



# City Council

## Regular Meeting

~ Minutes ~

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

Robin Crotty  
208-726-3841

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Monday, May 6, 2019

4:00 PM

Ketchum City Hall

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**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  
Senior Planner Brittany Skelton

**CALL TO ORDER: By Mayor Neil Bradshaw**

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

### ROLL CALL

### COMMUNICATIONS FROM MAYOR AND COUNCILORS

Council President Michael David talked about E bikes and the legality of them on our Bike Paths as well as throughout the County. He advised that the City of Sun Valley has done a lot of work on this topic and he requested E Bikes be on the May 20, 2019, agenda.

Mayor Neil Bradshaw advised that flood protocol has changed, and we will be watching to see how it plays out. He also mentioned that the City of Ketchum will be honoring the Olympians on May 9<sup>th</sup> and there will be a Fair on the Square on May 31, 2019.

#### 1. Proclamation declaring May as Mental Health Awareness Month

Mayor Neil Bradshaw proclaimed the month of May 2019 as Mental Health Awareness month.

#### 2. Proclamation declaring May 13-19, 2019, National Public Gardens Week

Mayor Neil Bradshaw proclaimed May 13 -19, 2019 as National Public Gardens Week

#### 3. Proclamation declaring May 18, 2019, as Kids to Parks Day

Mayor Neil Bradshaw proclaimed May 18, 2019, as Kids to Parks Day

#### 4. Proclamation declaring May 10, 2019, as Ketchum Arbor Day

Mayor Neil Bradshaw proclaimed May 10, 2019, as Ketchum Arbor Day.

**5. Recognition of Ketchum Urban Renewal Agency Commissioner Gary Lipton**

Mayor Neil Bradshaw honored Gary Lipton for his service on the Ketchum Urban Renewal Board and praised him for all he did and all he brought to our attention. He pointed out the Warm Spring’s sidewalk project and the role that Gary Lipton played in making that happen. Council President Michael David added his appreciation of the ADA efforts he has brought forth and he assured him that we would continue to work on this effort.

**COMMUNICATIONS FROM THE PUBLIC**

**No Public Comment**

**CONSENTAGENDA**

Council Courtney Hamilton pulled item 8 from Consent for corrections.

- 6. Recommendation to approve Resolution 19-004 appointing Liz Keegan to the Blaine County Housing Authority—Mayor Neil Bradshaw**
- 7. Recommendation to approve Resolution 19-011 appointing Kristen Spachman to the Ketchum Urban Renewal Agency—Mayor Neil Bradshaw**
- 8. Approval of Minutes: Regular Meeting of April 15, 2019**

Councilor Courtney Hamilton requested correction be made to the Fadeaway townhomes discussion. She advised she was just trying to clarify that there was alley access for the homes.

**Motion to approve with changes noted.**

<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. Authorization and approval of the payroll register**
- 10. Authorization and approval of the disbursement of funds from the City’s treasury for the payment of bills in the total sum of \$604,927.70 as presented by the Treasurer.**
- 11. Recommendation to approve alcohol license for That’s Entertainment and Paddles Up Poke’ - Director of Finance & Internal Services Grant Gager**
- 12. Recommendation to approve Resolution 19-009 to dispose of surplus property – Director of Finance & Internal Services Grant Gager**

**Motion to approve consent item 6, 7, 9, 10, 11, 12**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jim Slanetz, Councilor
<b>SECONDER:</b>	Amanda Breen, 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)**

**13. ACTION: Recommendation to adopt Resolution 19-012 outlining City of Ketchum actions to retain the Ketchum Rural District Contract and discussion of options and funding – Mayor Neil Bradshaw**

Mayor Neil Bradshaw advised that there is a lot to get thru to fix the issues. He outlined what is before them this evening and talked about ISO ratings and how to move forward.

Mayor Neil Bradshaw opened the meeting for public comment.

Jason Shearer, CEO of the YMCA, thanked the firefighters for two rescue calls last week. He talked about the importance of parking at the YMCA and about the YMCA being an integral part of the Valley and the community. He talked about the affordable housing issues and advised that he would like to see master planning.

Ed Lawson, Attorney on behalf of the YMCA talked about the YMCA parking being of utmost importance. Ed Lawson requests the city consider more than funding when deciding on a location for a new fire station. Should the City select the YMCA site for a fire station, they will object to the funding and all that goes with the project. He requested they designate the Lewis Street parking lot for building the fire station.

Jo Murray has a vested interest in the YMCA. She talked about the bridge club and the importance of parking for the older residents and the disabled.

Chuck Abramo, also a member and founder of the bridge club talked about the importance to the 250 members of the bridge club and the 56 -60 parking spaces that are needed each time the club meets.

John Bailey, 17-year resident, talked about thinking outside the box and deciding on the best place for the most important building in the city. He talked about the Serenade Ln. area, property next to the cemetery and the Barsotti Lot, and all that the lot has to offer. He talked about ways to sell bad assets and buy good ones and touched on a land swap and outlined the benefits.

John Rathfon expressed sincere appreciation for the action the council has taken and fully supports all 3 sites being considered and going out to bond.

Jerry Seifert, resident, previous Mayor and Fire Chief talked about the history and voters only supporting bonds for water/sewer. He talked about ISO ratings and how this was put in place many years ago.

Council President Michael David would like to work with the YMCA and create a Master Plan. He clarified that the existing parking and/or operations will not be affected. He talked about funding and needing full community support and agreed with John Bailey's comments. Mayor Neil Bradshaw clarified that we are not restricting the sites to those 3 lots. Councilors talked about the Barsotti lot. Councilor Courtney Hamilton said the benefits of a land purchase would need to be made very clear. Mayor Bradshaw clarified the land and building would be one item on the ballot, not separate line items. Councilor Amanda Breen said there should be one question on the ballot, and there not be a list to avoid confusion. Mayor Bradshaw talked about the strategy and advised that we need to outline what we really need to have, not what we want to have. Courtney Hamilton does not favor any opposition to the YMCA, however, does favor that land for the fire station and talked about that land also being a benefit to affordable housing and is ok with going to bond for the land.

Mayor Neil Bradshaw clarified the number of parking spots as being 150 spots plus snow storage. Anything less than that the YMCA would not be supportive of. Attorney Ed Lawson advised that the YMCA would like to work with the City, however, they also want to be able to expand at some point. He talked about other solutions that would potentially work. Mayor Bradshaw talked about the grass area

on the North side of the "Y" to create more parking spots. CEO, Jason Shearer advised the Y's willingness would benefit from a picture that outlines the design. Council President Michael David talked about the need to have a combined effort before moving forward with the bond. He talked about the possibilities of the Northwood Lot for a fire station and affordable housing on the YMCA Lot. Mayor Bradshaw talked about securing extra land and questioned if the public is willing to support it. Councilor Amanda Breen talked about spending money efficiently and she hopes the YMCA would be willing to support this. Amanda Breen asked about the support of the KURA. City Administrator Suzanne Frick explained the new legislative measures and advised it would be a very difficult approach. Amanda Breen advised it hasn't been tested yet but hopefully in the future the KURA would be able to support infrastructure.

Councilor Courtney Hamilton is interested in pursuing the dirt lot north of the YMCA and pursuing the Barsotti Lot. There was a discussion regarding the less desirable lots. Council President Michael David's preference is the Barsotti Lot then the YMCA Lot. Councilors Slanetz and Breen agree that they like both those lots.

Mayor Neil Bradshaw talked about the Bond measure. Councilor Courtney Hamilton agrees it needs to be simple, however, she is not opposed to the line items on the ballot. Council President Michael David would like to get input. Councilor Jim Slanetz agrees with Councilor Amanda Breen and that it is a yes or no issue to avoid any and all confusion.

Mayor Neil Bradshaw talked about the Aerial Tower and turned the meeting to Interim Fire Chief Tom Bowman. Tom Bowman advised Council that the fireman need a Quint. Assistant Fire Chief Tom Ancona described the truck they are looking to purchase and all that the truck could do and how it would be used. Tom Ancona talked about the add ons to the truck and advised It would fit in the current spot.

Mayor Neil Bradshaw advised that the City has \$500,000 in a savings account for this and asked how the council would like to move forward with this purchase. Mayor Bradshaw advised it would be a strong statement if we purchase this truck and asked council for thoughts. Director of Finance & Internal Services Grant Gager explained the funding to be \$500,000 down and \$57,000 a year for a 10-year period of time, and that would deplete the fund. Councilor Amanda Breen asked about the issue of using the ladder truck in Sun Valley and what the issue of mutual aid is. Interim Fire Chief Tom Bowman explained the ISO rating and how the truck effects that. Amanda Breen questioned if there are other ways to get a truck into Ketchum. Grant Gager talked about the ladder payments Sun Valley is currently making on their ladder truck. Council President Michael David has pause about completely depleting the \$500,000. He talked about supplementing Sun Valley on their payments and then look at purchasing something less expansive of our own. Councilor Jim Slanetz talked about getting a used truck that will last 10 years and as we become more consolidated, we can work on doing the most practical action. Jim Slanetz also questioned the need for a Chief if we go toward consolidation. He would like somebody with more fire education to make the decision on the purchase of a new truck. Michael David asked Assistant Chief Tom Ancona a hypothetical question. If we were just doing Ketchum 2.0 would he support not getting the new truck and go with a different type of vehicle? Tom Ancona advised of the need to be severely careful because we only have 1 fire truck. We need to be aware that buildings are getting taller. This truck would be a pumper with a ladder on top. If we lose our lead pumper, we have a backup. Although sharing the Sun Valley truck sounds attractive it does not give us a backup. Mayor Neil Bradshaw talked about sending a good message and helping with moral. Michael David voiced support of the purchase of a new aerial truck. Amanda Breen is not as comfortable with the depletion of the fund. Courtney Hamilton talked about this being a long-term fix regardless of consolidation. She thinks this is a step in the right direction to assist in fire protection. Amanda Breen questioned if there is a problem 2 years down the road and what we would use for funding. Grant Gager & Suzanne Frick explained the budget and funding and how it works year to year. Council discussed the underfunding in

the past and talked about unifying. Tom Bowman talked about a 15-year lease payment. Mayor Neil Bradshaw would like the ability to secure it and come back with other funding options.

City Administrator Suzanne Frick clarified the direction given as authorizing the purchase of the Fire Truck and staff to come back to council with a menu of purchase options.

Jerry Seiffert talked about presenting a plan for fire protection and getting the voters support. The fire department needs to give a detailed analysis of the current fire equipment. He suggested an Advisory Committee.

Mayor Neil Bradshaw talked about the upcoming dates of meetings where the public can participate. The week of May 20th the Mayor will work on pulling together 5 interested people to put together a process for the bond measure. Mayor Neil Bradshaw thought maybe we need to know where Ketchum Rural is going before deciding on the pumper truck. Interim Fire Chief Tom Bowman advised that the current pumper truck is 31 years old. He talked about refurbishment and what would be involved in that. City Administrator Suzanne Frick advised that the existing pumper truck is due for replacement in 5 years. The reserve pumper was auctioned off in 2015. She questioned how we want to start funding for the replacement of the current one or the one that we've already auctioned off? Councilor Amanda Breen asked if the reserve pumper would need to be replaced immediately? Assistant Fire Chief Tom Ancona advised with the purchase of the new truck we could hold off.

The current Plan Check inspection position was discussed. Councilor Courtney Hamilton voiced support of keeping Assistant Fire Chief Tom Ancona on staff regardless of the Ketchum Rural contract. Council President Michael David is in full agreement. Councilor Jim Slanetz talked about the Rural Contract and how things would look with and without the contract. Mayor Neil Bradshaw asked about the potential loss of the \$325,000 from the Rural District. Interim Fire Chief Tom Bowman talked about the road map and the feedback back he's gotten on the steps taken. He advised that both Ketchum and Sun Valley agree with combined services. He thinks that possibly the consolidation with Sun Valley could be looked at again and suggested looking at it under certain conditions.

Councilor Courtney Hamilton said the steps we've taken tonight are good steps for consolidation. She's unsure about a timeline. She sees consolidation in the future but does not know what that looks like. Sun Valley has not been in these conversations and they need to be included. Council deliberated about working with Sun Valley and how to move forward and the benefits to both cities.

Councilor Courtney Hamilton hopes the Ketchum Rural District can see Ketchum's commitment to consolidation. The contract is important for the level of service of Ketchum and the Rural District. Council brainstormed ideas for negotiation with the District and reducing the cost of the contract was discussed. Mayor Neil Bradshaw voiced concerns about negotiating against ourselves. City Administrator Suzanne Frick advised the Rural District expires in 2020 unless canceled. Council would like to table the rest of this discussion until May 20, 2019. Mayor Neil Bradshaw would like to get the Resolution passed and keep the YMCA happy. Mayor Neil Bradshaw asked if we lose funding, and have to lose positions, how would the council like to proceed? He asked if we should maintain staff until there is natural attrition? The Ambulance District Contract was briefly discussed. Council does not want to talk about this until after the 14th and we know exactly what the Rural District is doing.

Mayor asked for vote on the Resolution with wording changed to "evaluated" rather than funded.

**Motion to approve Resolution #19-012 with the Mayor corrections.**

<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

Angenie McCleary, County Commissioner and board member of the Ambulance District spoke on staffing levels. She advised that staffing levels are stated in the contract, and she is not in favor of a reduced staff. At a minimum Ketchum would need to meet the contract.

Mayor Bradshaw advised that Tom Ancona's position will be added to the May 20, 2019, agenda.

**14. ACTION: Rezone of portions of Lots 1A, 3A, and 4A of Block 67, Ketchum townsite, from Tourist to GR-L, Ordinance 1196 - Director of Planning & Building John Gaeddert**

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

Councilor Courtney Hamilton asked if lots 3 & 4 are under construction. Senior Planner Brittany Skelton explained they are waiting for this rezone to be approved. Councilor Jim Slanetz questioned if it is a down zone and Brittany Skelton confirmed it is. Councilor Amanda Breen questioned if this has been on the radar and Brittany Skelton advised it was caught in the original submission, but it was the timing that held this up.

**Motion to approve 1st reading and waive the 2nd and 3rd reading.**

<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

Courtney Hamilton read the Title aloud

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

**15. ACTION: Approval of Contract #20337 with Galena Engineering regarding Water Service Connection Fees – Water Superintendent Pat Cooley**

Mayor Neil Bradshaw explained the contract before them and what we are trying to accomplish with Galena. Councilor Jim Slanetz questioned how often we have to re-evaluate. Water Superintendent Pat Cooley advised they should be looked at annually and the rates will be adjusted accordingly after the initial engineering review.

**Motion to enter in contract #20337 with Galena Engineering to calculate Water Service Connection Fees in the amount of \$28,750.**

<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

**16. ACTION: Recommendation to Approve Construction Contract #20334 with Allen Construction Inc, for 2019 Sidewalk Infill Segments – City Administrator Suzanne Frick**

Mayor Neil Bradshaw and Council deliberated about the design. City Administrator Suzanne Frick talked about what could be eliminated since we are currently over budget. City Engineer, Sherri Newland advised that there are some contractual things that would need to be considered. Suzanne Frick suggested approving a contract with a not to exceed number. Councilor Courtney Hamilton asked the width of the sidewalk. It was confirmed to be 8 ft. Street light placement was discussed as well as solar and the cost of each streetlight.

**Motion to enter into a contract with Allen Construction Inc. in the amount of \$301,039.18 for a total project approval amount of \$373,799.18 which includes construction contingency and lighting procurement.**

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

**17. ACTION: Recommendation to approve Memorandum of Understanding #20336 between the cities of Ketchum, Stanley and Sun Valley, Blaine County and USDA Forest Service, Sawtooth National Forest – Assistant City Administrator Lisa Enourato**

Angenie McCleary, Blaine County Commissioner, advised they have been working with all the entities to establish the dark sky reserve and what that means going forward. It would be an excellent sign that we can all agree, and she asked for council's support.

**Motion to approve Memorandum of Understanding #20336 between the cities of Ketchum, Stanley and Sun Valley, Blaine County and the USDA Forest Service Sawtooth National Forest; collectively referred to as the cooperators.**

<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

**18. ACTION: Recommendation to Rescind Shared Parking Agreement with Bigwood Presbyterian Church and enter into Resolution 19-010 to approve Agreement #20341 – Mayor Neil Bradshaw**

Mayor Neil Bradshaw outlined the agreement before them. City Administrator Suzanne Frick explained that this is an amicable cancellation.

**Motion to approve Resolution 19-010 and Agreement #20341.**

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

**EXECUTIVE SESSION**

- 19. Discussion pursuant to 74-206 (1) (j)
- 20. Discussion pursuant to 74-206 (1) (f)

Motion to go into Executive Session at 7:28 p.m. pursuant to Idaho Code Discussion pursuant to 74-206 (1) (j) (f)

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


**ADJOURNMENT**


Motion to come out of executive session at 7:53 pm.

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

Motion to adjourn at \_\_\_\_\_

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

  
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 Robin Crotty, City Clerk

  
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 Neil Bradshaw, Mayor

