



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, December 3, 2018

5:30 PM

Ketchum City Hall

Present:
Mayor Neil Bradshaw
Council President Michael David
Councilor Jim Slanetz
Councilor Courtney Hamilton
Councilor Amanda Breen

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Finance and Internal Services Grant Gager
Director of Planning & Building John Gaeddert

1. **CALL TO ORDER: By Mayor Neil Bradshaw**

2. **ROLL CALL**

3. **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Councilor Courtney Hamilton advised that she and Mayor Neil Bradshaw attended a planning workshop all day. She advised that it was an optimistic way to look at our future regarding the change in climate, housing, jobs, etc. and tangible solutions were presented. She is curious to see how Ketchum can play a role.

Council President Michael David talked about the importance of affordable housing and how important it is to stay vigilant on that topic.

Councilor Amanda Breen attended a conference on planning that was geared towards elected officials and planners in both Canada and the US. She stated that none of the Mountain towns are unique and everybody is struggling with the same issues. She expressed her appreciation of the busing system that we have in place from the airport and advised that we are the only community that offers that service. She talked about her support of the 1% for air.

Mayor Neil Bradshaw reiterated that the resilient workshop that he and Councilor Courtney Hamilton attended was very beneficial. He mentioned that the tree lighting will be December 5th at 5:30 p.m.

4. **COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)**

Resident William Glenn talked about the Mountain Express article where Councilor Jim Slanetz said to enforce more online tax collection and Director of Finance & Internal Services Grant Gager stated that online tax collection is a priority. William Glenn talked about LOT tax collection rules and how taxes are being collected in the City of Ketchum and the difference in Sales tax and Use tax. He suggested the City Attorney review the way in which Ketchum collects LOT Tax.

5. **CONSENT AGENDA: Note: (ALL ACTION ITEMS)** 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 26, 2018**
 - b. **Authorization and approval of the payroll register**
 - c. **Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$314,332.74 as presented by the Treasurer.**

Councilor Jim Slanetz pulled 5c and questioned paying property tax. Director of Finance and Internal Services Grant Gager explained that the city pays property tax on 191 5th and 491 Sun Valley road because they are commercially used buildings.

Motion to approve item 5c

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

- d. **Ketchum Spring Water Phase II Engineering – Water Superintendent Pat Cooley**

Motion to approve item, a,b,c

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

6. **PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)**

- a. **ACTION: Recommendation to hold a public hearing and approve the 3rd Reading of proposed administrative design review text amendments Ordinance #1190 – Director of Planning & Building John Gaeddert**

Mayor Neil Bradshaw asked for public comment. There was none.

Mayor Neil Bradshaw asked council for comments and questions. There was none.

Motion to recommend approval of the 3rd and final reading of Ordinance 1190 and to read by title only.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

Council President Michael David read by title only.

b. ACTION: Recommendation to amend the Fee Resolution 18-031 – Grant Gager Director of Finance & Internal Services

Mayor Neil Bradshaw explained that staff is recommending amending the fee resolution and asked for public comment. There was none

Mayor Neil Bradshaw asked for questions and comments from the Council. Councilor Jim Slanetz clarified that only the fees in red were being changed. Director of Finance and Internal Services Grant Gager confirmed.

Motion to adopt Resolution 18-031 adopting fees and fee schedules for all City departments.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

c. ACTION: Recommendation to approve the Stevens Subdivision Final Plat – Director of Planning & Building Gaeddert

Mayor Neil Bradshaw opened the meeting for public comment. There was none.

Mayor Neil Bradshaw asked for questions and comments from the council. There were no questions from Council. Mayor Bradshaw asked Director of Planning & Building John Gaeddert if the City has seen this before or if we are creating a precedent. John Gaeddert confirmed that this is normal practice in the City of Ketchum.

Motion to approve the final plat for the Stevens Subdivision.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

d. ACTION: Recommendation to approve the Sundali/Mace Construction Phase Agreement #20233 – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw asked for public comment. There was none.

Mayor Neil Bradshaw asked council for questions and comments. There was a discussion among Council regarding curb cuts and bike path crossings. Councilor Jim Slanetz said he does not like this plan. It is not the original plan that council approved. He talked about the utility easement thru the middle of the lot and believes there are parking concerns and curb cuts that could potentially be eliminated

Marc Corney Architect advised Council that there is a deed restriction on 6th street not allowing curb cuts.

Applicant Bill Sundali explained that the Simplot's created the deed restriction and he purchased the property with the deed restriction in place. Mr. Sundali explained that this has been a revolving situation it was recommended during Micah Austin's term as the Director of Planning & Building, to do the plan this way. Mr. Sundali said the bike path is not very highly used. Councilor Jim Slanetz explained that it is a connector. Mayor Neil Bradshaw asked Director of Planning & Building John Gaeddert about good

planning. John Gaeddert explained that 7th street is good. John advised that currently the bike path is substandard and this one more cut is not an issue.

Council President Michael David said ideally, he would like to not see this cross over the bike path however, he understands. Councilors Courtney Hamilton and Amanda Breen agree. Councilor Jim Slanetz voiced his concern about the 4 access points. Marc Corney showed the council the plans and where the access points are. Jim Slanetz explained that he has concerns regarding curb cuts because of reduced parking spots. Courtney Hamilton questioned the plowing of Alley's. City Administrator Suzanne Frick explained City Policy.

Motion authorize the Mayor to sign the revised Sundali/Mace Construction Phasing Agreement #20233 upon review and approval of the City Attorney

RESULT:	ADOPTED [3 TO 1]
MOVER:	Michael David, Council President
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Amanda Breen, Courtney Hamilton
NAYS:	Jim Slanetz, Councilor

- e. **ACTION: Recommendation to adopt Resolution 18-030 declaring the City's intent to sell Lots 7 and 8 of Block 6 (corner of Leadville and 6th Street) to Valkyrie LLC in exchange for purchasing the property at 290-298 Northwood Way from Barsotti Investment Company LLC and setting a public hearing for January 7, 2019 - Mayor Neil Bradshaw**

Mayor Neil Bradshaw explained that this is an exciting opportunity to purchase a larger less expensive piece of land. He talked about the size of the lots and the cost per square foot. We are getting more land which could potentially lead to more housing.

He opened the meeting up for public comment.

Gwen Raney advised that she is very frustrated with the Mayor and his team. She talked about purchasing land for supposedly work force housing. Nothing has happened for housing. She questioned how this could move forward and why this is work force housing not affordable housing? She thinks it's important for the residents to know what the intent of 6th Street is.

Jack Kueneman, resident of Ketchum questioned if the Northwood property has previously been discussed as a city acquisition? He talked about the appraisals of each property and would like them explained to the citizens. He voiced concern about the rezoning of Northwood, and not knowing what can go there.

Mayor Neil Bradshaw said we have a mandate to do what we can on housing. We must be clear and transparent and there will be more hearings. He asked if we want to explore the possibility of getting more land. He would like to examine all questions and options and advised that this is our first chance to put this out there? He questioned if we want this as a community?

Councilor Amanda Breen asked for direction from City Attorney Matt Johnson. Matt Johnson explained that today is just to gather public comment. Then a formal public comment meeting will be scheduled. (Scheduled for January 7th). Land exchange would need to be noticed at least 14 days prior to the meeting in the legal. Mayor Neil Bradshaw could be directed to enter into an agreement after the hearing on the 7th.

Councilor Jim Slanetz feels the price on this is too high. He does not know how we came to that number. Mayor Bradshaw asked about the concept. Jim Slanetz was ok with the concept as long as the City is not paying too much. Council President Michael David said the concept needs to be looked at. If we don't explore this, we will be doing what we've done for the last 35 years. We need housing and we

have in lieu funds. This is an opportunity to increase the housing. Michael David would like a lot more public comment.

Councilor Courtney Hamilton agreed with Council President Michael David regarding not being able to build on the 6th & Leadville lot. All the studies say we need affordable housing, and this is a bigger lot and a better location for housing. Mayor Neil Bradshaw talked about the ability to make a difference. He understands Councilor Jim Slanetz' s comments but asked Council to think about the possibility to build affordable housing.

Councilor Amanda Breen asked if the 2 appraisals will be public records. City Attorney Matt Johnson confirmed that they will. Amanda Breen agrees with Councilor Jim Slanetz' s concerns regarding cost, however, she thinks this is a good lot. It's worth exploring and getting more information. Councilor Courtney Hamilton asked if we have the funds to pay for this? Director of Finance & Internal Services Grant Gager confirmed we have \$2.4 Million in the In-Lieu Housing fund. \$200,000 of that is currently committed. Council President Michael David would like to take advantage of these types of situations.

Mayor Neil Bradshaw advised that after we have the land we would then go out for an RFP. This is a twostep process. Secure the land, then the correct type of building. He is excited about the amount of people that want to help with building affordable housing and asked the council to take the first step.

Attorney Matt Johnson explained that after tonight's approval the details can still be worked out.

Nathan Harvill Executive Director of the Blaine County Housing Authority explained we need to be efficient with the land for affordable housing and said that this is an opportunity to reserve some land for our full-time residents and voiced his support.

Councilor Jim Slanetz asked for clarification from Attorney Matt Johnson on the process. Matt Johnson explained that after the public hearing they would work thru the terms. Until there is a signed agreement nothing is locked in. Councilor Jim Slanetz is not opposed to exploring but he does not agree with the numbers. Mayor Neil Bradshaw explained that we are only moving forward with the Intent to Sell. Councilor Amanda Breen agrees that this cost needs more discussion and more public comment. Councilor Courtney Hamilton talked about quality, time and money and advised that if we want something to happen in the next 20 years we need to get started. She looks forward to public comment on pricing.

Motion to adopt Resolution 18-030

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Amanda Breen, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

7. STAFF AND COUNCIL COMMUNICATIONS (council deliberation, public comment not taken)

- a. **Trail Creek Fund LLC's Amended Employee Housing Plan project schedule and security agreement review, as required in Section 1.C. of the First Amendment to the Amended and Restated Development Agreement (Inst # 652281)**

Mayor Neil Bradshaw explained that Trail Creek has met all their requirements and said that this agreement is straight forward. He advised that there are two liens on the property and talked about the time line before and asked council for questions or concerns. Councilor Courtney Hamilton clarified that this is just his submittal of the calendar.

Director of Planning & Building John Gaeddert advised that Jack Bariteau will present to department heads next week when they meet. Mayor Neil Bradshaw explained that this is just a housekeeping item that need to be met by end of year.

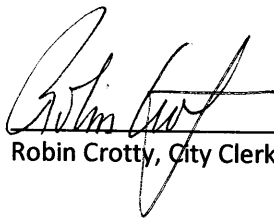
Motion to accept Trail Creek’s November 20, 2018 Project Entitlement and Construction Schedule and Security Agreement for its Amended Employee Housing Plan at 391 First Ave North as complying with the specified December 2018 deadlines specified in instrument #652281 between Trail Cree/Ketchum.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

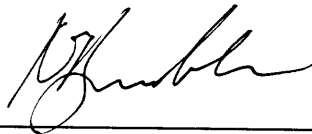
8. ADJOURNMENT

Motion to adjourn at 6:43 pm.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton



Robin Crotty, City Clerk



Neil Bradshaw, Mayor