



**CITY OF KETCHUM, IDAHO REGULAR CITY COUNCIL MEETING**  
Monday, April 06, 2020, 4:00 PM  
480 East Avenue, North, Ketchum, Idaho

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at [ketchumidaho.org/meetings](http://ketchumidaho.org/meetings). If you would like to comment on an agenda item, please submit your comment to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) by noon the day of the meeting. Comments will be provided to the City Council.

**Minutes**

- **CALL TO ORDER:** By Mayor Neil Bradshaw  
Mayor Neil Bradshaw called the meeting to order at 4:00 pm

- **ROLL CALL**

**Present by Video Teleconference**

Mayor Neil Bradshaw – Present in room  
Council President Amanda Breen  
Councilor Michael David  
Councilor Courtney Hamilton  
Councilor Jim Slanetz

**Also Present**

City Administrator Suzanne Frick – present in room  
Director of Finance & Internal Services Grant Gager – present in room  
City Attorney Matt Johnson – Present by Video Teleconference  
Director of Planning & Building - Present by Video Teleconference

- **COMMUNICATIONS FROM MAYOR AND COUNCILORS**

Mayor Neil Bradshaw gave an update on COVID19 stating that Idaho have a state isolation order until April 15, and the County has an additional order until April 13th. Changes and additions will be forthcoming, and the State will give an announcement by end of week. We are looking at construction standards to be put in place if the moratorium on construction is lifted. We need to keep job sites safe and keep the spread of the virus in our community. There are moving parts going on, but we are in communication with the county and the state. City staff is working remotely and staggering employees time in the office. Emergency Services is continuing. Public information communication is moving forward. All sources have been put on our website and social media posts. All notices are also in Spanish. The Medical update is more than 400 cases in Blaine County. He talked about our comparison to the nation and about us doing our part to slow it down. He gave an update on St Luke's capacity and noted that Fire Chief Bill McLaughlin and head of EMS, Terry O'Connor have stated that new technology is emerging, and we are trying to be part of that. Face Masks are important to be worn in public. You must still adhere to the social distancing guidelines. Mental Health is important, so get your exercise and be kind to yourself as well as others. The city is focused on basic municipal services. He stressed the importance of checking on your neighbor.

Mayor Neil Bradshaw asked council for comments.

Councilor Courtney Hamilton talked about the National Press and about the Brotherhood. She does not believe their visit here had anything to do with the spread. She hopes they will return. She talked about federal funding and the care act and wondered how our funds will get distributed throughout our community. Mayor Neil Bradshaw talked about \$600 M available for distribution for cities around Idaho.

Councilor Jim Slanetz talked about the antibody test going forward. We are the perfect candidate to have people tested throughout the county. Mayor Neil Bradshaw agrees. He praised Fire Chief McLaughlin and Terry O'Connor for their efforts with this. He is hoping for more of an update by end of week as we have more logistics.

Councilor Michael David agrees with Councilor Courtney Hamilton regarding the Brotherhood. There is nobody to blame in this. He talked about the financial situation of people and the economy and people's inability to pay their rent. He also talked about forthcoming budget issues and how we were going to handle these situations going forward.

Councilor Amanda Breen provided an update on the Ketchum Post Office. There have been some measures put in place and some signs. She does not think that is enough and suggests they do more. She talked about John McDonald not being cooperative. Amanda Breen went on to talk about the payroll protection act. She advised that when you apply, they will not allow the use of PO boxes for the applicant's address. This is going to affect the small business owners in Ketchum since we do not have home delivery. She believes this system cannot continue as it is. Mayor Neil Bradshaw agrees and will continue to look at what can be done.

1. Proclamation for the Week of the Young Child

Mayor Neil Bradshaw read the proclamation for the Week of the Young Child.

- **CONSENT AGENDA:** Note: **(ALL ACTION ITEMS)** The Council is asked to approve the following listed items by single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately

Mayor Neil Bradshaw voiced his support of reappointing Tim Carter to the P & Z Commission

Councilor Courtney Hamilton pulled consent item 8.

2. Approval of Minutes: Regular Meeting March 16, 2020
3. Approval of Minutes: Special Meeting March 23, 2020
4. Approval of Minutes: Special Meeting March 27, 2020
5. Authorization and approval of the payroll register
6. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$716,965.17 as presented by the Treasurer
7. Recommendation to approve Resolution #20-010 to reappoint Tim Carter to the P & Z Commission - Director of Planning & Building John Gaeddert

**Motion to approve consent items 2-7**

***Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

8. Recommendation to approve Purchase Order 20461 with Ferguson Water Works for Water Meter Vaults for Phase II Ketchum Spring Water

Councilor Courtney Hamilton questioned the cost versus the quote. Director of Finance & Internal Services Grant Gager explained that the additional amount encompasses the not to exceed amount.

**Motion to approve purchase order #20461 with Ferguson Water Works of Meridian Idaho in with a not to exceed amount of \$37,000 for the purchase of water meters and water meter vaults for the Phase III Ketchum Spring Water System conversion work.**

***Motion made by Councilor Hamilton, Seconded by Councilor David.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

- NEW BUSINESS (no public comment required)

9. ACTION ITEM: Recommendation to find noticing error and order remand of certain applications for the PEG Ketchum Hotel LLC at 260 & 280 River Street and 251 S. Main St. – City Attorney Matthew Johnson

Mayor Bradshaw introduced Items 9, 10 & 11. He explained the public process that the council and the community have gone thru. He explained that there has been a challenge to the noticing procedure. It was determined that the notices did not include all the parcels. The process will need to start from the beginning and will go back to Planning and Zoning and Council.

Councilor Jim Slanetz questioned the process. City Attorney Matt Johnson explained we are going back to the beginning. The record will continue to exist, but we will now give those who were not noticed an opportunity to speak. We will remand and repeat the process. This is a procedural error and the opposing counsel have been notified. Councilor Amanda Breen advised this is an unfortunate mistake. She requested the process be explained for the hearings going forward. Matt Johnson explained the re-do at the hearing will state that everything that has been heard is still the same, but it will give those who did not have the opportunity to speak an opportunity to do so. This is continuing the public hearing and continuing to move forward. Due to COVID 19 the public hearings will be delayed until after May of 2020. There is a lot of public concern how to take public comment in these times. The PEG situation is effectively on hold until we feel comfortable holding public meetings in a safe way so the public can be heard.

Mayor Neil Bradshaw advised that we need to go thru 3 actions and asked council for questions or a motion.

**Based upon a finding of a noticing error, I move to vacate the PEG Ketchum Hotel decisions and findings as designated in the April 6, 2020 Staff Report, remand such for additional process as necessary, and authorize the Mayor to sign the accompanying Orders of such**

***Motion made by Council President Breen, Seconded by Councilor Slanetz.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

10. ACTION ITEM: Recommendation to find moot the Request for Reconsideration, filed by Gary Slette dated February 13, 2020, and dismiss such – City Attorney Matthew Johnson

City Attorney Matt Johnson explained Attorney Gary Slette's request for reconsideration. We are now asking the Council to find the reconsideration action moot and dismiss Gary Slette's request for reconsideration.

**Motion to find the February 13, 2020 request for reconsideration as submitted by Gary Slette to be moot and dismiss as such as there is no final action for reconsideration at this time.**

***Motion made by Councilor Slanetz, Seconded by Councilor David.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

- PUBLIC HEARING

11. ACTION ITEM: (This hearing to be vacated and remanded under Agenda Item 9.)

Recommendation to approve Permits Conditions Acceptance Development Agreement with PEG Ketchum Hotel LLC – City Attorney Matthew Johnson

**Based upon a finding of a noticing error, I move to vacate the public hearing on the PEG Ketchum Hotel Conditions Acceptance Development Agreement scheduled for April 6 and remand such to the Planning and Zoning Commission, and authorize the Mayor to sign the accompanying Order of such.**

***Motion made by Councilor Hamilton, Seconded by Council President Breen.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

12. ACTION ITEM: Continued from 3/16/2020 - Recommendation to continue Thunder Spring Sublot 7 Final Plat until May 18, 2020- Senior Planner Brittany Skelton

**Motion to continue Thunder Spring Sublot 7 Final Plat until May 18,2020.**

***Motion made by Councilor Hamilton, Seconded by Councilor Slanetz.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***

13. ACTION ITEM: Continued from 3/16/2020 - Recommendation to continue West Ketchum Residences Townhouse Subdivision Preliminary Plat until May 18, 2020--Planning and Building Director John Gaeddert.

**Motion to continue West Ketchum Residences Townhouse Subdivision Preliminary Plat until May 18, 2020.**

***Motion made by Council President Breen, Seconded by Councilor Hamilton.***

***Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz***


Mayor Neil Bradshaw talked about amending the self-isolate order. We are looking at having a special council meeting on Friday or Saturday. We need to do something before Monday the 13th. Mayor Bradshaw will be in contact with the council later in the week.


- ADJOURNMENT

**Motion to adjourn**

**Motion made by Councilor Hamilton, Seconded by Council President Breen.**

**Voting Yea: Council President Breen, Councilor David, Councilor Hamilton, Councilor Slanetz**

  
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Robin Crotty, City Clerk

  
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Neil Bradshaw, Mayor

