



CITY OF KETCHUM  
REGULAR MEETING COUNCIL MINUTES  
Monday, June 7<sup>th</sup>, 2021

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**CALL TO ORDER Time Stamp (00:20:00 in video)**

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

**Roll Call**

Mayor Neil Bradshaw  
Courtney Hamilton  
Amanda Breen  
Jim Slanetz  
Michael David

**Also Present**

Bill Punkoney – City Attorney  
Jade Riley – City Administrator  
Lisa Enourato – Public Affairs & Administrative Services Manager  
Bill McLaughlin – Ketchum Fire Department Chief  
Jamie Shaw – Ketchum Police Lieutenant  
Shellie Rubel – City Treasurer  
Tara Fenwick – City Clerk & Business Administration Manager  
Suzanne Frick – Director of Planning & Building  
Morgan Landers – Senior Planner  
Julia Mace – Recreation Supervisor  
Courtney Gilbert – Ketchum Arts Commission  
Danielle Weaver – CSHQA  
Jeff Jerome – CORE Construction  
Chris Schratwieser – CORE Construction

**COMMUNICATION FROM MAYOR AND COUNCILORS**

Mayor Bradshaw encouraged everyone to do their best to limit their water consumption.

1. Pride Month Proclamation

Mayor Bradshaw read the Pride Month Proclamation.

City Council took a short recess to view the new fire engine.

**CONSENT AGENDA – (00:26:00 IN VIDEO)**

2. Authorization and approval of 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 \$1,232,747.88, as presented by Shellie Rubel, City Treasurer.

4. Recommendation to approve right-of-way Encroachment Agreement 20626 with Cox Communications for placement of telecommunications infrastructure in the City right-of-way.
5. Recommendation to approve right-of-way Encroachment Agreement 20643 for placement of snowmelt in City right-of-way at 120 Northwood Way.
6. Recommendation to approve right-of-way Encroachment Agreement 20650 with Cox Communications for placement of telecommunication infrastructure in the City right-of-way.
7. Recommendation to approve Agreement 20628A with Will Caldwell Productions, LLC.
8. Recommendation to approve Contract 20639 with Allen Construction and Contract 20640 with Canyon Excavation for sidewalk work.
9. Recommendation to approve Purchase Order 20649 with Ferguson Supply for meter.
10. Recommendation to approve Purchase Order 20651 to Machining Brokers & Associates, LLC for submersible pump parts.
11. Recommendation to approve Contracts with Bigwood Landscaping and McDowell Concrete to complete preventative maintenance work and a micro-expansion of the Guy Coles Skate Park.
12. Recommendation to approve change order with Core Construction to complete paving and painting of parking lot south of new fire station.
13. Recommendation to approve Change Order #5 to Contract 20454 with CORE | Headwaters LLC to decrease from \$9,370,779 to \$9,328,712 for new fire station.

**Motion to approve consent agenda items 2-13.**

**Motion made by Councilor Courtney Hamilton; seconded by Councilor Michael David.**

**All in Favor.**

**PUBLIC HEARING (00:26:50)**

14. Community Housing Workshop Debrief and Next steps.

Mayor Bradshaw thanked the community for showing up to the community workshop. Mayor Bradshaw opened the meeting for public comment.

Kate Riley made a plea for everyone to become proactive on an immediate basis to the housing crisis that she and many other citizens face.

Kris Gilarowski called for a tent city, RV's to be able to park in the City and renting some short-term rentals. He mentioned his support for Bluebird but mentioned it will not solve the crisis. He encouraged the wealthier neighbors with guest houses to open them up for the community for a short-term solution.

Neils Meyer voiced his support for Bluebird and for future affordable housing developments. He voiced his support for short-term solutions for the housing problem. He suggested creating a housing website for those searching for short-term housing as well as those willing to provide short-term housing. He also suggested a hostel and tiny house village.

Nathan Harvill mentioned that the crisis has come to a head because of COVID-19 and a large migration into this town. This is not something that is new nor should it

take anyone by surprise. He mentioned there is an “all of the above” approach. All the members of the community, policy members, and elected officials need to come together for a collaborative approach to solve the crisis.

Councilor Michael David asked for current displacement numbers from Nathan Harvill, Executive Director of the Blaine County Housing Authority. Nathan replied his numbers are based off the inquiries of availability from the Housing Authority. Last year for the entire fiscal year they had approximately 150 inquiries. As of two months ago, they were at approximately 300 inquiries. Lift Tower Lodge is full and has a wait list.

