



CITY OF KETCHUM
MEETING MINUTES OF THE CITY COUNCIL
Monday, April 15, 2024

CALL TO ORDER: *(00:0:15 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
Trent Donat—City Clerk & Business Manager
Morgan Landers—Planning and Building Director
Abby Rivin—Senior Planner
Carissa Connelly—Housing Director
Matt Johnson—City Attorney *(via teleconference)*
Betsy Roberts—Jacobs Engineering
Mark Sindell—GGLO
Julie Dixon—Dixon Unlimited *(via teleconference)*

COMMUNICATIONS FROM MAYOR AND COUNCIL:

- Spencer Cordovano commented on the road closure for Baldy Bash. He stated he received several comments about the lack of parking due to the extent of that closure. *(00:00:45 in video)*
- Courtney Hamilton asked to revisit the guiding principles of the Historic Preservation Commission. *(00:01:31 in video)*
- Neil Bradshaw announced that the pickleball courts are open as of today. *(00:02:14 in video)*

CONSENT AGENDA: *(00:02:52 in video)*

- Items # 6, #10, and #13 will be voted on separately.

Motion to approve consent agenda items #2 - #5, #7-#9, #11, #12, and #14 *(00:03:32 in video)*

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

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

RESULT: ADOPTED UNANIMOUS

Motion to approve consent agenda item #6. *(00:04:31 in video)*

MOVER: Courtney Hamilton

SECONDER: Tripp Hutchinson

AYES: Tripp Hutchinson, Courtney Hamilton, Amanda Breen

RECUSED: Spencer Cordovano

RESULT: ADOPTED

Matt Johnson noted that Spencer Cordovano has some information regarding consent agenda item #10 through the Design Review but does not have to recuse from the FAR Exceedance Agreement.

(00:05:29 in video)

Question, comments, and discussion by council members regarding consent agenda item #10.

(00:05:55 in video)

Motion to approve consent agenda item #10. (00:21:55 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Courtney Hamilton, Amanda Breen, Neil Bradshaw

NAYS: Tripp Hutchinson, Spencer Cordovano

RESULT: MOTION PASSES with Neil Bradshaw voting “aye.”

Neil Bradshaw introduced and explained consent agenda item #13 being pulled for further discussion.

(00:22:20 in video)

Question, comments, and discussion by council members regarding consent agenda item #13.

(00:23:39 in video)

Motion to approve West Ketchum traffic calming including the speed cushion on Williams roundabout, the crosswalk infrastructure at the end of Bird Drive and a speed sign reader board along Bird Drive.

(00:27:41 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

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

NAYS: None

RESULT: ADOPTED UNANIMOUS

Neil Bradshaw informed the council and public the order the rest of the agenda would follow. The order will be #15, #17, #16 and lastly #18. (00:28:25 in video)

PUBLIC HEARING:

15. Recommendation to hold a public hearing and approve the 220 Lava Street Lot Line Shift Application and adopt the Findings of Fact, Conclusion of Law, and Decision.

Presented by: Abby Rivin *(00:28:55 in video)*

Public Comment Open: (00:30:46 in video)

- Ernest Mathes *(00:31:19 in video)*
- Abby Rivin responded to public comment *(00:31:57 in video)*

Public Comment Closed: (00:32:59 in video)

Question, comments, and discussion by council members. (00:33:06 in video)

Motion to approve the 220 Lava Street Lot Line Shift Application and adopt the Findings of Fact, Conclusion of Law, and Decision. *(00:33:42 in video)*

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

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

RESULT: ADOPTED UNANIMOUS

NEW BUSINESS:

17. Recommendation to approve contract with Idaho Materials & Construction for Main Street Rehabilitation Project. *(00:34:00 in video)*

Presented by: Jade Riley

Questions, comments, and discussion by council members. *(00:43:31 in video)*

Motion not to authorize the mayor to execute a contract with Idaho Materials and Construction for the Main Street Rehabilitation Project. *(01:00:47 in video)*

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Tripp Hutchinson, Spencer Cordovano

NAYS: Amanda Breen, Courtney Hamilton, Neil Bradshaw

RESULT: MOTION DID NOT PASS with Neil Bradshaw voting "nay."

Motion to award the Main Street Rehabilitation a not to exceed budget of \$7,890,000.00 which includes a contract with Idaho Materials and Construction of \$7,755,000.00 as well as \$135,000.00 for materials testing which includes a city managed contingency of ten percent (10%). *(01:01:28 in video)*

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Courtney Hamilton, Amanda Breen, Neil Bradshaw

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: ADOPTED with Neil Bradshaw voting "aye."

Neil Bradshaw thanked everyone for their hard work and addressed the split vote reflecting the different opinions representing the community. *(01:02:01 in video)*

Questions, comments, and discussion by council members. *(01:03:29 in video)*

Motion to set a special council meeting for a date uncertain to approve the construction contract.

(01:08:53 in video)

MOVER: Spencer Cordovano

SECONDER: None

RESULT: MOTION DID NOT MOVE FORWARD

Motion to delegate signing authority to the mayor when documents are completed and ratify at the next regularly scheduled council meeting. (01:09:07 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

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

NAYS: Spencer Cordovano

RESULT: ADOPTED

Amanda Breen commented on the corner by the Culinary Institute. (01:09:50 in video)

Ben Whipple responded. (01:10:21 in video)

PUBLIC HEARING:

16. Review draft of the Downtown Parking Plan.

Presented by: Jade Riley (01:10:48 in video)

Public Comment Open: (01:47:30 in video)

- Warren Benjamin, Ketchum Resident (01:48:01 in video)
- Julie Johnson, Nourish Me (01:51:54 in video)
- Robin Hagenau, Ketchum Resident (01:54:33 in video)
- Hurley Hamilton, Thunderpaws Pet Shop (01:55:54 in video)
- Pam Colesworthy, Berkshire Hathaway (01:58:19 in video)
- Gary Ashhurst, Ketchum Resident (02:00:03 in video)
- Mark Ullman, Ketchum Resident (02:01:02 in video)
- Pat Higgins, Ketchum Resident (02:02:45 in video)

Public Comment Closed (02:05:49 in video)

Questions, comments, and discussion by council members. (02:08:01 in video)

- Julie Dixon joined the discussion. (02:41:15 in video)
- Amy Harris, Desperado's Restaurant (02:44:54 in video)

NEW BUSINESS:

18. Review Six-Month Financial Overview of FY2024 and kick off FY25 Budget Development Process

Presented by: Jade Riley (02:47:35 in video)

Joined by: Carissa Connelly (03:05:57 in video)

Questions, comments, and discussion by council members. (throughout presentation)

ADJOURNMENT:

Motion to adjourn. (03:26:36 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

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

RESULT: UNANIMOUS

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk