



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Tuesday, May 1, 2018

5:30 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 and Internal Services Grant Gager
Director of Planning & Building John Gaeddert

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 5:31 pm.

2. ROLL CALL

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Council President Michael David gave thanks to the fire department for fighting the fire at Warm Springs Lodge.

Councilor Courtney Hamilton reiterated Council President Michael David's sentiments. She also advised that Idaho Gives is this Thursday and it's a good day to give, and there are many matching donors.

Councilor Amanda Breen expressed the need to get the message out to the public, that we welcome special events.

Mayor Neil Bradshaw echoed the thanks for the fire response. The Mayor advised that the first meeting of the Events Task Force was a success. There are 25 people on the events task force and he was very pleased with the feedback. Councilor Amanda Breen would like to be present at the next meeting. Mayor Neil Bradshaw advised that the City will be partnering with the Trailing of the Sheep Event to be sure it is a successful event.

a. Proclamation: May 19, 2018 Kids to Parks Day

Mayor Neil Bradshaw Read the Kids to Parks Day Proclamation.

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

Mayor Neil Bradshaw opened the meeting for public comment.

YMCA, CEO Jason Shearer talked about Power Scholars and Make a Splash. He looks forward to continuing to partner with the City.

Peter G. Prekeges, 100 Hiawatha Dr., talked about being excited about Ketchum and about free parking. He talked about the money the City has given to different organizations and about having no Urban blight in Ketchum. He advised that is his opinion. He would like to see the parking lot behind Sushi on Second turned into free parking and maintained by the City.

Public Comment session closed.

5. **CONSENT: 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.**

a. **Approval of Minutes: Regular Meeting April 16, 2018**

Councilor Courtney Hamilton asked for clarification in the minutes under the topic of Mortgage Row. She would like it to read, "Abby Rivan explained there are several nonconforming properties in that area which would create difficulties in blanket zoning".

Motion to approve 5 a with updates as just discussed.

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

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 \$536,531.26 as presented by the Treasurer.**

Councilor Jim Slanetz questioned the charges on the well repairs.

Director of Finance & Internal Services Grant Gager talked about the original part on the Northwood well that was sheared off and needed to be fabricated.

Motion to approve 5c

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

- d. **Authorization to enter into contract #20182 for canine aquatic dock diving competition event – Assistant City Administrator Lisa Enourato**

Councilor Courtney Hamilton questioned what this event is about.

Mayor Neil Bradshaw advised it is a new event brought to the Community to bring vibrancy to Ketchum. The location is between the Limelight Hotel and Forest Service Park. Special Events Coordinator Alisa Sergeyeva advised that the Limelight Hotel will be helping. Councilor Jim Slanetz questioned if we could

get other sponsorship's. Alisa Sergeyeva explained that pet shop owners are being invited to participate but not as sponsors. This is an event to give to the community and we are not charging to participate. Sponsorship was discussed, and it was decided that if the event was a success we may look at sponsorship for next year. All of council agreed. Councilor Courtney Hamilton asked why we chose that location. Alisa Sergeyeva advised they would like the event centrally located to draw in the tourists. This location is one of the preferred event spots as well.

Motion to approve contract 20182 for Dockdogs

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

e. Approval of Resolution 18-013 to declare surplus property – Director of Finance & Internal Services, Grant Gager

Councilor Jim Slanetz pulled item c

Councilor Courtney Hamilton pulled items 5a & d

Motion to approve b & e

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

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

a. Ketchum Innovation Center (KIC) quarterly update – Kathryn Guylay

This item was removed from this agenda.

b. ACTION: Budget request for Mountain Rides Summer Circulator Service – Director of Finance & Internal Services, Grant Gager

Mayor Neil Bradshaw opened the meeting for public comment. There was no comment

Councilor Michael David disclosed that he is an employee of Mountain Rides. He advised there is no financial benefit, however he will recuse himself from this discussion and vote.

Mayor Neil Bradshaw advised that he does not know if this circulator will work, however, he would like to test it out for the summer months. Mountain Rides Executive Director Wally Morgus is present to answer questions.

Councilor Courtney Hamilton is struggling with this request. She talked about not wanting to see an empty bus go by and prefers the winter months to test this out rather than the summer months. She would prefer to use the funds on different services.

Councilor Jim Slanetz agrees with Councilor Courtney Hamilton and believes we could get a better read in the winter.

Councilor Amanda Breen disagrees with some of Courtney Hamilton's points. She advised, as a visitor, it's hard to get around town. She talked about consistency and the need to go 7 days a week or wait until winter. She does not think we can get the ridership in the summer unless we do 7 days a week.

Mayor Neil Bradshaw talked about the positives of having the 7 day a week route and getting the data. We have the funds now to try to figure out if we should invest more money in the future or not.

Councilor Amanda Breen talked about the overage in the LOT funds and what the other plans are if we don't support this. Mayor Neil Bradshaw talked about the positives of the city putting the bus out there to possibly eliminate 30 to 40 cars from the road. Councilor Jim Slanetz suggested a shorter period.

Director of Finance and Internal Services Grant Gager explained the schedule that was selected and talked about staffing and the printed schedule and the inability to do the trial for a shorter period.

Councilor Amanda Breen is in support of going all in for \$23,000 or waiting until winter. She explained that she heard a lot during her campaign that the public would like a jitney.

Mountain Rides Executive Director Wally Morgus advised that he does not have anything to add regarding the services. He said that the summer circulator is an opportunity to collect data. We could hire a consultant, but this is a better way of doing the test.

Councilor Jim Slanetz talked about the ridership during the day in the winter and about tourists not taking the evening bus because they won't think of it. He thinks this is the wrong time to launch this route. Councilor Amanda Breen talked about the different months and how it effects ridership. Mayor Neil Bradshaw advised that he is in support of the summer route. We don't have a crystal ball, but we should take the risk. Councilor Courtney Hamilton is willing to give it a go but is not positive it will be a success.

Motion to authorize staff to provide additional funding in the amount of \$23,200 to Mountain Rides Transportation Authority for provision of enhanced summer circulator service.

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

c. Direction to staff to prepare amendments to KMC Chapter 5.16, Off Site Vending—Director of Planning and Building John Gaeddert

Mayor Neil Bradshaw advised we are only talking about offsite vending on private land. Currently there is only 1 vendor allowed per private parcel. Staff is looking for direction to continue working on a text amendment or should this be tabled. Should staff work on 1 vendor per a certain sq. footage.

Director of Planning & Building John Gaeddert clarified that staff is looking for direction on purpose and which zones? How to address brick and mortar operations should be looked at and advised that this is a sensitive issue. There are also a couple of clean up items regarding fees.

Council President Michael David questioned if there is a possibility to limit a certain number of vendors in a certain zone as its been done in other resort towns. Director of Planning & Building John Gaeddert agreed this could be done. Mayor Neil Bradshaw is in support of the concept and is asking council if they support the concept and if they want staff to continue to work on this.

Mayor Neil Bradshaw opened the meeting for public comment.

Peter G Prekeges is pretty pleased with the current ordinance. He talked about season and vendors coming in and the problems that occur including vendors paying their fair share and bathroom issues. He talked about servicing food after hours and about the specifics that need to be addressed.

Christina Cook talked about food vendor trucks and advised that she is ok with trucks, but they don't pay enough fees. She advised that small businesses help the market and we don't want trucks open from 9am to 10pm. She would like the city to consider the small businesses in Ketchum and suggested limiting hours and increasing the vending fees.

Steve Cook thinks this ordinance is pretty well written. He agrees with Christina Cook and said the city needs to protect the businesses but should not be against the vendors. He talked about the challenge of protecting the bricks and mortar. He talked about putting limitations on the vendors and voiced concern over it becoming more like a marketplace and it starting to compete with the businesses. Steve Cook suggested the need to scrutinize the number of units and the districts. The difference between an offsite vendor business and transition to a restaurant are like night and day. He thinks it's a matter of density.

Mayor Neil Bradshaw closed public comment closed.

Mayor Neil Bradshaw would like to create vibrancy. This has been successful in other cities. He would like Council to instruct staff to work on this.

Councilor Courtney Hamilton likes Council President Michael David's ideas of limiting vending in a certain zone. Councilor Amanda Breen agrees and would like staff to present a couple of models to help decide. Councilor Jim Slanetz does not think the current ordinance is that far off and just needs some tweaking but not a rewrite.

Staff was directed to look at density balance and number of days of operation and amenities. This topic will come back on June 4th with a text amendment. Mayor Neil Bradshaw invited the public back to attend the meeting on the 4th.

d. ACTION: Direction to staff authorizing funding for the design of undergrounding power in the alley between Washington Ave and Warm Springs Road, 7th Street to 9th Street—City Administrator Suzanne Frick

Mayor Neil Bradshaw talked about the undergrounding initiatives. He is in favor of approving the funds for the initial phase and is encouraging others to apply.

Mayor opened the meeting for public comment. No comments.

Councilor Amanda Breen advised that the application needs the contact information updated.

City Administrator Suzanne Frick advised that this is the first application and talked about the policy that was previously enacted. The city would cover 25%. When it gets into the undergrounding work the funding is based on the priorities. The timeline was discussed. Councilor Jim Slanetz asked what this area is zoned? City Administrator Suzanne Frick advised it is Light Industrial and Community Core. Councilor Courtney Hamilton asked if this has any negative effects on property and where the line and the utility box lands. The preliminary plan shows there may be 3 or 4 utility boxes which we will know after the study.

Currently the city is only approving the \$700 for the study to help defray some of the cost. Councilor Jim Slanetz talked about the applicant putting up \$2,100. Mayor Neil Bradshaw talked about risk and innovation. He is hoping this encourages others to get involved. Councilor Courtney Hamilton would like this done in a more efficient way than a block and a half. If there is a way to make this more efficient she would be more in favor. Councilor Jim Slanetz advised we could do a LID. The applicant has a lot of risk in this. Suzanne advised that we could suggest the study be done in a larger area and fund differently. Jim Slanetz said that if we did that we would want it done in another area that is higher on the priority area list.

Motion to direct staff to authorize funding for the design of undergrounding power in the alley between Washington Ave and Warm Springs Road, 7th Street to 9th Street.

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

- a. **PUBLIC HEARING— Second reading and adoption of Ordinance 1182 to rezone Lots 17, 18 & 19 on Mortgage Row – Director of Planning & Building John Gaeddert**

Mayor Neil Bradshaw opened the meeting up for public comment. There was none.

Motion to approve the second reading of Ordinance No. 1182 amending the City of Ketchum Zoning Map by changing the zoning district designation of Lots 17, 18 and 19 of Mortgage

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

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

- a. **ACTION: Recommendation to issue a Request for Proposal for architectural services to design a fire station on Warm Springs Road—City Administrator Suzanne Frick.**

Mayor Neil Bradshaw summarized that we need to start working in more depth with an application and an RFP for an architect. He is looking for comments and questions from council.

Councilor Courtney Hamilton questioned the location and the fact that it has not been made public. She does not know if we should go ahead with an architect since the location has not been discussed. Councilor Jim Slanetz agreed. Mayor Neil Bradshaw advised we need to select an architect that we can work with to help us decide on the site. If this site does not work their work will be transferred to another site. A rendering will then be presented to the public for comment.

City Administrator Suzanne Frick talked about all that will be learned from the architect. Councilor Courtney Hamilton voiced concern about fire trucks and access to the highway and a possible new stop light. Councilor Amanda Breen agreed that getting an architect is a good start. Mayor Neil Bradshaw talked about getting an architect that could be part of the team. This is not a site selection. Councilor Jim Slanetz talked about the design being part of the RFP and voiced concerns about hiring an architect to be a consultant. Suzanne Frick advised that the RFP is structured in two phases. The preliminary design

is first, then out to bond to determine if we have funding. Phase 2 will be design development and construction costs. Currently we are only proceeding with Phase 1.

Staff has been given direction to issue a request for proposal for architectural services to design a fire station on Warm Springs Road.

8. EXECUTIVE SESSION

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

Motion to go into Executive Session at 7:06 pm pursuant to 74-206 (1) (f)

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

Motion to come out of Executive Session at 7:20 pm

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

9. ADJOURNMENT

Motion to adjourn at 7:21 p.m.

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

Neil Bradshaw, Mayor

Robin Crotty, Interim City Clerk