



**CITY OF KETCHUM**  
**MINUTES OF THE CITY COUNCIL**  
Monday, May 19, 2025  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** *(00:00:09 in video)*

Mayor Bradshaw called the meeting of the Ketchum City Council to order at 4:00p.m.

**ROLL CALL CITY COUNCIL:**

Mayor Neil Bradshaw  
Spencer Cordovano  
Amanda Breen  
Courtney Hamilton  
Tripp Hutchinson

**ALSO PRESENT:**

Jade Riley—City Administrator  
Brent Davis—Finance Director & City Treasurer  
Trent Donat—City Clerk & Business Manager  
Ben Whipple—Senior Project Manager  
Daniel Hansen—Director of Community Engagement  
Cariss Connelly—Housing Director  
Morgan Landers—Director of Planning and Building  
Paige Nied—Associate Planner  
Matt Johnson—City Legal Counsel  
Robyn Mattison—City Engineer *(via teleconference)*  
Eve Cord—Blaine County Sustainability  
Annie Corrock—City of Ketchum Resident

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

Amanda Breen *(00:00:38 in video)*  
Spencer Cordovano *(00:01:31 in video)*  
Neil Bradshaw *(00:02:23 in video)*

**CONSENT AGENDA:**

- Neil removed item #8. *(00:03:00 in video)*
- Spencer Cordovano pulled items #11 and #12 for comment. *(00:03:25 in video)*

**Motion to approve Consent Agenda item numbers #2 - #17 excluding items #8, #11, and #12.**

**MOVER:** Courtney Hamilton *(00:04:01 in video)*

**SECONDER:** Amanda Breen

**AYES:** Spencer Cordovano, Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**RESULT: Motion Passes**

**Motion to approve Consent Agenda item numbers #11 and #12.**

**MOVER:** Spencer Cordovano *(00:04:27 in video)*

**SECONDER:** Tripp Hutchinson

**AYES:** Spencer Cordovano, Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**RESULT: Motion Passes**

**PUBLIC HEARING:**

**18. Recommendation to hold a public hearing and conduct the first reading of Ordinance 1261 amendment to Chapter 17.12.020 of the Ketchum Municipal Code.**

- Spencer Cordovano disclosed being in contact with the applicant. *(00:04:42 in video)*

Presentation by: Genoa Beiser *(00:05:29 in video)*

**Questions, comments, and discussion by the Council.** *(00:17:18 in video)*

Responded to by: Genoa Beiser

- Neil Bradshaw spoke to the attendees in an effort to get a feel for the support and or opposition of this Ordinance Amendment. *(00:18:12 in video)*
  - Amanda Breen asked a question. *(00:19:13 in video)*
- Responded to by: Genoa Beiser *(00:19:19 in video)*

**Public Hearing Opened** *(00:19:56 in video)*

- Kathryn Caminiti - applicant *(00:20:50 in video)*

Neil Bradshaw made clarifications regarding public hearing. *(00:26:57 in video)*

- Malea Southward *(00:29:25 in video)*
- Spooky Taft *(00:30:05 in video)*
- Sage Brooks *(00:31:43 in video)* via teleconference

**Public Hearing Closed** *(00:33:01 in video)*

**Questions, comments, and discussion by the Council.** *(00:33:19 in video)*

**Motion that the portions of Idaho Code 50-902 requiring and ordinance to be read on three different days, twice by title and once in full, be dispensed with for Ordinance 1261 and read by title only.**

**MOVER:** Spencer Cordovano *(00:36:21 in video)*

**SECONDER:** Tripp Hutchinson

**AYES:** Spencer Cordovano, Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**RESULT: Motion Passes**

**Motion to approve Ordinance 1261.**

**MOVER:** Spencer Cordovano *(00:36:46 in video)*

**SECONDER:** Tripp Hutchinson

**AYES:** Spencer Cordovano, Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**RESULT: Motion Passes**

**Reading of Ordinance #1261 by title only.**

Read by: Trent Donat *(00:37:03 in video)*

**19. Recommendation to conduct first reading of Ordinance 1262 (revised E-Bike regulations)**

Presentation by: Jade Riley *(00:38:21 in video)*

Joined by: Matt Johnson *(00:43:49 in video)*

**Questions, comments, and discussion by council members throughout presentation.**

Presentation by: Daniel Hansen *(00:46:06 in video)*

**Questions, comments and discussion by council members and staff.** *(00:50:27 in video)*

**Public Hearing Open:** *(00:51:50 in video)*

- Ned Burns (00:52:08 in video)
- Perry Boyle (00:53:40 in video)

**Public Hearing Closed:** (00:54:47 in video)

**Questions, comments and discussion by council members and staff.** (00:55:05 in video)

**Motion to approve the first reading of Ordinance 1262, read by title only and file for the second reading on June 2, 2025, while staff continue to coordinate with other jurisdictions on unified ordinance language and coordinated education campaigns.**

**MOVER:** Spencer Cordovano (01:04:09 in video)

**SECONDER:** Tripp Hutchinson

**AYES:** Spencer Cordovano, Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**RESULT: Motion Passes**

**First reading of Ordinance 1262 by title only.**

Read by: Trent Donat (01:04:44 in video)

#### **NEW BUSINESS:**

**20. Recommendation to approve entering into negotiations with SMR Development and the Pacific Companies on the South YMCA site for Community Housing.**

Presented by: Carissa Connelly (01:05:42 in video)

**Questions, comments, and discussion by the Council.** (01:13:42 in video)

Joined by: Jade Riley and Carissa Connelly

**Motion for staff to begin negotiating an MOU with SMR development in the Pacific Companies for Community Housing Development at the South YMCA lot.**

**MOVER:** Courtney Hamilton (01:35:06 in video)

**SECONDER:** Tripp Hutchinson

**AYES:** Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**NAYS:** Spencer Cordovano

**RESULT: Motion Passes**

**21. Recommendation to review and provide polity direction regarding snowmelt installation within the public-right-of-way.**

Presented by: Paige Nied (01:36:05 in video)

Joined by: Robyn Mattison (01:46:50 in video)

Joined by: Eve Cord (01:54:11 in video)

**Questions, comments, and discussion by Council and staff.** (02:00:08 in video)

Joined by: Eve Cord, Morgan Landers, Andrew Mentzer, Ben Whipple, and Matt Johnson.

**22. Determination of Fire station Solar Project Request for Proposals/Bids Award.**

Introduction by: Neil Bradshaw (02:55:55 in video)

- Courtney Hamilton abstained from the motion. (02:56:31 in video)

**Motion to reject all bids received on the fire station solar project and rebid the project with calculated cost structure.**

**MOVER:** Spencer Cordovano *(02:56:57 in video)*

**SECONDER:** Tripp Hutchinson

**AYES:** Amanda Breen, Courtney Hamilton, Tripp Hutchinson

**ABSTAINED:** Courtney Hamilton

**RESULT: Motion Passes**

**23. Discussion and consideration of City Manager form of City Government.**

Introduction by: Neil Bradshaw *(02:57:11 in video)*

Presented by: Annie Corrock *(02:58:22 in video)*

**Questions, comments, and discussion by Council and staff. *(03:15:33 in video)***

Joined by: Annie Corrock, Jade Riley, Neil Bradshaw, and Matt Johnson.

**24. Review of draft Fiscal Year 2026 Budget by department and Capital Improvement Plan.**

Presented by: Brent Davis *(03:35:54 in video)*

**Questions, comments, and discussion by the Council and staff. *(03:54:20 in video)***

Joined by: Brent Davis and Jade Riley

**EXECUTIVE SESSION:**

**25. Idaho Code 74-206(1)(d) - To consider records that are exempt from disclosure.**

**Motion to move into Executive Session per Idaho Code 74-206(1)(d) - To consider records that are exempt from disclosure.**

**MOVER:** Spencer Cordovano *(4:05:01 in video)*

**SECONDER:** Amanda Breen

**AYES:** Amanda Breen, Courtney Hamilton, Tripp Hutchinson, Spencer Cordovano

**RESULT: Motion Passes**

**ADJOURNMENT:**

**Motion to adjourn. *(04:05:31 in video)***

**MOVER:** Spencer Cordovano

**SECONDER:** Courtney Hamilton

**AYES:** Amanda Breen, Courtney Hamilton, Spencer Cordovano, Tripp Hutchinson

**RESULT: Adjourned**

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Neil Bradshaw, Mayor

**ATTEST:**

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Trent Donat, City Clerk