



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, July 15, 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
Police Chief, Dave Kassner

CALL TO ORDER

Mayor Neil Bradshaw called the meeting to order at 4:02 p.m.

COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Council President Michael David advised the public that town is busy and to please pay attention to bikers, riders and drivers. He voiced concern about people passing on the right and this being a very big safety concern.

Mayor Neil Bradshaw said summer is in full swing and there is a lot going on. There is another open house on the Fire station Bond forthcoming which a great opportunity is to ask questions.

COMMUNICATIONS FROM THE PUBLIC

Lara McLean, Ketchum Fire Fighter, talked about Ketchum's consolidation plan and the efforts that have been put forth. She advised that the firefighters would like to present their proposal to the City of Sun Valley, however, the City of Sun Valley would like to know that the City of Ketchum supports the plan prior to hearing the presentation in a formal setting.

Jim Hungleman advised that he is following up on previous comments and is requesting the council round up the round up. He also voiced his concerns about 5G, vaccinations and contrails.

Greg Martin, Ketchum Fire Department, commented on Council President Michael David's comments saying that bikes do not belong on sidewalks and tourists need education.

CONSENT AGENDA

1. **Approval of Minutes: Regular Meeting July 1, 2019**
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 \$885,251.90 as presented by the Treasurer.**
4. **Monthly and Quarterly Financial State of the City - Director of Finance and Internal Services Grant Gager**
5. **Approval of Alcohol Beverage License – Director of Finance and Internal Services Grant Gager**
6. **Approval of PO #20372 with Chemtrade Chemicals for Alum Sulfate – Wastewater Superintendent Mick Mummert**

7. **Approval of Resolution 19-015, Destruction and Disposal of Semi-Permanent Records – City Clerk, Robin Crotty**

Motion to approve consent items 1-7

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

PUBLIC HEARINGS AND DISCUSSIONS

8. **ACTION: Recommendation to Adopt Resolution 19-016 approving the proposed budget for FY 2019-20 – Director of Finance and Internal Services Grant Gager**

Mayor Neil Bradshaw asked for public comment on the proposed budget and resolution 19-016. There was no public comment.

Motion to approve Resolution 19-016 approving the proposed budget for the fiscal year beginning October 1, 2019 and ending September 30, 2020, containing the proposed expenditures and revenues necessary for all purposes for said fiscal year to be raised and appropriated within said City and providing for publication of Notice of Public Hearing and for Public Hearing Thereon.

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

9. **ACTION: First Reading of Ordinance 1199, Annual Appropriations Ordinance - Director of Finance and Internal Services Grant Gager**

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

Councilor Amanda Breen talked about the loss of Ketchum Rural Fire and the budget shortage of \$400,000 as a result. She questioned how we got here. Mayor Neil Bradshaw explained the shortage as pay, benefits and wish lists. City Administrator Suzanne Frick explained saying typically the council does not see all the initial requests that are made. In the past, council would see the initial budget proposal after the trimming. This is the first-year council had requested to see the first ask, and they were presented the raw form. Councilor Courtney Hamilton asked for the budget to be made more available to the public. She could not find it on the website. City Administrator Suzanne Frick explained where the budget is on the website as well as the mobile app. Councilor Jim Slanetz questioned the amount of staff the City is employing. Mayor Neil Bradshaw talked about the current staffing levels and going back to basics. He talked about recreation as well as city events versus private events and advised that we will continue to evaluate. Councilor Jim Slanetz and does not know if the 3% increase in employee wages is doable this year. Amanda Breen does not know if cutting Mountain Rides or Visit Sun Valley is justified. Mayor Neil Bradshaw advised that we need to focus on getting our basics right. Product, Service and Marketing. Mayor Neil Bradshaw agrees that cutting Mountain Rides is unfortunate. Council President Michael David asked if we are setting a new lower baseline or is this a one-off year? As soon as we are done with this budget, we need to start looking at the revenue side. He voiced concerns about employees not making enough to live on. Mayor Neil Bradshaw explained the contingency and best practices. As soon as we have a new revenue source, we will look at funding these worthy organizations.

