



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, July 16, 2018

4:00 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 4:00 p.m.

2. ROLL CALL

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Amanda Breen requested the signs for the parking lot explaining that the 1st hour is free be hung as soon as possible.

Councilor Jim Slanetz talked about the new fence on the bike path and suggested an art project in that location. It was decided that the traffic authority will investigate this. Council President Michael David has concerns with visibility in that location. He was informed that some of the slats have been removed.

Mayor Neil Bradshaw praised the event on the 4th describing it as a magical evening.

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

Sean Tajkowski talked about a service contract for Syringa Networks that is in the city council packet this evening for approval. He voiced his concerns with the contract and how it came to be. He suggested this project be appropriately engineered and bid. He would like this topic tabled.

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 July 2, 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 \$557,480.03 as presented by the Treasurer.
- d. Monthly Financial State of the City - Director of Finance and Internal Services Grant Gager

- e. Recommend approval of Beer, Wine & Alcohol Licenses
- f. Approval of Resolution 18-018 approving the Destruction of Records – City Clerk, Robin Crotty
- g. Approval of Contract #20124 with Syringa for Fiber Service to City Facilities—Director of Finance and Internal Services Grant Gager
- h. Authorization and approval of street closure requests for special events – Assistant City Administrator Lisa Enourato

Mayor Neil Bradshaw asked for approval of the consent agenda.

Councilor Courtney Hamilton pulled item 5a. Councilor Jim Slanetz pulled item 5g.

Motion to approve the consent agenda removing items a and g.

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

Item 5a - Councilor Courtney Hamilton asked that the subdistrict conversation be noted as noticing requirements were met but will be doing a broader notice. Under the weed discussion the first public speaker was Heidi Schurentanner.

Motion to approve the minutes with changes as noted.

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

Item 5g – Mayor Neil Bradshaw talked about his support of incorporating all city departments into a fiber optic network. Councilor Jim Slanetz asked if this contract has been bid. Director of Finance and Internal Services Grant Gager explained the requirements for bidding professional service contracts. Jim Slanetz asked for clarification on a one-year contract. City Attorney Matt Johnson clarified the one-year contract for City governments. Councilor Amanda Breen was unclear on what Sean Tajkowski was asking. Mayor Neil Bradshaw explained the rigor that went into the fiber optic contract. Councilor Courtney Hamilton questioned the installation costs. Mayor Neil Bradshaw explained the onetime and ongoing costs. All costs are incorporated into this and the next year's budget. Grant Gager advised that Todd Mandeville has been involved in the discussions and talked about the commercial fiber network option before them and the benefits to the City.

Motion to approve item contract #20124 with Syringa for fiber to city facilities.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
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: Appeal of Design Review Permit for the Community Library**

City Attorney Matt Johnson explained the process of the hearing before council this evening saying Council is in a quasi-judicial role for this matter. Council will be reviewing just the record evaluating the question of if Planning & Zoning did in fact get it right. Did they follow the process right? The attorneys for the appellant and the applicant will be presenting. There is no strict time line. Both sides should be considerate.

Director of Planning & Building John Gaeddert outlined what will be happening this evening. He talked about all that has been done up to this point and about the 3 options that are before council for decision this evening that are outlined in today's council packet.

The meeting was turned over to the appellant and Mr. Gary Slette presented.

The applicant Jenny Emery Davidson presented.

Mayor Neil Bradshaw turned the meeting back to the appellant for rebuttal.

Mayor Neil Bradshaw asked council if the process is correct or not correct. He outlined all the questions for council and reminded council that this topic is not about the virtues it is to be sure the process is clear and transparent. The Council deliberated. Mayor Neil Bradshaw asked for a motion and a vote.

Motion to affirm the decision of the commission without modification and views the library as a cultural facility and direct the City Attorney to prepare a written decision reflecting such.

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

b. ACTION: Second Reading of Ordinance 1186 – To Amend definition of “Setback” - Director of Planning and Building John Gaeddert

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

No comments from Council.

Motion to approve the 2nd reading of Ordinance 1186 finding the text amendments are in accordance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance and to ready by title only.

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

Council President Michael David read the title.

Director of Planning & Building John Gaeddert asked Mayor and Council to waive the 3rd reading since no public comment has been received on this.

Motion to waive the 3rd reading of Ordinance 1186.

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

Motion to adopt Ordinance 1186.

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

- c. **ACTION: Third Reading of Off-Site Vendor Ketchum Municipal Code Amendment – Ordinance 1183 – Director of Planning & Building John Gaeddert**

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

No comments from council.

Motion to approve the 3rd and final reading of Ordinance #1183.

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

Council President Michael David read by Title only.

- d. **ACTION: Second Reading of the Sub-District Amendment Ordinance 1187 – Director of Planning & Building John Gaeddert**

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

Director of Planning & Building John Gaeddert advised that notices were sent specifically to subdistricts c and d and 100 were noticed.

Motion to approve 2nd reading 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

Councilor Courtney Hamilton read the title.

