



# City Council

## Regular Meeting

~ Minutes ~

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

Robin Crotty  
208-726-3841

---

Monday, November 5, 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**

Mayor Neil Bradshaw called the meeting to order at 5:30 pm.

**2. ROLL CALL**

**3. COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Councilor Jim Slanetz talked about the success of the fundraiser for the skate park. It raised approximately \$5,000.

Council President Michael David advised that the SVED event was a great success and was glad to see so much of the community in attendance.

Councilor Courtney Hamilton said Halloween was great and was pleased that the city helped make it happen.

Mayor Neil Bradshaw agreed that Halloween was a great event. He also talked about the success of the SVED conference and is pleased to hear all the positive comments that came out of the event. He was excited to hear about the vibrancy that could be added to the valley.

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

Mayor Neil Bradshaw asked for communication from the public. There was none.

**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.**

Councilor Amanda Breen pulled item 5h.

Councilor Jim Slanetz pulled item 5q.

- a. **Approval of Minutes: Regular Meeting October 15, 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 \$828,701.67 as presented by the Treasurer.
- d. Motion to approve Resolution 18-028 Council Meeting Dates for 2019
- e. Motion to approve Beer & Wine License for the Leadville Grill – Director of Finance & Internal Services Grant Gager
- f. Purchase Order 20275 for Reversible Plow – Director of Streets and Facilities Brian Christiansen
- g. Purchase Order 20286 for Pick-up Truck – Director of Streets and Facilities Brian Christiansen
- h. Contract 20287 for Computer Leasing – Director of Finance & Internal Services Grant Gager

Councilor Amanda Breen questioned the Dell Lease and the cost.

Director of Finance & Internal Services Grant Gager clarified the \$9,325.55 is for the life of the contract. Today we are approving the \$2,768.25 figure for this year.

**Motion to approve consent item h**

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

- i. Contract 20288 for VOIP – Voice Over IP – Director of Finance & Internal Services Grant Gager
- j. Contract 20278 for Holiday Light Installation – Facilities Maintenance Supervisor Juerg Stauffacher
- k. Contract 20279 for Snow Removal Services – Facilities Maintenance Supervisor Juerg Stauffacher
- l. Purchase Order 20281 for a Utility Vehicle – Facilities Maintenance Supervisor Juerg Stauffacher
- m. Contract 20289 for Phase 2 of Repairs to the Aspen Drive Sewer Line – Water Superintendent Pat Cooley
- n. Contract 20280 with Banyan Technology for SCADA Service – Waste Water Superintendent Mick Mummert
- o. Ratification of Resolution Number 18-027 Appointing Jennifer Cosgrove to the Planning & Zoning Commission – Director of Planning & Building John Gaeddert
- p. Recommendation to approve the GIS Contract #20282 with Blaine County – Director of Planning & Building John Gaeddert
- q. Recommendation to Approve Revised Sundali/Mace Construction Phasing Agreement 20233

Councilor Jim Slanetz questioned the placement of the Idaho Power box and who pays for it if it needs to be moved. Director of Planning & Building John Gaeddert advised that the city is not responsible for the cost and Idaho Power may pay for it. Jim Slanetz pointed out that it is a different plan than what the Council originally agreed to. John Gaeddert explained that the biggest change is the access on 2nd. John Gaeddert offered to take this back to the developer if the council desires. Jim Slanetz would like the council to review this further. Mayor Neil Bradshaw questioned if the developer is in a rush? John Gaeddert advised that construction should begin in the Spring. All of Council agreed to table this item.

- r. Recommendation to approve Contract 20269 with Blaine County Ambulance District—Interim Fire Chief Marcus Kragness
- s. Recommendation to approve Right of Way Encroachment Agreement 20283 for 631 East Avenue—City Administrator Suzanne Frick

**Motion to approve the consent agenda except items h and q.**

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

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

**a. Recommendation to hold a public hearing and approve the 1st Reading of proposed administrative design review text amendments Ordinance #1190 – Director of Planning & Building John Gaeddert**

Mayor Neil Bradshaw advised that this text amendment is to clarify the roles of P & Z and Staff. Particularly Multi-family development and some others.

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

Councilor Courtney Hamilton asked if any particular event prompted this change? Director of Planning & Building John Gaeddert explained that currently the City has an odd procedure and outlined the process and the positives of the change. Councilor Amanda Breen questioned why the construction management plan is eliminated from design review. John Gaeddert explained there are no standards for evaluation and staff would like that to be internal with the Building Department rather than the P & Z Commission.

**Motion to approve the 1st reading of Ordinance #1190 and to read by title only.**

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

**Councilor Courtney Hamilton read the title aloud.**

**b. Update on the proposed Hemingway Plat amendments – Director of Planning & Building John Gaeddert**

Mayor Neil Bradshaw advised that the city would like to sort out the ownership of the Tennis Courts and other property in the area.

Mayor Bradshaw asked for public comment. There was no comment.

Director of Planning & Building John Gaeddert advised that Galena Engineering has been working on the Plat and clarifying city and school district property. Director of Parks, John Kearney and John Gaeddert will be going to the school board next week to present this presentation. John Gaeddert advised that this is a great partnership with a mutual goal. Mayor Neil Bradshaw talked about the positives of the assets for the school district as well as the assets for the City. Mayor Neil Bradshaw asked for red flags from council. Councilor Amanda Breen talked about the positives of the map before them. John Gaeddert clarified that the school district currently owns 16 acres of land at Hemingway Way and Atkinson's Park and the City owns 2 acres. He advised that a finance committee has been formed. Councilor Courtney Hamilton asked if the utility easements have been cleared up? John Gaeddert explained the status. Courtney Hamilton voiced her support of Hemingway School going from K-8.

Councilor Jim Slanetz agreed and is in support of the K-8 as well. He questioned the vacation at the end of 9th St. and how this will play into the plan with the school district? Jim Slanetz likes the garden and does not want that to disappear. Mayor Neil Bradshaw advised that he talked to the school and we will work with the school district to relocate the garden if need be. The 9<sup>th</sup> St. plan will be discussed later. John Gaeddert talked about potential teacher housing in the future.

All of Council was in support of moving forward. Councilor Courtney Hamilton requested that the map distributed at the meeting get posted on line.

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

**a. Update and discussion on status of public safety consolidation with the City of Sun Valley—Walt Femling, Director of Public Safety City of Sun Valley**

Mayor Neil Bradshaw advised that this is a brief update for the public safety consolidation.

Walt Femling, Director of Emergency Services for the City of Sun Valley presented. He distributed a handout to council and talked about Phase I of the organization and who is part of the Phase. The first phase was presented and turned over to the Finance Department. The Executive Committee will meet tomorrow.

Mayor Neil Bradshaw advised that the tone of the meeting was very constructive. He talked about what was discussed and what the concerns were and explained that this was the first phase. The Executive Committee will meet tomorrow. Budgets and human resources will be discussed. This will come back to council for another update after that meeting. He's encouraged by the progress and the talks and advised that the presentations have been very constructive. The Mayor will send an electronic copy of the draft to the Council. Council President Michael David advised that he is most concerned about employees of Ketchum/Sun Valley Cities and questioned how we are addressing people's concerns. Mayor Bradshaw talked about the ideal organizational chart and how concerns will be addressed. We are trying to move forward with this as quickly as possible. Councilor Courtney Hamilton said there is no Ketchum Police representation for the City of Ketchum on the Executive Committee and she wants to be sure that the Ketchum Police Dept is being heard. Mayor Neil Bradshaw agreed that makes it awkward, however there are 2 people from Ketchum and 2 people from Sun valley on the Board. He explained how the executive team was selected and understands the concern that the balance is there. Director of Emergency Services for the City of Sun Valley, Walt Femling explained that they are well represented in the committees and they have had the ability to have input.

**b. ACTION: Recommendation to approve Contract 20284 with Blaine County for law enforcement services—Mayor Neil Bradshaw**

Mayor Neil Bradshaw advised that the contract was put together by the County. He is suggesting that the City sign the contract and advised that there are very minor changes from last year's contract. Should we choose to move forward with consolidation we would give Blaine County 120 days' notice. Mayor Bradshaw talked about the differences in this year's contract and last year's and what is in the budget. He explained that the Ketchum Funds, that the County currently is holding, will be released to make up the difference. Council President Michael David clarified the dollar amount of the contract. Mayor Bradshaw advised that he is confident the funds in reserve with the County will be released. He advised that the County is currently closing their books and we should have a determination of the release of funds within the next couple of weeks. Mayor Bradshaw will try to have clarity on this by the first meeting in December.

**Motion to approve contract 20284.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael David, Courtney Hamilton
<b>AYES:</b>	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

c. **ACTION: Recommendation to approve Transfer and Bill of Sale Agreement 20285 for Leroy's Ice Cream Stand in Town Square---City Administrator Suzanne Frick**

Mayor Neil Bradshaw explained that Ketchum Community Development Corp is currently in ownership of Leroy's Ice Cream stand in Town Square. They are transferring ownership to the City of Ketchum.

Councilor Jim Slanetz asked for clarification. City Administrator Suzanne Frick explained that this will remove the confusion and it will be an asset of the City of Ketchum going forward. Mayor Neil Bradshaw explained that under city ownership the building will become more beneficial.

**Motion to authorize the Mayor to approve Agreement 20285 for the transfer and sale of Leroy's Ice Cream Stand at Town Square.**

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

d. **Discussion and direction to staff on KURA sidewalk priorities---City Administrator Suzanne Frick**

Mayor Neil Bradshaw is very appreciative of the members of the KURA for walking around town and coming up with a list of priorities. He would like to see pricing and add suggestions to the list as the Council sees fit. Council President Michael David questioned the minimum widths of sidewalks and priorities.

Gary Lipton, Commissioner of the KURA clarified that the KURA is wanting to do sidewalks outside the city core and talked about the KURA's mission on this project as well as the 4 quadrants. Councilor Jim Slanetz clarified that he does not think the KURA has decided, in a public forum on the location. Gary Lipton said that Jim Slanetz could be correct. Mayor Neil Bradshaw asked if the staff has enough direction to do more analysis. City Administrator Suzanne Frick advised that if the council or community has other concerns, they should bring them forward to get them on the design, so they can get it out to the Engineers to begin putting a proposal together. Councilor Courtney Hamilton asked about the sidewalk outside Formula Sports. Suzanne Frick advised that it requires a retaining wall. When there are more funds that area will be looked at. Courtney Hamilton talked about 1<sup>st</sup> St. sidewalk conditions in the winter. She appreciates West Ketchum being a priority and the ability of connecting it to the City Core and promote walking and the safety of the citizens as well as the visitors. All of council agreed with making the sidewalks wider.

8. **EXECUTIVE SESSION**

- a. **Discussion pursuant to 74-206 1 (f)**
- b. **Discussion pursuant to 74-206 1 (c)**
- c. **Discussion pursuant to 74-206 (a)**

**Motion to move into executive session pursuant to 74-206 (1)a, c, and f at 6:49 pm.**

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

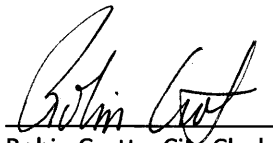
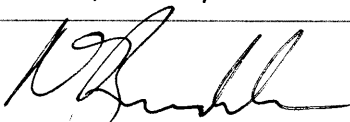
**Motion to come out of executive session at 7:41 pm**

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

**9. ADJOURNMENT**

**Motion to adjourn at 7:42 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