



CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING
Monday, December 07, 2020, 4:00 PM
480 East Avenue, North, Ketchum, Idaho

Minutes

Due to safety and COVID-19 physical distancing requirements, there will be limited public attendance at Ketchum City Council meetings. Members of the public may observe the meeting live on the City's website at <https://www.ketchumidaho.org/meetings>.

If you would like to comment on a PUBLIC HEARING item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the City Council.

If you would like to phone in and provide comment on a PUBLIC HEARING item on the agenda, please dial the number below. You will be called upon for comment during that agenda item.

Dial-in: +1 253 215 8782
Meeting ID: 912 2500 6534

- CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Bradshaw called the meeting to order at 4:00pm.

- ROLL CALL

PRESENT

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

ALSO PRESENT

City Administrator Jade Riley
City Attorney Matt Johnson (Teleconference)
Planning & Building Director Suzanne Frick
Director of Finance & Internal Services Grant Gager
Public Affairs & Administrative Services Manager Lisa Enourato
Senior Planner Brittany Skelton

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Hamilton and Councilor Slanetz had no comments.

Council President Breen commented on her frustration with the leadership of the Post Office and the lack of safety protocols during COVID.

Councilor David expressed his concern with the unsafe driving that he has been witnessing around town.

Mayor Bradshaw commented that he hoped everyone had a happy and safe Thanksgiving. He also thanked the public for their participation on the "community conversations" about historic preservation.

- 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
 1. Approval of Minutes: Regular Meeting November 16, 2020
 2. Approval of Minutes: Special Meeting November 23, 2020
 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 \$1,255,090.17 as presented by the Treasurer
 5. Approval of Contract #20567 with Banyan Technology, Inc. for technical and programming support - Mick Mummert, Wastewater Division Supervisor
 6. Approval of Contract #20569 with Molly Snee for Graphic Design Services and Social Media Management - Lisa Enourato, Public Affairs & Administrative Services Manager
 7. Approval for Mayor to sign a letter of support for nondiscrimination protections for LGBTQ community - Neil Bradshaw, Mayor
 8. Approval of Encroachment Agreement #20564 with Idaho Power for 150 Spur Lane - Suzanne Frick Director of Planning & Building
 9. Approval of Encroachment Agreement #20565 with West Ketchum Residences - Suzanne Frick, Director of Planning & Building
 10. Approval of the final plat for Sublots 5 and 6 at Thunder Spring Residences - Suzanne Frick, Director of Planning & Building
 11. Approval of the final plat for Mindbender Condominium Subdivision located at 180 W Second Street - Suzanne Frick, Director of Planning & Building
 12. Approval of Lease Agreement #20572 for computers - Grant Gager, Director of Finance & Internal Services
 13. Approval of Purchase Order #20571 with AirPro Inc. for a Vehicle Exhaust Removal System - Grant Gager, Director of Finance & Internal Services
 14. Approval of Change Order #3 to Contract #20454 - Grant Gager, Director of Finance & Internal Services
 15. Approval of Contract #20570 with Sun Valley Marketing Alliance for marketing services - Jade Riley, City Administrator

Council President Breen requested that item #11 be pulled from the consent agenda and considered separately.

Councilor Hamilton requested that items #7, #10 and #15 be pulled from the consent agenda and considered separately.

Motion to approve consent agenda items #1-6, #8, #9 and #12-14.

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

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

For item #7, Councilor Hamilton applauded the Mayor for bringing the item to the Council and asked that the city consider specific protections for the LGBTQ community locally.

Councilor David said that the city passed a non-discrimination ordinance some years ago, but that it might be a good time to review it and update it, if necessary. Councilor Hamilton agreed that it would be good to revisit any existing protections.

Motion to approve consent agenda item #7.

Motion made by Councilor Hamilton, Seconded by Councilor David.

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

For item #10, Councilor Hamilton mentioned that it was her understanding that the Certificate of Occupancy was issued for this project without National Green Building Standard (NGBS) certification being verified. She expressed concern that this was a recurring issue for projects in the city.

Mayor Bradshaw asked Planning & Building Director Suzanne Frick to provide an update on the project. Suzanne clarified that the project has met NGBS standards, as verified by an outside consultant, they just did not have the certificate in hand yet. She acknowledged that NGBS/LEED verification had been an issue in the past, but that the process was improved in mid-2019 to provide better oversight.

Motion to approve consent agenda item #10.

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

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

For item #11, Council President Breen disclosed that she lives within 300 ft. of the project and recused herself.

Motion to approve consent agenda item #11.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

Voting Yea: Councilor David, Councilor Hamilton, Councilor Slanetz

For item #15, Councilor Hamilton wanted to clarify that Sun Valley Marketing Alliance (SVMA) is the legal name for Visit Sun Valley. She pointed out that the contract includes quarterly reporting, and the Scope of Work includes bi-annual reporting and asked for clarification.

City Administrator Jade Riley mentioned that staff would clarify with SVMA.

Motion to approve consent agenda item #15.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

- NEW BUSINESS (no public comment required)

16. Review and discussion on draft City Master Transportation Plan - Jade Riley, City Administrator

Mayor Bradshaw introduced the item and then turned it over to City Administrator Jade Riley. Jade Riley introduced Cameron Waite of HDR Engineering, the city's partner in drafting the Transportation Plan. He commented that this was an opportunity for the Mayor and City Council to provide feedback to staff on the draft plan. He said that the finalized version of the plan would be brought back to the City Council in January 2021, after soliciting public comments.

Cameron Waite shared a presentation and provided an overview of the draft City Master Transportation Plan. City Administrator Jade Riley mentioned that the city is looking into purchasing new traffic counters that would provide better data on bike and pedestrian use.

Councilor Hamilton questioned why Alpine Lane was highlighted as an area for sharrows when it is an alley downtown and seems dangerous. She also asked for clarification about the recommendation for the 4th Street sidewalks. Additionally, she expressed interest in including EV charging stations as a consideration. Overall, she voiced support for the draft plan's recommendations, especially bike and pedestrian improvements.

Councilor David thanked Cameron and staff for their work on the plan and expressed support for it overall. He commented that while there may be almost the same number of crashes on the State Highway and city streets, there is much more mileage of city streets and that we should focus on the safety issues on Main Street/Highway 75.

Councilor Slanetz voiced his support for the plan overall. He mentioned that he would like to see more detail on bike/pedestrian flow and how that will interact with vehicle traffic. He commented that there are some small things that are missing from the plan, like the position of the light on the bike path where it crosses Warm Springs Road. He said he would like to see the city start to prioritize items and budget accordingly.

Council President Breen thanked staff for their work on the plan and mentioned that she is looking forward to input from the public.

Councilor David reminded everyone that Blaine County is reworking their Bike/Ped Master Plan right now and that the city's plan will be valuable input for the larger countywide plan.

Councilor Hamilton expressed her concern with having public engagement occur over the holidays.

City Administrator Jade Riley mentioned that we could provide an additional month for public feedback while not delaying the process. Mayor Bradshaw agreed that we should provide more time for public input.

17. Approval of option to renew Contract #20470 with Leroy's for use of Town Square building - Lisa Enourato, Public Affairs & Administrative Services Manager

Mayor Bradshaw introduced the item and turned it over to the City Council.

Councilor Hamilton asked what the difference was between renewing it for one year versus renewing it for 5 one-year lease terms. Public Affairs & Administrative Services Manager Lisa Enourato explained that for a one-year lease the city would put out an RFP next year prior to bringing a contract to Council. For the 5 one-year lease terms, the contract with the existing vendor would be brought back to the Council annually for consideration.

Motion to approve the extension of License Agreement #20470 for five additional one-year terms.

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

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

- PUBLIC HEARING

18. Discussion and presentations regarding clean energy targets by Climate Action Coalition of Wood River Valley and by Idaho Power - Neil Bradshaw, Mayor

Mayor Bradshaw introduced the item, noting that the city has received over 110 written comments on the subject. He then turned it over to Idaho Power to present first.

Megan Ronk presented on Idaho Power's goals to achieve 100% clean energy by 2045.

Mitch Long and Scott Friedman of Climate Action Coalition of Wood River Valley, Ryan McGoldrick of Idaho Conservation League and Eric Willadsen of Idaho Sierra Club presented on Climate Action Coalition of Wood River Valley's proposed resolution and next steps for the City of Ketchum.

Mayor Bradshaw opened the item up for public comment.

Aimée Christensen voiced her support for the proposed resolution over the phone.

Sharon Patterson Grant commented on behalf of KSAC and voiced her support for the proposed resolution over the phone.

Martha Bibb, Hailey resident, voiced her support for the proposed resolution over the phone.

Mayor Bradshaw closed public comment. The Mayor proposed creating a working group with experts and members of the public to discuss clean energy targets for Ketchum and to gather more information prior to passing a resolution. He expressed his support for participating in larger countywide discussions about clean energy regardless of the status of the proposed resolution.

Councilor Hamilton commented that she is in support of adopting the resolution and thinks that it is important to sign on and fully align with the other jurisdictions in Blaine County. She mentioned that she was excited to see the County commit to having a regional staff member and encouraged the city to do the same. She also commented on the large number of written comments received in support of the resolution.

Council President Breen commented that she is in alignment with Councilor Hamilton. She mentioned that the proposed regional stakeholder group would likely address many of the concerns that Mayor Bradshaw identified and that it could be duplicative for the city to host its own working group.

Councilor David said he is supportive of the resolution. He mentioned that for the past few years we have been going at this alone and that the scope of the issue requires collaboration.

Councilor Slanetz voiced his support for the resolution. He commented that there is already a lot of community support for this and that joining together will be better for everyone involved.

Mayor Bradshaw asked for the City Council's opinion on adopting community wide goals that Climate Action Coalition of Wood River Valley proposed. He mentioned that this would be a departure from past energy targets, which have been focused on municipal energy use.

Councilor Hamilton voiced her support for the community wide goals, especially given the high level of energy use by Ketchum residences.

Councilor Slanetz agreed that there are some problems with the last two goals, but that collaborating with the other jurisdictions we can work on solving those problems.

Mayor Bradshaw stated that a resolution would be brought back to City Council for their review and approval on December 21st.

19. ACTION ITEM: Approval of a lot line shift for The Onyx at Leadville Residence consisting of a readjustment of lot lines to replat the limited common area to reconfigure the parking spaces - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and opened it up for public comment. No public comment. The Mayor closed public comment.

Motion to approve the Onyx at Leadville Residence Lot Line Shift subject to conditions 1-7 included in the Findings of Fact, Conclusions of Law, and Decision and to authorize the Mayor to sign the Findings of Fact, Conclusions of Law, and Decision.

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

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

20. ACTION ITEM: Approval of a lot line shift submitted by Sean Flynn PE on behalf of the Patricia Hanwright Trust, property owner, and Lance Emery, under contract to purchase the property, to combine two existing tax lots into a single platted lot - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and opened it up for public comment. No public comment. The Mayor closed public comment.

Councilor Hamilton disclosed that she lives within 300ft. of the project and recused herself. Councilor David disclosed that he also lives within 300ft. but that he is not a property owner. City Attorney Matt Johnson said that Councilor David did not need to recuse himself.

Motion to approve the Emery Lot Line Shift subject to conditions 1-7 included in the Findings of Fact, Conclusions of Law, and Decision and to authorize the Mayor to sign the Findings of Fact, Conclusions of Law, and Decision.

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

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

21. ACTION ITEM: Approval of a lot line shift to reconfigure the lot lines between Lot 1C and Lot 1D of Sun Valley Subdivision and Tax Lot 8539 to form Lots 1 and 2 of Buck Subdivision at 1240 W Canyon Run Boulevard and 1520 and 1524 Warm Springs Road. Applicants are John Riley Buck and Maggie Acker-Buck - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and opened it up for public comment. No public comment. The Mayor closed public comment.

Councilor Hamilton expressed her disappointment that a lot is being lost but was understanding that it is within the property owner's rights.

Motion to approve the Buck Subdivision Lot Line Shift Application subject to conditions of approval 1-6.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

22. ACTION ITEM: Recommendation to adopt Ordinance #1214 amending Chapter 17.08.020 and repealing and replacing Chapter 17.88 of the Ketchum Municipal Code, Floodplain Management Overlay District and Definitions - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and opened it up for public comment. No public comment. The Mayor closed public comment.

Council President Breen expressed that the issue is complicated and that she is uncertain if she is ready to have a first reading of the Ordinance tonight.

Suzanne Frick acknowledged that it is a very complicated and technical issue and that the Council may view this as a first opportunity to discuss the item.

Councilor David agreed with Council President Breen and commented that he would like to take more time to review the public comment that was received.

Councilor Hamilton expressed her interest in seeing a presentation from staff to better understand what the implications of the proposed Ordinance are.

Councilor Slanetz agreed with the other Councilors that it would be helpful to have more context from the staff with the expertise.

Motion to continue to continue item 22 to the December 21, 2020, Regular City Council Meeting.

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

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

- EXECUTIVE SESSION

- 23. Executive Session to Communicate with Legal Counsel on real estate acquisition pursuant to 74-206(1)(c)
 - 24. Executive Session to Communicate with Legal Counsel on litigation pursuant to 74-206(1)(f)

Motion to enter executive session pursuant to Idaho Code 74-206(1)(c) and 74-206(1)(f).

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

- ADJOURNMENT

Motion to adjourn at 6:57pm.

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

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

Neil Bradshaw, Mayor

Katrin Sharp, Deputy City Clerk