- e. **ACTION: Recommendation to Adopt Resolution 18-021 approving the proposed budget for FY 2018-19 Director of Finance and Internal Services Grant Gager**

Mayor Neil Bradshaw opened the meeting for public comment.

Chip Fisher spoke saying it was a good budget however, some things need to be looked at. He voiced concerns about affordable housing, work force escalation and pricing. We need to find a way to increase the revenue and look closer at the budget. He questioned what is being spent on KIC and who benefits. He voiced concerns that it is Hailey and questioned why we are supporting this.

Council President Michael David disclosed that he works for Mountain Rides. He will recuse himself from any discussion that refers to Mountain Rides. Councilor Amanda Breen will recuse herself from the Sun Valley Economic Development portion of the budget.

Council President Michel David talked about the opportunity to bring in "looking glass academy" and about all that they would do in the workshop and how things would be addressed. Mayor Bradshaw asked Director of Finance and Internal Services Director Grant Gager to clarify what the process would be to get these projects approved and paid for. Grant Gager clarified that it depends on the content of the program. He talked about the line items where these expenses could come from. The process for a cost of over \$5,000 was presented. The Mayor is in support of practical experience.

Councilor Jim Slanetz questioned the General Fund, Capital Improvement and Trust Fund. He wants to make council aware that we are not going to be in as good of a place at the end of 2018 as we were in the past. The trend frightens him. He is less concerned in the water and sewer funds. He is somewhat concerned regarding rate hikes. Mayor Neil Bradshaw agreed with the rate hikes Jim Slanetz pointed out. He addressed the ongoing occurring costs and talked about spending money on making Ketchum a walkable town. He would like to look at the re-occurring costs.

Council President Michael David acknowledged what Chip Fisher had to say. He is not giving up on getting housing created in Ketchum. It's an important piece of the puzzle.

Councilor Courtney Hamilton questioned remodel costs for the new city hall. They are not included in this building. Mayor Neil Bradshaw confirmed that we are not planning on doing a remodel in this budget.

Councilor Jim Slanetz questioned the In-Lieu housing fund and asked where those funds went since we didn't spend any in lieu housing funds in this fiscal year. Director of Finance and Internal Services Grant Gager advised that \$1.8M appropriated will go unspent this fiscal year. He explained how that reads in the proposed budget and explained that the council does have the ability to spend that in the next 3 months.

Motion to adopt Resolution 18-021, approving the proposed budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, containing the proposed expenditures and revenues necessary for all purposed for said fiscal year to be raised and appropriated within said City and providing for publication of Notice of Public Hearing and for Public Hearing Theron.

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

f. **ACTION: First Reading of Ordinance 1188, Annual Appropriations Ordinance**

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

Mayor Neil Bradshaw advised that Director of Finance and Internal Services Grant Gager is here for questions. Grant Gager explained the process.

Motion to approve the 1st reading of ordinance No. 188, an ordinance of the City of Ketchum, Idaho, entitled the Annual Appropriation Ordinance for the fiscal year beginning October 1, 2018, appropriating to the various budgetary funds, sums of money deemed necessary to defray all necessary expenses and liabilities within each fund and for the ensuing fiscal year, authorizing a levy of a sufficient tax upon the taxable property and specifying the objects and purposed for which said appropriation is make, and providing an effective date

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

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

a. **Quarterly Update from Sun Valley Economic Development—Harry Griffith**

Councilor Amanda Breen recused herself.

Executive Director Harry Griffith presented. Councilor Courtney Hamilton asked about his role in working with event's organizers. Harry Griffith explained that he tries to help new events get in touch with the right parties. The second approach is taking a more holistic approach across the county to help come up with ways and how to review events and how they work.

Mayor Neil Bradshaw asked Executive Director Harry Griffith what is going well. Harry Griffith advised that he is looking forward to the upcoming 2018 Summit. He talked about the contents of the program and how it is relevant to the county. The theme will be around communities. The one area in which Harry Griffith has concern's is how do we get a company here in relationship to housing. Executive Director Harry Griffith advised that he met with the Idaho Dept. of Commerce and talked about the incentive programs they established and about the places they toured around town.

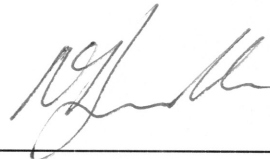
b. **Discussion of KCDC Tax Credit Application for Northwood II Community Housing—Mayor Neil Bradshaw**

Mayor Neil Bradshaw would like to get this on the Council's radar. Mayor Bradshaw advised that they need to have control of the property to move forward with the application. He explained the location as being the dirt lot next to Northwood I and advised that the city would use similar language that was used 10 years ago. He talked about the specifics of a contract. Councilor Jim Slanetz asked if there is time to structure the deal and the control of the land. Mayor Bradshaw talked about all that can be done with the contract. This will come back to the council for deliberation at the next meeting.

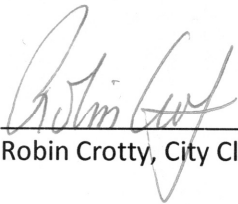
8. ADJOURNMENT

Motion to adjourn at 6:38 p.m.

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



Neil Bradshaw, Mayor



Robin Crotty, City Clerk