Councilor Courtney Hamilton said we need to work harder at getting grants and suggested existing employeea work on that. City Administrator Suzanne Frick advised that Katrin Sharp just went to a grant writing class and it will be one of her job responsibilities. Michael David said that we are not competitive in the grant area. He also said we need to be able to fund our own projects. Courtney Hamilton talked about the loss of the Development Impact fees, and this situation being our new norm. Amanda Breen questioned the contract with Molly Snee and suggested eliminating this from the budget and putting those fees toward busses. Mayor Neil Bradshaw pointed out that Snee’s work is crucial to our marketing. Courtney Hamilton supports Molly's talent and said that this is huge for public involvement. There was a lengthy conversation regarding funding of events. Courtney Hamilton would like to see others sponsor the events and the City to only assist. Jim Slanetz brought up the cost of Wagon Days. Courtney Hamilton suggested canceling the concert for Wagon Days and saving \$25,000. Amanda Breen agrees. Courtney Hamilton talked about Sustainability saying there is a lot of momentum here and she does not want to see it lost. She advocates more funding toward Sharon Patterson Grant’s contract. Mayor Neil Bradshaw advised that he may come back with a proposal at the next council meeting to incorporate that. Michael David talked about his concern about the level of service for the firefighters. There was a lengthy discussion regarding the attrition of two staff members and paid on call. The Mayor will look at this again and bring it back to the next reading of this ordinance. Michael David would like to know why we can't dip into the reserve if we have an additional revenue plan. Jim Slanetz, Courtney Hamilton and Mayor Bradshaw all voiced their opinions against this.

Councilor Courtney Hamilton talked about City benefits and possibly changing the dental benefit to something more affordable. Director of Finance & Internal Services Grant Gager explained that Delta Dental is the best bang for the buck but will be happy to look at other options. Courtney Hamilton talked about supporting our employees as opposed to supporting our taxpayers. Michael David talked about looking at other ways to cut other than employees. Courtney Hamilton advised that 60% of the budget is for employees.

Councilor Amanda Breen asked Scott Fortner about the 1% for air and more revenue coming out of there. Executive Director of Sun Valley Marketing Alliance, Scott Fortner, explained that obviously revenue is up but all costs are not in yet, so he doesn't know. Mayor Neil Bradshaw advised that he has heard the council and he will come back with more ideas at the next meeting. Amanda Breen advised that she is belaboring the point that she does not want to cut funding to marketing and transportation.

Motion to approve First Reading of Ordinance 1199, an ordinance of the City of Ketchum, Idaho, Entitled the Annual Appropriation Ordinance for the fiscal year beginning October 1, 2019, appropriating to the various budgetary funds, sums of money deemed necessary to defray all necessary expenses and liabilities within each fund for the ensuing fiscal year, authorizing a levy of a sufficient tax upon the taxable property and specifying the objects and purposes for which said appropriation is made and providing an defective date.

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

10. ACTION: Recommendation to approve Apple Park Townhomes Final Plat – Associate Planner Abby Rivin

Mayor Neil Bradshaw advised that Abby Rivin is here to answer questions.

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

Motion to approve the Apple Park Townhomes Subdivision Final Plat application subject to conditions 1-9.

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

11. Quarterly Sun Valley Economic Development (SVED) Update---Harry Griffith

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

Executive Director Harry Griffith presented an update on SVED. He outlined all that SVED is has done and advised that the Cornerstone has been purchased and Surefoot has been sold, however, Surefoot will be staying in the area. Councilor Amanda Breen spoke in support of the Culinary Institute.

12. Discussion and direction to staff on fire station plans, and cost—Mayor Neil Bradshaw

Mayor Neil Bradshaw advised that the architect is here for questions and talked about the cost of moving the support bay. Stan Cole Clark, Architect advised that it cost \$580,000 to make that change. Councilor Courtney Hamilton questioned why? He advised that it is engineering, structural and mechanical changes. Mayor advised that he is looking for direction from council so we can finalize the bond.

Sharon Patterson Grant praised council for the Silver Leed Certification approval. She suggested setting an EUI target (Energy Use Intensity) Her suggestions were discussed. Mayor Neil Bradshaw talked about the comments he and the council have received. He is in favor of the EUI Target and thanked Sharon for her comments. Stan Clark advised that he has worked with EUI levels in Boise and spoke in favor of it. The cost impact of setting an EUI target was discussed.

