



CITY OF KETCHUM
***SPECIAL MEETING* MINUTES OF THE CITY COUNCIL**
Thursday, July 09, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: (00:00:13 in video)

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 3:04 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Tripp Hutchinson
Spencer Cordovano

ABSENT:

Randy Hall

ALSO PRESENT:

Abby Rivin—Senior Planner
Ben Whipple—Public Works Director
Brent Davis—Director of Finance
Daniel Hansen—Director of Community Engagement
Danielle Edelman—Deputy Fire Marshall, City of Ketchum
Jack Nieman-Kimel—Blaine County Fire Rescue/Ketchum Fire Department
Jade Riley—City Administrator
Matt Johnson—City Legal Counsel (remote)
Michelle Griffith—ARCH
Mike Ballard—BC Fire and Rescue
Rian Rooney—Housing Policy & Program Strategist (remote)
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT

- Public comment opened (00:00:44 in video)
 - Tommy Payne (00:01:02 in video)
 - Cathy Reinheimer (00:03:49 in video)
- Public comment closed (00:05:00 in video)

CONSENT AGENDA:

Comments and discussion by Council and staff (00:06:08 in video)

Motion to continue Consent Agenda Item #9 to the next Council meeting (00:06:34 in video)

MOVER: Spencer Cordovano

SECONDE: Tripp Hutchinson

AYES: Spencer Codovano, Tripp Hutchinson, Matthew McGraw

RESULT: Motion Passes

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Comments by the Mayor and Council (00:06:53 in video)

Motion to approve Consent Agenda Items #3, 4, 5, 6, 7, 8, and 11, excluding 9 (00:07:45 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

AYES: Tripp Hutchinson, Matthew McGraw, Spencer Cordovano

RESULT: Motion Passes

NEW BUSINESS:

12. Recommendation to appoint Josh Stanek as City Attorney

- Presented by: Mayor Pete Prekeges (00:08:06 in video)
- Public comment opened (00:08:39 in video)
- Public comment closed (00:08:51 in video)
- Comments and questions by the Council and staff (00:08:57 in video)

Motion for the appointment of Josh Stanek as city attorney with contract approval to follow at the next meeting (00:11:40 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

AYES: Tripp Hutchinson, Spencer Cordovano, Matthew McGraw

RESULT: Motion Passes

13. Discussion regarding ARCH project at 180 Leadville: City partnership & FAR Exceedance Amendment (140 West 2nd Street)

- Presented by: Rian Rooney (00:12:33 in video)
- Comments and questions by the Council and staff (00:18:35 in video)
- Michelle Griffith presented (00:24:36 in video)
- Comments and questions by the Council and staff (00:27:30 in video)
- Public comment opened (00:35:39 in video)
- Public comment closed (00:36:10 in video)
- Rian Rooney continued presentation (00:36:18 in video)
- Comments and questions by the Council and staff (00:42:10 in video)
- Michelle Griffith presented (00:42:53 in video)
- Comments and questions by the Council and staff (00:46:36 in video)
- Public comment opened (00:49:47 in video)
 - Bill Griffin (00:50:01 in video)
- Public comment closed (00:52:07 in video)
- Comments and questions by the Council and staff (00:52:08 in video)
- Michelle Griffith presented (01:06:06 in video)

Motion to direct staff to work with ARCH to formalize an agreement authorizing waiver of planning and building and payment of impact and enterprise fees and contributions for fire protection improvements from the in-lieu housing fund in exchange for the city's first right of refusal on one one-bedroom unit at 180 Leadville (01:17:59 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Spencer Cordovano, Tripp Hutchinson, Matthew McGraw

RESULT: Motion Passes

Comments and questions by the Council and staff (01:18:38 in video)

Motion to direct staff to prepare and return to council with an amended FAR exceedance agreement for 140 West Second Street, reflecting the applicant's proposal to modify their community housing contribution, and direct staff to work with ARCH to formalize a deed restricting reflecting the agreed-upon terms that will be recorded on Unit 4A in the 180 Leadville Workforce Housing project (01:19:06 in video)

MOVER: Spencer Cordovano

SECONDER: Matthew McGraw

AYES: Spencer Cordovano, Matthew McGraw, Tripp Hutchinson

RESULT: Motion Passes

14. Briefing regarding preparedness for the 2026 wildfire season

- Presented by: Mike Ballard (01:20:04 in video)
- Comments and questions by the Council and staff (01:28:08 in video)
- Danielle Edelman presented (01:32:12 in video)
- Comments and questions by the Council and staff (01:37:03 in video)
- Mike Ballard continued presentation (01:39:36 in video)
- Jack Nieman-Kimel presented (01:49:40 in video)

EXECUTIVE SESSION:

17. Idaho Code 74-206(1)(c)- To acquire an interest in real property not owned by a public agency

Motion to move into Executive Session pursuant to Idaho Code 74-206(1)(c) to acquire an interest in real property not owned by a public agency (01:53:00 in video)

MOVER: Spencer Cordovano

SECONDER: Matthew McGraw

AYES: Matthew McGraw, Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

No formal action taken in Executive Session (01:53:56 in video)

Motion to adjourn. (01:54:05 in video)

MOVER: Spencer Cordovano

SECONDER: Spencer Cordovano

AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk