



CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING
Monday, December 21, 2020, 4:00 PM
480 East Avenue, North, Ketchum, Idaho

Minutes

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at 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 Mayor and 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: 967 9301 4594

- CALL TO ORDER: By Mayor Neil Bradshaw

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

- 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)
Director of Finance & Internal Services Grant Gager
Director of Planning & Building Suzanne Frick
Senior Planner Brittany Skelton

- COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Slanetz had no comments.

Council President Breen commended the many local businesses who are doing everything they can to keep the community safe and protect their employees and customers during the COVID pandemic. She referenced her guest opinion in the Idaho Mountain Express and reiterated her previous comment about the lack of safety protocols being implemented by the local Post Office. She asked the city what would be done about the Post Office's lack of compliance with local regulations. She noted that there is no reason to wait to enforce existing orders.

Councilor Hamilton thanked Sharon Patterson Grant for her work with the Ketchum Sustainability Advisory Committee (KSAC) and raised the concern that, as her contract is set to expire, the city no longer has a dedicated person to work on sustainability.

Councilor David commented that the roads are wild and crazy and that he is seeing a lot of illegal behavior.

Mayor Bradshaw said that he was delighted with how creative local businesses have been and thanked the planning team for their efforts to help businesses implement solutions during COVID. He assured the Council that the city would follow up on the safety issues at the Post Office. He wished the community happy holidays and highlighted the importance of respect and kindness in the City Council and elsewhere in the community.

- 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 December 7, 2020
 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 \$231,222.84 as presented by the Treasurer.
 4. Monthly Financial State of the City - Grant Gager, Director of Finance & Internal Services
 5. Approval of Purchase Order #20574 with Ferguson Waterworks for Sensus water meters - Pat Cooley, Water Supervisor
 6. Approval of Contract #20576 with HDR Engineering for Wastewater Facility Planning Study - Mick Mummert, Wastewater Department Supervisor
 7. Approval of Resolution #20-031 adopting Clean Energy Goals - Neil Bradshaw, Mayor

Council President Breen requested that item #7 be pulled from the consent agenda and considered separately.

Councilor Hamilton requested that item #6 be pulled from the consent agenda and considered separately.

Motion to approve consent agenda items #1-5.

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

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

For item #6, Councilor Hamilton questioned why there was a 2014 date on the contract with HDR Engineering and asked about committing future City Councils. Director of Finance & Internal Services Grant Gager clarified that we have an ongoing contract with HDR Engineering, but that when items come up, the city issues a task order based on a specific scope of work. He also commented that the city's contract with HDR Engineering has a non-appropriation clause in order to not commit future City Councils.

Councilor Slanetz asked if the city was splitting the task order with the Sun Valley Water and Sewer District. Grant confirmed that there is a cost share with Sun Valley Water and Sewer District and that they already approved their portion.

Motion to approve consent agenda item #6.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

For item #7, Mayor Bradshaw introduced the item and clarified that a resolution was included for the City Council to take action on.

Councilor Hamilton commented that Hailey adjusted the second goal to include "where technologically and economically feasible" and recommended we match the language they adopted. Council President Breen agreed that we should match the language that Hailey adopted.

Councilor Slanetz mentioned his concern with the city not having control over Idaho Power and their energy sources. Council President Breen reminded the Council that this resolution is not binding by law and that it can be reexamined in the future, if necessary.

Motion to approve consent agenda item #7, as amended by Councilor Hamilton.

Motion made by Councilor Slanetz, Seconded by Councilor Hamilton.

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

- NEW BUSINESS (no public comment required)
- 8. ACTION ITEM: Acceptance of the FY 20 Audit by Workman and Associates - Grant Gager, Director of Finance & Internal Services

Item #8 was considered after item #9. Mayor Bradshaw introduced the item and turned it over to the City Council.

Motion to receive and file the audited FY 20 financial statements.

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

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

9. ACTION ITEM: Recommendation to approve Contract #20575 to CSHQA for Design Development for new City Hall - Jade Riley, City Administrator

Mayor Bradshaw introduced the item and then turned it over to City Administrator Jade Riley.

Jade commented that after reviewing two to three different scenarios, staff is recommending that the new City Hall undergo a minimal tenant improvement for the next several years due to cost and timing. He reiterated that the proposed concepts are high level and that a more precise estimate and timeline will not be available until more detailed plans are available.

Councilor Slanetz said that he agrees with the concept of doing minimal improvements to get into the new City Hall space. He mentioned that there is plenty of square footage to make it work in the meantime.

Council President Breen said that she appreciated all efforts to minimize duplicative work and agreed with the concept of doing minimal improvements now.

Councilor David agreed with doing minimal improvements as well.

Councilor Hamilton commented that construction costs are extremely high right now and agreed that it was the prudent decision to keep improvements minimal for now. She reminded the Council about the energy goals that were just adopted and the importance of including sustainability improvements in the future plans for the building.

Mayor Bradshaw commented that it will be an important part of future budget discussions to put away money for additional improvements to the new City Hall building, including sustainability upgrades.

Councilor David mentioned the importance of having fiber optic in the new building. Mayor Bradshaw confirmed that fiber optic is already in the building.

Motion to approve contract #20575 with CSHQA to proceed with detailed drawings for the new City Hall project.

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

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

- PUBLIC HEARING

10. 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--Continued from December 7, 2020 - Suzanne Frick, Director of Planning & Building

Mayor Bradshaw introduced the item and then turned it over to Senior Planner Brittany Skelton for a presentation.

Brittany provided an overview of Ketchum's floodplain and riparian management and ordinance amendments.

Mayor Bradshaw then opened the item up for public comment. There was no public comment. The Mayor closed public comment.

Councilor Hamilton thanked Brittany for the presentation and for considering public input in the staff report. She also commented on the importance of keeping our rivers and riparian areas healthy for the safety of the community and the future of the river. She voiced her support for the ordinance amendments.

Council President Breen also thanked staff for incorporating the public comments that were received into the staff report. She said that she was supportive of moving towards a first reading, with the hope of getting more public input as the process continues.

Councilor Slanetz commented that each individual change seemed like a positive change to him, but that he also encouraged more public input. He highlighted the importance of protecting the river and the environment.

Councilor David commented that he was in agreement with the other councilors. He voiced his support for moving forward with a first reading and encouraged the public to provide input throughout the rest of the process.

Mayor Bradshaw asked Brittany what the cost of doing nothing would be. Brittany said that the city's existing program would remain in place. However, she commented that Ketchum would not be "leading by example" if the model code were not adopted.

Motion to approve the first reading of Ordinance 1214 by title only.

Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.

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

Councilor Hamilton read Ordinance 1214 by title only.

11. ACTION ITEM: Recommendation to approve a Lot Line Shift for Karen Likness and Gould Cabin to reconfigure Lots 1 and 2 of Cliffhanger Subdivision and Tax Lot 5610 to create amended Lots 1A and 2A of the Cliffhanger Subdivision. The properties are located at 563, 571, and 575 Wood River Drive - Suzanne Frick, Director of Planning & Building - **Continued to January 4, 2021**

Motion to continue item #11 to the Regular City Council Meeting on January 4, 2021.

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

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

- EXECUTIVE SESSION

12. ACTION ITEM: Enter into Executive Session to Communicate with Legal Counsel on litigation pursuant to 74-206(1)(f)

Motion to enter into Executive Session pursuant to 74-206(1)(f).

Motion made by Councilor Hamilton, Seconded by Councilor David.

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

- ADJOURNMENT

Motion to adjourn at 5:33 pm.

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

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

Neil Bradshaw, Mayor

Katrin Sharp, Deputy City Clerk