



City Council
Regular Meeting

Limelight Hotel
Ketchum, ID 83340
<http://ketchumidaho.org/>

~ Minutes ~

Robin Crotty
208-726-3841

Monday, October 21, 2019

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 & Internal Services Grant Gager
Director of Planning & Building John Gaeddert
Associate Planner Abby Rivin

- **CALL TO ORDER**

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

- **ROLL CALL**
- **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Councilor Amanda Breen encouraged the public to vote early at the Court House in Hailey and advised that Ketchum Voters will be voting at the Community Library this year. Councilor Courtney Hamilton talked about the conference she attended for resort towns and all that she learned and advised that the conference will be at Breckenridge next year.

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

Jed Gray, Ketchum Rural Fire Chair is here to endorse the Fire Bond and advised that building a new fire house for the City of Ketchum will assist in the support of consolidation.

Jim Hungleman questioned, what is Ketchum and what do we want it to be? He read aloud what he believes the public wants and the importance of transparency in city government stating that businesses and all local governments need to work together. He talked about capital investments of the city and said to minimize the local taxes.

Jason Shearer, YMCA, talked about the plan to build a fire station. He talked about amending the YMCA's parking agreement and went over what is included in the amendment. Jason Shear's talked about the council, meeting the terms of this agreement and at this time the city has not agreed to accept this amendment. He said he is in support of the fire fighter's facility, but the council needs to understand that they need to support the "Y's" parking needs, or the "Y" will not support the fire station.

Public Comment closed.

Mayor Neil Bradshaw took a moment to clarify that the City is in support of the YMCA and expressed that we are very close to an agreement. He personally feels a resolution will be found in the next few days and will be able to support each other's mission.

- **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

Councilor Amanda Breen pulled item #14

Councilor Courtney Hamilton pulled item #1

1. Approval of Minutes: Regular Meeting October 7, 2019

Councilor Courtney Hamilton clarified she did not have an ex-parte' conversation with John Purnell and she doesn't know who he is. She requested that get stricken from the minutes.

Motion to approve consent Item 1 with changes noted.

Motion made by Councilor Hamilton, Seconded by Councilor Breen

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor

2. Authorization and approval of the payroll register
3. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$172,318.46 as presented by the Treasurer
4. Recommendation to approve Snow Hauling Contracts #20404-#20410 – Director of Streets and Facilities Brian Christiansen
5. Recommendation to approve the Dozer Rental Contract #20411 – Director of Streets and Facilities Brian Christiansen
6. Recommendation to approve Encroachment Agreement #20420 with Sun Valley Company—City Administrator Suzanne Frick
7. Recommendation to approve Encroachment Agreement #20421 with Giacobbi Square LLC—City Administrator Suzanne Frick
8. Recommendation to reappoint Mathew Mead to the Planning & Zoning Commission for a second three-year-term and approve Resolution #19-022 – Director of Planning & Building John Gaeddert
9. Recommendation to adopt Resolution #19-023 declaring certain property as surplus – Director of Finance & Internal Services Grant Gager
10. Recommendation to approve alcohol license for Irving's Red Hots – Director Finance & Internal Services
11. Recommendation to Approve Contract #20413 with Banyon Technologies for Comprehensive Service Agreement – Wastewater Superintendent Mick Mummert
12. Recommendation to approve Purchase Order #20400 with Banyon Technologies for upgrades to monitoring system – Water Superintendent Pat Cooley
13. Recommendation to approve Purchase Order #20422 to Enviro-Clean Intermountain LLC for repairs – Water Superintendent Pat Cooley

Motion to approve consent items 2 – 13.

Motion made by Councilor Hamilton, Seconded by Councilor Breen

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor

14. Recommendation to approve the FAR Exceedance Agreement #20424 for the Lofts at 660 condominium project – Director of Planning & Building John Gaeddert

Councilor Amanda Breen questioned the documents in the packet. Associate Planner Abby Rivin advised that this is a draft to the application and staff will correct the LLC and will clarify the contract and make changes.

Motion to approve consent item #14

Motion made by Councilor Breen, Seconded by Councilor Hamilton

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor

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

15. Sun Valley Economic Development Quarterly Report – Executive Director, Harry Griffith

Executive Director Harry Griffith summarized saying the culinary school is progressing, they are assisting the PEG group with development impact and invited everybody to the Economic Summit next Monday.

Mayor Neil Bradshaw asked for public comment. There was none

Mayor Neil Bradshaw advised that he plans on attending the Economic Summit and has toured the Culinary Institute.

16. ACTION ITEM: Recommendation to approve the FAR Exceedance Agreement #20423 for the Sun Valley & First Mixed-Use Building project – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw summarized that BCHA is not managing this property, but another company will be.

Mayor Neil Bradshaw asked for public comment

BCHA Executive Director, Nathan Harvil, asked for clarity stating BCHA would like to know who applies and who is awarded housing in effort to keep their database up to date. He stressed that locals take priority.

Councilor Courtney Hamilton asked why they are using another firm. Director of Planning & Building John Gaeddert advised that Dave Wilson could not be here tonight, and he cannot speak for him. Council President Michael David explained that they are an affordable housing company and if they can use a comparative list and can get the BCHA the information needed so that the database stays up to date, he does not see a problem. Mayor Bradshaw asked Nathan Harvil if this is an issue? Nathan Harvil explained the process for the candidates and the owner. He went onto talk about BCHA guidelines and involvement as well as the importance of having the locals be offered the first opportunity. Mayor Neil Bradshaw asked if changes need to be made to the contract. John Gaeddert would like to table this matter until the next meeting.

Motion to continue FAR Exceedance to November 4, 2019

Motion made by Councilor Hamilton, Seconded by Council President David.

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz

17. ACTION ITEM: Recommendation to approve Crossbuck Sublot 4B Final Plat – Director of Planning & Building John Gaeddert

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

Mayor Neil Bradshaw asked Council for questions or comments. There were none

Motion to approve the Crossbuck Townhomes Lot 4B Final Plat subject to City issuance of a Certificate of Occupancy for the Lot 4B unit.

Motion made by Councilor Breen, Seconded by Council President David.

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz

18. ACTION ITEM: Recommendation to approve Onyx & Leadville Preliminary Plat – Director of Planning & Building John Gaeddert

Mayor Neil Bradshaw opened the meeting for public comment.

Shannon Flavin, representing the developer, talked about the history and the first meetings with the City. He talked about the language in the Exceedance Agreement and their ability to swap out the property to move into the affordable housing inventory, advising this has happened. They've identified another property for the community, with almost the same square footage in a great location. It's located on Irene and it's two units. Shannon Flavin advised that the developer has been a supporter from the beginning stating that it's been very important to him to provide immediate housing instead of in-lieu fees.

BCHA Executive Director, Nathan Harvil, agrees this property is a better fit. It is a two-rental unit, it meets the needs of two households and is more affordable. This is an immediate solution to a need that we have in the Housing Authority and the BCHA endorses this swap.

Mayor Neil Bradshaw confirmed this is an approval of the plat. Exceedance Agreement will be forthcoming. Director of Planning and Building advised that the planning department will be amending the exceedance agreement and bringing that back to council for approval.

Motion to approve the Only at Leadville Condominium Subdivision Preliminary Plat application, subject to conditions 1-9.

Motion made by Councilor Hamilton, Seconded by Council President David.

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz

19. ACTION ITEM: Recommendation to approve Resolution #19-024 amending the Fee Schedule and charges for all City Departments – Director of Finance & Internal Services Grant Gager

Mayor Neil Bradshaw asked council for comments and questions explaining this is something we do every year.

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

Mayor Neil Bradshaw asked Director of Finance and Internal Services Grant Gager about the methodology. Grant Gager noted that the city budget is predicated on 4.9% increases. He talked about the declining fund balances in the water and wastewater funds over the past number of years.