Mayor Bradshaw closed the meeting for public comment.

City Administrator, Jade Riley presented a solutions grid for the affordable housing initiative. He briefly discussed mid-term and long-term solutions. He went over short-term options and requested City Council guidance regarding those items.

Mayor Bradshaw re-opened the meeting for public comment.

Perry Boyle suggested the City work with local developers to see what would work for them in terms of building more long-term rentals. He believes the developers will eventually solve this problem. He also suggested partnering with SVED to come up with actual numbers of those who have been displaced. He suggested surveying the local businesses to see what shifts are missing and how many employees they need. Lastly, he suggested to put a halt on commercial development until the City can come up with a plan for solutions.

Mayor Bradshaw closed the meeting for public comment.

**NEW BUSINESS (no public comment required) (2:20:00 in video)**

15. Oath of Office Ceremony of City Clerk, Tara Fenwick and City Treasurer, Shellie Rubel.

16. Discussion on Wagon Days Weekend Activities.

What was proposed in the staff report is Wagon Days but on a much smaller scale based on the available budget. It is believed that 50 entrants can be secured for the parade. \$80,000 has been budgeted this year for Wagon Days. Council agreed that the proposal sounded great and to proceed.

17. Update on New City Hall.

a. Percent for Art Budget.

Julia Mace, Recreation Supervisor requested approval of the \$75,000 allocation which will be used to bringing vibrancy to new City Hall in the form of art installations owned by the City moving forward. One of the main short-term focus points is the foyer as one enters new City Hall. Councilor Courtney Hamilton asked what would be lost if they agreed to \$50,000 as opposed to \$75,000. Courtney Gilbert with Ketchum Arts Commission gave an overview of some estimates of artwork that have been presented to them and how \$50,000 is not much to work with based off those estimates.

Councilor Jim Slanetz asked about pieces that are already in inventory. Courtney

Gilbert said almost every piece are outdoor sculptures and not pieces that would be applicable to indoor infrastructure.

**Motion to approve the appropriation of \$75,000 from the Capital Improvement Fund for the current Fiscal Year for Artwork in the New City Hall in accordance with the Percent for Art Ordinance.**

**Motion made by Councilor Amanda Breen; seconded by Councilor Courtney Hamilton.**

**All in Favor.**

b. Discussion on Potential Expansion of meeting room.

Councilor Michael David asked if the new meeting room will be utilized for other means other than just City Council Meetings? City Administrator, Jade Riley answered saying they asked CHSQA to make sure the meeting room was highly flexible to accommodate other types of configurations. Council Amanda Breen asked for more explanation on the HVAC system, the dual fuel versus the full electric system. City Administrator, Jade Riley answered that even though the cost of the electrical HVAC system does not add much more in cost, it would increase the building's electrical load. To accommodate that load, it would cost an approximate \$25,000 to upgrade the electrical panel to handle the additional electrical load. Councilor Courtney Hamilton listed the pros and cons to expand now versus later. Councilor Jim Slanetz asked about the possibility of using solar panels? The structural load of the building needs to be considered since solar does add weight to the building. Councilor Courtney Hamilton expressed her frustration that new City Hall was presented to City Council with sustainability goals in mind and now they seem as if they are not a priority. City Administrator, Jade Riley explained this came up as an 11<sup>th</sup> hour issue.

**Motion to direct staff to return with a change order to expand the Council Meeting Room.**

**Motion made by Councilor Courtney Hamilton; seconded by Councilor Amanda Breen.**

**All in Favor.**

c. Approval of Non-Construction Budget.

**Motion to authorize an appropriation not to exceed amount of \$485,625 for direct expenses related to the project.**

**Motion made by Councilor Courtney Hamilton; seconded by Councilor Jim Slanetz.**

**All in Favor.**

**EXECUTIVE SESSION (3:14:50)**

18. Enter Executive Session to consider labor contract matters pursuant to 74-206(j).

**Motion to enter executive session.**

**Motion made by Councilor Courtney Hamilton; seconded by Councilor Jim Slanetz.**

**All in Favor.**

**ADJUORNMENT**

**Motion made by Councilor Amanda Breen; seconded by Councilor Jim Slanetz.  
All in Favor.**

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**City Clerk & Business Administration Manager  
Tara Fenwick**

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**Mayor Neil Bradshaw**