



Ketchum Urban Renewal Agency

Regular Meeting

~ Minutes ~

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

Monday, September 17, 2018

2:00 PM

Ketchum City Hall

Present: Chairman Mark Nieves
Vice Chair Susan Scovell
Commissioner Jim Slanetz
Commissioner Shelley Seibel
Commissioner Cameron Packer

Absent: Commissioner Gary Lipton
Commissioner Amanda Breen

Staff Present: John Gaeddert, Director of Planning and Building
Ryan Armbruster – KURA Attorney – present by phone
Suzanne Frick – Executive Director
Grant Gager - Treasurer
Robin Crotty – Secretary

1. 2:00 PM- CALL TO ORDER

Chair Mark Nieves called the meeting to order at 2:03 p.m.

2. CONSENT CALENDAR Note: (ALL ACTION ITEMS)

- a. Approval of Minutes: August 20 regular meeting
- b. Approval of Current Bills: see packet
- c. Acceptance of Engagement Letter from Workman & Company for Audit Services – Treasurer Grant Gager

Motion to approve the consent calendar in full

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Scovell, Commissioner
SECONDER:	Cameron Packer, Commissioner
AYES:	Slanetz, Nieves, Seibel, Packer, Scovell
ABSENT:	Gary Lipton, Amanda Breen

3. COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS

a. Plastic Recycling

Vice-Chair Susan Scovell advised that she has reached out to the ERC and has not had a response.

4. **COMMUNICATIONS FROM THE PUBLIC**

No communication from the public

5. **NEW BUSINESS:**

a. **ACTION ITEM: Sun Valley Dental Arts Participation Agreement – Director of Planning & Building John Gaeddert**

Commissioner Jim Slanetz talked about a possible issue with the location of the street lights. Architect Jack Rutherford advised that the street light could be discretionary. Jim Slanetz would like the commissioners to take a look at the lighting location prior to it being installed. Jim Slanetz also questioned the housing component. He questions the term “public good” and would like longevity added to the housing component. Attorney Ryan Armbruster advised that to do that the agreement would need to be changed. The KURA could not pay for things that are not for public good. Director of Planning & Building John Gaeddert explained the agreement with the City Council.

Architect Jack Rutherford advised that the KURA is practicing zoning which the City Council already approved. Director of Planning & Building John Gaeddert explained how this will move forward and gave suggestions as to the language in a sunset agreement. Attorney Ryan Armbruster explained when the agreement would terminate. Jack Rutherford would not disagree if there is simple language saying the project complies with all issues and permits.

Motion to approve 18-URA10 with the addition of applicant compliance of all applicable codes and regulations and permit requirements

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Nieves, Chair
SECONDER:	Shelley Siebel, Commissioner
AYES:	Slanetz, Nieves, Siebel, Packer, Scovell
ABSENT:	Gary Lipton, Amanda Breen

b. **ACTION ITEM: SVED request for funds**

Sun Valley Economic Development Executive Director Harry Griffith is present to answer questions. Director of Planning & Building John Gaeddert explained what was distributed in the packet.

Chair Mark Nieves questioned how long the KURA has been funding SVED. Executive Director Harry Griffith advised 3 years. Mark Nieves asked what SVED will be doing differently this year? Harry Griffith explained what they will continue doing such as trying to continue to drive recruiting and test the DNA of the community as well as continuing to help existing businesses stay and grow. Harry Griffith talked about the difficulty of replacing a Scott or a Smith. SVED will try to find a company that has a new subsidiary that could come here. They would like to create connections for people who are looking to move to this community.

Executive Director Harry Griffith invited the Commissioners to the upcoming summit.

Commissioner Jim Slanetz questioned the need for more businesses in a town where there is a shortage of homes and employees. Executive Director Harry Griffith explained that he is looking for people that would add to the talent pool. This is important for our community to grow.

Commissioner Shelley Seibel talked about the loss of the larger companies and is appreciative of the differing companies that SVED is looking to attract. Executive Director Harry Griffith talked about

identifying markets that have the potential to get people to move here and about what will be presented at his quarterly meeting.

Motion to approve funding of \$15,000 and for staff to prepare the agreement similar to FY18 and authorize the Chair to sign once approved.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Scovell, Vice Chair
SECONDER:	Cameron Packer, Commissioner
AYES:	Slanetz, Nieves, Siebel, Packer, Scovell
ABSENT:	Gary Lipton, Amanda Breen

Harry Griffith requested to be on the October 15th agenda.

c. Grant funding opportunities discussion with Idaho Power/Patti

Director of Planning & Building John Gaeddert introduced Patti Best with Idaho Power.

Patti Best presented a power point presentation regarding Electric Vehicle Charging opportunities and talked about 2 different types of vehicles that run on electric. She advised that 85% of charging will be done at home and most people drive less than 30 miles a day. Vehicle ranges are increasing. She talked about 3 different levels of charging. Level 1 and 2 are very slow charging. They are great for home use and public places and work places. The cost to install is relatively low and is generally more cost effective. Fast charging is a whole different ball game. That's what will be needed on the interstate. Currently they take an hour to fully charge, however, over the next few years they will only take 15 minutes. She talked about the maintenance charges and costs of the charges and about the infrastructure requirements for level 3.

Patti Best talked about the change in Idaho Law and the ability to now charge for the electricity in the charging stations. She showed a map explaining where the charging stations are needed (about every 50 miles) and talked about Electrify America and the development of these charging stations. They will be covering I-84. She talked about the VW settlement and \$20M coming to the state of Idaho and how those funds will be spent.

Commissioner Jim Slanetz questioned if she has located a spot for a charging station. Patti Best advised that at this time a site has not been selected. Commissioner Cameron Packer questioned how the grant would be awarded. She explained that until somebody comes forward wanting the station they will wait and see.

Director of Planning & Building John Gaeddert explained the partnership with Idaho Power.

6. OLD BUSINESS

a. Discussion of KURA funding of sidewalks in the CC – Director of Planning & Building John Gaeddert

Director of Planning & Building John Gaeddert talked about the prioritization for the sidewalks in the downtown area. As an entity the KURA has \$150,000 budgeted for sidewalk work. This would be the time to make a commitment to the city for those funds to begin the process of bidding etc. Does some money want to be dedicated to surveying and engineering this year?

Chair Mark Nieves thought that this list was given to the City and he is waiting for the City to take the lead. Executive Director Suzanne Frick advised that this is great timing. She is looking for the priorities of

the KURA to take to the council to hire somebody to design and go out to bid and be ready to go forward with construction in the Spring. Mark Nieves asked how this will move forward. Suzanne Frick explained that the City just wants to be sure of the KURA's priorities to take to council. Director of Planning & Building John Gaeddert will get with Suzanne Frick with what the KURA has prioritized in the past. \$250,000 includes design and construction total from both agencies (KURA and City)

7. **STAFF REPORTS**

None

8. **ADJOURNMENT**

Motion to adjourn at 3:17 pm.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Scovell, Vice Chair
SECONDER:	Jim Slanetz, Commissioner
AYES:	Slanetz, Nieves, Siebel, Packer, Scovell
ABSENT:	Gary Lipton, Amanda Breen



Mark Nieves, Chairman

ATTEST:



Robin Crotty, Secretary