



# City Council

## Regular Meeting

~ Minutes ~

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

Robin Crotty  
208-726-3841

Monday, March 18, 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 Planning & Building John Gaeddert

### CALL TO ORDER: By Mayor Neil Bradshaw

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

### ROLL CALL

### COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Courtney Hamilton complimented the Rail Jam and would love to see that event again next year.

Mayor Neil Bradshaw expressed his gratitude to staff and volunteers for pulling off the Rail Jam Event. He talked about the event being geared toward teenagers and would like to work with the Film Festival next year to see if we could do the event on a Friday evening.

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

Sandra Swan, property owner in Ketchum talked about the difficulty and expenses she has faced trying to protect her property from flood. She advised that the flood alteration permit process is ineffective and talked about the cost she has had to incur. Sandra Swan talked about the history of floods and what she forecasts the future years to look like as well as all who are affected by the flooding. She requested the City of Ketchum's help to put the river back to pre-2017 conditions saying without remediation her property will flood every year.

Jen Smith Executive Director, Sawtooth Botanical Gardens, requested Council adopt two resolutions. One to acknowledge National Volunteer Week at the April 1, 2019 Council Meeting and one for National Public Gardens at the May 6, 2019 Council Meeting.

**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 Amanda Breen pulled item 9.

1. **Approval of Minutes: Regular Meeting March 4, 2019**
2. **Approval of Minutes: Special Joint Meeting February 25, 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 \$995,314.96 as presented by the Treasurer.**
5. **Monthly Financial State of the City—Director of Finance and Internal Services Grant Gager**
6. **Award of Contract 20316 to Canyon Excavation for Ketchum Springs Water Line Abandonment Phase 2 – Water Superintendent, Pat Cooley**  
Mayor Neil Bradshaw expressed his appreciation of Water Superintendent Pat Cooley leading the Phase II of the Ketchum Springs Water Line Abandonment.
7. **Recommendation to approve road closure for June 15 Rotary Brewfest event – Assistant City Administrator Lisa Enourato**
8. **Recommendation to approve Contract #20322 with Ballet Idaho for Ketchum Arts Commission August 3 dance performance – Assistant City Administrator Lisa Enourato**

**Motion to approve items 1 -8**

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

9. **Amended Warfield Exceedance Agreement #20321 amending #20311 & 20193 – Director of Planning & Building John Gaeddert**

Councilor Amanda Breen voiced disappointed in the housing being eliminated from this contract. Director of Planning & Building John Gaeddert explained that staff was disappointed as well, however, Alex Buck explained, for functionality in the building, it had to be done.

**Motion to approve Item 9**

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

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

10. **Presentation of Sustainability Goals and Initiatives—Ketchum Sustainability Advisory Committee**

Sharon Grant, member of the Ketchum Sustainability Advisory Committee gave an update to council explaining what has been done and what will be coming forward. She touched on climate change and how that effects the City, the 2030 challenge, outlined the timeline, long term goals, recommendations for efficiency's and gave recommendations for the new fire station. Sharon Grant talked about the great success in the City for water. Wastewater is being looked at closely. She touched on recycling and would like to make it more user friendly for the community. At this time Sharon Grant requested the Mayor & council for staff support in regard to the single use plastic program. She would like to engage the next generation and is looking for Energy Sustainability Initiatives.

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

Mayor Neil Bradshaw thanked Sharon Grant for leading the Sustainability Group. He likes the doing stuff part of the presentation and requested that all purchases be brought to council for approval even if it is under the \$5,000. He is a fan of the lights, low flush toilets and a plumbing rfp. Mayor Bradshaw expressed frustration with the recycling saying we are in a difficult situation for our Valley and are struggling. He did question if this is governments job. He does not think we can legislate as much but we can promote awareness. He applauded company's for making a stand against single use. Regarding the fire station, the Mayor wants to be sure we are proud of our fire station. Mayor Bradshaw voiced support of the 3 rfp's.

Councilor Amanda Breen talked about the single use change and is happy to lead by example. She is pleased students are involved and is happy to help with whatever they can within their scope. Amanda Breen is in support of the rfp's proposed.

Councilor Jim Slanetz is in support of the rfp's as well. He would like to focus on reduce and reuse and to hear more about the reinvestment idea as well as make the fire station more efficient.

Council President Michael David talked about the reducing side of things saying this is where we can focus our efforts. He suggested working with the county. He is in support of the rfp's.

Councilor Courtney Hamilton talked about sustainability efforts and a program Vail Colorado has in place called "actively green". It's a very in-depth ranking program. Courtney Hamilton is the Council liaison for KSAC. She clarified that Boise found they needed to move away from Lead for functionality reasons. She is in support of the rfps.

Mayor Neil Bradshaw thanked Rebecca Bundy and Betsy Mizell for their involvement.

**11. ACTION: Recommendation to Adopt Resolution 19-007 to initiate sale of Lots 7 and 8 of Block 6 Ketchum Townsite (6th and Leadville) – Mayor Neil Bradshaw**

Mayor Neil Bradshaw explained the purpose of Resolution 19-007. He would like to create an interest and set up an auction. This would create an opportunity to have the money if there is another area that would come forward that would be worthy of affordable housing.

Mayor Neil Bradshaw opened the meeting for public comment.

Lee Kranefuss talked about his recent involvement in City Council meetings and about a misquote in the paper. He talked about Ketchum being a dying town and about residence taking priority over parking. He thinks things are moving too quickly. He talked about topics before the council that have failed and about Idaho's transparency law.

Anne Corrock, Ketchum Resident, reminded council that redoing the downtown parking code was intertwined. She talked about the KETCH and parking and said the lot was purchased for parking from in-lieu funds. The council needs to determine if this lot is underutilized prior to moving forward.

No further public comments.

Mayor Neil Bradshaw asked if this land was purchased with parking funds? City Administrator Suzanne Frick said we can go back and research, but explained that in the past, when funds were brought in from housing and parking, they were all intermingled. There was a discussion as to how we track currently. Mayor Neil Bradshaw wants to be sure we are following the right process and doing things the right way. He asked Attorney Matt Johnson to clarify the utilization portion of this topic. Matt Johnson said it

is a discretionary point from the council, however, the findings must be noted appropriately. Councilor Amanda Breen asked if this has been challenged by any other community in Idaho. Matt Johnson advised he is unaware of any. Mayor Neil Bradshaw said at this point we are not committing to selling the property. We would like to go to auction and see what people are willing to spend on this land. This is the first step in a very clear and meticulous process. It is not a decision at this time that the sale will be consummated. Councilor Jim Slanetz questioned how this plays out if we get a good bid. Matt Johnson explained if a minimum bid is met the land will have to be sold. It would be bad faith to pull back.

Mayor Neil Bradshaw would like this pulled back. Attorney Matt Johnson said we are not required to get an appraisal, but he highly suggests it. Mayor Bradshaw would like to hear from Council. Councilor Michael David would like to get on record that he agrees with tabling this topic but thinks this lot is very underutilized. There is not a parking problem and to hold land hostage for parking is not right and went onto say we have a mismanagement of parking not a shortage. We do have a crisis for affordable housing. Councilor Courtney Hamilton agrees with the rest of council. She is not ready to auction and would like to look at more affordable land that would bring the cost of rentals down. Councilor Jim Slanetz would like to revisit that lot and look at all sides. Councilor Amanda Breen agrees and would like this to come back to them when they have a good piece of land to build upon. Amanda Breen would like to put on record that she is tired of people insisting they know what piece of land is best to build on and stated that as soon as we have a piece of land we need to move forward.

Mayor Neil Bradshaw asked about the procedure for the RFP. Attorney Matt Johnson said the RFP process is different than an auction. He explained process in detail.

**12. Hemingway School Subdivision Plat Amendment and ROW Vacations (including portions of an alley in Block 31, an alley in Block 52, and portions of 9th and 10th Streets) – Application withdrawn**

Mayor Neil Bradshaw advised that this is a nonevent but had to notice. The application has been withdrawn. There have been other complications. Mayor Bradshaw said we are not holding up the school district's ability to move forward with their expansion and it may come back as a lease agreement.

Mayor Neil Bradshaw opened the meeting for public comment.

Attorney Jim Laski would like the city to continue to work on the bike path issue and would like the Parkside Dr. and coalition be included in all discussions should the bike path be reconsidered or initiated for the city.

Public comment closed.

Councilor Courtney Hamilton asked if we are vacating the old alley ways. Director of Planning & Building John Gaeddert explained how vacations work. At this time both applications have been withdrawn. Councilor Jim Slanetz asked if there is linkage to the property across the street. John Gaeddert said it is linked. He talked about housing for teachers and patent restrictions.

**EXECUTIVE SESSION**

- 13. Discussion pursuant to 74-206 1 (f)**
- 14. Discussion pursuant to 74-206 1 (c)**

**15. Discussion pursuant to 74-206 1 (j)****Motion to go into Executive Session at 5:15 p.m.**

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

**Motion to come out of Executive Session at 5:38 p.m.**

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

**ADJOURNMENT****Motion to adjourn at 5:39 p.m.**

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

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**Neil Bradshaw, Mayor**

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**Robin Crotty, City Clerk**