



CITY OF KETCHUM SPECIAL MEETING COUNCIL MINUTES Monday, May 17th, 2021

CALL TO ORDER Time Stamp (28:25 in video)

Mayor Bradshaw called the special meeting of Ketchum City Council to order at 4:00 p.m.

Roll Call

Mayor Neil Bradshaw
Amanda Breen
Jim Slanetz
Courtney Hamilton
Michael David – via telephone

Also Present

Matt Johnson – City Attorney (via telephone)
Jade Riley – City Administrator
Lisa Enourato – Public Affairs & Administrative Services Manager
Bill McLaughlin – Ketchum Fire Department Chief
Shellie Rubel – City Treasurer
Suzanne Frick – Director of Planning & Building

COMMUNICATION FROM MAYOR AND COUNCILORS

Mayor Bradshaw mentioned there was a kickoff meeting hosted by Blaine County to look at housing solutions. He was happy there was some action that has taken place and will continue addressing the housing crisis.

CONSENT AGENDA – (29:09 IN VIDEO)

1. Authorization and approval of payroll register.
2. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$527,099.06 as presented by Shellie Rubel, Interim Treasurer.
3. Monthly financial state of the City.
4. Approval of minutes from 4/15/2021 and 4/19/2021.
5. Westcliff Town Homes Preliminary Plat and Phasing Agreement.
6. Recommendation to approve Encroachment Agreement 20620 with Idaho Power for 162 Irene St.
7. Recommendation to approve Lease 20629 with Morgan Landers and Brian Eggleton.
8. Recommendation to approve Independent Contractor Agreement 20638 with Nested Strategies.
9. Recommendation to approve contract with DC Engineering for preliminary back up power to Water Operations Building.
10. Recommendation to approve the Joint Defense and Confidentiality Agreement for the Idaho Department of Water Resources administrative proceeding.

11. Recommendation to approve Artist Loan Agreement 20631 for Ketchum Arts Commission performance art event.
12. Recommendation to appoint Tara Fenwick to serve as City Clerk.
13. Recommendation to appoint Shellie Rubel as City Treasurer.
14. Request to approve Interim Budget Change to fund Associate Planning Position.
15. Recommendation to award Contract with Idaho Materials & Construction
16. Recommendation to approve the purchase of four Pickleball nets.

Councilor Courtney Hamilton pulled consent agenda items 2, 5, 8, 10, 12, and 14.
Councilor Jim Slanetz pulled consent agenda item 9.

**Motion to approve consent agenda items 1, 3, 4, 6, 7, 11, 13, 15, and 16.
Motion made by Councilor Jim Slanetz; seconded by Councilor Amanda Breen.
All in Favor.**

Regarding consent agenda item 2, Councilor Courtney Hamilton noticed on this month's bills there were a lot of payments to Amazon. She thought that the City should work towards buying locally and not on Amazon. She understands there are some items that cannot be purchased locally in a fiscally prudent manner, but others could be. She questioned if there was a policy for the City to buy locally? Mayor Bradshaw answered the City does have a policy of buying local. He mentioned he would like to see more local purchases versus Amazon purchases. He will encourage staff to purchase local and review policy to ensure there is less business offered outside of the community.

Regarding consent agenda item 8, Councilor Hamilton agrees that the City does need help in fundraising efforts for the Warm Springs Ranch public park but is concerned about the contract because it does not state the contractor will be doing the campaign. It is more of a preliminary 4-to-5-month study for what is needed for the campaign. She would like to know what it will take to have someone get the City all the way through the process, how much it will cost and if this contractor is interested in doing that. Mayor Bradshaw mentioned having a meeting with the contractor about the pre-work that goes into this type of project. City Administrator, Jade Riley described in further detail the step-by-step process of the study. Councilor Courtney Hamilton asked for clarification on the timeline of the study because based on the dates provided by the time the study is completed, the City needs to have half of their fundraising efforts collected. City Administrator, Jade Riley clarified the timing of the Warm Springs Ranch contract starts not when Council approved it but when it was signed, which was a couple of weeks ago.

Regarding consent agenda item 5, Councilor Courtney Hamilton mentioned several bigger projects that are multi-units doing more phasing agreement type processes. She knows it is a fair amount of work for staff. She would like to look at increasing the fee due to the amount of work going into these processes. She also questioned if the exceedance agreement should not be in place before the phasing agreement? Director of Planning and Building, Suzanne Frick answered they going to require them both go at the same time. The exceedance agreement will have the same language as the phasing agreement. She suggested Council to adopt the phasing agreement as is and they will come back with the exceedance agreement that mirrors the language. In the future, she stated Council will see the phasing and the exceedance agreement at the

same time. They are going to bundle everything up so there is only one action for Council to take.

Regarding consent agenda item 9, Councilor Jim Slanetz stated he was concerned when they initially approved the electric heater versus the gas heater, they were not aware of the additional costs associated with approving the electric heater. He stated in the future it would be nice to be aware of the additional costs associated with selecting one option over the other up front. City Administrator, Jade Riley stated in the future they will present full cost.

Regarding consent agenda item 10, Councilor Courtney Hamilton wanted to point out to the public that the City is facing a severe water shortage this year. She encouraged the community to do what they can to preserve water. She also encouraged the City to continue looking at what they can do to preserve water or be more water efficient. Mayor Bradshaw agreed and stated that Council will be hearing more about preserving water in a Council meeting in June.

