



**CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING**

**Monday, June 15, 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](http://ketchumidaho.org/meetings).**

**If you would like to comment on a PUBLIC HEARING item, please submit your comment to [participate@ketchumidaho.org](mailto: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**

**If you would like to provide comment on a PUBLIC HEARING item on the agenda in person, you may speak to the Council when called upon but must leave the room after speaking and observe the meeting outside City Hall.**

**Dial-in: +1 253 215 8782**

**Meeting ID: 979 0889 0671**

- **CALL TO ORDER:** By Mayor Neil Bradshaw  
Mayor Neil Bradshaw called the meeting to order at 4:00 pm.

- **ROLL CALL**

**PRESENT**

Mayor Neil Bradshaw

Council President Amanda Breen

Councilor Michael David

Councilor Courtney Hamilton

Councilor Jim Slanetz

**STAFF PRESENT**

City Administrator Suzanne Frick

Director of Finance & Internal Services Grant Gager

City Attorney Matt Johnson – by Audio Conference

Assistant City Administrator – Lisa Enourato

Events Manger – Julian Tyo

- **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Councilor Michael David gave kudos to staff on the 4th St. closure. He has heard a lot of good feedback and this will be a great experiment for the summer and giving the street back to the people.

Council President Amanda Breen talked about problems in the Country regarding race and policing. She talked about the demonstrations saying, this provides a great opportunity to discuss issues and concerns publicly and get more information from police. She would like to get this on a future agenda. She would like to engage with the police force and the community to ensure public safety is there for all of us.

Councilor Jim Slanetz agrees with Council President Amanda Breen and read his statement aloud. He talked about our community being different from other cities. He would like to be sure our police force is being trained properly. He talked about minority's and making them feel safe. We need to do whatever we can, even if we need to restructure the police department from the ground up.

Councilor Courtney Hamilton echoes Council President Amanda Breen's thoughts and looks forward to future conversations regarding policing, stating that this is an opportunity for government and community. She participated in the Association of Idaho Cities Conference digitally. There were a lot in interesting sessions. It was interesting to see how other communities have dealt with COVID 19. She patted Ketchum on the back for keeping the numbers low.

Mayor Neil Bradshaw thanked staff for 4th Street. He asked the community to stay vigilant regarding the virus and talked about personal responsibility. Mayor Bradshaw talked about the policing comments saying this is an important time for our community and nation for best practices. A presentation from the Police will be placed on a future agenda.

- **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

Councilor Courtney Hamilton pulled Consent Items 1 & 3.

1. Approval of Minutes: Special Meeting June 1, 2020

Council Courtney Hamilton asked for corrections to the minutes to show her stating that she wanted 4th street closed from Leadville to the Alley. Councilor Jim Slanetz corrected the word to saying it should be spelled too.

**Motion to approve the minutes.**

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

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

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 \$613,564.98 as presented by the Treasurer.

Councilor Courtney Hamilton questioned the charge of the conference she attended. Director of Finance & Internal Services Grant Gager advised that the credit will be shown on the next statement.

**Motion to approve bills.**

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

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

4. Monthly Financial State of the City - Director of Finance & Internal Services Grant Gager
5. Recommendation to approve Annual Beer, Wine & Liquor Licenses - Director of Finance & Internal Services

6. Recommendation to approve Resolution 20-015 relating to Surplus Property - Director of Finance and Internal Services Grant Gager
7. Recommendation to approve Contract 20480 with Rudy Broschofsky for Art on Fourth Artist Loan Agreement - Assistant City Administrator Lisa Enourato
8. Recommendation to approve Contract 20479 with Laurel MacDonald for sidewalk art designs – Assistant City Administrator Lisa Enourato

**Motion to approve items 2, 4, 5, 6, 7 and 8.**

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

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

- NEW BUSINESS (no public comment required)
- 9. ACTION ITEM: Consideration and approval of park reservations and special events scheduled through Labor Day Weekend – Special Events Manager Julian Tyo

Mayor Neil Bradshaw talked about the events that are being considered for approval. All events have submitted a COVID 19 plan and have met approval of staff. Councilor Michael David wanted to clarify that if COVID 19 was to spike, these events can be canceled? Events Manager Julian Tyo confirmed that all applicants have been informed and have signed a statement explaining that we can cancel, and there would be no liability to the City.

**Motion to approve the Special Events License Application submitted for the Sun Valley Wellness Festival.**

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

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

**Motion to approve the Park Reservation Application submitted for the Riggle/Madigan Wedding.**

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

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

**Motion to approve the Park Reservation Application submitted for the Luby/Johnson Wedding**

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

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

**Motion to approve the Park Reservation Application submitted for the Gann/Strand Wedding.**

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

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

10. ACTION ITEM: Discussion and direction to staff on options to allow scooters in the Skate Park - Special Events Manager Julian Tyo

Mayor Neil Bradshaw asked Councilor Jim Slanetz for his perspective. Jim Slanetz advised that he is mixed on this but believes we can find a balance. He explained the history of the skate park under Mayor Guy Coles saying there was mixed private and public funding. He talked about the history of the park in Ketchum and

about parental involvement and code of ethics. Having the skaters and scooters take ownership of the park would be helpful.

