



**CITY OF KETCHUM**  
**\*SPECIAL\* MINUTES OF THE CITY COUNCIL**  
Wednesday, March 25, 2026  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** (00:00:17 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 (remote)  
Tripp Hutchinson  
Spencer Cordovano

**ALSO PRESENT:**

Abby Rivin—Senior Planner  
Ben Whipple—Director of Public Works (remote)  
Brent Davis—Director of Finance  
Jade Riley—City Administrator  
Matt Johnson—City Legal Counsel (remote)  
Morgan Landers—Director of Planning and Building  
Rian Rooney—Housing Policy & Program Strategist (remote)  
Robin Mattison—City Engineer (remote)  
Trent Donat—City Clerk and Business Manager

**PUBLIC COMMENT**

Public comment opened (00:00:50 in video)

- Jack Bariteau (00:01:14 in video)

Public comment closed (00:02:43 in video)

**CONSENT AGENDA:**

Comments and discussion by the Council (00:02:46 in video)

Item #8 and #11 pulled for discussion (00:04:10 in video)

Comments and discussion by the Council (00:04:25 in video)

**Motion to approve the Consent Agenda items #3, #4, #5, #6, #7, #9, #10, and #12 (00:13:27 in video)**

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

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

**RESULT: Motion Passes**

Item #8 – Recommendation to approve 2026 Sidewalk Construction Projects

Comments and discussion by the Council (00:13:57 in video)

Item #11 – Recommendation to approve Right-of-Way Encroachment Agreement 24922 with 755 S Broadway LLC at 200 N. Leadville Ave  
Presented by: Robyn Mattison

Comments and discussion by the Council (00:16:19 in video)

Public comment opened (00:55:49 in video)

- Pam Colesworthy (00:56:11 in video)

Public comment closed (00:57:47 in video)

Comments and discussion by the Council (00:57:52 in video)

**Motion to authorize the mayor to sign the Right-of-Way Encroachment Agreement 24922 between the city and 755 S Broadway LLC, the owner of 200 North Leadville Avenue (01:00:54 in video)**

**MOVER:** Matthew McGraw

**SECONDER:** Randy Hall

**NAYS:** Spencer Cordovano

**AYES:** Matthew McGraw, Randy Hall, Tripp Hutchinson

**RESULT: Motion Passes**

Continued comments and discussion by the Council on Item #8 (01:02:11 in video)

**Motion to approve agenda item #8 as noted in the Consent Agenda (01:10:16 in video)**

**MOVER:** Randy Hall

**SECONDER:** Matthew McGraw

**NAYS:** Spencer Cordovano, Tripp Hutchinson

**AYES:** Randy Hall, Matthew McGraw, Pete Prekeges

**RESULT: Motion Passes**

Public Hearing deferred to after New Business (01:11:32 in video)

Public comment opened (01:11:50 in video)

Public comment closed (01:11:58 in video)

Matthew McGraw recused himself from New Business items #14 and #15 (01:12:03 in video)

**NEW BUSINESS:**

14. Recommendation to review and approve the draft Findings of Fact, Conclusions of Law, and Decision for the Knob Hill Residence Lot Consolidation Preliminary Plat Application P25-16A

Presented by: Abby Rivin (01:12:23 in video)

**Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Knob Hill Residence Lot Consolidation Preliminary Plat Application (01:12:25 in video)**

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

**AYS:** Spencer Cordovano, Tripp Hutchinson, Randy Hall

**RESULT: Motion Passes**

15. Recommendation to approve Warm Springs Townhomes FAR Exceedance Agreement 27005  
Presented by: Morgan Landers (01:13:08 in video)

Public comment opened (01:13:21 in video)  
Public comment closed (01:13:33 in video)

**Motion to approve FAR Exceedance Agreement 27005 for the Warm Springs Townhomes development at 108 Ritchie Drive** (01:13:37 in video)

**MOVER:** Tripp Hutchinson

**SECONDER:** Randy Hall

**NAYS:** Spencer Cordovano

**AYES:** Tripp Hutchinson, Randy Hall

**RESULT: Motion Passes**

16. Updated on potential future uses at Forest Service Park  
Presented by: Jade Riley (01:14:35 in video)

Public comment opened (01:26:58 in video)

- Amanda Medeiros (01:27:10 in video)
- Ashton Wilson—remote (01:29:17 in video)
- Doro Lohmann (01:31:22 in video)
- Claudia Graham (01:36:08 in video)
- Heidi Scherthanner—remote (01:38:09 in video)

Public comment closed (01:38:46 in video)

Comments and discussion by the Council (01:38:47 in video)

Public comment re-opened (01:40:17 in video)

- Kingsley Murphy (01:40:34 in video)

Public comment closed (01:42:05 in video)

Comments and discussion by the Council (01:42:07 in video)

17. Briefing/discussion regarding re-authorization of Local Option Tax  
Presented by: Brent Davis (01:47:03 in video)

Comments and discussion by the Council and staff (02:31:57 in video)

Public comment opened (02:44:12 in video)

- Gerri Pesch (02:44:18 in video)

Public comment closed (02:46:44 in video)

Comments and discussion by the Council and staff (02:46:45 in video)

Randy Hall left the meeting (03:23:28 in the video)

Comments and discussion by the Council and staff on Additional Lot (03:29:14 in video)

Public comment opened (03:39:46 in video)

- Ned Burns (03:39:57 in video)
- David Wilson—remote (03:42:02 in video)

Public comment closed (03:43:50 in video)

Comments and discussion by the Council and staff (03:43:52 in video)

18. Review of Ownership and Preservation Program and Category Local  
Presented by: Rian Rooney and Jade Riley (03:48:50 in video)

Comments and discussion by the Council and staff (03:50:51 in video)

**PUBLIC HEARING:**

13. First reading of Ordinances 1271 (City Code – Title 1 – General Provisions), Ordinance 1272 (City Code – Title 2 – Administration and Personnel), and Ordinance 1274 (City Code – Title 4 – Commissions and Boards)

Presented by: Jade Riley (04:26:52 in video)

Public comment opened (04:29:36 in video)

Public comment closed (04:30:01 in video)

**Motion to approve the first reading by title only of Ordinances 1271, 1272 and 1274 (Titles 1, 2, and 4 of Ketchum Municipal Code) with the following changes to 2.02.010, the appointment of officers to add the Director of Planning and Building and the Director of the Ketchum Housing Authority and the Chief of Police either contracted to the Sheriff’s Department or otherwise (04:30:45 in video)**

**MOVER:** Matthew McGraw

**SECONDER:** Tripp Hutchinson

**AYS:** Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

**RESULT:** Motion Passes

Trent Donat read Ordinances 1271, 1272, and 1274 by title only (04:31:24 in video)

**Motion to adjourn. (04:32:51 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Spencer Cordovano

**AYES:** Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

**RESULT:** Adjourned

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Pete Prekeges, Mayor

**ATTEST:**

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Trent Donat, City Clerk