



City Council

Special Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Robin Crotty
208-726-3841

Wednesday, April 18, 2018

12:00 PM

Ketchum City Hall

Present:
Mayor Neil Bradshaw
Council President Michael David
Councilor Jim Slanetz
Councilor Courtney Hamilton
Councilor Amanda Breen

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Finance and Internal Services Grant Gager

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 12:02 p.m.

2. ROLL CALL

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

No comments

4. COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)

Mayor Neil Bradshaw asked for comments from the public.

Anne Corrock questioned the funding of 191 5th St. West. She clarified her comments from Monday evenings council meeting and talked about the staff report and council doing their due diligence and about the funding that is available in the budget at this time to cover the \$3.1 Million. Anne Corrock talked about the processes that were followed in the past in regard to funding contracts and gave examples of how the previous council did their due diligence. She advised that she would like to see where the money is coming from in this current budget.

Steve Cook welcomed the new council. He talked about the uncertainty regarding the Auberge project and hopes that some consideration would be made that the protection barrier be addressed in regard to beautification of the entrance of Ketchum if this project is extended 3 to 4 years.

Gary Lipton spoke regarding the Jack Barriteau property. He talked about the financing that was talked about 2 years ago and advised council to ask for proof of funds.

Jim Hungelmann said this could be cleared up if the owner of Auberge would step up.

5. PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)

- a. **Public hearing and adoption of Resolution 18-011 authorizing sale of the parking lot at 1st Street and Washington Ave to the KURA, Lots 5 and 6, Block 19, Ketchum Townsite—Mayor Neil Bradshaw**
Continued from April 2, 2018

Councilor Amanda Breen made corrections to Resolution 18-001 in the packet. – 1st Paragraph – Administrative is misspelled. Paragraph 1.2 – date is incorrect and should be April 18, 2018.

Mayor Neil Bradshaw opened the meeting for public comment.

Julie Johnson read a letter from the Sawtooth Club regarding the parking lot behind Sushi on Second. She advised that it is a very useful parking lot and talked about how parking affects the businesses. Julie Johnson requested the parking lot remain public parking.

Karen Martin, owner of Whiskey Jacks said that the parking lot is not just useful but necessary. She talked about the Argyros theater and the need for the parking lot when it opens. She talked about the safety of employees who work until 3 am in the morning and the need for them to be able to park there. Karen Martin said it is clear that paid parking in that area is a failure, however parking is extremely useful. She advised that the City should not sell to KURA because they need a new City Hall. She begged council to leave the lot and the lot should remain free to support the small businesses in the area.

Michel Rudigoz complimented the Mayor and Council. He asked what the commitment is from the KURA upon the sale of the Lot. He talked about parking around the city and the issues of everybody getting tickets. He advised that selling something because you don't know what to do with it is wrong.

Gary Lipton, member of the KURA board, advised that he is talking to all the naysayers in the audience and the fact that nobody showed up to the 5 meetings that were held regarding the sale of the lot to the KURA. He advised the public that participation at the board meetings is where decisions are made.

Julie Johnson advised she was at the meetings but did not understand the agendas and did not have the packet.

Jim Hungelmann talked about the value of the asset and the laws to be able to sell. He talked about the resolution and said this is illegal conduct. Jim Hungelmann advised Council to look at the value of the lot and encouraged council not to move forward.

Anne Corrock talked about the formality of the selling of the lot. She talked about December 19, 2016 when public parking was starting to be discussed. She read aloud the beginning of the proposed parking ordinance and the strategies. Anne Corrock advised that moving forward with the sale of the parking lot is against the ordinance that was approved at that time. The KURA will sunset at some time and they will have to get rid of their assets.

Public comment session closed.

Mayor Neil Bradshaw advised that he is impressed with the KURA board. Any action they choose to take with real estate they own they will do with transparency. At this time, the KURA will keep that lot as a parking lot. He is sure the KURA will make an appropriate decision at the appropriate time with the appropriate process.

Council President Michael David advised that the council cannot guarantee how the lot will be used no matter who owns the lot.

Councilor Amanda Breen advised she agrees with Michael David. The KURA meets every month and the agendas are publicly posted and available for the public to view. All concerns regarding the purchase and use of the lot should be brought to the KURA board. She reiterated that the KURA, at this time, has no intention of changing the use of the lot.

Councilor Jim Slanetz talked about the public process that the KURA goes thru. He encouraged the public to attend and participate in those meetings. He talked about the sunset at the end of the KURA and at the end of the sunset if the land is not sold, it will go back to the City.

Mayor Neil Bradshaw asked Susan Scovell to talk about what is on her mind. Susan Scovell advised that she is in support of the purchase of a new city hall. She advised that the KURA felt by purchasing that lot they could turn around and sell the lot and build affordable housing. Parking is not on their list, housing is number one. If the KURA can't sell this lot, they feel like they were lead down the wrong path and this has gone backwards. Affordable housing on that lot is not doable and it is apparent by all the people who spoke today that they are in favor of parking. She suggested going back to the KURA and being clear with them.

Council President Michael David advised there has been a lot of legal vetting of this process. He feels comfortable with the KURA Counsel and the City's Counsel. Mayor Neil Bradshaw advised that these are two public entities that have to go thru the public process. He agrees with Michael David's previous comment that no matter who owns the lot, we cannot guarantee what will happen to that lot.

Mayor Neil Bradshaw asked for a motion.

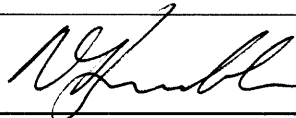
Motion to adopt Resolution 18-011 authorizing the Mayor to execute Contract #20179 for the Purchase and Sale Agreement of the Ketchum Urban Renewal Agency and authorizing the Mayor and Staff to execute other associated documents related to the sale of Real property Lots 5 and 6, Block 19, Ketchum Township.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Hamilton, Councilor
SECONDER:	Michael David, Council President
AYES:	David, Slanetz, Breen, Hamilton

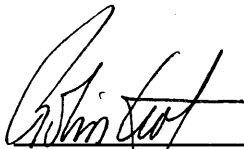
6. **ADJOURNMENT**

Motion to adjourn at 12:27 pm.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Courtney Hamilton, Councilor
AYES:	David, Slanetz, Breen, Hamilton



Neil Bradshaw, Mayor



Robin Crotty City Clerk