

**From:** [H Boyle](#)  
**To:** [Participate](#)  
**Subject:** For City Council Item 7 7/17/23  
**Date:** Sunday, July 16, 2023 12:46:59 PM

---

Council,

Does it make sense to provide SVMoA with an apartment for artists in Forest Service Park when we have a long-term housing shortage for essential workers?

Perry Boyle  
Ketchum

**From:** [H Boyle](#)  
**To:** [Participate](#)  
**Subject:** For Council Item 10 7/17/23 meeting  
**Date:** Sunday, July 16, 2023 12:49:50 PM

---

Council:

Why are Ketchum taxpayers paying \$10,500 for the sole benefit of Sun Valley residents in Weyyakin? Shouldn't HDR be billing City of Sun Valley for this?

Perry Boyle  
Ketchum

**From:** [H Boyle](#)  
**To:** [Participate](#)  
**Cc:** [Andrew Guckes](#)  
**Subject:** Public Comment on Lease to Locals Council Meeting 7/17 Item 16  
**Date:** Sunday, July 16, 2023 6:55:15 PM

---

Council:

I am concerned that staff has not presented the full information on this program. Before voting for renewal, the Council should receive all the facts of the program, not the selective facts presented by staff.

The purpose of the Housing Action Plan is to provide Ketchum workforce housing. Does this program accomplish that? Based on what criteria?

The program has housed 30 people. That is fantastic news. However, where do they work? Are they, indeed, working in the City of Ketchum?

Which employers are benefiting from the taxpayer subsidy? Is it local employers or is it major corporations like Sun Valley, Aspen Ski Co, and Caldwell Banker?

Additionally, the staff memo does not provide any metrics on the cost per housing year per worker, which seems like the right metric with which to judge the efficacy of taxpayer dollars. The staff memo indicates that the cost of the program to house the 30 people (which we do not know how many are workers) is \$84,500. That is not accurate. It does not include the amounts paid to and through the contractor. It looks like those costs were an additional \$94,000 for a total program cost of \$178,500. And even that is on the low side, as it does not include staff time dedicated to this program.

Is this total cost in line with the Council's expectations and prior program cost approvals? That is not addressed in the staff memo. This program may well be a great use of taxpayer money, but it is not possible to discern that from what the staff has provided. The Council could direct staff to provide it with the information the Council needs to make fully informed decisions on behalf of the people it represents.

One of the flaws in the HAP is that it does not prioritize essential workers (e.g., teachers, first responders, health care workers, city employees). I urge the Council to update the HAP to prioritize essential workers with the limited funds available.

Thank you,

Perry Boyle  
Ketchum

**From:** [James Hungelmann](#)  
**To:** [Neil Bradshaw](#); [Amanda Breen](#); [Michael David](#); [Courtney Hamilton](#); [Jim Slanetz](#); [Participate](#)  
**Subject:** Re: Public Comment / KCC Mtg July 3 2023  
**Date:** Sunday, July 16, 2023 10:09:58 PM

---

Ketchum City Council  
Meeting July 17 2023

Public Comments

Agenda items 16 and 17 – I Oppose the “lease to locals” program and the “ownership and preservation” programs as being far illegal and unwarranted interference with the free market by stumbled municipal government that seriously worsens issues of housing affordability and that seeks to justify what has been a costly and pointless expansion of city administration of these programs at great cost to the taxpayer. Lease to Locals is especially offensive - \$90K a year plus plus for the contract plus \$200K from the city coffers to fund it? I call on the city to properly account to the public and show the true cost of projected housing inclusive of all investment and overhead. The result: Ketchum “affordable housing” is wildly expensive and provides no solution.

If this council were serious about affordable housing, it would back off the phony, fluffy programs; fire city housing authority; collapse KURA as an illegal and worthless entity; assure supply-demand conditions are not artificially thrown out of whack such as by the accelerating inflow of illegals which this Council should address in cooperation with other municipalities and all businesses in the valley; and impose reasonable restrictions on short-term residential rentals.

General public comments

1

As follow-up to last meeting (July 7, 2023) Agenda Item 6, re the proposed White Peterson law firm contract extension, the public was not provided access to the initial 2016 Agreement to which the one-year addendum extends. Please provide that to the public as required by open meeting law or this contract must be considered illegal as not having been made transparent to the public as the law requires before approval.

2

For the last three years the Council has denied to the public the opportunity to attend the meetings in person and make general public comment on items not part of the formal agenda which is required by the spirit if not the letter of the Idaho Open Meeting law. Please open the meetings effective immediately. No more cowering in your covid corners: *Open That Door*.

3

This Council’s advanced Pondering of Navel (PON) with its affordable housing, Kura! Kura! Kura!, and other assorted high violations, has served to distract and deny its responsibility for the catastrophic damage it inflicted through the years of covid19 aka to many, covidScam, where this mayor and Council assumed the role of the mighty and declared Emergency! by which it isolated, locked up, and shut down people and businesses while it thrilled at granting *carte blanche* approval for the installation of exceptionally dangerous 5G facilities on

mountain tops and around, and also imposing for our own good as they saw it, orders of masking that Choked Out and Poisoned every breath of the public for two years causing ruination of mind, body and spirit, together with push to *Just Say Yes* to the filthy covidNeedle.

As many insisted from the start, every aspect of the covid Narrative is absolute deception perpetrated by deviant racketeers and implemented gleefully through savagely soiled sycophants in this and other councils in this valley. I call on this mayor and Council to admit the gravity of their wrongdoing and to take steps to reverse the damage including coming to the aid of the mounting casualties in the vaccine Killing Fields.

Also, where are you on the follow-up to “Claud Seeding” concerns previously communicated to you on the record? Now that the globally efite elite have left, the chem trailing has started back up. *Please get on it.*

4

Electric bus terminal contribution from Ketchum City of \$500K: What a scam. This mayor and council are duty bound to investigate the extent of the savagely aggravated rape of environment and human rights butchery of native peoples and people of color involved in “green energy”. Start by watching the documentary “Planet of the Humans”.

From an economic perspective, the transition to electric buses raises serious concerns regarding cost-effectiveness. Electric buses have much higher upfront costs compared to diesel-powered buses, primarily due to the expensive battery technology and charging infrastructure required. Additionally, the limited range and charging time of electric buses results in operational inefficiencies, leading to increased downtime and reduced service reliability. These factors contribute to much higher maintenance and operational costs that are not accounted for in the glee to dump existing capabilities.

Moreover, the transition to electric buses does not yield the anticipated environmental benefits due to the energy sources used for electricity generation. In many regions, the power grid relies on fossil fuels such as coal or natural gas, which produce greenhouse gas emissions. Therefore, the apparent reduction in emissions from the electric bus fleet is offset by the emissions associated with electricity production. This highlights the need for a comprehensive assessment of the entire lifecycle emissions of electric buses, including both manufacturing and energy generation.

One significant aspect overlooked is the substantial additional capital investment required for establishing a comprehensive network of charging stations to support electric bus fleets. The costs associated with installing, maintaining, and upgrading charging stations is considerable.

Another critical aspect to consider is the potential danger to the public resulting from the reduced noise levels of electric buses. Diesel buses emit noticeable engine noise, serving as an audible warning for pedestrians, cyclists, and other road users. Electric buses, on the other hand, operate silently, posing a safety risk, particularly in urban environments with high pedestrian activity. The lack of audible cues can lead to serious accidents or incidents where pedestrians and other road users may not be aware of the presence of electric buses, increasing the likelihood of collisions.

Lastly, the availability of government grants for this and similar endeavors must be rejected.

Federal money is ours, and to be allowed to spend it only on sheer Tomfoolery is criminal. The biggest investors in “green energy” are the oil and gas folk, who are horse-laughing at the ease of the pillage and plunder that will serve only to enrich their coffers while seriously worsening environmental and climate deterioration.

Thank you for attending to these matters.

Jim

El lun, 3 jul 2023 a las 21:58, James Hungelmann (<[jim.hungelmann@gmail.com](mailto:jim.hungelmann@gmail.com)>) escribió:

Ketchum City Council

Meeting July 3 2023

Public Comment

General – I second Megan Dawson comments re ebikes and scooters – Serious concern, disaster about to happen. Please get on it now, without hiring more consultants.

I second the positions advanced by Mr P Boyle in his June 27th public comment and especially the need for this council to implement zero based budgeting.

Agenda Item 6 – OPPOSE proposed White Peterson extension, on grounds that the 2016 Agreement must be attached and published before this one year addendum can be considered.

Agenda Item 8 – COMMENT re Webb Landscape PO / finish SV road – Please make sure “green only” same as parks and schools – NO ROUNDUP and the like

Agenda Item 9 – OPPOSE PO with GGLO for the town square – This community can do this evaluation on our own, for much less money, using volunteer and local design pros.

Thank you,

Jim

**From:** [HP Boyle](#)  
**To:** [Participate](#)  
**Cc:** [Andrew Guckes](#)  
**Subject:** Public Comment on 7/17/23 Council meeting Item 17--Housing  
**Date:** Sunday, July 16, 2023 11:21:07 PM

---

Council:

As you think about Ownership and Preservation Programs, one thing should stick in your mind: we need housing for essential workers, not retirees or employees of big companies. We don't need housing entitlements for people just because they are "local." The point of the HAP is to create workforce housing. And that was the language in the LOT referendum. Whether that housing is in Ketchum or down valley should depend on where the taxpayer gets the biggest bang for the buck in achieving this goal.

Page 9 of the staff memo may be the most important. It shows that housing in Hailey is significantly cheaper than in Ketchum. And in Bellevue, even more affordable. Why would Ketchum spend 2x as much to house a worker in Ketchum than it can spend housing a working down valley? Especially if the worker has a family and might prefer to live down valley. Is the point of the HAP to house the employees that Ketchum lacks? Or is it just to house people who want to live in Ketchum, even at 2x the cost?

Appreciation Cap: this is a bad idea. It disincent people from participating in the program and can result in under-maintained homes (see the famous Aspen situation), It denies the homeowner to build equity and reduced the likelihood of them graduating out of subsidized housing, And it is unnecessary, as a deed-restricted home can only be sold to someone who meets the deed restriction. This keeps the home price in line with local wages. The staff memo provides some theoretical debate on this but provides the Council with no data to make an informed decision.

One of the arguments for OPP is rising property taxes. That is unlikely to be the case with deed-restricted homes if properly valued by the County Assessor as being outside the "free market" that the assessor uses for valuations. This issue needs input from the Assessor.

The City is flying blind with no knowledge of what kind of workers employers need housing for. One of the significant flaws in the HAP is that it did no statistically valid survey of employers or workers. The "needs survey" it cites would not hold up to scrutiny by a statistician. This seems like it could be easily remedied so that the council could make decisions informed by data rather than anecdotes.

The staff cites a preference for families to own rather than rent. But the staff has no idea if families prefer Ketchum or Hailey or how many fit into which income levels. The fact that "staff do not share concerns of the realtor group regarding families preferring a larger unrestricted home in Hailey shows their lack of understanding of how families live. It is based on their opinion, not on any data. One would think that realtors would understand buyers more than the housing staff. Referring to a statistically invalid survey to support their opinion does not make it relevant.

The staff is pursuing the spaghetti method of throwing things against the wall to see what sticks. The memo cites what subsidized housing is being built at what income levels. How is that relevant to what Ketchum workers need?

In sum,

- before the Council makes policy and spending decisions, they should require the staff to provide the data they need to make those decisions.
- the goal should be to spend the LOT money legally—it was raised for workforce housing and should be spent accordingly
- the Council should be getting the taxpayer the most working housing it can for the taxpayer's dollar

Thank you,

Perry Boyle