



# City Council

## Regular Meeting

~ Minutes ~

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

Robin Crotty  
208-726-3841

Monday, August 20, 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 p.m.

**2. ROLL CALL**

**3. COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Mayor Neil Bradshaw would like to add an Executive Session Discussion pursuant to Idaho Code 74-206 1 (f) in good faith. The City was just made aware of possible litigation.

**Motion to add Executive Session 74-206 1(f)**

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

Councilor Courtney Hamilton thanked staff for their hard work during this very busy summer.

Mayor Neil Bradshaw had a lot of positive feedback on the Marlin event and expressed his thanks to Courtney Gilbert for introducing the event in his absence.

**4. COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda**

Mayor Neil Bradshaw asked for comments from the public

Baird Gourley talked about the alley between East and Leadville and advised that the common dumpster that has been added to the alley is an asset. He is requesting the city move the planter boxes back 3 feet. He talked about the code in the Commercial Code and is asking this be put on a future agenda for consideration.

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 August 6, 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 \$3,876,386.30 as presented by the Treasurer.
  - d. Monthly Financial State of the City - Director of Finance and Internal Services Grant Gager
  - e. Recommendation to approve Resolution #18-023 authorizing the destruction of semi-permanent records – City Clerk, Robin Crotty
  - f. Recommendation to approve the Sundali Construction Agreement #20233 - Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw removed 5f from the consent agenda for discussion.

Director of Planning & Building John Gaeddert advised that on page 4 - b2, he is requesting to strike out the word "otherwise" for consistency reasons. He would also like to change the signature from Mayor Neil Bradshaw to City Administrator Suzanne Frick since this type of application is normally approved administratively. Mayor Neil Bradshaw advised that the document will stay under his name for signature.

**Motion to amend as stated by John Gaeddert and authorize the Mayor to sign.**

<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

- g. Recommendation to approve road closure for The Community Library Lit Walk event – Assistant City Administrator Lisa Enourato
- h. Recommendation to approve Encroachment Agreement #20232 with Idaho Power—City Administrator Suzanne Frick
- i. Recommendation to approve Agreement #20234 with Galena Engineering for the Hemingway School Plat Amendment - Planning and Building Director John Gaeddert

**Motion to approve consent a-i minus f**

<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

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

- a. **ACTION: Third Reading of Ordinance #1188, Annual Appropriations Ordinance**

Mayor Neil Bradshaw explained that there is new information from the Sheriff and he needs time to digest this information. He would like to table the third reading of Ordinance 1188 to review those numbers and bring them in alignment.

Mayor Neil Bradshaw opened the meeting up for public comment.

Natty Stoic - speaking on behalf of KIC advised the council that she has created 2 businesses in the KIC and is very appreciative of the business park.

Emmi Buck utilized the KIC in 2014 and moved away but is now back because of the KIC. She is very pleased with her presence there and is very excited about the community and the involvement.

Elizabeth Hendrix talked about her support of KIC and is appreciative of the council's financial support.

Christy Ann Gerber, Interim Director of KIC talked about all that KIC has to offer. She touched on their partnering with other organizations.

Preston Clark has been working with Christy Ann Gerber in the KIC. He talked about his involvement and the support he has had since coming to the KIC.

Mayor Neil Bradshaw asked council for comments. Councilor Amanda Breen advised that she met with the members at KIC last week. She is very encouraged by what she has learned and is pleased with their response in coming forward with more measurables.

Elizabeth Hendrix advised that she still donates her time.

Councilor Courtney Hamilton questioned the Sheriff's number. Mayor Neil Bradshaw explained that the County has not yet approved however, there is a difference of \$118,000 more than what we have in the current draft budget. Mayor Bradshaw will bring this back to the September 4, 2018 meeting. Individual contracts for services will be decided on in September and/or October.

**Motion to table discussion to September 4, 2018.**

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

**b. ACTION: Update to City Fee Resolution #18-020 to reflect changes to certain fees including water and wastewater rates**

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

Director of Finance & Internal Services Grant Gager talked about adjusting water and waste water rates and explained the reason for the price increase. Waste Water will increase by 30 % and Water by 15%. Grant Gager explained that we are also seeking the authority to pass recording fees onto the customer when recording certain documents at the County. Councilor Courtney Hamilton questioned who the County fee would affect. Grant Gager explained the County's fees and how that works and advised that we would be passing the recording fees onto the applicant.

The increases in utility fees will assist in the Ketchum Springs project as well as capital improvements on water and waste water side. As soon as Ketchum Springs is done all water will be metered in the City. City Administrator Suzanne Frick advised we are looking at Impact Fees and both ends will be looked at. Councilor Jim Slanetz questioned the Fire Hydrant charge fee.

**Motion to adopt Resolution 18-020 adopting fees and fee schedules for all City departments.**

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

c. **ACTION: Second Reading of Ordinance #1189 of Big Box, Director of Planning & Building John Gaeddert**

Director of Planning & Building John Gaeddert advised he would like to make a change in the definition of retail trade by adding "grocery store" by way of example.

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

**Motion to approve the 2nd reading of Ordinance 1189 finding the text amendments are in accordance with the 2014 Comprehensive Plan and to read by title only with the amended update as stated by John Gaeddert.**

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

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

d. **ACTION: Recommendation to authorize use of Housing In-Lieu Funds to off-set building and impact fees associated with construction of community housing units in Ketch development—Mayor Neil Bradshaw**

Mayor Neil Bradshaw talked about the possibility of using in lieu housing fees for community housing.

Mayor Neil Bradshaw opened the meeting for public comment. There was no comment,

Councilor Amanda Breen asked if we used impact fees for in lieu housing funds in the past. City Administrator Suzanne Frick explained that she does not believe so. Amanda Breen talked about the existing ordinance. Suzanne Frick explained the funding aspect and advised that the funds would be going into the infrastructure where that project is affecting. The procedure of dispersing those funds was discussed. Suzanne Frick explained that we would take the funds off the invoice and we would re-designate the location of the fees in the budget.

Councilor Jim Slanetz is not clear on this request. He likes the incentive but does not feel the council was in the discussion phase of this topic. He has concerns about the policy and questions if the in-lieu funds couldn't be spent in a better way. The council deliberated the income levels. Mayor Bradshaw has concerns about striving for perfection and then not getting anything done. It was clarified that this is just for this project. Each project would come as a case by case basis. Jim Slanetz has concerns about the deed restriction.

**Motion to authorize staff to use in-lieu funds to pay the impact fees for the three Ketch community housing units.**

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Amanda Breen, Councilor
<b>SECONDER:</b>	Courtney Hamilton, Councilor
<b>AYES:</b>	Michael David, Amanda Breen, Courtney Hamilton
<b>NAYS:</b>	Jim Slanetz

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

**a. Discussion of Mountain Rides Summer Circulator—Neil Bradshaw**

Mayor Neil Bradshaw talked about this being a new route. Director of Finance and Internal Services Grant Gager talked about there not being a pattern in the numbers. Councilor Amanda Breen agrees that a new bus route is not instantly a success. They deliberated about times. Grant Gager reiterated that getting a new route in service is difficult. West Ketchum Winter service was touched upon. Council President Michael David talked about his experience of driving the bus and citizen's questioning the cost. Weather plays a part in it as well. Mayor & Council deliberated the pros and cons of the route and the times of the year when it may be effective.

**b. Discussion of City Noise Ordinance—Councilmember Jim Slanetz**

Councilor Jim Slanetz advised that he has received complaints in certain areas after 10 pm regarding the Noise Ordinance. Currently at 10 pm the decibel level must go down. The police have decibel meters that they use at the property line. Police Chief Dave Kassner explained that these are summer time complaint's. Mayor Neil Bradshaw talked about setting decibel levels and times of years. This is strictly a policy question. Dave Kassner suggested taking measurements of bands in various locations. Councilor Courtney Hamilton would like to get more public comment on this. Council President Michael David said the time as well as the decibel needs to be discussed further. Currently any band after 7:30 pm is in violation. Councilor Amanda Breen suggested getting some decibel readings over the next few events over the next few weeks.

**8. EXECUTIVE SESSION**

**a. Executive Session 74-206 1 (f)**

**Motion to go into executive session at 6:47 p.m. pursuant to 74-206 1(f)**

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

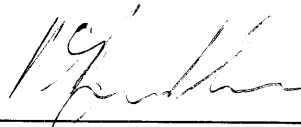
Motion to come out of Executive session at 7:05 p.m.

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

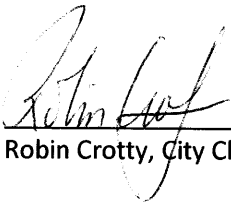
9. ADJOURNMENT

Motion to adjourn at 7:06 p.m.

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



Neil Bradshaw, Mayor



Robin Crotty, City Clerk