



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Monday, March 17, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:11 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 *(via teleconference)*
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
Morgan Landers—Director of Planning and Building
Paige Nied—Associate Planner *(via teleconference)*
Andrew Mentzer—Interim Manager for Ketchum Sustainability
Jason Decker—Applicants for the Cigar Lounge
Rory Tongg—Applicants for the Cigar Lounge

COMMUNICATIONS FROM MAYOR AND COUNCIL:

Spencer Cordovano *(00:00:56 in video)*
Daniel Hansen *(00:02:40 in video)*
Spencer Cordovano started a conversation about World Cup Parking. *(00:04:18 in video)*
Jade Riley joined the conversation. *(00:04:32 in video)*
Neil Bradshaw joined the conversation. *(00:08:54 in video)*
Neil Bradshaw made two announcements. *(00:10:16 in video)*

CONSENT AGENDA:

- Spencer Cordovano pulled item # 11 for separate vote and asked about item #10. *(00:11:45 in video)*

Comments, questions, and discussion about item #10 among council and staff. (00:12:17 in video)

- Courtney Hamilton pulled item #8 for discussion. *(00:13:48 in video)*
- Ben Whipple joined the discussion on item #8. *(00:14:24 in video)*
- Tripp Hutchinson pulled item #7 to make a statement. *(00:17:50 in video)*
- Spencer Cordovano asked a question about item #9. *(00:19:27 in video)*
- Neil Bradshaw, Jade Riley, and Ben Whipple responded. *(00:19:55 in video)*

Motion to approve consent agenda items #2 - #12 excluding #11.

MOVER: Courtney Hamilton *(00:21:40 in video)*

SECONDER: Spencer Cordovano

AYES: Spencer Cordovano, Amanda Breen, Courtney Hamilton, Tripp Hutchinson
RESULT: Unanimous

Spencer Cordovano commented on item #11. *(00:22:09 in video)*

Neil Bradshaw responded. *(00:23:10 in video)*

Daniel Hansen responded. *(00:23:31 in video)*

Neil Bradshaw Commented *(00:24:44 in video)*

Motion to approve consent agenda item #11 the purchase order 25089.

MOVER: Courtney Hamilton *(00:24:52 in video)*

SECONDER: Tripp Hutchinson

AYES: Amanda Breen, Courtney Hamilton, Tripp Hutchinson

NAYS: Spencer Cordovano

RESULT: Motion Passes

PUBLIC HEARING:

13. Recommendation to hold a public hearing and conduct the second reading of Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code.

Introduction by: Neil Bradshaw *(00:25:17 in video)*

Presented by: Morgan Landers *(00:25:50 in video)*

Neil Bradshaw commented during the presentation. *(00:26:50 in video)*

Public Hearing Open: *(00:28:52 in video)*

- Rob Cronin *(00:29:10 in video)*

Public Hearing Closed: *(00:30:48 in video)*

Questions, comments, and discussion by Council. *(00:30:56 in video)*

Joined by: Morgan Landers throughout the discussion.

Joined by: Jade Riley *(00:31:39 in video)*

Applicants Jason Decker and Rory Tongg addressed the council. *(00:34:46 in video)*

Questions, comments, and discussion by the Council continued. *(00:30:56 in video)*

Applicants Jason Decker and Rory Tongg answered questions throughout the discussion.

Morgan Landers commented and answered questions throughout the discussion.

Motion to approve the second reading of Ordinance 1259 and read by title only.

MOVER: Spencer Cordovano *(01:01:23 in video)*

SECONDER: Tripp Hutchinson

AYES: Spencer Cordovano, Tripp Hutchinson (Neil Bradshaw voted aye as tie breaker)

NAYS: Amanda Breen, Courtney Hamilton

RESULT: Motion Passes

Second Reading of Ordinance 1259 by Title Only.

Read by: Trent Donat *(01:02:02 in video)*

NEW BUSINESS:

14. Ketchum Sustainability Advisory Committee quarterly check-in.

Presented by: Andrew Mentzer *(01:02:50 in video)*

Questions, comments, and discussion by Council. *(01:12:58 in video)*

Joined by: Andrew Mentzer throughout the discussion.

15. Capital Improvement Plan Project Budget Authorizations.

Presented by: Ben Whipple (01:18:05 in video)

Questions, comments, and discussion by Council. (01:23:36 in video)

Morgan Landers, Jade Riley, and Ben Whipple joined the discussion throughout.

Motion to approve change order number one, increasing the City's Main Street rehabilitation not to exceed contribution by \$400,000.00 (four hundred thousand dollars) above previous appropriated funds.

MOVER: Courtney Hamilton (01:46:12 in video)

SECONDER: Amanda Breen

AYES: Amanda Breen, Courtney Hamilton (Neil Bradshaw voted aye as tie breaker)

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

Motion to authorize staff to award the Fifth Street and Second Street sidewalk projects in the event a bid comes in under \$460,000.00 (four hundred sixty thousand dollars) and change order number one, increasing the city's Main Street rehabilitation not to exceed contribution by \$400,000.00 (four hundred thousand dollars) above previous appropriated funds.

MOVER: Courtney Hamilton (01:46:44 in video)

SECONDER: Amanda Breen

AYES: Amanda Breen, Courtney Hamilton (Neil Bradshaw voted aye as tie breaker)

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

16. Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency and Idaho Code 74-206(1)(b) – Personnel

Motion to move into Executive Session per Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency and Idaho Code 74-206(1)(b) – Personnel.

MOVER: Spencer Cordovano (01:47:23 in video)

SECONDER: Courtney Hamilton

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

RESULT: Motion Passes

ADJOURNMENT:

Motion to adjourn. (01:48:01 in video)

MOVER: Spencer Cordovano

SECONDER: Courtney Hamilton

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

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk