



KETCHUM URBAN RENEWAL BOARD MEETING Agenda

REGULAR MEETING

May 18, 2020 beginning at 2:00 PM

480 East Avenue, Ketchum, Idaho

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at ketchumidaho.org/meetings. If you would like to comment on an agenda item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the Ketchum Urban Renewal Agency.

CALL TO ORDER

ROLL CALL

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Approval of Minutes: April 20, 2020 regular meeting
2. Approval of current bills: see packet

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

DISCUSSION ITEMS

3. ACTION ITEM: Discussion and Action on Proposal by Commissioner Johnson to implement public improvement projects within the City of Ketchum

ADJOURNMENT

Due to the On-going COVID-19 Pandemic, Ketchum Urban Renewal Agency meetings will be conducted remotely. Members of the public who would like to observe the meeting may access the meeting at ketchumidaho.org/meetings. At this time, KURA is not scheduling any agenda items that require public comment. If you want to provide input to the Ketchum Urban Renewal Agency about an agenda item, comments can be submitted at participate@ketchumidaho.org by noon the day of the meeting.

Any person needing special accommodations to participate in the above noticed meeting should contact the Ketchum Urban Renewal Agency prior to the meeting at (208) 726-3841. This agenda is subject to revisions and additions. NOTE: Revised portions of the agenda are underlined in bold. Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N in Ketchum or (208) 726-3841.

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Ketchum Urban Renewal Agency

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

Regular Meeting

~ Minutes ~

Admin

Monday, April 20, 2020

2:00 PM

Ketchum City Hall

CALL TO ORDER

Chair Susan Scovell called the meeting to order at 2:05 p.m.

ROLL CALL

PRESENT (by video-tele conference)

Commissioner Amanda Breen

Commissioner Casey Dove

Commissioner Ed Johnson

Commissioner Carson Palmer

Commissioner Susan Scovell

Commissioner Jim Slanetz

Commissioner Kristen Spachman

Also Present

Executive Director Suzanne Frick

Treasurer Grant Gager

Secretary Robin Crotty

Attorney Ryan Armbruster (present by video-tele conference)

CONSENT CALENDAR: (ALL ACTION ITEMS)

1. Approval of Minutes: February 18, 2020 regular meeting

Motion to approve minutes

Motion made by Commissioner Dove, Seconded by Commissioner Breen.

Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman

2. Approval of Current Bills: see packet

Motion to approve bills

***Motion made by Commissioner Slanetz, Seconded by Commissioner Spachman
Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman***

3. Recommendation to review Sun Valley Economic Development Quarterly Report

Commissioner Amanda Breen recused

Motion to approve the quarterly report for Sun Valley Economic Development

***Motion made by Commissioner Slanetz, Seconded by Chair Scovell
Voting Yea: Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman
Recused: Commissioner Breen***

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

No communications from the board

DISCUSSION ITEMS

4. ACTION ITEM: Recommendation to approve 20URA-03 for approval of infrastructure funding to the City of Ketchum for sidewalks and lighting.

Executive Director Suzanne Frick explained that if approved, the sidewalks for FY20 would initiate construction in May. If the board chooses not to move forward, we will pull back and make the contractor aware. This is the time for the board to decide how to proceed.

Commissioner Amanda Breen questioned the funding that has already been allocated. Executive Director Suzanne Frick explained that the work would be carried over to another time. She explained that the current bid went out prior to the COVID situation.

Commissioner Casey Dove would like to get another bid next summer. Commissioner Jim Slanetz agrees and would like to look at this again in the future. Commissioner Amanda Breen said this is the time to be conservative and see how this plays out. There will be better ideas coming forth on how to spend the \$480,000 this year.

Commissioner Ed Johnson asked about timing. Executive Director Suzanne Frick explained that we do not want to do this level of construction in the peak period. We try to get these types of projects completed by mid-July. She talked about doing these types of projects in the fall and concrete not having a chance to cure. Suzanne Frick explained that bids are good for a 60-day period. If we hold off, we would be outside that time period. Ed Johnson explained that construction will be at a 2008/2009 level next year when we rebid. Suzanne Frick agrees and said construction will change as a result of this crisis. She explained that if we go back out to bid now, we will be looking at a 3-month delay. Ed Johnson asked about rolling over the funding to next year. Treasurer Grant Gager explained that this is not an issue. We could put this in the budget for FY 20/21. Chair Susan Scovell would like to wait another year saying next year's landscape will be very different.

Motion to defer action until FY 20/21 and asked to Executive Director Suzanne Frick to advise the City.

***Motion made by Commissioner Slanetz; Seconded by Commissioner Spachman
Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman***

5. Discussion about City Council members serving on the KURA Board

Vice-Chair Ed Johnson explained that he is following up on a point brought up in a previous meeting by Gary Lipton who questioned the composition of the board. Attorney Ryan Armbruster talked about the Ordinance in the packet from 2015. It is the decision of the City Council on who sits on the board. The KURA Commission can approach the council for a change. Currently the board consists of 2 council members and 5 members of the public for a 7-member board. Council can change the Ordinance from 2015 if they would like. The history of the composition was discussed among the commissioners. Commissioner Jim Slanetz thinks the current composition works well. Ed Johnson talked about the voting abilities as well as how funding comes into the KURA. Commissioner Amanda Breen asked about provisions for a none voting members. Ryan Armbruster said having a nonvoting member complicates the board. He said the model that we use in Ketchum is primarily the model that is used throughout the state. Council members recusing from the vote was discussed. Ryan Armbruster suggested somebody approach the council to request a change or just let it go.

Commissioner Ed Johnson asked the other Commissioners for their thoughts on the matter. Commissioner Kristen Spachman does not see a problem with 2 City Council members on the board. Commissioner Casey Dove is fine with the current composition. Commissioner Carson Palmer agrees and does not see any issues. Commissioner Amanda Breen agrees and appreciates Ryan Armbruster's points and if the council is the minority, she is ok with the current outline. Commissioner Jim Slanetz agrees with Amanda Breen. Chair Susan Scovell talked about keeping the lines of communication open and suggested moving forward.

6. Discussion of providing KURA funding to assist local businesses with payroll expenses--Board Member Spachman

Commissioner Kristen Spachman asked if the Board can use funding for anything besides infrastructure. Attorney Ryan Armbruster advised that the board could be creative. These questions are being discussed throughout the state. We may want to see what other URA Districts are doing. Ryan Armbruster advised that the KURA would be unable to give funding directly to an entity. Kristen Spachman asked if the board will have more flexibility if they provide the funding directly to the City. Ryan Armbruster advised that coordinating with a separate entity would be a lot easier. Commissioner Ed Johnson advised that the board would be choosing winners and losers. This is better handled on a federal level. Commissioner Jim Slanetz agrees with Ed Johnson. Kristen Spachman would like to use the funding to help as many people possible in Ketchum.

Vice-Chair Ed Johnson talked about the crowds on the bike path and stated that the sidewalks would be used by the community.

Chair Susan Scovell talked helping with housing. She questioned if we could give rent to some businesses. Commissioner Jim Slanetz advised that would put the KURA in the position of picking and choosing. Attorney Ryan Armbruster agrees that would be problematic and stated we need a broader vision.

ADJOURNMENT

Motion to adjourn at 2:36 p.m.

Motion made by Commissioner Breen, Seconded by Commissioner Palmer.

Voting Yea: Commissioner Breen, Commissioner Dove, Commissioner Johnson, Commissioner Palmer, Commissioner Scovell, Commissioner Slanetz, Commissioner Spachman

Chair Susan Scovell

ATTEST:

Robin Crotty, Secretary

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "9610000000"- "9848008200"

Vendor Name	Invoice Number	Description	Net Invoice Amount
URBAN RENEWAL AGENCY			
URBAN RENEWAL EXPENDITURES			
98-4410-4200 PROFESSIONAL SERVICES			
ELAM & BURKE	185393	General Representation April 2020	365.25
98-4410-7100 INFRASTRUCTURE PROJECTS			
GALENA ENGINEERING, INC.	20297 040120	20297 040120	4,540.00
98-4410-7101 LIMELIGHT OPA			
ASPEN SKI COMPANY - CO	051220	Owner Participation Agreement	80,128.52
Total URBAN RENEWAL EXPENDITURES:			85,033.77
Total URBAN RENEWAL AGENCY:			85,033.77
Grand Totals:			85,033.77



Ketchum Urban Renewal Agency

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

May 18, 2020

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

Recommendation to Review, Discuss and Provide Direction on Proposed Projects

Vice Chair Johnson and Chair Scovell are proposing the Board discuss and act on KURA funding for the following projects:

- Repair 4th street pavers from Walnut to Washington
- Replace the pavers in the alley behind town square with asphalt or concrete—the existing pavers just don't hold up to the snow removal and truck traffic
- Replace the pavers/install snow melt in town square—the existing pavers are not holding up during snow removal and significant dollars are spent to remove the snow in the winter
- Install and improve ADA curb ramps throughout the downtown intersections
- Convert the pedestrian activated light at 4th Street and Main Street to a Hawk system which improves pedestrian and bicycle safety. Once this system is in place, the signal at Sun Valley Road and Main Street can be modified to include a pedestrian scramble crossing system
- Wayfinding Signage
- Closure of 4th Street for improved pedestrian and bicycle access
- Bike infrastructure including education signage on items like the Idaho Stop (unique law to Idaho that confuses tourists and many locals)