



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, September 3, 2019

4:00 PM

Ketchum City Hall

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

Absent: Councilor Jim Slanetz

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Finance & Internal Services Grant Gager

CALL TO ORDER

Mayor Neil Bradshaw called the meeting to order at 4:00 p.m.

ROLL CALL

COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Courtney Hamilton praised the staff for their participation in the Wagon Days Event and voiced her appreciation of being part of the parade. Councilor Amanda Breen thanked staff as well and talked about the vibrancy of town. Mayor Neil Bradshaw reiterated Courtney Hamilton and Amanda Breen's comments

1. Welcome to representatives from Tegernsee Germany, Sister City to Ketchum

Mayor Neil Bradshaw welcomed our Sister City and thanked them for their participation in the Wagon Days parade.

COMMUNICATIONS FROM THE PUBLIC

Ed Johnson, resident, talked about the budget debate and about lowering the contingency fund and the importance of having those funds available in case of an emergency. He gave statistics of marketing and talked about the funding of Visit Sun Valley. He urged council to listen to the voters and not the few loud self interest groups.

Gary Hoffman, Ketchum resident, talked about chain hotels coming into the area and helping with marketing. He suggested they get Ketchum's name out there.

CONSENT AGENDA

2. Approval of Minutes: Regular Meeting August 19, 2019
3. Authorization and approval of the payroll register

4. **Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$482,674.67 as presented by the Treasurer.**
Councilor Courtney Hamilton questioned the mural in the Visitor center and how it was funded. Lisa Enourato explained the funding and Director of Finance & Internal Services Grant Gager explained where the revenue appeared saying it could be found in the Parks & Rec Trust Fund.

Motion to approve item 4 of the consent agenda.

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

5. **Recommendation to Approve Alley Maintenance Agreement #20392 with Thad and Annette Farnham.**
6. **Recommendation to approve Purchase Order #20390 with C.H. Spencer LLC for Submersible Pump.**

Motion to approve consent agenda items 2, 3, 5 & 6

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

PUBLIC HEARINGS AND DISCUSSIONS

7. **ACTION ITEM: Third Reading of Ordinance #1201 ordering a bond election on the question of the issuance of a general obligation bond in an amount not to exceed \$11.5 million for design and construction of a Fire Station and acquisition of related equipment and apparatus**

Mayor Neil Bradshaw advised that this is the 3rd reading of Ordinance #1201 and stated the maximum amount of the bond is \$11.5 M.

Mayor Neil Bradshaw opened the meeting for public comment.

Kingsley Murphy voiced the need for the City to have a plan prior to going forward and does not think this is the time to go out for a bond. He suggested hiring a Fire Chief prior to moving forward. He talked about the new City Hall and the lack of a public plan and about the city being financially upside down. He suggested hiring a new Fire Chief and having working relationship between the Fire Dept and City Hall prior to moving forward.

Gary Hoffman, resident, talked about the Fire Department and his participation. He spoke in favor of a new facility and about the poor current conditions of the Fire Department saying this is a no brainer.

John Rathfon, President of Ketchum Fire, advised the Union is in support of the new fire station.

Ross Dinkelspiel spoke in support of the fire station.

Jim Plummison, resident, spoke in full support of the fire station and agrees with Mr. Hoffman's comments and is in favor of the suggested location.

Dennis Potts, Ketchum business owner, spoke on the cost saying he believes the cost is fair. He does not see a benefit of going for LEED Silver Certification.

Bob Crosby, Sun Valley Board of Realtors, recognizes the need for the new fire station and spoke in favor of the Bond.

John Curnow from the Limelight Hotel talked about Ketchum's responsibility to health and safety.

Brian Poster spoke in support of the Fire Department and talked about improved response time.

Mayor Neil Bradshaw closed public comment.

Mayor Neil Bradshaw asked Director of Finance & Internal Services Grant Gager to clarify whether we know the final tax impact? Grant Gager advised that the City expects it will be approximately \$1.00 less per \$100,000 and the figures would be finalized in about 10 days. The Ordinance directs the Clerk to update the financial impact when known.

Councilor Amanda Breen questioned the Silver Leed Certification and the cost. Mayor Neil Bradshaw asked Dennis Potts to clarify. Mr. Potts advised the cost for the stamp is approximately \$35,000. The balance of the \$171,000 is what is needed to get the building upgrades. Dennis Potts explained the future savings of Leed Certification. Council President Michael David questioned what the gold and platinum costs were, and Director of Finance & Internal Services Grant Gager advised it was approx. \$150,000 more. Councilor Courtney Hamilton advised we require others to build to those degrees and we need to follow those standards as well. Mayor Neil Bradshaw advised that if the bond is successful, we will continue to talk about the design. Courtney Hamilton advised that she wants to be sure we are doing this right. She wants to be sure this is building we can be proud of for a long time. Mayor Bradshaw appreciates all the comments from the public.

Motion to approve the 1st Reading of Ordinance #1198

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

8. ACTION ITEM: Recommendation to hold a public hearing, deliberate, and approve the First Reading of Ordinance #1198 amendments to the City of Ketchum Subdivision regulations

Mayor Neil Bradshaw asked for approval of the 1st Reading of Ordinance #1198 and outlined the changes before them.

Mayor Neil Bradshaw opened the meeting for public comment.

Dave Wilson cautioned council about dead end alleys. He talked about the benefits and who benefits suggesting that approved alley's need to be approved by all property owners.

Jim Speck, representing Carol Theilen talked about the location of Mr. Barriteau's property. He asked if eliminating the prohibition is the right thing to do, or leave it and deal with the individual homeowners? He stated that if Council approves this ordinance, they must protect all the property owners. His 3rd suggestion would be to add a binding commitment.

Robert Rudy, taxpayer, voiced concerns over definitions. He talked about what is in a kitchen and what is in a guest bedroom.

Jim Plummison supports Mr. Wilson's comments suggesting it is in the cities best interest to maintain alley 's in the core.

Mayor Neil Bradshaw closed public comment.

Mayor Neil Bradshaw advised a vacation will only be done if it is in the public's best interest. Either way it requires council approval. Mayor Bradshaw asked Senior Planner Brittany Skelton for clarification. Brittany Skelton explained the subdivision code and the changes. Mayor Bradshaw clarified saying if this is approved the council would just be doing approvals. If it is not passed, the requested changes would need to be a variance before council. Councilor Amanda Breen questioned, if this is approved, could the alley eventually be eliminated? Mayor Bradshaw clarified that was correct. Councilor Courtney Hamilton questioned if the maintenance is more challenging if it is only partially vacated. It was confirmed that it is. Courtney Hamilton questioned the order of approval. Brittany Skelton explained that P & Z would give a recommendation to council. Attorney Matt Johnson advised that the change language is clarifying the variance applications for the City. He believes this is a good approach saying variances should be rare and variances are supposed to be for hardships.

Mayor Neil Bradshaw looks forward to 3 readings and more comments and discussions with the public.

Motion to approve the first reading of Ordinance #1198 and read by title only.

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

Councilor Amanda Breen read the title aloud in full.

STAFF AND COUNCIL COMMUNICATIONS

- 9. Discussion on quasi-judicial Council actions and ex-parte communications—City Attorney Matthew Johnson**

Mayor Neil Bradshaw asked Attorney Matt Johnson for clarification on quasi-judicial items. Matt Johnson explained that it is important for Council to understand their rolls. In a Quasi-Judicial situation, the Council are acting as judges and should be treated as trial. If there is any information received in ex-parte communications, it must be disclosed, on the record. Matt Johnson explained to the council how they should talk to the public and explained that ex-parte communication could result in a fine anywhere between \$250 - \$1,500. It was clarified that Mayor and Council should not attend P & Z Meetings.

EXECUTIVE SESSION

- 10. Discussion pursuant to 74-206 (1) (a)
- 11. Discussion pursuant to 72-206 (1) (f)

Motion to go into executive session for discussion pursuant to 74-206 (1) (a) and (f).

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

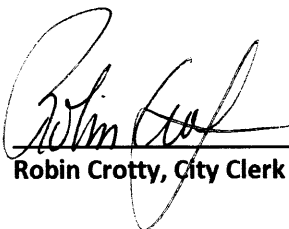
Motion to come out of executive session at 5:32 p.m.

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

ADJOURNMENT

Motion to adjourn at 5:32 p.m.

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



Robin Crotty, City Clerk

Neil Bradshaw, Mayor