



# City Council

## Regular Meeting

~ Minutes ~

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

Robin Crotty  
208-726-3841

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Tuesday, January 2, 2018

5:30 PM

Ketchum City Hall

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**Present:** Mayor Nina Jonas  
Council President Jim Slanetz  
Councilor Baird Gourlay  
Councilor Michael David  
Councilor Anne Corrock

**Also Present:** Ketchum City Administrator Suzanne Frick  
Ketchum City Attorney Mathew Johnson  
Director, Finance & Internal Services Grant Gager  
Director of Planning & Building Micah Austin

**1. CALL TO ORDER: By Mayor Nina Jonas**

Mayor Nina Jonas called meeting to order at 5:30 p.m.

**2. ROLL CALL**

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

**4. COMMUNICATIONS FROM THE PUBLIC**

Gary Hoffman voiced his opinion regarding energy savings. He talked about parking outside the city core and walking. He gave statistics about energy savings in NYC.

Bob Jonas thanked outgoing council and Mayor Nina Jonas. He praised them for asking for citizen suggestions during their term in office.

City of Sun Valley Mayor Peter Hendricks thanked the outgoing elected officials for their service and their patience. He gave appreciation of working as a team. He congratulated the new mayor and council members. He personally thanked Mayor Nina Jonas for her advice.

**5. CONSENT AGENDA: 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. Regular Meeting December 18, 2017
- b. Disbursement of funds from the City's treasury for the payment of bills in the total sum of \$570,712.24 as presented by the Treasurer.
- c. Payroll register
- d. Monthly Financial State of the City

Councilor Anne Corrock pulled 5d from the consent agenda and asked to see a presentation of the monthly financial state.

Director of Finance & Internal Services Grant Gager went over the YTD revenues and expenses by department in detail and advised that the city is up in revenues and LOT funds. Enterprise funds were presented, and he explained that these funds are down due to the switch from quarterly to monthly billing.

**Motion to approve the consent agenda a – d.**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Baird Gourlay, Councilor
<b>SECONDER:</b>	Anne Corrock, Councilor
<b>AYES:</b>	David, Corrock, Gourlay, Slanetz

**6. COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Council President Jim Slanetz thanked the exiting Mayor and Councilors for their service.

Councilor Michael David echoed Jim Slanetz sentiments.

Councilor Anne Corrock enjoyed her time on Council and P & Z and feels they accomplished a lot.

Councilor Baird Gourlay talked about being solution based and being engaged. He suggested reaching out to people you trust., developing alligator skin, bringing a sense of humor, read "Roberts Rules of Order" or "Wait - What". He is thankful for his 16 years of service and is proud of his accomplishments.

Mayor Nina Jonas thanked the community at large and thanked council for their years of service and gave thanks to City Staff for all they did.

**7. OATHS OF OFFICE**

**a. Administer Oath of Office to Mayor Neil Bradshaw**

Mayor Nina Jonas swore in Neil Bradshaw.

Mayor Neil Bradshaw thanked Mayor Nina Jonas and congratulated her for being the first female to be Mayor in the City of Ketchum. He thanked and recognized Anne Corrock for her commitment and participation. He recognized Baird Gourlay for his years of service and thanked him for reaching out to the newly elected to help in any way he could.

**b. Administer Oath of Office to Councilmember Amanda Breen**

Mayor Neil Bradshaw swore in Amanda Breen.

**c. Administer Oath of Office to Councilmember Courtney Hamilton**

Mayor Neil Bradshaw swore in Courtney Hamilton.

**8. ROLL CALL**

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

**9. APPOINTMENTS****a. Election of Council President**

There was a discussion among council on responsibilities of Council President. City Attorney Matthew Johnson explained in detail and advised further that the Council President would be the acting Mayor in the Mayor's absence.

**Motion to nominate Michael David to be Council President.**

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

**b. Council Appointments**

Mayor Neil Bradshaw made the following suggestions for appointments

Air Service Board –Mayor Neil Bradshaw

Blaine County Housing Authority – Council President Michael David

Blaine County Bike and Pedestrian Working Group – Councilor Jim Slanetz

City of Ketchum Traffic Authority - Council President Michael David

Fly Sun Valley Board – Councilor Amanda Breen

Friedman Airport Council Representative – Councilor Amanda Breen

Ketchum Community Development Corporation/Ketchum Innovation Center- Councilor Courtney Hamilton

Ketchum Urban Renewal Agency – Councilor Amanda Breen

Sun Valley Economic Development – Councilor Courtney Hamilton

Mayor Neil Bradshaw would like this looked at each year. This is a starting point and can change at any time.

**Motion to approve Council Appointments.**

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

**10. DISCUSSION ITEMS****a. Update and Status of Galena Lofts Project—Rebecca Bundy and Susan Scovell**

Susan Scovell and Rebecca Bundy gave an update on the Galena Lofts Project and talked about the conversations they've had with BCHA and with local banks. They explained there are a lot of balls in the air to keep this project going and requested to be on the January 16, 2018 agenda. Rebecca Bundy talked about her research into what other cities are doing and advised it is all over the board. If the project is to go forward, they are requesting a commitment from the council.

Mayor Neil Bradshaw advised that this is a great project to have in front of them. The goal is to get long term affordable housing. He would like to start by working on the process and methodology. He gave his suggestions and advised that this will be on the agenda for the 16<sup>th</sup>.

Council President Michael David talked about support of the Blaine County Housing Authority. Councilor Jim Slanetz agrees that the criteria will need to be defined and is in support. Councilor Amanda Breen is appreciative of the project and looks forward to this moving forward in the future. Councilor Courtney Hamilton agreed. Mayor Neil Bradshaw advised that he will work with city staff and will bring it back to council at a future date.

**b. Direction to staff on 6th and Leadville Request for Proposal—Mayor Bradshaw**

Mayor Neil Bradshaw advised that he is requesting to pull the RFP at this time. Councilor Amanda Breen asked if any proposals have been submitted. City Administrator Suzanne Frick explained that we have had inquiries, but nothing has been submitted. The current RFP due date was January 29th.

Councilor Courtney Hamilton asked if we could reach out to the people who have inquired and see what they have? Councilor Jim Slanetz agrees. Council President Michael David agreed with Mayor Neil Bradshaw. There was a discussion among Mayor & Council regarding how to move forward. City Administrator Suzanne Frick advised that unless the council is behind this site it would be unfair to have developers waste their time.

Councilors are all in agreement.

**Motion to pull the RFP on 6<sup>th</sup> and Leadville.**

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

**c. River Run Development Agreement & Community Housing Opportunity—Mayor Bradshaw**

Mayor Neil Bradshaw advised that he would like to instruct staff to look at development in the River Run Area regarding the development agreement with the Sun valley Company. The Mayor would like to find out what it would take for the City of Ketchum to get a release on the lot to begin housing construction.

Councilor Courtney Hamilton clarified the development agreement and the council discussed particulars. Mayor Neil Bradshaw asked for details on when this will become our land and if we can accelerate the development. The exact location was discussed. Councilor Amanda Breen talked about the Lift Tower Lodge location.

Director of Planning & Building Micah Austin distributed a map to council to show the exact location of the land being discussed. He talked in detail about the zoning of the Lift Tower Lodge and the River Run Lodge. He also distributed the language for the development agreement. What they will be asking of the Sun Valley company was discussed.

**11. EXECUTIVE SESSION**

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

No Executive Session - This issue will be moved to the 16th.

**12. ADJOURNMENT**

Motion to adjourn at 6:30 p.m.

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

  
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 Robin Crotty, Interim City Clerk

  
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 Neil Bradshaw, Mayor