



CITY OF KETCHUM, IDAHO CITY COUNCIL MEETING

Monday, June 01, 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 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.

- **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

ALSO PRESENT

City Administrator – Suzanne Frick
Director of Finance & Internal Services – Grant Gager

- **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Mayor Neil Bradshaw thanked Council for attending the meeting in person today in the Council Chambers and advised the public that there are 10 people present in the room. For future public hearing processes, we will continue to distance however, will be sure people are heard for public comment. He thanked the public for their thoughtfulness about town and encouraged the public to remain diligent and kind.

- **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 item #8

1. Approval of Minutes: Special Meeting May 18, 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 \$295,289.63 as presented by the Treasurer.
4. Recommendation to consider approval of a new driveway at 150 Spur Lane - City Engineer Sherri Newland
5. Recommendation to Adopt Resolution 20-013 - Destruction and Disposal of Temporary and Semi-Permanent Records-City Clerk Robin Crotty
6. Recommendation to approve Resolution 20-014 relating to Surplus Property - Director of Finance and Internal Services Grant Gager
7. Recommendation to approve Purchase Order 20474 for Seal Coat project approval - Street Superintendent Brian Christiansen

Motion to approve items 1 – 7

Motion made by Councilor Hamilton, Seconded by Councilor David.

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

8. Recommendation to Approve Exceedance Agreement 20475 - Associate Planner Abby Rivin

Councilor Courtney Hamilton voiced her frustration over in-lieu fees and questioned if this process is effective. She would like to revamp the program and get units for people who work here. Council President Amanda Breen agrees. Councilor Jim Slanetz likes the idea but questioned if we can get more bang for the buck if we receive the funds. Mayor Neil Bradshaw will put this topic on a future agenda for discussion.

Motion to approve and authorize the Mayor to sign the West Ketchum Residences Project FAR Exceedance Agreement Contract 20475.

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)**

9. Update on the Fire Station - Mayor Neil Bradshaw

Fire Station Project Manager Dennis Potts gave an update on the Fire Station and talked about the bid proposals and the progress. There will be a Special City Council Meeting to review the Guaranteed Maximum Price on June 23rd and the construction start date is expected to be June 24th. Plan check approval will be done by June 19th. The design contracts have gone out, the environmental aspect is LEED Silver and going forward. He talked about the recycling program in place and advised it exceeds the LEED requirement. The team is performing quite well and meeting remotely. On site meetings will start July 1, 2020. Dennis Potts advised the council that the Energy Use Intensity is 31 points below the baseline.

Councilor Michael David asked about the entitlement process. Mayor Neil Bradshaw advised that P & Z has done all their approvals and made their recommendations. These recommendations will come to council at a special council meeting around June 23, 2020, depending on availability. Mayor Bradshaw

advised the traffic study is being performed and signalization will be discussed. A round-about is on the outside of the scope of the budget currently. Michael David voiced concern about signalization. City Administrator Suzanne Frick said the traffic analysis has been completed and she will get that to council prior to the June 23rd meeting. Councilor Jim Slanetz questioned the sub-contractor approval process. Project Manager Dennis Potts explained the process that the general contractor will follow when the bids come in on June 12, 2020. Jim Slanetz asked about price versus quality of work. Director of Finance & Internal Services Grant Gager explained the process under state law, Title 54. Section 4511 saying, the lowest response qualified bidder is the bid they must take. Grant Gager explained the process that is currently taking place with the sub-contractors and the encouragement of getting them to bid on the process. Local contractors cannot be given preference.

Councilor Courtney Hamilton is pleased that the Fire Station seems to be on track, and she hopes that continues. Mayor Neil Bradshaw talked about how COVID has affected the pricing of building materials saying some costs are up and some are down. Mayor Bradshaw advised that a fence will be going up around the jobsite. There will also be a covering on the fence to keep the public informed as well as cameras on the site for live streaming to monitor the activity for the public. Project Manager Dennis Potts advised that there has not been a groundbreaking ceremony scheduled at this time.

Mayor Neil Bradshaw asked Council to pencil in a special meeting on June 23rd. Councilor Courtney Hamilton talked about the fire station being a good & healthy building. She has been working with Bright Works and KSAC. KSAC is looking into potential solar panels for the top of the building. Project Manager Dennis Potts said the conduit is already included in the building and the roof could handle it.

10. ACTION ITEM: Recommendation to approve the closure of 4th Street from Walnut Avenue to Leadville Avenue- Mayor Neil Bradshaw

Mayor Neil Bradshaw is recommending closing 4th street for the summer. This would give the public a chance to see what this would look like. A lot can happen, and people can get a feel for what this could mean to them. For the most part, businesses and the public are supportive.

Council President Amanda Breen was disappointed that it is only 2 blocks and the cross street is still open. She would have liked to see it go further into West Ketchum. Councilor Michael David agrees with Amanda Breen and would like to see it go the whole length of 4th Street; however, he understands this is a test. He has walked the proposed blocks and understands the issues. He thinks it will take too much to close more than what is being proposed at this time. Possibly next summer we can do the entire length. He understands that some businesses are not happy with the closure. He thinks this is a good test for them as well. If we can get people out of their car and strolling, we can see the affects. Michael David advised that this would eliminate 11 parking spots, however, he is not a concerned about parking since the parking lots are empty.

Councilor Courtney Hamilton said she does not know why we would not close 4th all the way to Main St. as Councilor Michael David stated. She agrees with Council President Amanda Breen stating this is a lot better for bikers and walkers. Change is hard, and some people will be frustrated, but she is hoping that the businesses can see the benefits of the street closure and hopefully, we can expand it in the future.

Councilor Jim Slanetz agrees with Council President Amanda Breen and more would be better. He would like to see 4th closed off from the Post Office to the Community Library in the future.

Mayor Neil Bradshaw would like to see more closures as well. We do not need any other approvals and we could get this started as soon as tomorrow. Cross traffic on East does break up what we are trying to create. Councilor Jim Slanetz talked about Atkinson's parking lot and the possibility of giving them a little bit of the sidewalk. This would provide more angled parking. One-way traffic in and out of the parking lot. Traffic flow was discussed.

Council President Amanda Breen talked about setting out tables to make it a gathering space. Councilor Michael David advised it will be like an extension of Town Square. Mayor Neil Bradshaw would like to see us put up the bollard's as soon as possible and then we can see about adding to it. Councilor Courtney Hamilton asked if we could extend from the alley to Main. The signage and practicality of doing that was discussed. Councilor Jim Slanetz talked about the possibility of starting to small. Mayor Neil Bradshaw suggested getting this started and then revisit soon. He is thinking this could stay in place until the end of summer. Councilor Michael David suggested additional streets being added into the mix in the future.

Mayor Neil Bradshaw advised that the KURA has approved to fund some of the infrastructure. City Administrator Suzanne Frick advised we can do this in a phased approach. If this goes forward as year-round, we will need to look at bollards that are permanent. She advised we are also looking at a HAWK system. As more improvements come online, we will be able to extend. Councilor Courtney Hamilton stated that this could improve the guest experience in the winter as well. She also said we need to get the streets closed on google maps so our guests are not walking in circles.

Mayor Neil Bradshaw is pleased that we will be taking the first step and would like to do the street closure thru Thanksgiving.

Motion to authorize the closure of 4th street thru the fall until Thanksgiving

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

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

11. ACTION ITEM: Recommendation to Approve Collective Bargaining Agreement 20478 between the City of Ketchum and IAFF Local 4758 - Mayor Neil Bradshaw

Mayor Neil Bradshaw advised that he is recommending approval of the Collective Bargaining Agreement. He thanked the firefighters for their service and thanked Fire Chief Bill McLaughlin for all he has done in his short time here. He thanked the firefighters for understanding our financial situation during COVID.

Council President Amanda Breen questioned the change from a 4-hour minimum to a 1 hour minimum. Mayor Neil Bradshaw advised this gives the firefighters a little more flexibility and the Fire Chief agreed. We have also made a change to where the firefighters can live so that it is more affordable. We do encourage them to be as close as possible for obvious reasons.

Motion to approve the collective Bargaining Agreement 20478 between the IAFF Local 4758 and the City of Ketchum and authorize the mayor to sign the document.

Motion made by Councilor Hamilton, Seconded by Councilor David.

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

12. ACTION ITEM: Consideration and Approval of the Sun Valley Arts and Crafts Festival Special Event Application

Mayor Neil Bradshaw talked about event approvals and planning requirements. All other events will be coming before council on June 15, 2020. He is in support of this event because it is an appropriate COVID event. People are spaced out he looks to council for approval.

Council President Amanda Breen asked for clarification on the application form for applicants going forward. Councilor Michael David is in support if the city is not liable for any anything if the governor shuts the city down again. Councilor Courtney Hamilton talked about the requirement of people isolating if they have come from a place that has high rates of COVID. Mayor Neil Bradshaw expressed that it is hard to enforce, and distancing is the key.

Motion to approve the Special Events License Application submitted for the Sun Valley Arts and Crafts Festival.

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

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

13. ACTION ITEM: Discussion & Approval of PO 20476 for Water Department Boiler - Water Superintendent Pat Cooley

Mayor Neil Bradshaw explained the options before the council. Councilor Courtney Hamilton talked about the pros and cons of gas vs. electric. She talked about the City's goals to de carbonize. The life expectancy of a boiler is 15 to 20 years. Councilor Jim Slanetz said that not all electricity is carbon free. We may be saving \$25,000 that we could put toward something else that would reduce our carbon footprint. Councilor Michael David is not a fan of natural gas, but he agrees with Jim Slanetz and the fact that we can get a better unit in 2029 with more technology. It was brought up that KSAC was in favor of the electric boiler. Council President Amanda Breen is in favor of the natural gas and seeing what future technology brings. Courtney Hamilton talked about the cities future goals and there is no time like the present. Michael David is now leaning toward electric. This is one step closer to the goal. Courtney Hamilton also talked about incentives from Idaho Power for going to electric. Mayor Neil Bradshaw questioned efficiency of gas vs. electric? Director of Finance and Internal Services Grant Gager explained that this is for domestic hot water. The gas boiler is extremely efficient. The electric boiler works in a similar fashion. Efficiencies were discussed.

Motion to direct staff to pursue installation of an electrically powered boiler and approve Purchase Order 20476 in an amount not to exceed \$7,805.93 and authorize the Mayor to sign the PO and also initiate other related work for a total project cost not to exceed \$10,306.

Motion made by Councilor David, Seconded by Councilor Hamilton.

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

- ADJOURNMENT

Motion to adjourn at 5:25 pm.

Motion made by Council President Breen, Seconded by Councilor David

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

Neil Bradshaw, Mayor

Robin Crotty, City Clerk