



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Monday, March 3, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:12 in video)*

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

ROLL CALL CITY COUNCIL

Mayor Neil Bradshaw
Spencer Cordovano
Amanda Breen
Courtney Hamilton

ABSENT:

Tripp Hutchinson

ALSO PRESENT:

Jade Riley—City Administrator
Brent Davis—Finance Director & City Treasurer
Trent Donat—City Clerk & Business Manager
Ben Whipple—Senior Project Manager
Carissa Connelly—Director of Housing
Morgan Landers—Director of Planning and Building
Paige Nied—Associate Planner
Rian Rooney—Housing Program & Policy Strategist *(via teleconference)*
Colin Frolich—Placemate *(via teleconference)*
Rory Tong—Applicant for the Cigar Bar
Jason Decker—Applicant for the Cigar Bar
Harry Griffith—Executive Director for Sun Valley Economic Development
Mick Mummert—Wastewater Division Supervisor

COMMUNICATIONS FROM MAYOR AND COUNCIL:

Spencer Cordovano *(00:00:41 in video)*
Jade Riley *(00:01:22 in video)*
Spencer Cordovano *(00:02:15 in video)*
Courtney Hamilton *(00:02:36 in video)*
Spencer Cordovano *(00:05:27 in video)*
Neil Bradshaw *(00:06:02 in video)*

2. Resolution 25-008 Requesting Immediate Reinstatement of all Sawtooth National Recreation Area Employees.

Motion to approve Resolution 25-008.

MOVER: Courtney Hamilton *(00:06:58 in video)*

SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Courtney Hamilton

RESULT: Unanimous

3. Letter to Congressman Mike Simpson expressing support for YMCA Project Expansion Plan and Capital Campaign.

Introduction by: Neil Bradshaw *(00:07:10 in video)*

Presented by: Amanda Breen *(00:07:33 in video)*

Motion to approve the letter of support for the YMCA.

MOVER: Amanda Breen *(00:08:42 in video)*

SECONDER: Courtney Hamilton

AYES: Spencer Cordovano, Amanda Breen, Courtney Hamilton

RESULT: Unanimous

CONSENT AGENDA:

- Neil Bradshaw pulled item #10 to postpone to a future meeting. *(00:08:55 in video)*
- Spencer Cordovano asked for discussion on items #8 and #9. Asked first about item #8. *(00:09:12 in video)*
- Ben Whipple responded. *(00:10:10 in video)*

Questions, comments, and discussion by Council. *(00:11:26 in video)*

Joined by Ben Whipple and Jade Riley. (throughout the discussion)

- Spencer Cordovano asked about item #9. *(00:15:19 in video)*
- Jade Riley responded. *(00:15:35 in video)*

Motion to approve Consent Agenda items #4 - #9.

MOVER: Courtney Hamilton *(00:18:04 in video)*

SECONDER: Amanda Breen

AYES: Spencer Cordovano, Amanda Breen, Courtney Hamilton

RESULT: Unanimous

10. Recommendation to approve Memorandum of Understanding 25-003 with the Idaho Foundation for Parks and Lands.

Presented by: Jade Riley *(00:18:14 in video)*

Neil Bradshaw commented. *(00:23:51 in video)*

Questions, comments, and discussion by Council. *(00:24:54 in video)*

Joined by: Jade Riley, throughout discussion.

PUBLIC HEARING:

11. Recommendation to hold a public hearing and conduct the first reading of Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code.

Presented by: Paige Nied *(00:28:07 in video)*

Summarized by: Neil Bradshaw *(00:31:51 in video)*

Questions, comments, and discussion by Council. *(00:32:59 in video)*

Paige Nied responded throughout the discussion.

Public Hearing Open: *(00:35:30 in video)*

No comments

Public Hearing Closed: *(00:35:39 in video)*

Questions, comments, and discussion by Council. (00:35:44 in video)

Joined by: Paige Nied and Morgan Landers throughout the discussion.

Joined by: Jade Riley (00:43:33 in video)

Rory Tong and Jason Decker addressed the Council. (01:04:46 in video)

Questions, comments, and discussion by Council. (01:10:43 in video)

Joined by: Morgan Landers and Jade Riley throughout the discussion.

Motion to approve the first reading of Ordinance 1259, amendment to chapter 8.10 of Ketchum Municipal Code as amended to be only applicable to indoor use and in standalone buildings and within reasonable distance from specific negative conflict uses.

MOVER: Spencer Cordovano (01:17:50 in video)

SECONDER: Courtney Hamilton

AYES: Spencer Cordovano, Courtney Hamilton

NAYS: Amanda Breen

RESULT: Motion Passes

First Reading of Ordinance 1259 by Title Only.

Read by: Trent Donat (01:18:37 in video)

NEW BUSINESS:

12. Quarterly update from Sun Valley Economic Development.

Presented by: Harry Griffith (01:19:44 in video)

Questions, comments, and discussion by Council. (01:26:45 in video)

Joined by: Harry Griffith

13. Lease to Locals and Light Preservation Program Direction.

Introduction by: Rian Rooney (01:29:14 in video)

Presentation by: Colin Frolich and Rian Rooney (01:29:58 in video)

Questions, comments, and discussion by Council. (01:49:20 in video)

Joined by: Carissa Connelly and Rian Rooney (01:57:57 in video)

14. Wastewater CIP Plan Update and feedback on next steps for Water Reclamation Facility Solids Dewatering Improvements Project.

Presentation by: Ben Whipple (01:58:47 in video)

Joined by: Mick Mummert (02:02:22 in video)

Joined by: Brent Davis (02:05:26 in video)

Questions, comments, and discussion by Council and staff. (02:08:37 in video)

Joined by: Jade Riley, Ben Whipple, and Mick Mummert.

15. Update on Request for Proposal for Community Housing at South YMCA and Lift Tower Lodge.

Introduction by: Neil Bradshaw (02:26:16 in video)

Presented by: Carissa Connelly (02:26:45 in video)

Questions, comments, and discussion by Council. (02:33:46 in video)

Joined by: Jade Riley, Neil Bradshaw, and Carissa Connelly.

Public Comment:

Stacey Gildon (02:57:25 in video)

Claudia Graham – Ketchum resident (03:00:00 in video)

Questions, comments, and discussion by Council, continued. (03:01:19 in video)

Joined by: Jade Riley, Neil Bradshaw, and Carissa Connelly.

16. Update on Capital Improvement Plan for 2025-2026.

Presented by: Brent Davis (03:23:56 in video)

Joined by: Neil Bradshaw and Jade Riley

Questions, comments, and discussion by Council. (throughout presentation)

Motion to approve the CIP fund adjustments and recommendations as presented.

MOVER: Courtney Hamilton (03:39:37 in video)

SECONDER: Spencer Cordovano

AYES: Spencer Cordovano, Courtney Hamilton, Amanda Breen

RESULT: Unanimous

Motion to approve the allocation of funds for power undergrounding as presented.

MOVER: Amanda Breen (03:39:47 in video)

SECONDER: Courtney Hamilton

AYES: Spencer Cordovano, Courtney Hamilton, Amanda Breen

RESULT: Unanimous

ADJOURNMENT:

Motion to adjourn. (03:40:04 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Amanda Breen, Courtney Hamilton, Spencer Cordovano

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk