



CITY OF KETCHUM
MEETING MINUTES OF THE CITY COUNCIL
Monday, May 6, 2024

CALL TO ORDER: *(00:0:34 in video)*

Mayor Bradshaw called the meeting of the Ketchum City Council to order at 4:00 p.m.

ROLL CALL:

Mayor Neil Bradshaw
Spencer Cordovano
Courtney Hamilton
Amanda Breen
Tripp Hutchinson

ALSO PRESENT:

Jade Riley—City Administrator
Brent Davis—Appointed Finance Director *(see 00:19:33 in video)*
Ben Whipple—Senior Project Manager
Trent Donat—City Clerk & Business Manager
Morgan Landers—Planning and Building Director
Paige Nied—Associate Planner
Carissa Connelly—Housing Director *(via teleconference)*
Matt Johnson—City Attorney

COMMUNICATIONS FROM MAYOR AND COUNCIL:

- Amanda Breen spoke about the issue with ITD and the roundabout at Serenade Lane. *(00:01:08 in video)*
- Spencer Cordovano mentioned the light at Ohio Gulch and his concern about too many lights changing our culture. *(00:03:12 in video)*
- Courtney Hamilton commented on the city-to-city tour. She thanked the city and Wendy Jaquet for organizing. *(00:04:23 in video)*
- Neil Bradshaw shared a comment from the Sandpoint Mayor. *(00:05:20 in video)*
- Neil Bradshaw informed the council that consent item #13 would be moved to a later date. He also asked the council and public to take the Comp Plan survey that is closing next week. *(00:05:45 in video)*

CONSENT AGENDA: *(00:06:35 in video)*

- Item #5 will be voted on separately.
- Spencer Cordovano made a comment on the event applications and consent agenda items #11 and #12. *(00:07:01 in video)*

Motion to approve consent agenda items #2, #3, #4, #6, #7, #8, #9, #10, #11, #12. *(00:08:41 in video)*

MOVER: Amanda Breen

SECONDER: Spencer Cordovano

AYES: Tripp Hutchinson, Courtney Hamilton, Spencer Cordovano, Amanda Breen

RESULT: ADOPTED UNANIMOUS

- Tripp Hutchinson posed questions on Item #5 *(00:08:58 in video)*
- Jade Riley responded to the questions.

Motion to approve consent agenda item #5. *(00:10:09 in video)*

MOVER: Courtney Hamilton

SECONDER: Tripp Hutchinson

AYES: Tripp Hutchinson, Courtney Hamilton, Spencer Cordovano

RECUSED: Amanda Breen

RESULT: ADOPTED

PUBLIC HEARING:

13. Recommendation to approve Resolution 24-008 with Sun Valley Holdings, LLC for Land exchange.

Motion to continue Resolution 24-008 with Sun Valley Holdings, LLC for Land exchange to date certain of May 20, 2024. *(00:10:54 in video)*

MOVER: Spencer Cordovano

SECONDER: Courtney Hamilton

AYES: Courtney Hamilton, Amanda Breen, Tripp Hutchinson, Spencer Cordovano

NAYS: None

RESULT: ADOPTED UNANIMOUS

14. Recommendation to hold a public hearing and approve Lot 3A, Block 1, Beaver Springs Subdivision Lot Line Shift application and adopt the Findings of Fact, Conclusions of Law, and Decision.

Presented by: Paige Nied *(00:11:24 in video)*

Public Hearing Opened: *(00:11:51 in video)*

Public Hearing Closed: *(00:12:09 in video)*

Motion to approve Lot 3A, Block 1, Beaver Springs Subdivision Lot Line Shift application as conditioned and adopt the Findings of Fact, Conclusions of Law, and Decision. *(00:12:26 in video)*

MOVER: Courtney Hamilton

SECONDER: Spencer Cordovano

AYES: Courtney Hamilton, Amanda Breen, Tripp Hutchinson, Spencer Cordovano

NAYS: None

RESULT: ADOPTED UNANIMOUS

15. Recommendation to hold a public hearing and approve the Lewis Bank Condominiums Amended Unit A Lot Line Shift application and adopt the Findings of Fact, Conclusions of Law, and Decision.

Presented by: Paige Nied *(00:12:54 in video)*

Public Hearing Opened: *(00:13:13 in video)*

Public Hearing Closed: *(00:13:28 in video)*

Motion to approve the Lewis Bank Condominiums Amended Unit A Lot Line Shift application as conditioned and adopt the Findings of Fact, Conclusions of Law, and Decision. *(00:13:50 in video)*

MOVER: Amanda Breen

SECONDER: Tripp Hutchinson

AYES: Courtney Hamilton, Amanda Breen, Tripp Hutchinson, Spencer Cordovano

NAYS: None

RESULT: ADOPTED UNANIMOUS

- **Spencer Cordovano asked how item #13 would come back to the council.** *(00:14:26 in video)*

NEW BUSINESS:

16. Recommendation to appoint Brent Davis as City Treasurer and Finance Director.

Introduced by: Neil Bradshaw *(00:15:23)*

Questions, comments, and discussion by council members with Brent Davis. *(00:16:39 in video)*

Motion to confirm the appointment of Brent Davis as City Treasurer and Finance Director.

(00:19:33 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Courtney Hamilton, Amanda Breen, Tripp Hutchinson, Spencer Cordovano

NAYS: None

RESULT: ADOPTED UNANIMOUS

17. Recommendation to approve Updated Lease to Locals Policies and monthly Housing Update

Presented by: Carissa Connelly *(00:19:53 in video)*

Questions, comments, and discussion by council members. *(00:29:14 in video)*

Joined by: Colin Frolich *(00:31:01 in video)*

Questions, comments, and discussion by council members. *(00:37:32 in video)*

Presentation continued *(00:40:50 in video)*

Questions, comments, and discussion by council members. *(00:46:22 in video)*

Presentation continued *(01:04:58 in video)*

Questions, comments, and discussion by council members. *(01:09:21 in video)*

Motion to approve increasing incentive amounts for Least to Locals. *(01:19:54 in video)*

MOVER: Courtney Hamilton

SECONDER: Tripp Hutchinson

AYES: Courtney Hamilton, Amanda Breen, Tripp Hutchinson, Spencer Cordovano

NAYS: None

RESULT: ADOPTED UNANIMOUS

Motion to expanding geographic area from north of Ketchum to the northern boundary of Hailey.

(01:20:11 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Courtney Hamilton, Amanda Breen, Tripp Hutchinson, Spencer Cordovano

NAYS: None

RESULT: ADOPTED UNANIMOUS

18. Quarterly review of the Annual Work Plan.

Presented by: Jade Riley *(01:20:35 in video)*

Joined by: Morgan Landers to update on the Comprehensive Plan. *(01:30:24 in video)*

Joined by: Ben Whipple *(01:32:11 in video)*

Questions, comments, and discussion by council members. *(01:34:46 in video)*

19. FY25 Budget Development—Review financial models for water and wastewater enterprise funds.

Presented by: Jade Riley and Brent Davis *(01:56:25 in video)*

Questions, comments, and discussion by council members. *(02:07:41 in video)*

Presentation Continued *(02:11:31 in video)*

Questions, comments, and discussion by council members. *(02:15:37 in video)*

ADJOURNMENT:

Motion to adjourn. *(02:18:51 in video)*

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Spencer Cordovano, Tripp Hutchinson, Courtney Hamilton, Amanda Breen

RESULT: UNANIMOUS

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk