



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Tuesday, January 22, 2019

4:00 PM

Ketchum City Hall

Present: Mayor Neil Bradshaw
Council President Michael David - arrived at 4:15 pm
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

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 4:02pm and explained that Council President Michael David is running late

2. ROLL CALL

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Courtney Hamilton talked about the CAST conference she attended last week. Mayor Neil Bradshaw requested a debrief at a future date.

Councilor Amanda Breen requested the Parking Ordinance requirements for residential projects that was approved by the previous council be put on a future agenda. She talked about the future KECH project and her concern about 36 units without any parking. She questions the effects on neighbors as well as Ketchum.

Councilor Jim Slanetz agrees with Councilor Amanda and voiced his concerns about parking as well.

Mayor Neil Bradshaw agreed to place this topic on a future agenda. He also thanked the Street Department for their snow removal efforts.

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

John Griffith talked about the reroute of the bike path. He requested the council take a look at this. Mayor Neil Bradshaw advised that we are at the initial stage of this topic and thanked John Griffith for bringing this to the council's attention.

Jen Smith, city resident, asked for an ETA for the Olympian names at Town Sq. She also brought up the Banner Policy and asked that the policy be looked at so that the Sawtooth Botanical Gardens banner could be hung in the City. Councilor Courtney Hamilton explained that the Olympians are on the radar and they will get back to Jen Smith with a time frame.

New resident Alejandro Mitma wishes to open a taxi business in Ketchum. He talked about the need for this business in the City limits. Mayor Neil Bradshaw welcomed him to stop by City Hall and staff would assist him thru the process.

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.

Mayor Neil Bradshaw asked for approval of the consent agenda.
Councilor Courtney Hamilton pulled 5a, c and e.

a. Approval of Minutes: Regular Meeting January 7, 2019

Councilor Courtney Hamilton corrected the spelling to Pam Rheinschild’s name under public comment.
Motion to approve minutes from the January 7, 2019, meeting with the spelling correction as noted.

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

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 \$548,654.51 as presented by the Treasurer.

Councilor Courtney Hamilton asked for clarification of the \$3,400 purchase of chairs
Mayor Neil Bradshaw clarified that these are 2 large chairs that will be placed at random events around Ketchum. They will be used for gorilla marketing.

Motion to approve the bills in the total sum of \$548,654.41.

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

d. Treasurer’s Monthly and Quarterly Financial Reports—Director of Finance and Internal Services Grant Gager

Motion to approve items 5b & d

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

e. **Recommendation to approve Contract #20306 with DockDogs, Inc. for July 2019 Event – Assistant City Administrator Lisa Enourato**

Councilor Courtney Hamilton talked about a local company doing the event. Mayor Neil Bradshaw asked for the Contract to be tabled while they do more research.

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

a. **ACTION: Recommendation to approve Purchase and Sale Agreement 20307 for the 6th & Leadville parking Lot and land swap of 290-298 Northwood Way – Mayor Neil Bradshaw**

Mayor Neil Bradshaw introduced this topic and advised that all written public comment has been received and placed in the record. Mayor Bradshaw read aloud his comments on the housing crisis and talked about the comments received and encouraged the public to work with the City on ways to find solutions.

Rich Fabiano, a resident of Northwood questioned the land swap. He questions if the City thinks the development needs off street parking?

Thad Farnham a resident is concerned with the land swap portion of the deal and voiced concern about parking due to units smaller than 750 sq. feet not requiring parking, He would like to see how that works prior to selling the parking lot and suggested other parking options. He talked about a possible longer lease of the parking lot than 3 years.

Rick Flickinger talked about a letter dated the 22nd and about an assessment that will be completed in 2 weeks. He suggested council wait for that assessment prior to signing the contract. He advised that he mostly agrees with the Mayor's comments and talked about the parking lots the city currently owns. He suggested possibly using those 2 lots for housing. Rick Flickinger commented on the purchase and sale agreement and talked about a recent purchase offer put in on the Northwood Lot and requested those details.

Gary Hoffman, resident and current owner of affordable housing 3 miles out of town. He talked about the construction field and supply and demand and the housing shortage. He talked about workforce turnover due to the shortage of housing and about housing over the last 42 years. Gary Hoffman talked about the LI area and building affordable housing and said that he would like to see the people's needs put first.

Jay Emmer thanked Mayor Bradshaw for his comments. He is in support of affordable housing and praised this administration for their enthusiasm. He questions the viability of the site and would like the vote delayed. He believes there is a lack of information that the general public does not have and read a list of questions that he would like answers and information on before going forward. He questioned the policy and procedure of the City selling land and asked why the City is rushing into this agreement.

Dennis Raney, Ketchum resident talked about the community having a work force housing need. He suggested that there needs to be a comprehensive plan that will not be disruptive to the current property owners. He said this is not a proper location for an 80-unit building. He talked about nearby property owners and what was in place when they purchased their property. Dennis Rainey talked

about the problems with the proposed area and asked Council to respect the zoning as it now stands and to not make any changes. He talked about the parking lot being put up for auction or an exchange and went into detail on each option. He talked about the appraisals received.

Natalie Spencer founder of Apex One talked about an event she just attended that was geared at housing. She advised that there is a way to solve this problem.

Hannah McNees believes we should talk about disruption and advised that she had to close her business for a few days because of not having employees. She advised that as an employer she also cannot afford housing. Hannah McNees also talked about the parking issue and the ability to live and work in Ketchum.

Annette Brylee talked about her support of the Northwood property moving forward and about short-term rentals taking away from long term rentals. She urged the council to move forward and sign the agreement that has previously been approved.

Gary Lipton, property owner and business owner voiced his support of the project.

Resident of Ketchum, Gwen Raney, talked about an increase demand in Boise for affordable housing that will only make the housing funds for Ketchum and Blaine county more difficult. She advised the city not to tie up money that could be used elsewhere. She talked about the qualifications and the application process and advised that unless there is a way of eliminating this process, we should not go forward.

Spencer Cordovano, a local, explained this as a workforce housing issue. He talked about the sacrifices that are made to live here and gave examples of people who live here and what they do to make a living and talked about his support of the community.

Alex Stevenson talked about living in Northwood Way and voiced concerns about the legality of this project. She does not like the extra traffic that is being sale. She agrees that there is a huge need for affordable housing, but the location is poorly thought out and it has not been logically developed. She appreciates Mayor Bradshaw's comments.

Resident and architect of Ketchum, Carolyn Wicklund, advised that she is a strong proponent of affordable housing, however, she has concerns regarding the proposed purchase of the 6th & Leadville Parking Lot and land swap. She outlined her concerns and advised she would like to see the plans prior to moving forward.

David Hurd, Ketchum resident and business owner questioned why the LI meeting at the Limelight is tomorrow and a Council decision is being made tonight. He talked about the loss of the industrial area and voiced concern about losing manufacturing in the City of Ketchum. The loss of industrial space is an issue.

Carson Johnston spoke in support of workforce housing saying it's a great location and the faster you can do it the better.

Lee Kranefuss 200 Graduate Dr. voiced concern over the meeting being split into locals. He talked about the structure of this deal saying there is very little known about the project itself. He agrees with this project but would like more information.

John Sofro advised that he has been involved in this land swap and purchase of Northwood Way. He talked about why he got involved explaining that it was the platform that Mayor Neil Bradshaw, Councilors Courtney Hamilton and Amanda Breen were voted in on. John Sofro advised that the public is not fully aware of all the work that has gone into this and talked about the Northwood property being the right size to develop.

Deborah Burns said the question is how many more years and administration are going to be working on this same issue? She talked about the struggle of employers housing employees and said if we don't do

this project now when are we going to find another chance and where? She talked about her experience on the Planning & Zoning Commission and the projects that had been shut down.

Thad Farnham spoke in favor.

Natalie Spencer talked about parking underground.

Mayor closed public comment at 5:12 p.m. and brought the discussion back to Council.

Councilor Amanda Breen asked Attorney Matt Johnson about a lease for more than a year. Matt Johnson explained it has a non-appropriations clause. Amanda Breen asked about the bid process. Matt Johnson explained Chapter 14 title 50 and explained the statute and the city process. Amanda Breen asked about the letter received from Gary Slette. Matt Johnson talked about his review of the CCR's and the current registered directors. He said there is a potential fight and outlined where the concerns lie. He concurred that it does raise a risk. Mayor Bradshaw talked about the put option and the protection that gives the city. Matt Johnson talked about the environmental assessment and advised that it is a specific condition and if the assessment is not acceptable the city can back out of the deal. What is included in that assessment was discussed. Amanda Breen talked about the put option advising that we could end up with the Cash, but then we won't have the parking lot. She advised that the 6th & Leadville Lot is not buildable like the Northwood Lot.

Councilor Courtney Hamilton voiced concerns about the put back option and making sure it is a secure deal. Attorney Matt Johnson explained the language in the agreement and the rights of the City as well as the rights of Brian Barsotti.

Councilor Jim Slanetz has a few problems with the agreement explaining that he has concerns about having the cash and not the property and advised that he thinks it's a good lot and a build able lot. He talked about the price and it not being a fair price. He doesn't see any kind of problem with waiting a couple of weeks and checking with the KURA to see if they can offer support of the purchase. Mayor Neil Bradshaw and Jim Slanetz discussed funding. Jim Slanetz talked about the in-lieu housing fund that the KURA has and how they can fund the project.

Councilor Courtney Hamilton questioned why Councilor Jim Slanetz bringing this up now. She also doesn't know if the property owner is up to this new deal. It's a new idea.

Council President Michael David voiced the same concerns and talked about the 6th and Leadville lot being undevelopable. He voiced that he would like to have as much land as possible but does not believe that is a spot for housing. Michael David talked about his support of affordable housing and would like to work with the community. If we didn't have the put in the agreement and the ability to back out, he may have more concerns.

Councilor Courtney Hamilton talked about safety concerns. She encouraged the public walk thru the Pines and see where real people live. She advised that this is for the teachers and the firefighters and the people who can't afford to move here. Courtney Hamilton said that if we over pay a bit, we are still making progress

Councilor Amanda Breen is more comfortable with the appraisals than she was before. She voiced her support of Jim Slanetz' s suggestion of the KURA support and is in support of moving forward.

Mayor Neil Bradshaw talked about the procedure and having to own the land prior to us designing the project. He encouraged the public to be good stewards of this project.

Councilor Courtney Hamilton asked what the Council thinks about getting KURA support and not selling the lot? Mayor Neil Bradshaw talked about the risks we take by delaying the decision and advised that he would like to move forward but it is up to the council.

Council President Michael David voiced his support of moving forward with the land swap and not use the funds from the KURA. For the health of the community we need to move forward and make this a good project.

Councilor Amanda Breen agrees with Councilor President Michael David. She talked about pulling back now but fears the deal may not be there later.

Mayor Neil Bradshaw thanked the Community School and the support they have given. He talked about doing this the responsible way.

Council President Michael David talked about property values. Councilor Courtney Hamilton talked about the CAST Conference and she is grateful that our problems aren't as big as other areas.

Ben Pettit, Head of the Community School clarified his comments from the last council meeting 2 weeks ago stating that he is in general support of workforce housing but advised that he has not supported this location.

Lee Kranefuss questioned if this is being backed by a bond? Mayor Neil Bradshaw talked about bonds and securing payments and explained that if they can't pay were still left with an asset. If it is a call option, it is a different situation.

David Hurd advised that he lives at the Fields and the problem with the Fields is AirBnB and short-term housing.

How to structure the RFP was discussed. Councilor Courtney Hamilton advised that affordable housing does not allow short term rentals.

Gwen Raney talked about prohibiting people from short term rentals and said that the City currently has a problem with renting in the LI.

Alex Stevenson clarified she has a Kayak but not a Keg.

Motion to authorize the Mayor to sign Agreement 20307 and any associated documents to see the City owned property at 6th and Leadville and purchase/exchange for 290-298 Northwood Way.

RESULT:	ADOPTED [3 TO 1]
MOVER:	Michael David, Amanda Breen
AYES:	Michael David, Amanda Breen, Courtney Hamilton
NAYS:	Jim Slanetz

b. ACTION: Recommendation to approve Lease 20308 for the use of 6th and Leadville as a public parking lot—Mayor Neil Bradshaw

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

Councilor Courtney Hamilton questioned the price of the annual lease? She was told that we do not have a final price at this time. Director of Finance & Internal Services Grant Gager will reach out to the assessor for an estimate. Grant Gager explained that the property tax on 491 Sun Valley Rd. is approximately \$1,600 and believes this property would be similar. Property values were discussed.

Motion to authorize the Mayor to approve Lease 20308 once the sale of 6th and Leadville and purchase/exchange of 290-298 Northwood Way is complete.

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

c. Quarterly update by Sun Valley Economic Development—Harry Griffith

Mayor Neil Bradshaw asked Sun Valley Economic Development Director Harry Griffith for an update on the Culinary Institute. Harry Griffith advised that they moved away from the Globus location, but they will be located in Elkhorn Village. In 18 months, they will move to 1st & 4th in Ketchum, Mayor Bradshaw explained that the KURA had agreed to reserve funds for when it moves back to Ketchum. Harry Griffith showed the new rack cards and distributed the budget.

Councilor Courtney Hamilton and Harry Griffith discussed the health of the economy.

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

a. ACTION: Recommendation to approve Contract 20309 with S&C Associates for engineering services—City Administrator Suzanne Frick

Mayor Neil Bradshaw asked for approval of contract 20309 with S & C Associates.

Councilors Courtney Hamilton, Amanda Breen and Jim Slanetz all agree that Sherry Newland does a great job and are lucky to have her.

Motion to enter into contract 20309 with S & C Associates for Engineering and Project Management Services.

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

b. ACTION: Recommendation to adopt Resolution 19-005 appointing Courtney Gilbert, Shannon Daley and Claudia McCain to the Ketchum Arts Commission.

Mayor Neil Bradshaw asked for a motion to approve Resolution 19-005.

Councilor Courtney Hamilton questioned how many people are on the commission. Assistant City Administrator Lisa Enourato advised 9 and Director of Finance & Internal Services Grant Gager is the city representative

Motion to adopt Resolution 19-005.

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

8. EXECUTIVE SESSION

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

Motion to go into Executive session at 6:07 p.m.

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


Motion to come out of Executive Session at 6:22 p.m.

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 6:23 p.m.

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