



City Council

Regular Meeting

~ Minutes ~

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

Robin Crotty
208-726-3841

Monday, February 5, 2018

5:30 PM

Ketchum City Hall

Present:
Mayor Neil Bradshaw
Council President Michael David
Councilor Jim Slanetz
Councilor Amanda Breen
Councilor Courtney Hamilton

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Mathew Johnson
Director of Finance and Internal Services Grant Gager
Director of Planning & Building Micah Austin
Assistant City Administrator Lisa Enourato
Facilities Maintenance Supervisor Juerg Stauffacher

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 5:30 p.m.

2. ROLL CALL

3. APPROVE COUNCIL MEETING AGENDA POSTING: RECEIVE AND APPROVE THE REPORT OF THE CITY CLERK OF THE POSTING OF THIS MEETING'S AGENDA NOTICE.

Interim City Clerk Robin Crotty advised that the agenda was posted on Thursday and has met all posting requirements.

Motion to approve the posting of the agenda.

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

4. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Mayor Neil Bradshaw advised that he was thrilled to see 150 people attend the first open house. He felt it was a good start.

Councilor Courtney Hamilton talked about her attendance at the IdCMA conference in Boise and what she learned about city management. It was very interesting and a great opportunity.

Councilor Amanda Breen thanked the Parks Department for the ice rink at Atkinsons Park.

Council President Michael David advised that ITD is taking public comment on public transportation and he encouraged participation.

- a. **Discussion and approval of Resolution 2018-004 reappointing Jeff Lamoureux to the Planning and Zoning Commission**

Motion to approve Resolution 2018-04 to reappoint Jeff Lamoureux to a three-year term to the Planning & Zoning Commission.

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

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

Brian Barsotti talked about the upcoming Winter Olympics and the kick off campaign as well as public art and looking for a permanent home for the Olympian sculptures. He asked for this topic to be placed on a future agenda?

Muffy Davis supports Brian Barsotti’s comments and offered her assistance. She talked about ADA requirements and was complimentary in regards to the steady progress Ketchum has made and the importance of continuing to move forward. She explained that the ADA asks for reasonable accommodations and she offered to be part of a committee.

- 6. **CONSENT AGENDA: Note: 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 January 16, 2018**
- 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 \$387,705.36 as presented by the Treasurer**

Councilor Jim Slanetz questioned the payment to Libby Maynard. Director of Finance and Internal Services Grant Gager explained the adjustment made to the 1099 and advised that the adjustment created a zero payment.

Motion to approve item 6c

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

- d. **Recommendation to approve Contract #20149 with Galena Engineering for Phase II of the Aspen Sewer Project--Water Superintendent, Pat Cooley**
- e. **Recommendation to Approve Contract #20151 for Headworks Improvement Project for the City of Ketchum and the Sun Valley Water & Sewer District-Waste Water Superintendent Mick Mummert**
- f. **Recommendation to Approve Contract #20152 with S&C Associates for Engineering and Project Management Services—City Administrator Suzanne Frick**

Motion to approve consent agenda with the exception of items 6c & 6g

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

g. Recommendation to Approve Contract #20153 for Services with Galena Engineering to prepare plans to modify the Street and Facilities Department site

Councilor Courtney Hamilton questioned if the school district has been made aware that the city will be moving the bike path. City Administrator Suzanne Frick explained the process.

Motion to approve 6g

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

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

a. Discussion on Special Events

Mayor Neil Bradshaw explained that staff is looking for direction on special events. Assistant City Administrator Lisa Enourato, Management Assistant Alisa Sergeyva, Facilities Maintenance Supervisor Juerg Stauffacher and Owner of Sun Valley Events Heather Lamonica are present to answer questions.

Councilor Amanda Breen questioned the blackout period and Rebecca's Private Idaho being excluded. Assistant City Administrator Lisa Enourato advised that Rebecca's Private Idaho is being allowed but they would like to restrict any other events for that weekend. Mayor Neil Bradshaw explained he is looking at fostering vibrancy in our town and would like a better structure for all events with more clarity. Amanda Breen questioned the noticing requirements and the procedure. Lisa Enourato explained the noticing procedure and the reasons for that procedure. Amanda Breen questioned why Ride Sun Valley's event was changed last year. Lisa Enourato went over all the issues of last year's event.

Mayor Neil Bradshaw talked about the importance of noticing and communication. Councilor Amanda Breen had questions regarding the Farmers Market moving to Town Square and the new fees. Councilor Courtney Hamilton questioned city involvement in noticing. Council President Michael David questioned the importance of blackout periods and questioned if there is the ability to look at events on a case by case basis. Assistant City Administrator Lisa Enourato advised that could be done. Councilor Jim Slanetz voiced similar concerns as Michael David. Councilor Courtney Hamilton talked about the fee and people not doing an event because of the fee.

Mayor Neil Bradshaw opened the meeting for public comment.

Lara McLean, paramedic and small business owner, talked about previous events that she has been involved in and advised that she has stopped putting on events because of the restrictions. She questioned people being upset about too much activity in Town Square and talked about Labor Day weekend and the City being a ghost town by 2pm. Lara McLean voiced that it would be shameful to limit the events and advised that she is against blackout dates.

Heather Lamonica, Owner of Sun Valley Events talked about her support of events and the difficulties of balancing all events and encouraged communication. She referenced Telluride and their successful events. Heather Lamonica talked about Rebecca's Private Idaho and advised that it compliments Wagon Days and is advocating for yellow zone dates, not blackout dates. She suggested not for profit be treated differently than for profit.

Coleen Quinlan a representative of Rebecca's Private Idaho talked about the fee. She is in agreement with the fee and notification of business owners however she voiced that blackout dates are extremely dangerous.

Gary Lipton talked about the City's support of Visit Sun Valley and about the fact that there are no signs saying "US Nationals" are in town. Gary Lipton encouraged the Council to evaluate this prior to giving money to Visit Sun Valley next year.

Greg Martin, small business owner and part of the Ketchum Fire Department, talked about the successful events he has brought to the valley and gave the history of events he has been involved with. He is here to talk about Rebecca's Private Idaho. He gave statistics about the amount of money special events bring to the area. He talked about the partnering with Wagon Days.

Tom McLean talked about events he put on in the City and the successes and about the fees associated with the events.

Public Comment Closed

Mayor Neil Bradshaw advised that he is in support of events and working together and is looking forward to moving forward.

Councilor Amanda Breen advised that the outline in the council packet is not showing support of events. She does not support blackout dates, road closures are a concern, she has concerns over the fees for small events and would like the noticing outline looked at further. She agrees that there needs to be direction for special events.

Councilor Jim Slanetz agrees with Amanda Breen's thoughts. He is not in support of blackout dates, he has concerns about the \$500 fee and the regiment of the noticing requirements.

Council President Michael David concurs with Councilor Amanda Breen and Councilor Jim Slanetz and is concerned about the message that we are giving. He advised that he is in favor of road closures but agrees it needs to be looked at. There should be no blanket charges. We need to find a way to encourage events that is not too cumbersome.

Councilor Courtney Hamilton questioned the fee structure for street closures and how it was developed. Assistant City Administrator Lisa Enourato explained the process that was used for creating the fees. Courtney Hamilton suggested that blackout dates be better served as a gray day. She is in support of an events commission and staff involvement, but the public needs to be involved.

Brainstorming was done regarding road closures and noticing. Staff will continue to work thru this procedure and will bring it back to Council at a later date.

b. Discussion and action for solar panel installation at Atkinson Park

Council President Michael David asked why the school district would not allow us to put the solar panel where Council had approved it. Director of Planning & Building Micah Austin explained the history of this project, the school district involvement and the RFP process we went thru last year. Other locations were looked at. The location that was chosen was not feasible to the school district.

Mayor Neil Bradshaw opened the meeting for public comment.

Josh Solly Ketchum Energy Company explained why that particular site was chosen and the history of the bid process.

Karen McCall a member of KEAC advised that she is speaking for herself, not KEAC. She is in support of this project and the location. It is not a disruptive location at the park. We should pursue every location for solar energy and not be concerned about the payback.

Bob Crosby questioned the location. Council President Michael David clarified.

Mayor Bradshaw advised that he is not in favor of moving forward with this proposal. Council President Michael David questioned the strip of land in which we are referring. Director of Planning & Building Micah Austin explained who owns what at Atkinson's Park. Michael David advised that he is disappointed that council did not know those parameters at the time they voted on the Solar Panel location. He agrees with Karen McCall and the pay back not being a concern. He is unsure if we give up or continue to talk to the school district.

Councilor Courtney Hamilton asked why we would put the solar panel on the ground rather than the roof. Council President Michael David advised it was for snow removal reasons. She talked about her experience with solar and advised that she believes the park is a controversial spot. The location as presented would do more harm than good. She is more interested in a bigger and better project in a different location. She would like to hold off on this solar project but work toward another project. She talked about getting the low hanging fruit to start and work on solar later.

Councilor Amanda Breen agrees with Councilor Courtney Hamilton. There is going to be a lot of push back. She would like to look at a different project in a different location at a later date.

Councilor Jim Slanetz would like to talk to the school board one more time regarding the original site. He agrees with Councilor Courtney Hamilton on the return on investment and agrees that there will be a lot of push back. If we can't get the original site, he would like the money put aside for a future project. He suggested the Street Department location and work toward the 2030 goals.

Councilor Courtney Hamilton questioned where the funds come from. City Administrator Suzanne Frick explained they are budgeted funds from last year. She explained that \$112,000 is budgeted for energy work this year. The money from last year if not used will go the capital improvement fund balance.

Council President Michael David does not like the alternative locations and agrees with Councilor Jim Slanetz and would like to talk to the school district. He does not want this motion killed yet.

Mayor Bradshaw talked about renting the space on top of the Street Department for solar energy to an organization that could get a tax break and possibly bring the return down from 21 years.

City Administrator Suzanne Frick advised that thru this process we were dealing thru the administrative level and there is an impasse. It would need to be bumped up to the board level.

Motion to discontinue solar project at Atkinson's park but to designate the funds that were directed towards other energy efficiency projects.

RESULT:	ADOPTED [3 TO 2]
MOVER:	Amanda Breen, Councilor
SECONDER:	Courtney Hamilton, Councilor
AYES:	Amanda Breen, Courtney Hamilton, Neil Bradshaw
NAYS:	Michael David, Jim Slanetz

Mayor Neil Bradshaw will talk to the school district regarding the solar project.

c. Discussion of removal of street trees on 5th Street adjacent to the Ore Wagon Museum

Mayor Neil Bradshaw asked for public comment.

Billy Mann with Alternative Energy Solar talked about the wattage on the Ore Wagon Museum. He gave suggestions how to move forward.

Mayor Neil Bradshaw read aloud the 4 suggestions on how to move forward that were included in the council packet. Councilor Courtney Hamilton questioned the cost of each of the options and asked which is more cost effective?

Parks & Natural Resources Supervisor Juerg Stauffacher would like to keep the 15-year-old trees. He suggested spading them and replanting them in pump park. The existing irrigation is already there, and the cost would be \$1,500. Doug Web would remove and dispose of the trees for free. Councilor Amanda Breen is in support of transplanting. Council President Michael David asked Juerg Stauffacher for his suggestion. Juerg Stauffacher would like a pollinator bed installed with shrubs and perennials. City Administrator Suzanne Frick advised that we have to remember it is a museum with interpretive panels and to keep tourism in mind as well as the amount of people in that space.

Council President Michael David would like to move away from grass. Councilor Courtney Hamilton agrees. Councilor Amanda Breen agrees and suggested native plants. Councilor Jim Slanetz is in support of Juerg Stauffacher's suggestion.

Motion to move the trees to the pump park and put in a perennial bed at the museum.

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

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

a. Discussion and Council Direction on Proposed Zoning Ordinance Amendments

Director of Planning & Building Micah Austin highlighted the zoning ordinance amendments and asked for direction and advised that no motion is needed. He asked for policy direction and red-light concerns. He went over the short-term rental ordinance to align Ketchum's code with state statute, the community core subdistrict reduction and clean up, the Light industrial zone action plan for amending zoning regulations and minimum lot size research and zoning district evaluation. Councilor Courtney Hamilton questioned the goal of sub district d. Micah Austin explained the setbacks and heights.

Mayor Neil Bradshaw advised Council that Micah Austin is looking for approval on moving forward with all four categories outlined. He received full council support.

b. Fourth Quarter update on Sun Valley Economic Development Contract Performance — Harry Griffith

Sun Valley Economic Development Director Harry Griffith presented the 4th quarter work plan for 2018 and budgetary figures. He advised they are within the budget and their main efforts were expended on business retention and attraction. The company they are currently working with is still at risk of leaving and losing 12 to 15 jobs in our community. Another area of focus is middle income housing and their performance assessment will be emailed to the Council. In terms of the 2018 program regarding attention and expansion, it is a duplicate of 2017. SVED will soon be working on a downtown program. He encouraged Mayor and Council to attend the forum tomorrow at the Ketchum Innovation Center.

Mayor Neil Bradshaw asked for questions from Council. There was none.

9. EXECUTIVE SESSION

a. Discussion Pursuant to 74-206 1(b)

b. Discussion Pursuant to 74-206 1(c)

Motion to go into Executive Session at 7:37 p.m. pursuant to Idaho Code 74-206 1 (b) and (c)

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 8:09 p.m.

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

10. COUNCIL ACTION

a. Decision/Action on agreements related to real property evaluation and possible option purchase.

Motion to approve the option agreement

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

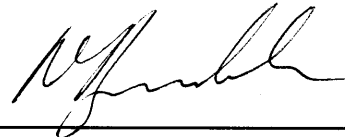
Motion to approve the confidentiality agreement

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

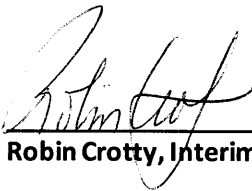
11. ADJOURNMENT

Motion to adjourn at 8:11 p.m.

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



Neil Bradshaw, Mayor



Robin Crotty, Interim City Clerk