



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Tuesday, January 16, 2018

5:30 PM

Ketchum City Hall

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

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Mathew Johnson
Director of Planning & Building Micah Austin

1. CALL TO ORDER: By Mayor Bradshaw

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

2. ROLL CALL

3. APPROVE COUNCIL MEETING AGENDA: RECEIVE AND APPROVE THE REPORT OF THE CITY CLERK OF THE POSTING OF THIS MEETING'S AGENDA NOTICE.

Motion to approve the agenda

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

4. COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Neil Bradshaw announced there will be an open house January 24, 2018 regarding parking. He has also met with the county commissioners and they have approved the law enforcement contract. The contract will be reviewed again in six months.

Councilor Jim Slanetz thanked Parks & Recreation Director Jen Smith for the ice and the pond hockey tournament. It was a great success.

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

Gary Lipton Ketchum taxpayer, business owner and resident talked about the ADA Law and the non-compliance status of the City of Ketchum. He voiced his concerns and advised that it is a moral obligation of the city to become compliant. He demanded a detailed plan of resolution or he advised he will be calling Boise.

No further comments

6. **CONSENT AGENDA: Note: 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.**

Minutes were pulled by Councilor Amanda Breen for clarification. She would like it noted that she was appointed as a liaison to the Friedman Memorial Airport Board. She is not a board member.

- a. **Approval of Minutes: Regular Meeting January 2, 2018**

Motion to approve the minutes after changing Amanda Breen to Liaison.

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

- 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 \$453,973.18, as presented by the Treasurer.**

Councilor Jim Slanetz questioned the refund to the Traub Family Trust in the payables. Susan Scovell explained that it is a refund for a proposed green house on the top of the Community School that never materialized.

- d. **Consideration of Resolution 18-001, establishing 2018 Ketchum Planning & Zoning Commission Meeting dates.**
 e. **Consideration of Resolution 18-002, Approval of Records Destruction**
 f. **Monthly Financial State of the City**
 g. **Recommendation to approve contract # 20115 for Services for Animal Shelter**
 h. **Recommendation to approve Procurement Agreement # 20147 for Foul Air Maintenance with BioAir**
 i. **Recommendation to approve contracts 20068 and 20069 for fire fighters benefit program**

Motion to approve Consent agenda b-i.

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

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

- a. **Discussion on public parking**

Mayor Neil Bradshaw combined items 7a & b by summarizing the paid parking situation. Currently the City is charging \$1.50 an hour. He is requesting community input at the open house scheduled at the Limelight Hotel on January 24, 2017 from 5:30 pm to 7:30 pm. The Workshop will be scheduled at a later date.

Prior to the open house we will be changing the fee from \$0 to \$4.00 and giving the Traffic Authority the ability to adjust the rates. Mayor Bradshaw asked to change the parking lots to .25 per hour during the discovery phase. Councilor Courtney Hamilton agrees with the .25 per hour. She likes the public input and would like to take comments written as well as in person. She is looking for input, communication, and outreach. Council President Michael David is in support of the \$0 to \$4.00 and giving the Traffic Authority the ability to adjust those rates. The data is already showing that the lot by the Limelight is being utilized in the evening and the lot on 6th and Leadville is being utilized during the day. Councilor Jim Slanetz is open to having the rates flexible and suggesting putting the rates to a \$1.00 an hour with the first 1/2 hour free. If it's .25 people will park there all day and we won't be getting the data, we need. Mayor Bradshaw would like this discussion to be had at the open house and work shop. Councilor Amanda Breen would like to see data. This is a parking management tool. City Attorney Matt Johnson explained how the resolution would work. If we want a special event rate that would need to be added to the resolution.

Police Chief Dave Kassner recommends a lower hourly rate during the day at the Sushi Lot and increased rates in the evening. 6th and Leadville could stay reduced all day long. Mayor Bradshaw is asking for direction to be given to the Traffic Authority.

Council President Michael David proposed .25 per hour between 10 pm to 5:00 pm and \$1.50 per hour from 5pm to 10 pm. The 6th & Leadville lot will be .25 cents all day. A special meeting will be called of the Traffic Authority.

b. Adoption of Resolution 2018-003 establishing parking rates and authorizing the Traffic Authority to modify rates.

Motion to approve Resolution 2018-003 as presented.

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

c. Council discussion on use and distribution of in-lieu housing funds

Mayor Neil Bradshaw talked about the \$1.3 Million that is currently in the housing funds and the proposal in the council packet. This will be evaluated at the end of every quarter. The first application would be closed on January 31, 2018.

Council President Michael David questioned the million dollars the City has from Auberge the timing in which we can use it. City Administrator Suzanne Frick advised that once they start construction we would be able to use the funds. If no construction has been done, we need to work with legal counsel to decide when or if we need to refund those funds per the development agreement. Mayor Neil Bradshaw advised that if there is a chance we have to pay that money back than it cannot be part of the pot.

Blaine County Housing Executive Director Nathan Harvil gave statistics regarding sales and deed restricted properties. Councilor Courtney Hamilton advised that she spoke to Bobbi Bellows this morning and she advised that as soon as there is an opening in Ketchum it fills, and smaller units are in demand.

Councilor Amanda Breen questioned the pie chart in the council packet and the distribution of funds as they come in. Mayor Neil Bradshaw explained his theory. Councilor Jim Slanetz said that it is market driven and questioned the tax credit allocation process. Mayor Neil Bradshaw advised that this needs to be flushed out at another time. Brain storming was done among Mayor and Council. Courtney's concern is adding more bureaucracy to the process. Michael David advised the application process should be on a case by case basis. If the lending environment changes the pie will need to be changed as well. City Administrator Suzanne Frick advised that staff will craft an application. That information will be transmitted to council on a quarterly basis. Councilor Amanda Breen advised to make the application as stream line as possible. A resolution will be created to memorialize the direction.

d. Update on Planning and Building Permit Activity

Director of Planning & Building Micah Austin presented the 2017 Ketchum Development Activity. He went over the building permit cost activity and talked about the 8-year history. Demo permits hit a record last year. He showed the value of the permits and where they fall. He went over the land use applications. Micah Austin gave statistics regarding flood plain applications and went over the development projects anticipated in 2018 in detail. He talked about the ability of these projects to move forward because of the new parking ordinance.

Council President Michael David talked about the Dental Arts Building and the Community Library and the city getting involved at the right time in regard to sidewalks and ADA compliance. Mayor Neil Bradshaw directed staff to look closely at the sidewalks to be sure they are wide enough.

Mayor Neil Bradshaw asked Director of Planning & Building Micah Austin to highlight what the Planning & Building Department is doing to manage the work load. Micah Austin explained that the Planning Department is run by 4 full time employees and the Department of Building Safety employees are in the Building Department. He advised that during peak times he contracts with Agnew Beck out of Boise and the Corporation for Land Planning.

8. PUBLIC HEARINGS AND DISCUSSIONS—This item will begin at 6:00 p.m. (Public comment and input taken on the following items)

a. Update on fire training facility

Mayor Neil Bradshaw advised that he is in support of the Lewis Street Location for the Emergency Service Training facility. Tom Bowman President of the Ketchum Sun Valley Volunteer Fire Department was present to answer any questions. Mayor Neil Bradshaw outlined the timeline for construction on this site and talked about maintenance costs being shared between the cities of Sun Valley and Ketchum. Mayor Bradshaw proposed that construction begin on April 15th to move the bike path and will shoot for June 1, 2018 for completion.

Tom Bowman said the engineering and design work has been completed. They are estimating a 1-month period of time for ground prep and the training facility will be brought in. City Administrator Suzanne Frick explained that we will start the engineering and design and be able to start construction by April 15, 2018. Tom Bowman explained that the training facility will be gifted to the City after completion.

Mayor Neil Bradshaw is asking Council for direction to staff on preferred location. Councilor Courtney Hamilton asked if the 10th Street location is a long-term location. Mayor Bradshaw advised that in time there may be a better use for that lot. He does not see the land being used for anything else in the next 4 years. The building can be relocated. Courtney Hamilton advised that she is in favor of Lewis Street.

Councilor Jim Slanetz asked for clarification on gifting to the City. City Administrator Suzanne Frick explained that she has checked with ICRMP and it will be covered like our other facilities. Jim Slanetz is willing to go forward, however, he voiced that the land is an asset of Ketchum. If the Sun Valley/Ketchum Fire Departments had to buy land the land there would be a 50/50 split therefore, this is a benefit to the Sun Valley Tax payer's more than the Ketchum Tax payers. This fact should be added into the equation and looked at. He is just making note of it at this time and does not want this to be a barrier. Councilor Amanda Breen agrees that option c is the best option for now and agrees with Jim Slanetz's concerns. Suzanne Frick advised that if this is approved the City of Ketchum will draw up an agreement and will come back to the cities and the association. All figures will be approved in the agreement. Councilor Michael David questioned the impound Lot's use. Chief Dave Kassner explained that the Lot is used to impound cars for arrests as well as snow removal issues.

Staff direction is Option "C" and to come back with a contract. Will shoot for a June 1, 2018 completion date.

9. EXECUTIVE SESSION

a. Litigation pursuant to Idaho Code §74-206 1 (f)

Motion to go into executive at 7:15 p.m. pursuant to Idaho Code §74-206 1 (f)

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

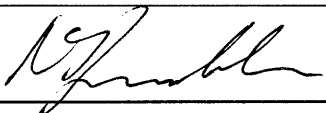
Motion to come out of Executive Session at 7:37 p.m.

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

10. ADJOURNMENT

Motion to adjourn at 7:38 p.m.

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



 Neil Bradshaw, Mayor



 Robin Crotty, Interim City Clerk