Regarding consent agenda item 12, Mayor Bradshaw welcomed Tara Fenwick, the proposed new City Clerk. Councilor Courtney Hamilton welcomed Tara as well. She felt it was premature to appoint someone as City Clerk when they have yet to start the position, even though she is starting on Monday. Councilor Amanda Breen stated there was no law under Title 50 that would prevent the City from appointing her as City Clerk before she began her position. City Administrator, Jade Riley stated with a new employee taking on a new appointment, it is customary to appoint them before they start their new position.

Regarding consent agenda item 14, Councilor Courtney Hamilton felt like any budget change should not be placed on the consent agenda. She was not sure if they are planning on reopening the budget this year or if they are just going to be doing little changes over time? City Administrator, Jade Riley replied they are planning on reopening the budget next month, but they are not in exceedance of the appropriation amount currently. Mayor Bradshaw stated the Planning department is seeing a large influx of applications and feels it is appropriate to fund another associate planning position to assist the current staff that are working around the clock to address their workload. He mentioned in the future, they will not place budget changes on the consent agenda. Councilor Courtney Hamilton agreed on the need for another associate planner and appreciates all the Planning department's hard work.

Regarding consent agenda item 16, Councilor Jim Slanetz commented he appreciated the Pickleball association raising the money to purchase the pickleball nets and liked to see those public / private partners and organizations working together and being involved.

Motion to approve consent agenda items 2, 5, 9, 10, 12, and 14.

Motion made by Councilor Jim Slanetz; seconded by Councilor Amanda Breen.

All in Favor.

Motion to approve consent agenda item 8. Councilor Amanda Breen is recused. Motion made by Councilor Courtney Hamilton; seconded by Councilor Jim Slanetz. All in Favor.

NEW BUSINESS (no public comment required) (1:00:00 in video)

17. ACTION ITEM: Consideration and adoption of Ketchum Public Health Emergency Order 21-01.

Fire Chief Bill McLaughlin stated nothing has changed since the last update. We are continuing to be in the yellow range according to the Harvard matrix. All other factors are solidly in the green. We will be above 70% of adult vaccination rates at the end of the month according to trajectory which has been on track. Regarding vaccination, opening of vaccination for 12-16-year-old group is new, so there is no trajectory for them yet. They have no indication on vaccination for younger children. What has changed is the guidance from the CDC.

Councilor Amanda Breen stated she does not feel that the definition of "emergency" is being met in the City of Ketchum. She felt inclined to rescind the order with how Ketchum is doing right now. She would like to follow the statewide Stage 4 guidelines.

Councilor Michael David stated he is disappointed that Hailey and Sun Valley rescinded their mandates abruptly. He feels that it was a community issue and that they were working with the other communities regarding mandates. He feels that the CDC did not do their announcement properly. He also thinks that unvaccinated people will not wear masks, but vaccinated people will continue to wear their masks which goes against CDC guidance.

Councilor Courtney Hamilton feels frustrated with how things were handled by the other cities and the CDC. She feels like they should follow other cities, but she also does not want to go against the medical community and their advice, which is to stay masked and social distance just a little bit longer. Ideally, she would have liked to have eased up on the mandates in a week-by-week basis.

Councilor Jim Slanetz feels that everyone who can be vaccinated has had the chance to be vaccinated. He is comfortable with lifting the mandate. He thinks it will create chaos and confusion for those who come in from neighboring cities. He feels mask wearing is a personal responsibility at this point.

Mayor Bradshaw is supportive of rescinding the entire health order at this point and following other neighboring cities.

Councilor Courtney Hamilton stated Hailey just approved to keep their mask mandate rescinded.

Councilor Michael David pointed out the recommendation by the CDC is if you are vaccinated, you do not need to wear a mask. He reiterated that he thinks that half of the people taking off their masks are unvaccinated.

Motion to rescind Ketchum Public Health Emergency Order 21-01. Motion made by Councilor Jim Slanetz; seconded by Councilor Amanda Breen. Councilors Courtney Hamilton and Michael David vote nay. Mayor Bradshaw, Councilor Amanda Breen and Councilor Jim Slanetz vote yea.

HEALTH ORDER RESCINDED

Mayor Neil Bradshaw thanked the frontline community for keeping us all safe during the past year. He stated it now goes onto personal responsibility to keep yourself safe and others around you safe.

Councilor Amanda Breen encouraged Council and City staff to think about how they can ensure the community can feel safe and be able to participate in the public process. She encouraged the community and public to respect business owners and the City. They have the right to keep their employees and their customers safe.

PUBLIC HEARING (1:45:05)

18. Recommendation to hold a public hearing and approve the SWC Condominium Units 1-B1 & 1-C1 Lot Line Shift Application.

Councilor Jim Slanetz questioned if this will create more residential units? Director of Planning and Building, Suzanne Frick answered no. What it does is shift square footage over to commercial condominium units on the ground floor and increase the size of one unit and while decreasing another unit.

Mayor Bradshaw opened the meeting for public comment.

There was no public comment.

Mayor Bradshaw closed public comment. (1:46:15)

Motion to approve SWC Condominium Units 1-B1 & 1-C1 Lot Line Shift Application subject to conditions of approval 136.

Motion made by Councilor Courtney Hamilton; seconded by Councilor Jim Slanetz.

All in Favor.

EXECUTIVE SESSION (1:46:55)

19. Enter Executive Session to consider labor contract matters pursuant to 74-206(j).

Motion to enter executive session.

Motion made by Councilor Amanda Breen; seconded by Councilor Jim Slanetz.

All in Favor.

ADJUOURNMENT

Motion made by Councilor Amanda Breen; seconded by Councilor Courtney Hamilton

All in Favor



Mayor Neil Bradshaw



Manager, Lisa Enourato

Interim City Clerk