with Intermountain Gas and their supply and infrastructure issues.

Mayor Nina Jonas opened the public hearing.

Dennis Kavanaugh, Valley contractor, commented on conservation items, diminishing returns, and snow melt issue.

Ted Higginbotham, Sawtooth Plumbing, provided information regarding pavers, natural gas verses trucks, snow storage challenges, indoor water consumption, and air quality.

Dave Wilson, Ketchum resident, commented on windows, blower door testing and insulation.

John Reuter, commented on the air quality issue, windows and snow melt.

Brian Poster, Poster Construction, commented on the snow melt.

Paul Conrad, business owner, commented on snow melt.

Sara Michael suggested the code be adopted, and the snow melt be addressed separately.

Art Carlson, business owner, commented on snow melt.

Sharon Patterson Grant, green building consultant, commented on the energy code, energy efficiency, first cost concerns, return on investment, windows, industry shift, lighting and mechanical ventilation.

Wendy Pabich, Water Futures, commented on the water codes, the aquifer levels and well issues.

Ted Higginbotham, Sawtooth Plumbing, commented on concrete driveway snowmelt.

Brian Formusa, Mechanical Engineer, commented on the practicality of offsetting snow melt, control of the system and energy efficiency. Intermountain Gas requires separate snow melt meter that can be turned off.

Thad Farnham commented on air quality.

Amy Christensen, Ketchum Resident, commented on the high energy usage in the City, and other communities that have done snow melt provisions.

Public comment closed.

Councilor Jim Slanetz suggested an incentive to mitigate the problem.

Rebecca Bundy clarified that the city is required by the state to adopt the 2012 codes as adopted by the state by the first of January. She recommended the Council adopt in one reading everything but the snowmelt provision.

Mayor Jonas commented that it seemed most issues were concerning the snowmelt, and then some comments on the windows and makeup air.

Rebecca Bundy commented on sophisticated ventilators. Technology is working to solve the problem of fresh air.

Councilor Anne Corrock suggested adopting the basic code, and taking the issues that are of concern and working on them later.

Councilor Baird Gourlay commented that he is concerned with the snow melt, suggested that once it gets to a certain point, it should be mitigated. Councilor Gourlay suggested approving the ordinance without the snowmelt provision.

Motion to waive the three readings of Ordinance 1126, and read by title only, pursuant to Idaho Code 50-902.

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

Motion to adopt Ordinance 1126 repealing Ordinance Number 1079 and replacing Chapter 15.04, Building Codes, of the Ketchum Municipal Code, in its entirety and adopting the 2012 edition of the International Building Code including Appendices A, B, C, E, G, I and J, and Revised Section 903 as modified herein, and excluding Section 101.4.3 (Plumbing); adopting the 2012 International Residential Code, Parts I through IV and Part IX including Appendix D, E, F, G, H, J, K, M; the 2012 International Energy Conservation Code; the 2012 International Existing Building Code, the International Code Council, as amended herein, as the official codes for said city, regulating all building and energy conservation as defined in the scope of the codes; providing for enforcement and penalties; providing a savings and severability clause; providing a codification clause; providing a repealer clause; providing for publication by summary; and providing for an effective date, excluding Sections C404.8 and R403.8 dealing with snow melt systems. .

Mayor clarified that they will be working on the snowmelt in the future.

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

5. COMMUNICATIONS FROM STAFF.

- a. **Recommendation to substitute the December 24, 2014 Holiday for December 26, 2014 – Suzanne Frick, City Administrator.**

Suzanne Frick, City Administrator, is recommending switching the holiday from December 24, 2014 to December 26, 2014.

Motion to approve the exchange the December 24, 2014 for December 26, 2014.

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

6. AGREEMENTS AND CONTRACTS.

- a. **Joint Powers Agreement with Blaine County Recreation District for Management and Maintenance of the Wood River Trail Through Ketchum City Limits – Jen Smith, Director of Parks and Recreation.**

Jen Smith, Director of Parks and Recreation, said the Joint Powers Agreement was signed in 1992, some changes were made to the agreement.

Motion to approve the Joint Powers Agreement amendment for maintenance and management of the Wood River Trail within Ketchum city limits."

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

- b. **Ketchum Community Development Corporation Contract for Services – Suzanne Frick, City Administrator.**

Suzanne Frick, City Administrator, introduced the annual contract with the Ketchum Community Development Corporation.

Councilor Jim Slanetz commented on the relationship between the KCDC, the KURA, and the city.

Councilor Baird Gourlay agreed that they should look to consolidate efforts possibly with the Sun Valley Economic Development, and suggested discussing it at the retreat.

Motion to approve the contract for services with the Ketchum Community Development Corporation.

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

- c. **Sun Valley Economic Development Contract for Services – Suzanne Frick, City Administrator.**

Suzanne Frick, City Administrator, introduced the contract for services with the Sun Valley Economic Development.

Motion to approve the contract for services with Sun Valley Economic Development.

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

d. **Page Right-of-Way Encroachment Permit – Morgan Brim, Senior Planner.**

Morgan Brim, Senior Planner, outlined the request and went over the location. Staff is recommending approval of the right of way as proposed, approval of the right of way encroachment request with the exception of specific items, or denial of the right of way request.

Mayor Jonas clarified that the snow melt system encroaching into the right-of-way is what triggered the application.

Suzanne Frick, City Administrator clarified that there is a process for encroachments into the right of way. The process has not always been followed, but the Council will start seeing more of these requests before them.

Councilor Anne Corrock commented on the need for consistency, and is concerned about snow storage and on street parking.

Mayor Nina Jonas asked why the swell is being recommended on this property. Morgan Brim said that was a recommendation by the Street Department.

Mayor Nina Jonas clarified that the right of way is city property.

Mayor Nina Jonas requested information regarding an option that would allow parking.

Michael Page commented on the request.

John Lee, local builder, commented on inconsistency regarding requirements.

Aimee Christiansen commented on consistency.

The Council tabled the discussion.

7. **ORDINANCES AND RESOLUTIONS.**

a. **Ordinance 1123: Ketchum Cemetery District Right-of-Way Vacation (second reading) – Linda Haavik, Interim Director of Planning and Building.**

Linda Haavik presented Ordinance 1123, clarified that this is a recommendation for a second reading.

Motion to approve the second reading of Ordinance 1123, vacating a portion of the alley lying within Block 94, a portion of 10th Street lying adjacent to Ketchum Cemetery District Property on the north, a portion of 10th Street lying between Ketchum Cemetery District property and Block 94, and a portion of Walnut Avenue lying between Block 94 and Block 50 all within the original townsite of Ketchum, Idaho; abandoning said rights of way, and reverting said rights of way to the adjoining landowner; and establishing the effective date hereof; and schedule a third reading and adoption for January 5, 2015.

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

- b. **Ordinance 1124: Wick Strasse Street Right-of-Way Vacation (second reading) – Linda Haavik, Interim Director of Planning and Building.**

Linda Haavik presented Ordinance 1124 for a second reading.

Councilor Jim Slanetz asked about the water rights.

Linda Haavik said the applications are with the public works department.

Motion to approve the second reading of Ordinance Number 1124, vacating Wick Strasse right of way contained within the plat of Bavarian Village Subdivision, located within the City of Ketchum, Idaho, and recorded under instrument number 139821 records of Blaine County, Idaho; abandoning said right of way, and reverting said right of way to the adjoining landowners; and establishing the effective date; and scheduling a third reading and adoption for January 5, 2015.

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

Councilor Baird Gourlay recommended moving staff items to the front of the meeting.

8. CONSENT CALENDAR

- a. **Approval of minutes: November 17, 2014.**
- b. **Recommendation to approve current bills and payroll summary.**
- c. **Approval of 2014-15 Liquor, Beer and Wine Licenses.**
- d. **Findings of Fact, Conclusions of Law and Decision regarding:**
 - i. **School House Residences Townhouse Subdivision - Preliminary Plat.**

Motion to approve the consent calendar.

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

9. EXECUTIVE SESSION to discuss:


- a. Litigation pursuant to Idaho Code §§67-2345 1(f).

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

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


10. ADJOURNMENT.

Councilor Baird Gourlay motioned to adjourn at 9:05 p.m. Councilor Jim Slanetz seconded, motion passed unanimously.



Nina Jonas
Mayor

ATTEST:



Sandra E. Cady, CMC
City Clerk