



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Monday, October 06, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:30 in video)*

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

ROLL CALL CITY COUNCIL:

Mayor Neil Bradshaw
Amanda Breen
Courtney Hamilton (remote)
Spencer Cordovano
Tripp Hutchinson (remote)

ALSO PRESENT:

Abby Rivin — Senior Planner
Ben Whipple — Public Works Director
Brent Davis — Director of Finance
Daniel Hansen — Director of Community Engagement
Jade Riley — City Administrator
Jordan Martin — Cleverciti (remote)
Morgan Landers — Director of Planning and Building
Rian Rooney — Housing Policy and Program Strategist (remote)
Robyn Mattison — City Engineer
Trent Donat — City Clerk & Business Manager

COMMUNICATIONS FROM MAYOR AND COUNCIL: *(00:01:00 in video)*

CONSENT AGENDA: *(00:04:21 in video)*

Neil tabled item #16 for the next scheduled Council meeting (10/20/25)

15. Recommendation to approve Idaho Transportation Department Memorandum of Understanding 25-013 for Mortgage ROW Area *(00:05:06 in video)*

Public Comment – David Page *(00:08:04 in video)*

Motion to approve MOU 25-013, which outlines roadway access coordination tasks between the City, ITD, and private property owners in the Mortgage ROW Subdivision *(00:13:25 in video)*

MOVER: Amanda Breen

SECONDER: Spencer Cordovano

AYES: Amanda Breen, Spencer Cordovano, Tripp Hutchinson

NAYS: Courtney Hamilton

RESULT: Motion Passes

Motion to approve consent agenda items #2-#14 (00:18:47 in video)

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

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

RESULT: Motion Passes

#17. Recommendation to review and approve the Knob Hill Residence Lot Consolidation Preliminary Plat with Waiver Requests (00:19:04 in video)

Item #17 was tabled (00:29:28 in video)

#18. Recommendation to approve amendment to Task Order #3, Bike Network Planning, with Jacobs Engineering Group (00:29:28 in video)

Motion to approve consent agenda #18 (00:35:28 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

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

RESULT: Motion Passes

#19. Recommendation to award Bonning Cabin Stabilization Agreement 26019 to Peak Venture Group (00:35:47 in video)

Public Comment – Clyde Holt (00:40:54 in video)

Motion to award the contract to Peak Venture Group LLC to complete all recommended emergency scope for the bonding cabin emergency stabilization (00:44:40 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

#20. Recommendation to approve agreement for QBS Sidewalk Design/Build Agreement 26022 (00:45:01 in video)

Motion to award the design-build contractor selection to Lunceford Excavation, Inc., serving as the city's construction partner and completing Fiscal Year 2025 (00:51:57 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Amanda Breen

NAYS: Tripp Hutchinson

RESULT: Motion Passes

PUBLIC HEARING

21. Recommendation to conduct public hearing and combine the second and third readings by title only of Ordinance 1268-FY 2025 Amended Budget, and approve Ordinance 1268 (00:52:28 in video)

Presented by: Brent Davis

Public Hearing Opened (00:53:02 in video)

Public Hearing Closed (00:53:40 in video)

Motion to approve the second and third reading by title only of Ordinance 1268 (00:53:49 in video)

MOVER: Spencer Cordovano

SECONDER: Courtney Hamilton

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

RESULT: Motion Passes

Trent Donat read Ordinance 1268 by title only (00:54:19 in video)

Motion to approve Ordinance 1268 (00:55:07 in video)

MOVER: Spencer Cordovano

SECONDER: Amanda Breen

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

RESULT: Motion Passes

NEW BUSINESS:

22. Continuation of discussion regarding rental policies at 141 Bird Drive

Presented by: Jade Riley and Rian Rooney (00:55:24 in video)

Comments and discussion among the Council and staff (01:04:14 in video)

Item #22 was tabled until October 20, 2025, City Council meeting (01:20:40 in video)

23. Recommendation to approve HDR Engineering Task Order 26020 for engineering services for public parking at the YMCA

Presented by: Jade Riley (01:22:37 in video)

Comments and discussion among the Council and staff (01:29:01 in video)

Item #23 was tabled (01:57:03 in video)

24. Discussion of the Consolidated Land Development Code – Planning Commission Recommendations

Presented by: Morgan Landers (01:59:04 in video)

Comments and discussion among the Council and staff (02:15:54 in video)

25. Closeout discussion of FY2025 Annual Work Plan and preview of FY2026 Annual Work Plan

Presented by: Jade Riley (02:22:29 in video)

Comments and discussion among the Council and staff (02:30:35 in video)

26. Updated on parking management system

Presented by: Trent Donat and Jade Riley (02:37:16 in video)

Comments and discussion among the Council and staff (02:50:01 in video)

Public Comment – Jordan Martin, Cleverciti (02:53:57 in video)

Motion to approve the contract with Cleverciti (03:09:10 in video)

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Amanda Breen, Courtney Hamilton, Neil Bradshaw

NAYS: Spencer Cordovano, Tripp Hutchinson

RESULT: Motion Passes

ADJOURNMENT:

Motion to adjourn. (03:09:30 in video)

MOVER: Courtney Hamilton

SECONDER: Spencer Cordovano

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

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk