



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Monday, April 21, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:12 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 *(via teleconference)*
Trent Donat—City Clerk & Business Manager
Ben Whipple—Senior Project Manager
Daniel Hansen—Director of Community Engagement
Carissa Connelly—Director of Housing
Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner
Wally Morgus—Executive Director, Mountain Rides
Carter Hedberg—Chairperson Ketchum Arts Commission
Rian Rooney—Housing Program & Policy Strategist *(via teleconference)*
Jamie Shaw—Police Chief City of Ketchum
Andrew Schiers—Sargeant Blaine County Sherri's Office

COMMUNICATIONS FROM MAYOR AND COUNCIL:

Neil Bradshaw welcomed the new Senior Planner Allison Kennedy *(00:00:36 in video)*
Tripp Hutchinson asked for a timeline regarding building permit process. *(00:01:30 in video)*

- Morgan Landers responded. *(00:02:41 in video)*

Tripp Hutchinson asked about the Marriot Hotel timeline process. *(00:04:48 in video)*

- Morgan Landers responded. *(00:04:49 in video)*

Further questions by Council members, addressed by Morgan Landers. *(00:05:54 in video)*

Spencer Cordovano *(00:06:54 in video)*
Neil Bradshaw *(00:10:00 in video)*
Courtney Hamilton *(00:10:13 in video)*
Amanda Breen *(00:10:45 in video)*
Daniel Hansen *(00:11:02 in video)*

2. International Dark Sky Week Proclamation.

Proclamation made by: Neil Bradshaw *(00:11:26 in video)*

CONSENT AGENDA:

- Spencer Cordovano asked for discussion on items #5 and #7 and pull items #9 and #10. *(00:12:11 in video)*
- Brent Davis responded to question regarding item #5. *(00:12:35 in video)*
- Spencer Cordovano asked a question regarding item #7. *(00:12:41 in video)*
- Neil Bradshaw responded. *(00:12:50 in video)*

Motion to approve Consent Agenda item numbers #3, #4, #5, #6, #7, #8, and #11.

MOVER: Amanda Breen *(00:13:13 in video)*

SECONDER: Spencer Cordovano

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

RESULT: Motion Passes

- Spencer Cordovano asked questions regarding item #9. *(00:13:35 in video)*
- Abby Rivin responded. *(00:14:14 in video)*

Questions, comments, and discussion by the Council regarding item #9. *(00:16:21 in video)*

- Morgan Landers joined the discussion *(00:18:28 in video)*

Motion to deny the FAR Exceedance Agreement 25963 with 140 West Second Street LLC. (Consent Agenda item #9). *(00:22:49 in video)*

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

AYES: Spencer Cordovano, Tripp Hutchinson

NAYS: Amanda Breen, Courtney Hamilton, Neil Bradshaw

RESULT: Motion Fails

Motion to authorize the Mayor to approve the FAR Exceedance Agreement 25963 with 140 West Second Street LLC. (Consent Agenda item #9). *(00:23:19 in video)*

MOVER: Amanda Breen

SECONDER: Courtney Hamilton

AYES: Amanda Breen, Courtney Hamilton, Neil Bradshaw

NAYS: Tripp Hutchinson, Spencer Cordovano

RESULT: Motion Passes

Questions, comments, and discussion by Council. *(00:23:45 in video)*

- Spencer Cordovano spoke about Consent Agenda item #10. *(00:25:02 in video)*
- Ben Whipple commented. *(00:26:40 in video)*

Motion to approve Task Order 4, 2025 Main Street, Fourth Street to Sixth Street for Jacobs Engineering that provides design and planning services for finishing the Main Street Project. (Consent Agenda item #10). *(00:26:58 in video)*

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Amanda Breen, Courtney Hamilton, Neil Bradshaw

NAYS: Tripp Hutchinson, Spencer Cordovano

RESULT: Motion Passes

NEW BUSINESS:

12. Mountain Rides Second Quarter check-in.

Presented by: Wally Morgus *(00:27:44 in video)*

Questions, comments, and discussion by Council. *(00:36:04 in video)*

13. Annual Ketchum Arts Commission report to Council.

Presented by: Carter Hedberg *(00:52:13 in video)*

Questions, comments, and discussion by Council. *(01:04:44 in video)*

Joined by: Daniel Hansen *(01:06:41 in video)*

14. Cohesive Ketchum – Recommendation to review and provide direction on prioritizing of code changes for the Phase 3 Code update.

Presented by: Morgan Landers. *(01:14:18 in video)*

Questions, comments, and discussion by the Council. *(01:25:53 in video)*

Joined by Morgan Landers throughout.

15. Recommendation to approve Rental Preservation Program Policies.

Presented by: Rian Rooney *(02:10:37 in video)*

Questions, comments, and discussion by Council and staff. *(02:23:22 in video)*

Joined by: Carissa Connelly and Rian Rooney throughout the discussion.

Motion to approve the rental preservation program policies and instruct staff to launch the program in June with the remaining budget from the current contract with Placemate with a couple of amendments.

(02:34:23 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

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

RESULT: Motion Passes

16. Update on the General Fund, Capital Improvement Plan and Fiscal Year 2025 Budget Development.

Presented by: Brent Davis *(02:34:51 in video)*

Questions, comments, and discussion by Council. *(02:41:43 in video)*

Joined by: Jade Riley, Neil Bradshaw, and Carissa Connelly.

17. Policy direction regarding E-Bike Regulations.

Presented by: Jade Riley *(03:04:00 in video)*

Questions, comments, and discussion by Council and staff. *(03:11:25 in video)*

Joined by: Jamie Shaw *(03:13:05 in video)*

Joined by: Andrew Schiers *(03:17:28 in video)*

Joined by: Public Comment

Bruce Smith *(03:33:31 in video)*

Tracey Nichols *(03:36:34 in video)*

Barbara Amick *(03:39:26 in video)*

ADJOURNMENT:

Motion to adjourn. *(03:42:19 in video)*

MOVER: Courtney Hamilton

SECONDER: Tripp Hutchinson

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

RESULT: Adjourned

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk