



**CITY OF KETCHUM**  
**MINUTES OF THE CITY COUNCIL**  
Thursday, March 12, 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  
Tripp Hutchinson  
Spencer Cordovano

**ALSO PRESENT:**

Ben Whipple—Director of Public Works  
Brent Davis—Director of Finance  
Jade Riley—City Administrator  
Matt Johnson—City Legal Counsel (remote)  
Morgan Landers—Director of Planning and Building  
Robin Mattison—City Engineer (remote)  
Trent Donat—City Clerk and Business Manager

**PUBLIC COMMENT**

Public comment opened (00:01:02 in video)  
Public comment closed (00:01:36 in video)

**COMMENTS FROM MAYOR AND COUNCIL:**

Comments and discussion by the Council (00:02:23 in video)

**CONSENT AGENDA:**

Comments and discussion by the Council (00:05:53 in video)

**Motion to approve the Consent Agenda (00:06:31 in video)**

**MOVER:** Spencer Cordovano

**SECONDER:** Matthew McGraw

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

**RESULT: Motion Passes**

**PUBLIC HEARING:**

9. First reading of Ordinances 1271 (Title 1-General Provisions), Ordinance 1272 (Title 2-Administration and Personnel), and Ordinance 1274 (Title 4-Commissions and Boards)

Presented by: Jade Riley (00:06:44 in video)

Comments and discussion by the Council and staff (00:10:00 in video)

Public comment opened (00:47:20 in video)

- Melissa Rivelo (00:48:04 in video)

- Clyde Holt (00:51:14 in video)
- Jakub Galczynski (00:56:24 in video)
- Annie Corrock (00:59:36 in video)
- Wendolyn Holland-remote (01:04:35 in video)

Public comment closed (01:07:52 in video)

**No formal action taken on item #9** (01:38:40 in video)

10. Recommendation to adopt Resolution 26-009-Right-Of-Way Standards

Presented by: Ben Whipple (01:40:30 in video)

Public comment opened (01:42:48 in video)

- Jakub Galczynski (01:42:58 in video)

Public comment closed (01:45:00 in video)

Comments and discussion by the Council and staff (01:45:07 in video)

**Motion to approve Resolution 26-009 revised Right-Of-Way Standards** (01:49:15 in video)

**MOVER:** Matthew McGraw

**SECONDER:** Randy Hall

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

**NAYS:** Tripp Hutchinson

**RESULT: Motion Passes**

**NEW BUSINESS:**

11. Recommendation to approve Warm Springs Townhomes FAR Exceedance Agreement 27005

Presented by: Morgan Landers (01:49:45 in video)

Matthew McGraw recused himself from item #11 (01:49:52 in video)

Public comment opened (01:50:17 in video)

Public comment closed (01:50:37 in video)

Comments and discussion by the Council and staff (01:50:43 in video)

**Motion to continue the FAR exceedance 27005 for the Warm Springs Townhome at 108 Ritchie Drive to March 25, 2026, Council Meeting** (02:09:33 in video)

**MOVER:** Randy Hall

**SECONDER:** Spencer Cordovano

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

**ABSTAINED:** Matthew McGraw

**RESULT: Motion Passes**

12. Briefing on Fiscal Year 2027 budget development (General Fund revenue and expenditures forecast)

Presented by: Brent Davis (02:010:39 in video)

Comments and discussion by the Council and staff (03:06:09 in video)

Public comment opened (03:05:40 in video)

- Andy Ross (03:08:45 in video)

Public comment closed (03:10:46 in video)

Comments and discussion by the Council (03:10:50 in video)

13. Briefing regarding planned 2026 City construction projects

Presented by: Ben Whipple (03:12:40 in video)

Comments and discussion by the Council and staff (03:40:03 in video)

Public comment opened (03:41:30 in video)

- Wendolyn Holland (03:41:46 in video)

Public comment closed (03:44:19 in video)

Comments and discussion by the Council and staff (03:44:27 in video)

14. Recommendation to select RLB Architecture for design services of Water Division Building (110 River Ranch Road)

Presented by: Ben Whipple (04:10:55 in video)

**Motion to award the water facility addition design and bid contract to RLB Architecture (04:13:35 in video)**

**MOVER:** Tripp Hutchinson

**SECONDER:** Spencer Cordovano

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

**RESULT: Motion Passes**

**Motion to adjourn. (04:13:49 in video)**

**MOVER:** Spencer Cordovano

**SECONDER:** Randy Hall

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

**RESULT: Adjourned**

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Pete Prekeges, Mayor

**ATTEST:**

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Trent Donat, City Clerk