Assistant City Administration explained the difference between a street party and a block party stating that a street party is a private party.

Councilor Jim Slanetz questioned non metered users. City Administrator Suzanne Frick talked about a new rate structure. She explained that a non-metered rate is the average use during the winter period and the city is working on getting them onto a metered system.

Councilor Jim Slanetz questioned the hydrant fill rate of \$15.00. City Attorney Matt Johnson advised that the fee is just one of the steps involved in using a fire hydrant.

Motion to adopt Resolution 19-024 adopting fees and fee schedules for all City Departments.

Motion made by Councilor Hamilton, Seconded by Council President David.

*Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz
Mayor invited the youth in the class to introduce themselves.*

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

20. ACTION ITEM: Recommendation to approve Contract #20415 with Sun Valley Economic Development (SVED)—
City Administrator Suzanne Frick

Councilor Amanda Breen recused.

Mayor Neil Bradshaw asked council for comments and questions.

Councilor Courtney Hamilton advised there is a typo in section 1 - \$10,000 should be \$9,000.

Motion to approve with change as outlined

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

Voting Yea: Council President David, Councilor Hamilton, Councilor Slanetz

Voting Abstaining: Councilor Breen

21. ACTION ITEM: Recommendation to approve Contract #20417 with Ketchum Community Development
Corporation (KCDC)—City Administrator Suzanne Frick

Mayor Neil Bradshaw asked council for comments and questions.

Councilor Courtney Hamilton questioned the structure. City Administrator Suzanne Frick advised that all money
will be billed from KCDC to the City.

**Motion to authorize the Mayor to sign Contract 20417 with the Ketchum Community Development
Corporation.**

Motion made by Council President David, Seconded by Councilor Hamilton.

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz

22. ACTION ITEM: Recommendation to approve Contract #20418 with Frederick Allington—City Administrator
Suzanne Frick

Councilor Jim Slanetz questioned if this contract ever goes out to bid. City Administrator Suzanne Frick advised
that it does not go out to bid and advised how the contract works with a prosecutor and advised that he is the
prosecutor for several jurisdictions. Jim Slanetz questioned if we get data from the workload. Director of Finance
& Internal Services Grant Gager said there is some form of measurement from the County Court Fines which is
about \$22,000 per year. Councilor Amanda Breen explained that Rick Allington is the prosecutor for all cities in
the County. The efficiencies are obvious, and we get a good value for what he is charging. Attorney Matt
Johnson explained that this category is exempt from the RFP process.

Motion to authorize the Mayor to sign Contract 20418 with Frederick Allington

Motion made by Councilor Hamilton, Seconded by Council President David.

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz

23. ACTION ITEM: Recommendation to approve Parking Agreement #20419 with the Ketchum Urban Renewal Agency

Councilor Amanda Breen advised that the KURA approved this today. Councilor Courtney Hamilton questioned how much we make a year on the lot. Director of Finance and Internal Services Grant Gager advised that it is \$5,000 a year. It is a parking management tool not a revenue generator.

Motion to approve Contract 20419, a revised license for access and use of property, with the Ketchum Urban Renewal Agency and authorize the Mayor to sign the Contract.

Motion made by Councilor Breen, Seconded by Councilor Slanetz.

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz

● EXECUTIVE SESSION

24. Discussion pursuant to 74-206 (1) (a)
25. Discussion pursuant to 74-206 (1) (f)

Motion to go into executive session at 4:57 p.m.

Motion made by Councilor Slanetz, Seconded by Councilor Breen

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz

Motion to come out of executive session at 5:27 p.m.

Motion made by Councilor Hamilton, Seconded by Councilor Breen


Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz

● ADJOURNMENT

Motion to adjourn at 5:28 p.m.

Motion made by Councilor Hamilton, Seconded by Councilor Breen

Voting Yea: Council President David, Councilor Breen, Councilor Hamilton, Councilor Slanetz



Robin Crotty, City Clerk



Neil Bradshaw, Mayor

