



# 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 20, 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 Bill Punkoney  
Director of Finance & Internal Services Grant Gager  
Director of Planning & Building John Gaeddert  
Interim Fire Chief, Tom Bowman  
Police Chief, Dave Kassner

### Call to Order

### COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Amanda Breen talked about Market Rate Housing.

Mayor Bradshaw reminded the public about Memorial Day and the partnership with Higher Ground and the festivities as well as the upcoming Fair on the Square on Friday May 31, 2019.

### COMMUNICATIONS FROM THE PUBLIC

There was no public comment.

#### 1. Swearing in Ceremony for Volunteer Firefighters and EMT's

Interim Fire Chief Tom Bowman welcomed the firefighters and EMT's to the City of Ketchum. Mayor Neil Bradshaw swore in the Emergency Responders to the Ketchum Fire Department.

### CONSENT AGENDA

Mayor Neil Bradshaw asked for a motion to approve the consent agenda.

2. **Approval of Minutes: Regular Meeting May 6, 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 \$383,875.50 as presented by the Treasure.**
5. **Monthly Financial State of the City—Director of Finance & Internal Services Grant Gager**
6. **Approval of Alcohol License for Ketchum Kitchens – Director of Finance & Internal Services Grant Gager**
7. **Recommendation to approve Purchase Order 20343 with Doug Neidich for Tree Purchase and Planting – Wastewater Superintendent Mick Mummert**

8. Recommendation to approve Purchase Order 20344 with Idaho Asphalt for Chip Sealing – Street Superintendent Brian Christiansen
9. Recommendation to approve Operating Plan and Cooperative Fire Agreement 20345 between the City of Ketchum and the BLM and Forest Service—Tom Bowman Interim Fire Chief
10. Recommendation to approve Cooperative Fire Protection Agreement 20346 between the City of Ketchum and sixteen fire agencies—Tom Bowman Interim Fire Chief

Motion to approve the consent agenda.

<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

11. **ACTION:** Recommendation to approve the First Reading of Ordinance #1192 modifying the development standards for Light Industrial Zones I, II, and III

Mayor Neil Bradshaw asked for public comment

Jack Kunnemann representing the Northwood Property Owners Association talked about the CC&R's and who enforces those. He talked about the Business Park and the need to increase housing as well as the changes before them. Jack Kunnemann talked about the history of the P & Z approvals stating that the CC&R's are inconsistent and in conflict with the amendments that are being set forth. He asked Council to reconsider the Ordinance before them. Councilor Amanda Breen questioned the current height limit and ground floor residential.

Mayor Nail Bradshaw talked about the 58' height allowance and the 1 parking space per unit explaining all changes are outlined in the packet. Mayor Bradshaw noted that some of the changes are already compliant. Councilor Courtney Hamilton questioned the residential ownership aspect. She pointed out that the LI needs to be able to function for the reason it is there. Director of Planning & Building John Gaeddert explained the ownership element. Courtney Hamilton talked about CUP's. John Gaeddert explained the CUP scenario. Council President Michael David talked about Frenchman's Building and how that has worked for the last 12 years. Councilor Jim Slanetz questioned the height restrictions. John Gaeddert explained the analysis they did to come up with that conclusion. Mayor Neil Bradshaw talked about the restrictions and the difficulties that will still exist and explained that this will be moving us in the right direction. Courtney Hamilton asked about the definition of community housing. John Gaeddert advised it is in the ordinance. Michael David said he was disappointed that the attempts to decrease the parking and limit the heights have made the cost for the developer more and the units higher. He is not opposed to incrementalizing to get a start on this; however, the view corridor does not hold a lot of water. If it was a fire concern it would be ok. Michael David is ok with a hybrid, however in other parts of the country parking is limited and heights have increased because of the cost of land. Councilor Amanda Breen said that feel good ordinances are not working and voiced concerns over the 1 parking spot per bedroom; however, is pleased with the heights. Mayor Bradshaw said we can approve with subject to 1 parking space per unit per unit rather than per bedroom. Courtney Hamilton voiced her concern about parking for the current uses in the LI, however, agrees with the height. Jim Slanetz agrees with Courtney Hamilton and talked about underground parking. He advised that he does not have an opinion on the number of parking spaces per unit. Amanda Breen is ok with the parking if the discretion of the Administrator is written in. Mayor Neil Bradshaw asked about the housing on the 1st floor. Amanda Breen talked about the CC&R's in place and the limitations before them in LI3. Amanda

Breen would like comments from stakeholders at the next meeting to see if this ordinance will make a difference.

**Motion to approve the 1<sup>st</sup> reading of proposed Ordinance 1192.**

<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

Council President Michael David read the Title aloud.

**12. ACTION: Recommendation to approve School District Lease #20347**

Mayor Neil Bradshaw explained that this is authorizing the Mayor to sign the lease with the School District. The Council asked for clarification of the map and where this is going. Tish Short from the Hemingway STEAM school explained the need for the temporary buildings and where they will be located. This has no effect on the garden.

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

**Motion to authorize the Mayor to sign License and Encroachment Agreement #20347 with the Blaine County School District.**

<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

**13. ACTION: Recommendation to approve Contract 20348 Between the City of Ketchum and International Association of Fire Fighters Local 4758**

Mayor Neil Bradshaw gave an overview of the process Firefighters Local 4758 and the City went thru to come to this agreement.

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

Mayor Neil Bradshaw asked council for questions and outlined the changes in the contract before them. Councilor Courtney Hamilton thanked everybody for their participation. Mayor Bradshaw thanked Attorney Bill Punkoney and Captain Lara McLean for their participation in the process.

**Motion to approve the Collective Bargaining Agreement 20348 between the IAFF Local 4758 and the City of Ketchum and authorize the Mayor to sign the document.**

<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

**14. ACTION: Consideration of Contract 20351 to extend Ketchum Rural Fire District contract until October 1, 2019 and direction to staff on contract between Ketchum Rural Fire District, City of Sun Valley and City of Ketchum**

Mayor Neil Bradshaw asked for public comments.

Lara McLean, Local 4758 talked about the comments that have come out over the past number of months. She thanked the Mayor and Council for their support and asked them to keep working forward for a strong independent station and continue to work towards consolidation. She urged Council to keep the 4 positions and find the funding.

Councilor Courtney Hamilton expressed her feelings regarding the termination and advised that she is struggling with the Rural Fire District right now. She does want to keep the Ambulance District. Courtney Hamilton talked about what came out of last week's meeting and would like to see everybody work together. Councilor Amanda Breen agrees with Courtney Hamilton and is very disappointed with the termination. Council President Michael David said he does not see the benefit of extending the contract.

Mayor Neil Bradshaw talked about a meeting today between, Sun Valley Fire Chief Taan Robrahn, Sun Valley Emergency Service Director Walt Femling, Interim Fire Chief Tom Bowman & Assistant Fire Chief Tom Ancona and the fact that they are continuing to work together. He would like us all to continue to work together and talked about building bridges. Councilor Amanda Breen said she is proud of our fire department and they are crucial to the North Valley. Mayor Neil Bradshaw would like us to focus on ourselves and do what we can control. By doing this, we can send a strong message about how we are getting our house in order. Council President Michael David voiced his support of being a strong partner in unification. Councilor Amanda Breen asked Chief Bowman for clarification on the termination date. Tom Bowman said Firefighters are a devoted group of people. No call will go unanswered on anybody's part. He outlined both scenarios' if we extend, or if we don't. Councilor Courtney Hamilton talked about Ketchum Rural wanting to extend Ketchum Fire so they can train the new firefighters. She talked about the hiring of a new chief and wants to make sure there are no changes to the current contract. Councilor Jim Slanetz talked about his frustration and offered suggestions on how to move forward. It was confirmed that the City of Sun Valley accepted the Rural District contract today.

Mayor Neil Bradshaw clarified that they are looking at a path to consolidation by October of 2020 and advised we need a road map prior to the bond. Councilor Courtney Hamilton wants to be sure that Ketchum is valued and wants that seen and heard. Council President Michael David asked if the other entities want to work together. Mayor Neil Bradshaw clarified that Sun Valley Mayor Peter Hendricks and Commissioner Jed Gray are committed to moving forward to consolidation. Michael David advised that the actions we have seen over the last couple of months do not indicate this. Michael David said if we approve this extension, we sound maintain the existing responsibilities and not provide extra services or training. Councilor Amanda Breen said even if we have a good road map in place by October 1, consolidation will not be ready by them. Mayor Bradshaw gave the analogy of a good neighbor and helping others and in the process of helping ourselves. Michael David said our value must be acknowledged thru this process. He is ok with extending the contract. Amanda Breen agrees with Michael David.

**Motion to approve Agreement #20351**

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

Interim Fire Chief Tom Bowman would like to meet with councilor's individually to address all concerns.

**15. ACTION: Update, discussion, and action on recommendations from Ketchum Sustainability Advisory Committee, recommendation to adopt Resolution 19-013 and recommendation to extend Contract 20187**

Sharon Patterson Grant representing Ketchum Sustainability Advisory Committee talked in detail about the actions that are being taken and put in place and talked about the outline in the packet and the approvals.

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

Mayor Neil Bradshaw complimented Sharon Patterson Grant on the water and plastic side and talked about the challenges of recycling. He voiced concern over back up power and staff time. Councilor Courtney Hamilton talked about the goals and contract extension and software program to monitor water consumption. She said if we don't measure, we will never know if we met our goals. She questioned if we are we willing to use staff time? Council President Michael David talked about the ban on plastic bottles on public property. He questioned how enforcement would work. City Administrator Suzanne Frick talked about the events permitting process where staff reminds the event planners of the restrictions. If there is a violation, we can make changes the following year and can double our efforts of education and monitoring. Council complimented KSAC. Rebecca Bundy advised that there is a contract thru the end of May for Sharon Patterson Grant, audits and bench marking. She outlined the future budgeting process and requested for the contract to be extended to the end of the fiscal year. Director of Finance & Internal Services Grant Gager advised that since this is an extension of the end time and not additional monies, we will be fine. Councilor Courtney Hamilton questioned the funding process and the purpose of the KSAC being under KCDC. Suzanne Frick explained that Sharon Patterson's contract is with the City. If the money is awarded to KCDC next year, then the contract is between KSAC and KCDC.

Councilor Courtney Hamilton questioned the waste goals. Rebecca Bundy said waste goals are not very measurable and hard to quantify. The goals are intended to be a little softer because we are feeling our way thru this right now. Council President Michael David said there are other communities that are ahead of this that we could watch. Rebecca Bundy talked about a company called "Loop", which is a recyclable packaging company that she hopes to get involved with.

**Motion to approve Resolution 19-013 with the correction to the spelling of Styrofoam.**

<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

**Motion to approve the independent contractor agreement extension.**

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

**City Administrator Suzanne Frick explained the budget and where the money is coming from.**

**Motion to approve the goals as presented**

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

Mayor Neil Bradshaw called a 2-minute break

**STAFF AND COUNCIL COMMUNICATIONS**

**16. Discussion on developing community housing or selling the property at 480 East Avenue (Ketchum City Hall)**

Mayor Neil Bradshaw suggested going out for a rfp and a tax credit. He does not want to miss out on an opportunity and would like to find somebody to help us with this process. The application would have to be completed by August and we would have an answer in November. Mayor Bradshaw would like approval to bring back a rfp to select a development partner. He talked about the timeline and how it could possibly move forward. Council President Michael David voiced concern over being in this building in 2021. City Administrator Suzanne Frick said it is approximately \$800,000 for a temporary fire station. Location of the fire department was touched on. Mayor Neil Bradshaw talked about the City's dirt lot by the YMCA. He will bring more information on June 3, 2019 and would like to move forward with finalizing the location of the Fire Department. Mayor and council brainstormed how to work with the developer and Michael David advised that neighbors are more in favor of a fire house than they are affordable housing.

**17. ACTION: Recommendation to approve the purchase of a new police vehicle for Ketchum Police Department**

Mayor Neil Bradshaw talked about the mileage on the Police backup vehicle and is looking for Council approval for a new vehicle. He questioned if this could be purchased in October. Councilor Jim Slanetz questioned if it is time for a new vehicle. Police Chief Dave Kassner explained that they must have a vehicle that is dependable, also the old vehicle is one of the bad Fords. Councilor Courtney Hamilton questioned an electric vehicle. Will Freuhling explained that in 2020 there will be a Ford hybrid coming out. Councilor Amanda Breen clarified that the Chevy Tahoe is being built for police use. Mayor Neil Bradshaw asked if the equipment could be transferred to the new vehicle. Dave Kassner advised they can.

**Motion to approve the purchase of a 2019 Chevy Tahoe for the Ketchum Police Department**

<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, Amanda Breen, Courtney Hamilton

**18. ACTION: Recommendation to approve Contract 20350 to purchase new fire truck**

Mayor Neil Bradshaw advised we may end up getting another quote. He talked about the options before them. Director of Finance & Internal Services Grant Gager explained currently the City has been putting \$56,000 each year to the capital improvement fund. The \$58,000 lease payment has less of an impact. He also advised that this is a long-lasting asset. A 15-year loan for an asset such as this makes sense. Grant Gager talked about a bond for the street department and how that works. Councilor Amanda Breen agrees with putting down \$250,000 and paying \$58,000 annually for 10 years rather than \$250,000 down and paying \$81,000 annually for 10 year. Councilor Jim Slanetz favors the 10-year loan. Michael David favors the 15 year.

**Motion to approve purchase order 20350 with Hughes Fire Equipment Inc. for the purchase of a fire truck in an amount not to exceed \$959,069 and authorize the Mayor to sign the purchase order.**

<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

**Motion to approve a lease finance option with Zions for a period not to exceed 15 years with \$250K money down and authorize the Mayor to sign the lease finance agreement.**

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

**19. Discussion on proposed e bike and motorized vehicle regulations**

Mayor Neil Bradshaw would like to keep the current speed limits for e bike and motorized vehicle regulations as they are in Ketchum and would like the watts less than 750. Police Chief Dave Kassner said speed limits are not an issue, it's the user. Council deliberated and agreed that speed limits should remain the same. Mayor Neil Bradshaw asked about the technology side. 750 watts is what is being suggested by the Blaine County Recreation District. Citizen Nappy Newman talked about the sale of e bikes saying the industry is saying the speed limits need to come down. There was a discussion among council on throttles. Mayor Bradshaw talked about parts of the bike path being under easements where it says no motorized vehicles. Council President Michael David suggested passing an ordinance making it conditional. Speed limit enforcement was discussed. Mayor Neil Bradshaw will add this to the next agenda.

**20. Discussion on establishing a citizen committee and outreach approach for a fire station bond measure**

Mayor Neil Bradshaw asked for people to step forward to be part of a voter representative group. City Administrator Suzanne Frick advised that we hire a bond attorney to write the Bond.

Mayor Neil Bradshaw advised we need 3 things: Bond Language, Voter Representative Group and a Consultant. He talked about what each does and is responsible for. City Attorney Bill Punkoney explained the election process and what is allowed and what is not. Assistant Fire Chief Tom Ancona advised that he knows that the real estate association wants to work for that bond. He gave suggestions on who the heavy hitters are how to move forward. Mayor Neil Bradshaw agreed that getting their input would be beneficial.

**21. Update on status of Trail Creek LLC Development Agreement**

City Administrator Suzanne Frick advised the under-grounding work stopped in the fall. It resumed May 13 and is estimated to be completed by June 7th. The next check-in is September 30, 2019 where the applicant supplies proof that funding is in place. Director of Planning & Building John Gaeddert will forward the development Agreement in June. The timeframe for the deadlines was discussed.

**22. EXECUTIVE SESSION**

Discussion pursuant to 74-206 (1) (c)

Motion to go into Executive Session at 7:27 p.m. pursuant to Idaho Code Discussion pursuant to 74-206 (1) (c)

<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, Courtney Hamilton, Amanda Breen

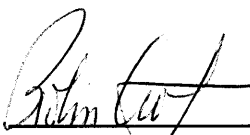
Motion to come out of executive session at 7:35 pm.

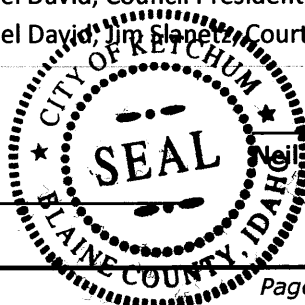
<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Courtney Hamilton, Councilor
<b>SECONDER:</b>	Michael David, Council President
<b>AYES:</b>	Michael David, Jim Slanetz, Courtney Hamilton, Amanda Breen

**ADJOURNMENT**

Motion to adjourn at 7:36 pm.

<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, Courtney Hamilton, Amanda Breen

  
Robin Crotty, City Clerk



  
Neil Bradshaw, Mayor