



City Council

Regular Meeting

~ Minutes ~

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

Monday, August 3, 2015

5:30 p.m.

Ketchum City Hall

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

Absent: Councilor Jim Slanetz

Also Present: City Administrator Suzanne Frick
City Attorney Stephanie Bonney
Treasurer/Clerk Sandra Cady
Fire Chief Mike Elle
Director of Parks & Recreation Jen Smith
Director of Planning & Building Micah Austin
Director of Public Works/City Engineer Robyn Mattison
Recording Secretary Robin Crotty

1. CALL TO ORDER

Mayor Nina Jonas called the meeting to order at 5:35 p.m.

2. CONSENT CALENDAR

- a. Approval of Minutes: Regular Meeting July 20, 2015
- b. Approval of Current Bills and Payroll Summary.

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
ABSENT:	Jim Slanetz

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

- a. Communications from Mayor & Council

Councilor Baird Gourlay said there is a meeting tomorrow night at 5:30 p.m. in the Old Court House in Hailey regarding Airport Alternative sites - Master Plan. He asked that public, Mayor and Council attend.

Council President Michael David thanked the public for their participation in the Drug Coalition Road Rally.

Mayor Nina Jonas announced that Rachel Martin from the Planning & Zoning Department is leaving the city but will continue on as a volunteer firefighter.

4. COMMUNICATIONS FROM THE PUBLIC.

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

No comment

5. AGREEMENTS AND CONTRACTS.

a. Contract for Services with Bobby Tanner for the Wagon Days Parade - Sandra Cady, City Treasurer/Clerk.

Sandra Cady Treasurer/Clerk advised Council that Wagon Days is a City sponsored Special Event. This event requires an experienced jerk line operator to drive the wagon train, referred to as "the Big Hitch". The City has contracted with Bobby Tanner of Bishop, CA for over ten years to drive the Big Hitch. The contract is up for renewal this year. Sandra Cady is recommending the City Council approve the contract for services with Bobby Tanner in an amount not to exceed \$22,180.

Suzanne Frick City Administrator said there is one slight change in insurance because we found out ICRMP covers this because it is a City Event. Councilor Anne Corrock questioned the way in which the contract is written. Attorney Stephanie Bonney said we will change the contract that is in the packet.

Motion to approve the contract for services with Bobby Tanner in an amount not to exceed \$22,180

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

b. Lease Agreement with Sun Valley Company for use of River Run Upper Parking Lot and designated pasture for Wagon Days - Sandra Cady, City Treasurer/Clerk.

Sandra Cady Treasurer/Clerk presented. In past years the City has entered into a Lease Agreement with Sun Valley Company to lease the Dry Land River Run Upper Parking Lot and the pasture located on the east side of Sun Valley Road commencing at the red barn landmark and ending at Dollar Road, for use during Wagon Days. The River Run Upper Parking Lot area is used for parking of RV's, and the east side of Sun Valley Road is used for pasture and grazing of livestock. The lease would commence on September 3, 2015 and shall terminate on September 7, 2015. The City will pay Sun Valley Company 25% of all profits generated from charging RV's to park, and one dollar for the use of pasture and grazing of livestock.

Motion to authorize the Mayor to sign a lease agreement with Sun Valley Company to lease the Dry Land River Run Upper Parking Lot and the east side of Sun Valley Road commencing at the red barn landmark and ending at Dollar Road, for use during Wagon Days.

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

6. ORDINANCES AND RESOLUTIONS.

a. Ordinance No. 1140 the Building Code Amendment's – Rebecca Bundy

Micah Austin Director Planning & Building and Rebecca Bundy Senior Planner explained that this change in the ordinance does 3 things: NGBS verification by a National Association of Home Builders, Leadership in Energy and Environmental Design verification by a LEED Green Rater or Verification by a City of Ketchum building inspector.

Micah Austin Director of Planning & Building talked about the expiration of building permits. He said currently building permits do not ever expire. They are proposing the initial building permit for 1 year. You can extend for 6 months for a total of 4 times. After 3 years you will need a new building permit. At the end of the 3 years the permit will only be good for the unfinished portion of the project. Council President Michael David questioned the 6 month increment. Micah Austin explained that it ties back to the building code.

Rebecca Bundy Senior Planner talked about the Installation of Solar Systems and explained that installation of solar systems is only minimally addressed by the IBC and IRC. Staff is recommending that IRC, Section 105.2 Work Exempt from Permit should be amended to reduce the exempted storage shed size from 200 square feet to 120 square feet.

Rebecca Bundy Senior Planner presented the residential green building code. She said that staff feels that the minimal added cost of a 3rd party NGBS verification should be required for all new residential construction. For remodels, staff is recommending simplifying the Ketchum's green building code. Councilor Baird Gourlay said the Green Building code is the way in which we should go.

Mayor Nina Jonas opened the meeting for Public Comment.

John Reuter - Would like to propose the solar panels requirement of 100 lbs. be reduced to 90 lbs. Would also like to discuss the Fire requirement to keep solar panels 3 feet below the ridge of a standard roof. He agrees this requirement is good on a shed but on a normal pitch roof it should not be required.

Sharon Graham, resident - Commends Ketchum for what they are doing as resident and member of Northwest Energy Efficiency Alliance.

Tim Simonas resident in Ketchum questioned the maximum project duration requirements and asked Micah Austin Director of Planning & Building for clarification if a project exceeds the 3 years, is it just the new part of the construction that has to comply with the new energy calculations. Micah Austin Director of Planning & Building clarified that it is what has yet to be constructed.

Mayor Nina Jonas closed public comment

Mike Elle Fire Chief said the way in which the code is written, the clearance around the solar panel needs to stay at 3 feet. Mike Elle said he has the ability to change the clearance on an individual basis according to the pitch of the roof.

Council President Michael David agrees with the time on the building permit but asked if we could change the extensions to 2 more six month time frames. Micah Austin Director Planning & Building

recommended staying with the 3 years because it ties in with the building code and if people plan ahead they could apply in advance prior to construction ending.

Councilor Anne Corrock questioned the 100 lb. solar panel vs. the 90 lb. solar panel. Rebecca Bundy Senior Planner talked about different manufactures and what has to be engineered. She said 90 lbs. will be plenty strong and the snow will slide off.

Motion to approve Ordinance No. 1140 with a change in the Solar Panel requirement from 100 lbs. to 90 lbs. and conduct its first reading.

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

b. Ordinance No. 1137 the issuance of a Water Revenue Refunding Bond, Series 2015 – Stephanie Bonney, City Attorney.

Stephanie Bonney, City Attorney explained that City issued water revenue bonds in 2006A to fund improvements to the City's domestic water system. Currently, the City's Series 2006A bonds are outstanding in the par amount of \$2,640,000. Due to historically low interest rates, the City has the opportunity to refund its outstanding water revenue bonds through the sale of a bond to the Idaho Bond Bank. The refunding bond will not increase the par amount or the term of the City's currently outstanding bonds. The refunding bond will pay off the City's 2006A outstanding bonds and the City will have one outstanding water revenue bond, Series 2015, which will mature in 2034 (one year early).

The costs for the issuance of the refunding bond will be paid through the proceeds of the refunding. The City's financial advisor estimates that the City will save approximately \$214,641 through the refunding. Stephanie Bonney outlined the contract for Council

Stephanie Bonney attorney asked for 2 motions, one to waive the three readings and read by title only and the second to adopt Ordinance 1137.

Motion to waive the three readings of Ordinance 1137 and read Ordinance 1137 by title only.

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

Motion to adopt Ordinance 1137.

RESULT: ADOPTED [UNANIMOUS]

MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Baird Gourlay
ABSENT:	Jim Slanetz

- c. **Resolution No. 15-016 providing for publication of notice of public hearing and for public hearing for an amendment to the 2014-15 fiscal year budget – Sandra Cady, City Treasurer/Clerk**

Sandra Cady Treasurer/Clerk explained the budget process and advised council that Resolution No. 15-016 is a resolution of the City Council providing for publication of Notice of Public Hearing in the Idaho Mountain Express on August 12 and August 19 and for Public Hearing to be held at 5:30 p.m. on August 24, 2015. She went onto explain the financial requirement and Impact.

Mayor Nina Jonas asked for Public Comment and there was none.

Motion to approve Resolution No. 15-016, Providing for Publication of Notice of Public Hearing and for Public Hearing for an amendment to the 2014-15 Fiscal Year Budget.

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

- d. **Ordinance No. 1138 to amend the FY2014-15 Budget (First Reading) – Sandra Cady, City Treasurer/Clerk**

Sandra Cady Treasurer/Clerk explained that per Idaho Code 50-1003 the City Council of each city shall, prior to the commencement of each fiscal year; pass an Ordinance to be termed the annual appropriation ordinance. She advised that Ordinance Number 1138 is an ordinance, amending Ordinance Number 1119, the Annual Appropriation Ordinance for the Fiscal Year beginning October 1, 2014 and ending September 30, 2015. Ordinance Number 1138 outlines the Proposed Revenues and Proposed Expenditures in the amount of \$517,247. If adopted by the Council on August 24, 2015, the budget amendment would appropriate additional monies in the sum of \$517,247.

Mayor asked for public comment
None

Motion to approve the first reading of Ordinance No. 1138, an ordinance of the city of Ketchum, Idaho, amending ordinance number 1119, the annual appropriation ordinance for the fiscal year beginning October 1, 2014, and ending September 30, 2015: appropriating additional monies to be received by the city of Ketchum, Idaho, in the sum of \$517,247; and, providing an effective date.

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

Amend motion to make the sum \$534,247.

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

Amend the amended motion to make the sum \$514,247.

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

- e. **Resolution No. 15-017 Approving the Proposed Budget for FY 2015-16 and for Publication of Notice and Public Hearing thereon – Sandra Cady, City Treasurer/Clerk.**

Suzanne Frick City Administrator outlined the changes in the Water Department and Street Capital Budget as well as the street lighting budget.

Mayor Nina Jonas opened the meeting for public comment.

No Comment.

Councilor Baird Gourlay questioned the meeting on August 17, 2015 and the presentation of contracts Mayor Nina Jonas said we currently are working on assumptions and said the scope of work discussions should be started in March. Suzanne Frick City Administrator said we can allocate the money differently, however, there is no additional money, and there can be no increase in funds. Mayor Nina Jonas said contract conversations will always be after we have the budget numbers; however, in the future presentations prior to the budget approval would be good.

There was a discussion among Mayor and Council regarding future funding of KCDC and Mountain Rides.

Motion to adopt Resolution No. 15-017, approving the proposed budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016, 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.

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

- f. **Ordinance No. 1139 Adopting the FY2015-16 Budget (First Reading) – Sandra Cady, City Treasurer/Clerk.**

Mayor Nina Jonas opened to public comment

No comment

Motion to approve the first reading of Ordinance No. 1139, an ordinance of the City of Ketchum, Idaho, entitled the annual appropriation ordinance for the fiscal year beginning October 1, 2015, 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.

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

7. EXECUTIVE SESSION to discuss:

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

Motion to go into Executive Session at 7:37 p.m.

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

Came out of Executive Session at 7:50 p.m.

8. ADJOURNMENT.

Motion to adjourn.

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

Meeting closed at 7:51 p.m.



Nina Jonas, Mayor



Sandra E. Cady
City Clerk