



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

