



**CITY OF KETCHUM, IDAHO REGULAR CITY COUNCIL MEETING**  
**Monday, March 02, 2020, 4:00 PM.**  
**480 East Avenue, North, Ketchum, Idaho**

AGENDA

- CALL TO ORDER: By Mayor Neil Bradshaw

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

- ROLL CALL

PRESENT

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

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Council President Amanda Breen talked about the KETCH Parking situation stating she's been contacted by many citizens. She advised that this is the time to look at odd / even parking so that we have a solution in place for next winter. Mayor Neil Bradshaw advised that this will be placed on a future agenda for discussion.

Councilor Jim Slanetz welcomed the BrotherHood of skiers to town.

Council President Michael David echoes Council President Amanda Breen's thoughts on the parking topic. He also welcomed all the visitors to Ketchum and talked about the mobility safety of our visitors. He said a walkable community is good for the economy as well as everyone.

Mayor Neil Bradshaw reminded the public that the Rail Jam is March 14, 2020. Due to the lack of snow the event has been moved to a location near Perry's. He thanked Events Coordinator Julian Tyo for his efforts in making this happen. He welcomed the BrotherHood and said it was a great event and he thanked the community for the warm welcome. Mayor Neil Bradshaw advised the public that he sent a letter to the House Business Committee opposing the elimination of the Idaho Energy Conservation Code.

1. Proclamation Celebrating Idaho Woman's Day on March 13, 2020

Mayor Neil Bradshaw Read the Idaho Women's Day Proclamation aloud.

2. Proclamation Establishing April 1, 2020, as National Census Day

Mayor Neil Bradshaw talked about the importance of the census and proclaims April 1st as Census Day.

- COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)  
Mayor Neil Bradshaw asked for comments from the public.

John Dondero, Chair of the YMCA Board, advised that he is here to talk about YMCA parking. He hopes to move the fire station along at the fastest course possible. He advised that while listening to the last Planning & Zoning Commission Meeting it appears there are some parking misunderstandings. The major concern was a comment that

was made saying “at completion of the fire station there would need to be 100 parking spaces available.” Mr. Dondero advised that the agreement states 150 parking spaces. This needs to be addressed and corrected. He agrees with the statements in the paper stating the Y and the City need to continue to communicate. He is also concerned with the parking site plan representation. He talked about compact cars and the elimination of trees for parking options.

Mayor Neil Bradshaw advised that the City’s door is always open and are here to work with the YMCA at any time.

Curtis Mace is here to talk about the Coronavirus. He questioned how the council will connect with the residency as this grows? He talked about radio stations and Eye on Sun Valley saying the paper 2 days a week is not enough. If this becomes epidemic proportions how will they communicate with the public?

Mayor Neil Bradshaw appreciates the comment and we will talk about this in the future.

Jason Shearer, CEO of the YMCA, requested a simple map of where the parking will exist at the end of construction of the fire station and for the length of the lease. He talked about what they perceive and want to be sure everybody is on track for success.

- **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
  3. Approval of Minutes: Regular Meeting February 18, 2020
  4. Authorization and approval of the payroll register
  5. Authorization and approval of the disbursement of funds from the City’s treasury for the payment of bills in the total sum of \$459,230.23 as presented by the Treasurer.
  6. Recommendation to approve Purchase Order #20446 with GC Systems for Valve Service - Water Superintendent Pat Cooley
  7. Recommendation to approve Purchase Order #20447 with Lane Pump to rebuild Pump and Motor - Water Superintendent Pat Cooley
  8. Recommendation to approve road closure on Main Street between Sun Valley Road and Second Street for special event – Special Event Manager Julian Tyo
  9. Recommendation to approve contracts with Sun Valley Company (20453), Sun Valley Events (20451), and Red’s Meadow Resort, Inc. (20452) for Wagon Days Celebration – Assistant City Administrator Lisa Enourato

**Motion to approve consent agenda**

***Motion made by Councilor Hamilton, Seconded by Councilor David.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

- **PUBLIC HEARINGS AND DISCUSSIONS** (Public comment and input taken on the following items)
  10. **ACTION ITEM:** Recommendation for the City Council to take the following actions: 1) Set a hearing date on the motion to reconsider findings of fact, conclusions of law and provide for notice on the matter, 2) Reconsideration of the Findings of Fact, Conclusions of Law and decisions entered on February 2, 2020 and 3) Consideration of administrative process and procedures for the reconsideration hearing--Director of Planning and Building John Gaeddert

Mayor Neil Bradshaw outlined what is before council and what they are being asked to approve. Mayor asked Attorney Matt Johnson to explain what is before the council. Matt Johnson explained this is procedural and there are two separate items.

The first item is the Request for Reconsideration for the City that was filed by Gary Slette on behalf of several affected parties. He explained the reconsideration process saying this is a statutory requirement to be able to file for a judicial review. PEG hotel has hired Givens Pursley out of Boise for representation. The Staff legal recommendation is to set a reconsideration hearing for the next regular council meeting on March 16, 2020. He also recommends council set a deadline for the Wednesday prior to the 16<sup>th</sup> by 5pm for any further written materials to be submitted to council.

Recommended motion would be to set reconsideration for March 16 with a deadline for the written materials to the Wednesday before by 5:00 p.m.

The definition of a public hearing was discussed.

Attorney Matt Johnson said that the second item is a recommendation from staff is to clean up the revisions on the Preliminary Plat Findings of fact. This will reopen the council's decision and would be a public hearing.

Recommended Motion would be to Approve for a public hearing at the April 6, 2020, Council meeting.

Council President Amanda Breen questioned today's letter from Mr. Slette. Attorney Matt Johnson explained it is a reopening of the findings. The letter from Mr. Slette may misinterpret what is going on. Matt Johnson clarified that one is a reconsideration; one is a re-opening. The re-opening will trigger a new set of Findings.

Mayor Neil Bradshaw talked about process and addressing everything that needs to be addressed.

**Motion to formally accept the request for reconsideration dated February 14 from Mr. Slette and set a hearing reconsideration hearing date for the March 16, 2020, regular council meeting with a deadline of the Wednesday prior to the meeting at 5pm for any written statement from the parties**

***Motion made by Council President Breen, Seconded by Councilor Hamilton.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

**Motion to set a public hearing on April 6th on a reopening of preliminary Plat findings Per staff recommendations.**

***Motion made by Councilor Slanetz, Seconded by Councilor Hamilton.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

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

Mayor Neil Bradshaw asked council to reaffirm the two motions.

***A motion to ratify the two decisions***

**Motion made by Council President Breen, Seconded by Councilor Hamilton.**

**Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz**

11. ACTION ITEM: Recommendation to Hold a Public Hearing and Approve the Readjustment of Lot Lines Application for the West Ketchum Residences Project - Director of Planning & Building John Gaeddert

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

Mayor Neil Bradshaw clarified that sidewalks are not required in this area.

**Motion to approve the West Ketchum Residences Readjustment of Lot Lines application subject to conditions 1-8.**

***Motion made by Councilor Hamilton, Seconded by Councilor David.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

12. ACTION ITEM: Recommendation to approve Contract 20454 with Core Construction | Headwaters Construction LLC for pre-construction services - Mayor Neil Bradshaw

Mayor Neil Bradshaw thanked the team for putting in the work on the selection process and announced Core Construction as the lead bidder. He advised they are still working on the maximum price. This is the first phase with a price not to exceed \$42,812.

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

Core Construction was introduced and gave their background. Mayor Neil Bradshaw talked about the sustainability element in the project and looks forward to them managing this project.

Councilor Jim Slanetz asked how it goes from pre-construction to construction. Grant Gager, Director of Finance & Internal Services advised we are guided by state statute. He talked about bringing on the construction manager who will be working under the public procurement process. The City will have the ability to accept or reject. Councilor Courtney Hamilton asked for the timeline. Grant Gager advised that the construction drawings should be ready by the second meeting in April. Core Construction advised that they did a lot of research on construction cost in Ketchum and it's going to be a challenge. He advised that the delivery method will help control the cost. Councilor Courtney Hamilton is pleased with the sustainability goals. Councilor Michael David questioned how the potential traffic improvements fit into the timeline and the picture. Mayor Neil Bradshaw advised that it starts with the AECOM study. City Administrator, Suzanne Frick advised that this did come up at the P & Z meeting and staff is working with AECOM with a plan when it is ready for Council approval. Core Construction talked about the communication he has already had with the YMCA and Big Wood Presbyterian and talked about the importance of open communication. Michael David advised that Mountain Rides also needs to be contacted.

**Motion to approve Contract 20454 in an amount not to exceed \$42,812 with CORE/Headwater LLC to provide pre-construction Construction Manager as General Contractor Services for the new fire station subject to legal review.**

***Motion made by Councilor David, Seconded by Councilor Hamilton.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

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

13. ACTION ITEM: Discussion and direction to staff on FY 20 city procurement actions as related to sustainability goals - Grant Gager, Director, Finance & Internal Services

Mayor Neil Bradshaw talked about future acquisitions of automobiles and lawn mowers and about the differences in prices between gas and electric. He asked council for guidance on how to move forward with this.

Councilor Jim Slanetz asked if there is a difference in the longevity of electric vs. gas. Grant Gager, Director of Finance & Internal Services, advised that he does not have significant concerns on the automobile side. He advised that the lawn mower side is untested. Councilor Courtney Hamilton asked if there is a battery life that could do the exact same work. Grant Gager advised that he is unsure of the electric life span. Mayor advised that the extra money would come from the general fund. Courtney Hamilton asked how often we replace vehicles. Grant Gager advised the life span of a truck is approximately 15 years. Courtney Hamilton talked about

obtaining the goals of the city and figuring out how to do that financially. She believes that is the direction we need to go to obtain our goals. Grant Gager advised that gas-powered bids could go out this week. Electric bids will need more research. This can be addressed when we open the budget.

Councilor Michael David agrees with Councilor Courtney Hamilton and would like to investigate electric. This is an opportunity to move towards emissions free vehicles. Facilities Maintenance Supervisor Juerg Stauffacher advised that the electric mower they are looking to replace with, does not exist. Juerg Stauffacher advised that he is happy to try a truck, however, his is not familiar with any electric truck. Council President Amanda Breen questioned if this is the appropriate time or if we should wait another year. Councilor Jim Slanetz thinks we should get the gas mower and wait on the truck one more year.

Michael David agrees with Juerg Stauffacher on the lawnmower. He would like to stretch the truck and wait for technology. Michael David suggested a Lease on a lawn mower. Councilor Jim Slanetz questioned the purchase of a used truck. Mayor Neil Bradshaw would like to look at a lease for the mower and the truck. Councilor Courtney Hamilton talked about a Hydro retrofit that we may want to investigate to convert down the road. Mayor Neil Bradshaw clarified that staff would do more research and bring this back to council at a later date.

14. ACTION ITEM: Discussion and direction to staff on funding Wagon Days street party concert--Assistant City Administrator Lisa Enourato

Mayor Neil Bradshaw asked if Council would like to add \$10,000 to the Wagon Days budget for a street party with a band/stage/food trucks etc. He advised that this is not a reoccurring event and asked Council if they would like to spend the money?

Councilor Michael David advised that he likes the party and he is open to the conversation, but he is afraid of a slippery slope because of what was cut at budget time. Mayor Neil Bradshaw advised that this is the only event that is being asked to be funded and it's coming out of the LOT and advised the LOT revenues have been stronger.

Councilor Courtney Hamilton does not think the concert is the memorable part of Wagon Days and she would rather look at the bigger picture and see a better fit for those funds. Council President Amanda Breen agrees with Courtney Hamilton and is not comfortable spending the funds on this event. Councilor Jim Slanetz talked about supporting local vendors and about vendors working on getting the people to stay in town. Mayor Neil Bradshaw talked about donations for Wagon Days and allocating those funds. Mayor Neil Bradshaw asked if this was a public private partnership would they be in support? Assistant City Administrator Lisa Enourato advised that the charge for the stage is \$600.

Mayor Neil Bradshaw advised that this possibly would come back to council.

- EXECUTIVE SESSION

15. Discussion Pursuant to Idaho Code 74-206 (1) (c)

**Motion to go into Executive Session pursuant to Idaho Code 74-206 (1) (c) at 5:19 pm.**

***Motion made by Council President Breen, Seconded by Councilor Slanetz.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

**Came out of Executive Session at 5:47 pm.**

- ADJOURNMENT

**Motion to adjourn at 5:47 pm.**

***Motion made by Council President Breen, Seconded by Councilor David***

***Voting Yea: Council President Breen, Councilor Hamilton, Councilor Slanetz, Councilor David***

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Neil Bradshaw, Mayor

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Robin Crotty, City Clerk