Council President Amanda Breen appreciates the history Councilor Jim Slanetz has given. She talked about the increase of the use of scooters. Times do change and we need to recognize the history. She is a proponent of more public access, not less. She also talked about the signage being old and the need for it to be updated and clarified. She leans toward allowing the scooter usage with specific times, with more clear signage.

Councilor Michael David appreciates both Jim Slanetz and Amanda Breen's comments as well as Andy Gilberts. He questions if they need more input before making any decisions. He asked Jim Slanetz if there is more damage done by a scooter than a skateboard? Jim Slanetz said, minimally more. Michael David talked about his conversation with a 12-year-old who talked about different abilities and skill levels. He would like more input from the people using the park. He leans towards some type of compromise and does not feel qualified to decide today.

Councilor Courtney Hamilton said she does not know much about this topic, however after reading letters and understanding more, she likes the idea of opening the park to others who want to participate but do not have the skills to use a skateboard. The legacy of the skatepark is important and agrees with better signage and the history of the park posted as well. She is leaning toward allowing designated times for skateboarders and well as scooters.

Mayor Neil Bradshaw likes the idea of times and signage and the history of the park posted. He would like to continue the dialogue with the community stating this needs to be driven from within. Sometimes sports do not mix. Making time for both sports is important so we can share the same playing ground. He asked council if it should be skateboarding only, or set times for each, or allow both at the same time?

Council President Amanda Breen likes Councilor Michael David's comments and would like more public comment on this prior to deciding. A solution to accommodate both users would be ideal. Councilor Courtney Hamilton agrees with this idea and would like more demographics. Councilor Jim Slanetz is unsure of the best times for both groups. Mayor Neil Bradshaw suggested council continue talking to the community on this topic and then bring this back for further discussion. Councilor Courtney Hamilton suggested a town hall dot survey at the skate park. Mayor Neil Bradshaw will think about this and possibly have an open house.

11. ACTION ITEM: Discussion and Direction to staff on the use of public parks for commercial activity - Special Events Coordinator Julian Tyo

Mayor Neil Bradshaw is looking for direction. We typically do not allow commercial activities on public land but would like council to consider allowing this for a limited time for social distancing. There would be an application and a fee.

Councilor Courtney Hamilton asked how this is different from a soccer league. Councilor Jim Slanetz explained this is for profit, soccer teams are not. Mayor Bradshaw talked about the written public comment they have received and the suggestions that have been submitted. Liability issues were discussed. This could be done on a trial basis thru a certain date. Mayor Neil Bradshaw is in favor and is looking for council's comments. Councilor Jim Slanetz is in favor of a fee structure. Mayor Neil Bradshaw explained this is for every park except Atkinson's Park. This is primarily a COVID thing to support businesses and giving them the

ability to spread out. He compared it to what we are doing for restaurants with an application and a fee. The Council deliberated over rules. Council President Amanda Breen is in favor regardless of COVID. She talked about how it is handled in London and about time limits and times of day. This will be brought back to Council at a later date for further discussion.

12. ACTION ITEM: Recommendation to approve Agreement 20477 with CSHQA for new city hall architectural services - Mayor Neil Bradshaw

Mayor Neil Bradshaw talked about where we are in the process of occupying the new City Hall located at 191 5<sup>th</sup> Street. He talked about coming back to council with options after we get some information from architects and asked council for their approval of the enclosed contract for services with CSHQA.

Councilor Courtney Hamilton asked if this was a competitive process? Director of Finance & Internal Services, Grant Gager explained that 6 responses were received and 5 were responsive. Mayor Neil Bradshaw advised that all leases would terminate at the end of this year. We will have access to the entire building in January of 2021 to begin the remodel. Mayor advised that a budget will be discussed soon.

**Motion to approve agreement #20477 with SCHQA for architectural services for the new city hall.**

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

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

13. Discussion regarding In-Lieu Fees - Mayor Neil Bradshaw

Mayor Neil Bradshaw asked if Council would consider eliminating in-lieu-fees, not changing in-lieu-fees or look at a hybrid where we still allow somebody to make the payment but increase the fees?

Councilor Courtney Hamilton talked about the density that is coming to Ketchum neighborhoods. Courtney Hamilton stated that the fees are not working right now since we have not built anything. She is very concerned about the housing in Ketchum considering COVID.

Councilor Jim Slanetz talked about the other side of the coin. He would like to see the fund grow. He likes the idea of in-lieu-fees to get the funds to jump start the system. He understands we have not been effective but stated that when he came on council there was zero in the fund. Mayor Neil Bradshaw says the funding is getting to the point where we can do something.

Councilor Michael David said since the fees were created, they have not been increased. He agrees with Jim Slanetz on this and talked about what the goal of these fees are. He said we have not been good over the years at looking at that in-lieu number on a regular basis to be sure were getting enough money. We need to be sure that number is right.

Council President Amanda Breen agrees we need to look at the number.

Councilor Courtney Hamilton said we have not been able to do anything and would like to have a plan. Councilor Michael David talked about the city needing to be more aggressive and resilient to creating housing. We need to leverage the \$2M dollars and the property the city owns, and we need to get aggressive.

Councilor Jim Slanetz talked about the success of the KETCH building. He stated that we have not done well with the funding but must be responsible and use the money and use it effectively.

Mayor Neil Bradshaw believes we are going to have exciting things happen regarding affordable housing over the next couple of years. He is glad to hear that this has remained a priority for the council. He believes we can do more with codes and zoning. Mayor Neil Bradshaw would like to keep the policy but look at the number. He would like to direct staff and have a new number proposed to the council for decision later. Councilor Courtney Hamilton agrees but talked about her frustration.

Councilor Michael David talked about his history with the Blaine County Housing Authority in determining the fee. Councilor Courtney Hamilton talked about the character of Ketchum and questioned how much we want in incentivize development? Mayor Neil Bradshaw talked about giving Planning and Zoning more guidance in our codes if Council is not pleased. Density levels were discussed as well as the pros and cons of higher and lower density. Council President Amanda Breen said that there are two discussions that need to be had. One being appropriate fees and the second being policy changes they would like to see.

- PUBLIC HEARING

14. ACTION ITEM: Recommendation to approve lot line shift and relocation of the public easement at 233 Parkway Drive--City Administrator Suzanne Frick

Mayor Neil Bradshaw opened the meeting for public comment.

Mike Marlow, owner of Smiles Subdivision Property, talked about the history of the land. He complimented City Administrator Suzanne Frick for her ability to assist in keeping tempers down with the neighbors. He talked about the 10' easement that should not be there anymore and about the line being pushed further out. The public is uncomfortable walking thru the property. He suggested putting the line on the other side of the rip-rap and that will eliminate the private property issues.

Mayor Neil Bradshaw asked the council if they have any questions. He believes this is a great solution. Councilor Courtney Hamilton asked for clarification. City Administrator Suzanne Frick explained that on the parcel map there is a study showing the red line on the upside of the easement. Mike Marlow is asking it to be on the downside of the rip-rap. Council President Amanda Breen questioned if staff was in support and Suzanne Frick confirmed that they are.

Council asked for the history of the scenic easement. City Administrator Suzanne Frick explained that the 25' easement is there for a visual easement. Nobody can build in it. The easement continues to the north in the Parkside subdivision. Suzanne Frick explained that the easement was platted in the 70's and the river has changed substantially. The public access still exists. Mike Marlow questions where the easement is now. Suzanne Frick explained that it is almost in the river now.

**Motion to approve the Parkway Drive Easement Relocation Lot Line Shift Application.**

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

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

15. ACTION ITEM: Recommendation to approve the Leone/Goldman lot line shift preliminary plat and waiver requests for 425 N. Bigwood Drive--City Administrator Suzanne Frick

Mayor Neil Bradshaw asked for public comment. There was none. Mayor Neil Bradshaw advised that the applicant is on the phone if there are any questions.

City Administrator Suzanne Frick summarized the project explaining that this is a request for a Lot Line Shift. The property owner would like to do an addition but in order to do so, there are set back requirements. They will need to shift the Lot. Both property owners have agreed. A portion of the area will be in the slope and will not be seen. The Planning & Zoning Commission has had a hearing and have approved the project.

Councilor Courtney Hamilton requested the reason for the requirement. City Administrator Suzanne Frick explained that it's there so that there are not large developments in the slope. Councilor Amanda Breen questioned why it was zoned short term occupancy. Suzanne Frick explained that it is part of the Big Wood Subdivision Annexation and Development Agreement.

**Motion to approve the Leone/Goldman Lot Line Shift application, including the waiver request to amend the building envelope for 425 N. Bigwood to encroach into a small, isolated area exceeding 25% slope.**

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

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

16. EXECUTIVE SESSION: Discussion Pursuant to 74-206 (1) (a)

**Motion to go into Executive session at 5:42 pm.**

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

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

**Motion to come out of Executive Session at 6:20 pm.**

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

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

17. ADJOURNMENT

**Motion to adjourn at 6:20 pm.**

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

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

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Neil Bradshaw, Mayor

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Robin Crotty, City Clerk