Mayor Neil Bradshaw advised that we have had several open houses and he will be coming back to Council with bond language at the next meeting. He asked council if they would like any other changes at this time. Councilor Courtney Hamilton questioned the move of the driveway as discussed at the last meeting. Mayor Neil Bradshaw advised that it was decided to leave it where it is because of courtesy to the neighbors. Mayor Bradshaw advised that he has had several conversations with the firefighters and the YMCA, and he is encouraged. Council President Michael David advised that the decisions are up to the voters. Leed certification was discussed again. Courtney Hamilton said that if the bond passes, this will be the single biggest legacy we have. Much longer than any policy that is set. The operating costs will be a pay back.

13. ACTION: Request to approve funding to underground power lines in the alley between 7th Street and 8th Street and Warm Spring Road and Washington Avenue—City Administrator Suzanne Frick

Councilor Jim Slanetz recused.

Mayor Neil Bradshaw opened the meeting for public comment.

Andrew Castellano addressed the questions from the last council meeting. He talked about council having a set amount of funds and why this is a priority area. He talked about the reasons he believes this should be a priority area and about neighborhood support.

Paul Solomon, owner of 771 Warm Springs agrees with Andrew Castellano saying he believes that this area is a gateway into main downtown. There is a lot of activity there and is advocating for the project.

Mayor Neil Bradshaw asked Andrew Castellano to clarify the total cost of this project. Mr. Castellano advised the that the total cost is \$120,000 and the ask from the City and the URA is \$45% of the total cost. Councilor Amanda Breen advised that the KURA agreed to fund \$24,000. Total contribution from the homeowners is 55%. Mayor Neil Bradshaw asked for priority levels from Council and talked about other potential locations. Councilor Courtney Hamilton voiced her support of 25% of the Idaho power cost. Council President Michael David is in support and would like to award the citizens for what they have done. Amanda Breen also voiced her support.

Motion to authorize funding up to \$30,139.03 for construction of Undergrounding power lines North of 7th Street to just north of 8th Street in the alley between Washington Ave and Warm Springs Rd and require all infrastructure associated with the undergrounding to be located underground and on private property.

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

14. ACTION: Amendment to FY 18/19 Appropriation Ordinance #1200 - Director of Finance & Internal Services Grant Gager

Mayor Neil Bradshaw advised that we are reallocating funds for fire truck purchase, and snow removal and prior year projects we are completing.

Mayor Bradshaw asked for Public Comment there was none.

Councilor Courtney Hamilton questioned the \$25,000 difference. Director of Finance & Internal Services Grant Gager advised we had un-appropriated funds that is included in the base line budget as well. Snow removal costs were also discussed.

Pursuant to Idaho Code 50-902, I move to waive the second and third readings of Ordinance No. 1200 and ready by title only.

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

Motion to adopt Ordinance No. 1200, and Ordinance of the City of Ketchum, Idaho, Amending Ordinance Number 1194, the Amended Annual appropriation ordinance for the fiscal year beginning

October 1, 2018, and ending September 30, 2019; appropriating additional monies to be received by the City of Ketchum, Idaho; and, providing an effective date.

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

15. ACTION: Recommendation to Approve Lease Option 20373 between the City of Ketchum and Ketchum Community Development Corporation for 480 East Avenue (City Hall) – Mayor Neil Bradshaw

Mayor Neil Bradshaw explained this is an opportunity to apply for tax credits to put workforce housing on this site. He talked about the lease agreement, before the council, if the tax credit is accepted.

Mayor Neil Bradshaw asked for public comment. There was one.

Councilor Jim Slanetz questioned if the bond does not pass but we get the lease passed, what happens? Mayor Neil Bradshaw explained that we are moving out of the current situation no matter what. If the bond does not pass, we will find another funding mechanism. Mayor Bradshaw said you could walk away from the tax credits but it's not what you'd want to do. You cannot have a temporary fire station. Council President Michael David talked about making a commitment to get out of this place.

Greg Dunfield, GMD Development, talked about the IHFA application as well as the application and timeline before them. He advised that this is the time to apply for the tax credit. This is gaining momentum very quickly and we are more competitive than last year, and he believes we have a good chance.

Susan Scovell suggested using the Ore Wagon Museum for storage of Fire Equipment in an emergency The Wagons can go south for storage.

Mayor Neil Bradshaw agrees that this is our year to work on these two major projects. Councilor Courtney Hamilton agrees that the time may not be ideal but is giving us a great opportunity. She is in favor. She would like to get a couple of the units reserved for firefighters housing. Mayor Neil Bradshaw agreed. Councilor Amanda Breen agrees with Courtney Hamilton and talked about the KURA participation with this as well. There was a discussion on how to inform the public of the bond.

Motion to approve Option Leave Agreement 20373 between Ketchum Community Development Corporation and the City of Ketchum.

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

Motion to authorize use of Housing In-Lieu Funds to pay the City's application, permit and impact development fees for the deed restricted housing units.

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

STAFF AND COUNCIL COMMUNICATIONS

- 16. **ACTION: Authorize the Mayor to enter into Agreement #20368 with Blaine County and the City of Sun Valley for cleaning and maintenance of art on the State Highway 75 bridge – Director of Finance & Internal Services Grant Gager**

Mayor Neil Bradshaw asked for questions. Councilor Courtney Hamilton questioned why it took the County so long to approve this contract. Director of Finance & Internal Services Grant Gager explained that some officials were against the contract, however, there has been an election and it is now approved. He also advised that the cleaning has been happening however we are now formalizing the agreement.

Motion to approve contract 20368 with the City of Sun Valley and Blaine County outlining roles and responsibilities for the cleaning of bridge are on State Route 75.

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

- 17. **ACTION: Authorize approval of PO #20374 for Fire Extrication Equipment – Director of Finance & Internal Services Grant Gager**

Mayor Neil Bradshaw asked for approval to buy. Councilor Courtney Hamilton.

Interim Fire Chief Tom Bowman gave the history of Ketchum's involvement and talked about the equipment in detail. Councilor Courtney Hamilton continues to be concerned about Ketchum Rural and City of Sun Valley and does not want to be taken advantage of. Mayor Neil Bradshaw talked about being a good neighbor and moving forward in a positive way. He said this is an upgrade that needed to happen anyway, and we are just getting it a couple years earlier. Council President Michael David is in support of getting this equipment for Ketchum and it is important to build bridges. Courtney Hamilton talked about the paper trail being important on who what belongs to. Tom Bowman advised that this was paid for by donations by people that want to be protected all over the valley. Mayor Neil Bradshaw clarified that we are only trying to figure out what is in the best interest of our community. How to move forward with future purchases was discussed.

Motion to approve purchase order 20374 with Curtis in the amount of \$29,920.67 for the purchase of extrication and shoring equipment and authorize the Mayor to sign the purchase order.

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

8. Discussion on Ketchum Fire Chief recruitment

Mayor Neil Bradshaw advised we are still in the process of searching for a new Fire Chief. Interim Fire Chief Tom Bowman has agreed to work until September but would like to leave earlier if possible. The process was discussed. It was decided to move forward and see what we get

EXECUTIVE SESSION

19. ACTION: Potential approval of ICRMP personnel settlement agreement

Motion to go into executive session. at 6:42 p.m.

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

Motion to come out of Executive Session at 6:50 p.m.

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

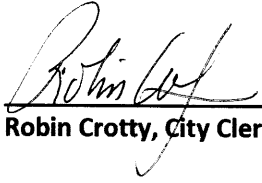
Motion to approve the settlement agreement as approved by the Cities Insurance Company ICRMP.

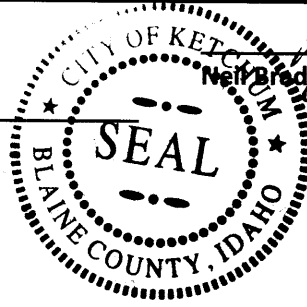
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Courtney Hamilton, Councilor
AYES:	Michael David, Jim Slanetz, Amanda Breen, Courtney Hamilton

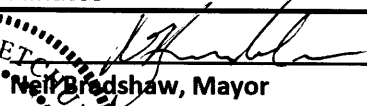
ADJOURNMENT

Motion to adjourn at 6:52p.m.

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


Robin Crotty, City Clerk




Neil Bradshaw, Mayor