



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Thursday, May 28, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:15 in video)*

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 5:30 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Randy Hall
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Allison Kennedy—Senior Planner
Ben Whipple—Director of Public Works
Brent Davis—Director of Finance
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Matt Johnson—City Legal Counsel (remote)
Morgan Landers—Director of Planning and Building
Rian Rooney – Housing Policy & Program Strategist (remote)
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT

- Public comment opened *(00:01:12 in video)*
- Public comment closed *(00:01:35 in video)*

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Comments by the Mayor and Council *(00:01:40 in video)*
Spencer Cordovano pulled Consent Agenda item #8 for discussion *(00:03:20 in video)*
Comments by the Mayor, Council, and staff *(00:03:35 in video)*

CONSENT AGENDA:

Comments and discussion by Council and staff *(00:08:33 in video)*

Motion to approve Consent Agenda Items #3-10, excluding #8 *(00:10:24 in video)*

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

AYES: Tripp Hutchinson, Matthew McGraw, Spencer Cordovano, Randy Hall

RESULT: Motion Passes

8. Recommendation to approve Heidi Scherthanner to the Planning & Zoning Commission *(00:10:40 in video)*

Motion to approve Heidi Schernthanner to the Planning & Zoning Commission (00:14:21 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Spencer Cordovano, Tripp Hutchinson, Matthew McGraw, Randy Hall

RESULT: Motion Passes

PUBLIC HEARING:

11. Recommendation to conduct the first reading of Ordinance 1277, repealing Title 5- Chapter 5.09 related to Short-Term Rental Permits

- Presented by: Jade Riley (00:15:39 in video)
- Comments and questions by the Council and staff (00:18:40 in video)
- Council recommended staff conduct the first reading of Ordinance 1277 and come back to Council at the next meeting (00:35:00 in video)

NEW BUSINESS:

12. Briefing regarding Floor Area Ratio (FAR) Exceedance program

- Presented by: Rian Rooney (00:38:25 in video)
- Comments and questions by the Council and staff (01:06:09 in video)
- Public comment opened (01:49:22 in video)
- Public comment closed (01:49:50 in video)

13. Briefing regarding May 12 public open house/online survey

- Presented by: Daniel Hansen (01:51:10 in video)
- Comments and questions by the Council and staff (02:02:12 in video)
- Public comment opened (02:03:25 in video)
- Public comment closed (02:03:36 in video)

14. Fiscal Year 2027 Draft Budget

- Presented by: Brent Davis (02:04:27 in video)
- Comments and questions by the Council and staff (02:29:12 in video)
- Public comment opened (02:30:13 in video)
- Public comment closed (02:30:22 in video)

15. Potential revisions to reauthorization vote for Original Local Option Tax

- Presented by: Brent Davis (02:30:25 in video)
- Comments and questions by the Council and staff (02:47:58 in video)
- Public comment opened (03:00:00 in video)
 - Jerry Sieffert (03:18:41 in video)
 - Amy Weyler (03:22:38 in video)
 - Andy Ross (03:25:10 in video)
 - Heidi Schernthanner (03:29:28 in video)
- Public comment closed (03:30:19 in video)
- Comments and questions by the Council and staff (03:30:20 in video)

16. Update on Blaine County Housing Authority contract transition

- Presented by: Mayor Pete Prekeges and Jade Riley (04:02:14 in video)
- Comments and questions by the Council and staff (04:06:00 in video)

EXECUTIVE SESSION

17. Idaho Code 74-206(1)(a)(f): To consider hiring a public officer, employee, staff member, or individual agent, and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but are imminently likely to be litigated.

Motion to go into Executive Session, Idaho Code 74-206(1)(a)(f): To consider hiring a public officer, employee, staff member, or individual agent, and to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but are imminently likely to be litigated. (04:14:57 in video)

MOVER: Matthew McGraw

SECONDER: Spencer Cordovano

AYES: Matthew McGraw, Spencer Cordovano, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

No formal action taken in Executive Session (04:15:52 in video)

Motion to adjourn. (04:15:59 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano, Randy Hall

RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk