



**CITY OF KETCHUM, IDAHO**

CITY COUNCIL

Monday, May 20, 2024, 4:00 PM

191 5th Street West, Ketchum, Idaho 83340

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**AGENDA**

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**PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Council Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

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**If you would like to comment on a public hearing agenda item, please select the best option for your participation:**

- Join us via Zoom (*please mute your device until called upon*)

**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/82825690214>

Webinar ID:828 2569 0214

- Address the Council in person at City Hall.
- Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (*by noon the day of the meeting*)

*This agenda is subject to revisions. All revisions will be underlined.*

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**CALL TO ORDER:** By Mayor Neil Bradshaw

**ROLL CALL:** Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

**COMMUNICATIONS FROM MAYOR AND COUNCILORS:**

1. Public comments submitted

**CONSENT AGENDA:**

*ALL ACTION ITEMS - The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.*

2. Recommendation to approve minutes of May 6th, 2024 - City Clerk Trent Donat
3. Authorization and approval of the payroll register - Finance Director Brent Davis
4. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills - Finance Director Brent Davis
5. Recommendation to receive and file monthly Treasurer's financial report - Finance Director Brent Davis
6. Recommendation to review and approve Right-of-Way Encroachment Agreement 24909 between the City of Ketchum and J Brown Development LLC - Associate Planner Paige Nied

- [7.](#) Recommendation to Approve Amended Right-of-Way Encroachment Agreement 22837A for the 380 N 1st Avenue Mixed-Use Building - Senior Planner Abby Rivin
- [8.](#) Recommendation to Approve Reimbursement Agreement 24912 Between the Ketchum Urban Renewal Agency (KURA) and the City of Ketchum for the Main Street Rehabilitation project - KURA Executive Director Suzanne Frick
- [9.](#) Recommendation to approve Contracts with Ketchum Computers, Inc. (24910), and Speed Goat Technology, LLC (24911) - City Clerk & Business Manager Trent Donat
- [10.](#) Recommendation to approve Resolution 24-009 for the surplus of Wastewater items - City Clerk & Business Manager Trent Donat
- [11.](#) Recommendation to approve Resolution 24-011 authorizing a lease of water rights to the Water Supply Bank - City Administrator Jade Riley and City Attorney Matt Johnson

**PUBLIC HEARING:**

- [12.](#) Recommendation to approve land exchange with Sun Valley Holdings, LLC related to Main Street project - City Administrator Jade Riley

**NEW BUSINESS:**

- [13.](#) Confirm City Council policy direction for allowance of snowmelt within City Right-of-Way and recommendation to deny the Right-of-Way Encroachment Permit for the heated driveway located at 308 E Canyon Run Boulevard - Director of Planning and Building Morgan Landers and Senior Planner Abby Rivin
- [14.](#) Briefing regarding Fiscal Year 2025 General Fund Budget development and Capital Improvement Plan - Finance Director Brent Davis
- [15.](#) Update on potential Fire Department Consolidation - Fire Chief Bill McLaughlin

**ADJOURNMENT:**

## Participate

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**From:** City of Ketchum Idaho <participate@ketchumidaho.org>  
**Sent:** Wednesday, May 15, 2024 9:29 AM  
**To:** Participate  
**Subject:** Form submission from: Contact Us

Submitted on Wednesday, May 15, 2024 - 9:29am

Submitted by anonymous user: 204.229.6.82

Submitted values are:

First Name Hank

Last Name Elzinga

Email hkelzinga@gmail.com

Question/Comment

Hi there, we regularly travel to Sun Valley and Ketchum. We would love to drive our EV there, but are disappointed with the charging options in Sun Valley/Ketchum/Hailey and Bellevue. When will there be reliable fast charging available in the Wood River Valley???

The results of this submission may be viewed at:

<https://www.ketchumidaho.org/node/7/submission/12104>

## Participate

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**From:** Neil Bradshaw  
**Sent:** Tuesday, May 14, 2024 7:49 AM  
**To:** Terry Ring  
**Cc:** Participate  
**Subject:** Re: Suddenly There Aren't Enough Babies. The Whole World Is Alarmed. - The Wall Street Journal.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks Terry  
Yes, I read this article in the WSJ  
I will share with council  
Cheers  
Neil

### **NEIL BRADSHAW | CITY OF KETCHUM**

#### **Mayor**

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340  
o: 208.727.5087 | m: 208.721.2162  
[nbradshaw@ketchumidaho.org](mailto:nbradshaw@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

On May 14, 2024, at 7:36 AM, Terry Ring <terryring@me.com> wrote:

Hi Neil,

The low birth rate of people that moved to our mountain town in the 70's, 80's, and 90's is one of the reasons that we ran out of workers. The Comp Plan should consider that the growth projects may not come to fruition. There are a number of things that could happen to derail growth including the cost of living here.

Thanks for your service to our community. Please share with the Council.

All the best,

Terry Ring (208) 720-2948

I thought you would be interested in the following story from The Wall Street Journal.

**Suddenly There Aren't Enough Babies. The Whole World Is Alarmed.**

Download the Wall Street Journal app here: [WSJ](#).

Sent from my iPad

## Participate

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**From:** Perry Boyle <boylehp@yahoo.com>  
**Sent:** Saturday, May 11, 2024 7:38 PM  
**To:** letters@mtexpress.com; Participate  
**Subject:** Letter for publication

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Public Buildings Should Have Public Uses

Having read in this paper about all the projects the Ketchum City Council has in store for us, repairing the visitor center stood out to me. Why does the city need to own that building at all? It has no public purpose. It houses a Starbucks and a visitor center—both are commercial enterprises, not public ones. It is corporate welfare at taxpayer expense.

The City could sell the building and reap multiple benefits. First, it could apply the millions of dollars of proceeds to pay for all of the deferred maintenance projects on the City hasn't gotten around to. Second, a commercial owner would pay substantial property taxes that would benefit the community. Third, a commercial owner would probably increase the vibrancy of that location by incorporating more restaurant/retail there finally, it would reduce the complexity the City staff has to manage.

This seems like a no-brainer. All benefits and no downside Why isn't it being discussed by the Council? Why hasn't it been done already?

Perry Boyle  
Ketchum

## Participate

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**From:** Amy Johnson <amycljohnson@gmail.com>  
**Sent:** Wednesday, May 8, 2024 7:19 AM  
**To:** Participate  
**Subject:** Re: New traffic light creating a mess at Ohio Gulch Hwy 75

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I called IDOT and will spread the phone number. 2088867800

This is the IDOT district 4 phone number. Call them and share your concerns - what is their plan to relieve southbound traffic at 5pm? It takes 1 hr not 30 min Ketchum to Hailey. The new traffic light at Ohio Gulch needs engineers on it to sync the lights. What else can be done?

Amy  
650-207-6265

On Tue, May 7, 2024, 5:40 PM Amy Johnson <[amycljohnson@gmail.com](mailto:amycljohnson@gmail.com)> wrote:

What has IDOT done to fix this traffic nightmare? And what plans do they have in place to remedy?

This slowdown will cause year round residents and summer visitors to leave, to go home, and to not come back. This is poorly managed. The light is not in sync with the (light) volume of trucks coming out of Ohio Gulch. The addition of the traffic light is causing major delays and headaches for a lot of people, and every day.

What is IDOT doing?

Thanks

Amy  
650-207-6265

----- Forwarded message -----

**From:** Amy Johnson <[amycljohnson@gmail.com](mailto:amycljohnson@gmail.com)>  
**Date:** Tue, Apr 30, 2024, 4:53 PM  
**Subject:** New traffic light creating a mess at Ohio Gulch Hwy 75  
**To:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>  
**Cc:** <[carolyn.gruver@gmail.com](mailto:carolyn.gruver@gmail.com)>, Sharon Knight tennis <[sharon.knight@gmail.com](mailto:sharon.knight@gmail.com)>, Ginny Bachman <[gabby.bachman@gmail.com](mailto:gabby.bachman@gmail.com)>

Hello, Would you pass my email on to IDOT?

They put in a new light at Ohio gulch and it's created more of a mess. What were they thinking? Did they do any traffic studies, and did they think that adding a light would help relieve congestion? Seems as

though from between 4:00 and 6:00 every weekday there's a conga line southbound between Ketchum and Hailey.

Is the light, and can the light be timed based on cars waiting? In other words, if no car is waiting, then make sure it's green going southbound.

This is terrible. Quite a nightmare

Amy Johnson  
650-207-6265





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**CALL TO ORDER:** *(00:0:34 in video)*

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

**ROLL CALL:**

Mayor Neil Bradshaw  
Spencer Cordovano  
Courtney Hamilton  
Amanda Breen  
Tripp Hutchinson

**ALSO PRESENT:**

Jade Riley—City Administrator  
Brent Davis—Appointed Finance Director *(see 00:19:33 in video)*  
Ben Whipple—Senior Project Manager  
Trent Donat—City Clerk & Business Manager  
Morgan Landers—Planning and Building Director  
Paige Nied—Associate Planner  
Carissa Connelly—Housing Director *(via teleconference)*  
Matt Johnson—City Attorney

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

- Amanda Breen spoke about the issue with ITD and the roundabout at Serenade Lane. *(00:01:08 in video)*
- Spencer Cordovano mentioned the light at Ohio Gulch and his concern about too many lights changing our culture. *(00:03:12 in video)*
- Courtney Hamilton commented on the city-to-city tour. She thanked the city and Wendy Jaquet for organizing. *(00:04:23 in video)*
- Neil Bradshaw shared a comment from the Sandpoint Mayor. *(00:05:20 in video)*
- Neil Bradshaw informed the council that consent item #13 would be moved to a later date. He also asked the council and public to take the Comp Plan survey that is closing next week. *(00:05:45 in video)*

**CONSENT AGENDA:** *(00:06:35 in video)*

- Item #5 will be voted on separately.
- Spencer Cordovano made a comment on the event applications and consent agenda items #11 and #12. *(00:07:01 in video)*

**Motion to approve consent agenda items #2, #3, #4, #6, #7, #8, #9, #10, #11, #12.** *(00:08:41 in video)*

**MOVER:** Amanda Breen

**SECONDER:** Spencer Cordovano

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

**RESULT: ADOPTED UNANIMOUS**

- Tripp Hutchinson posed questions on Item #5 *(00:08:58 in video)*
- Jade Riley responded to the questions.

**Motion to approve consent agenda item #5.** *(00:10:09 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

**AYES:** Tripp Hutchinson, Courtney Hamilton, Spencer Cordovano

**RECUSED:** Amanda Breen

**RESULT: ADOPTED**

**PUBLIC HEARING:**

**13.** Recommendation to approve Resolution 24-008 with Sun Valley Holdings, LLC for Land exchange.

**Motion to continue Resolution 24-008 with Sun Valley Holdings, LLC for Land exchange to date certain of May 20, 2024.** *(00:10:54 in video)*

**MOVER:** Spencer Cordovano

**SECONDER:** Courtney Hamilton

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

**NAYS:** None

**RESULT: ADOPTED UNANIMOUS**

**14.** Recommendation to hold a public hearing and approve Lot 3A, Block 1, Beaver Springs Subdivision Lot Line Shift application and adopt the Findings of Fact, Conclusions of Law, and Decision.

Presented by: Paige Nied *(00:11:24 in video)*

**Public Hearing Opened:** *(00:11:51 in video)*

**Public Hearing Closed:** *(00:12:09 in video)*

**Motion to approve Lot 3A, Block 1, Beaver Springs Subdivision Lot Line Shift application as conditioned and adopt the Findings of Fact, Conclusions of Law, and Decision.** *(00:12:26 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Spencer Cordovano

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

**NAYS:** None

**RESULT: ADOPTED UNANIMOUS**

**15.** Recommendation to hold a public hearing and approve the Lewis Bank Condominiums Amended Unit A Lot Line Shift application and adopt the Findings of Fact, Conclusions of Law, and Decision.

Presented by: Paige Nied *(00:12:54 in video)*

**Public Hearing Opened:** (00:13:13 in video)

**Public Hearing Closed:** (00:13:28 in video)

**Motion to approve the Lewis Bank Condominiums Amended Unit A Lot Line Shift application as conditioned and adopt the Findings of Fact, Conclusions of Law, and Decision.** (00:13:50 in video)

**MOVER:** Amanda Breen

**SECONDER:** Tripp Hutchinson

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

**NAYS:** None

**RESULT: ADOPTED UNANIMOUS**

- **Spencer Cordovano asked how item #13 would come back to the council.** (00:14:26 in video)

**NEW BUSINESS:**

**16.** Recommendation to appoint Brent Davis as City Treasurer and Finance Director.

Introduced by: Neil Bradshaw (00:15:23)

**Questions, comments, and discussion by council members with Brent Davis.** (00:16:39 in video)

**Motion to confirm the appointment of Brent Davis as City Treasurer and Finance Director.**

(00:19:33 in video)

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

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

**NAYS:** None

**RESULT: ADOPTED UNANIMOUS**

**17.** Recommendation to approve Updated Lease to Locals Policies and monthly Housing Update

Presented by: Carissa Connelly (00:19:53 in video)

**Questions, comments, and discussion by council members.** (00:29:14 in video)

Joined by: Colin Frolich (00:31:01 in video)

**Questions, comments, and discussion by council members.** (00:37:32 in video)

Presentation continued (00:40:50 in video)

**Questions, comments, and discussion by council members.** (00:46:22 in video)

Presentation continued (01:04:58 in video)

**Questions, comments, and discussion by council members.** (01:09:21 in video)

**Motion to approve increasing incentive amounts for Least to Locals.** (01:19:54 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

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

**NAYS:** None

**RESULT: ADOPTED UNANIMOUS**

**Motion to expanding geographic area from north of Ketchum to the northern boundary of Hailey.**

*(01:20:11 in video)*

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

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

**NAYS:** None

**RESULT: ADOPTED UNANIMOUS**

**18.** Quarterly review of the Annual Work Plan.

Presented by: Jade Riley *(01:20:35 in video)*

Joined by: Morgan Landers to update on the Comprehensive Plan. *(01:30:24 in video)*

Joined by: Ben Whipple *(01:32:11 in video)*

**Questions, comments, and discussion by council members.** *(01:34:46 in video)*

**19.** FY25 Budget Development—Review financial models for water and wastewater enterprise funds.

Presented by: Jade Riley and Brent Davis *(01:56:25 in video)*

**Questions, comments, and discussion by council members.** *(02:07:41 in video)*

Presentation Continued *(02:11:31 in video)*

**Questions, comments, and discussion by council members.** *(02:15:37 in video)*

**ADJOURNMENT:**

**Motion to adjourn.** *(02:18:51 in video)*

**MOVER:** Amanda Breen

**SECONDER:** Courtney Hamilton

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

**RESULT: UNANIMOUS**

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Neil Bradshaw, Mayor

**ATTEST:**

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Trent Donat, City Clerk

Report Criteria:

Invoices with totals above \$0 included.  
 Paid and unpaid invoices included.  
 [Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"  
 Invoice Detail.Voided = No, Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>GENERAL FUND</b>					
<b>01-2175-9000 P/R DEDUC PBL--EMP CAF FSA-DC</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	FSA ADMIN FEES APRIL 2024	4,109.10		0
NBS-NATIONAL BENEFIT SERVI	CP379142	FSA FEES FOR 2023	271.17		0
<b>01-3400-1100 PLANNING FEES</b>					
THE KRIK GROUP	051424	REFUND OF ADMINISTRATIVE DESIGN REVIEW FEES	500.00		0
<b>01-3400-1110 BUILDING PLAN CHECK FEES</b>					
SCOTT PRENTICE ARCHITECTS	050924	OVERCHARGE FOR BUILDING PLAN CHECK FEES - REFUND DIFFERENCE	1,017.54		0
<b>01-3700-2010 RENT-PARK RESERVATIONS</b>					
MARINO, DANA	051424	REFUND PAYMENT FOR INVOICE 7900 - NO LONGER RENTING	80.00		0
<b>01-3700-3650 REIMBURSEMENT-BLAINE CITY TOUR</b>					
JAQUET, WENDY	050824	CITY TO CITY TOUR 2024 DINNER REIMBURSEMENT	1,890.00		0
Total :			7,867.81		
<b>LEGISLATIVE &amp; EXECUTIVE</b>					
<b>01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	HRA ADMIN FEES APRIL 2024	165.28		0
<b>01-4110-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	19.85		0
<b>01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG</b>					
BRADSHAW, NEIL	050224	CONFERENCE REGISTRATION REFUND	250.00		0
BRADSHAW, NEIL	050224	CEDAR STREET HOTEL REFUND	170.18		0
BRADSHAW, NEIL	050224	WREN HOTEL REFUND	166.33		0
HAMILTON, COURTNEY	050224	GAS REIMBURSEMENT FOR CITY TO CITY TOUR 2024	67.99		0
HAMILTON, COURTNEY	050224	CEDAR STREET HOTEL FOR CITY TO CITY TOUR 2024	291.56		0
HUTCHINSON, TRIPP	042324	GAS REIMBURSEMENT	205.02		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
HUTCHINSON, TRIPP	042324	OVERNIGHT PARKING	54.00		0
Total LEGISLATIVE & EXECUTIVE:			1,390.21		
<b>ADMINISTRATIVE SERVICES</b>					
<b>01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	HRA ADMIN FEES APRIL 2024	8,193.26		0
<b>01-4150-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	74.55		0
<b>01-4150-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
COPY & PRINT, L.L.C.	1193	MONTHLY CALENDAR & BOX OF SUGAR ON THE RAW	62.15		0
COPY & PRINT, L.L.C.	1197	C-LINE PROJECT FOLDERS	21.23		0
GEM STATE PAPER & SUPPLY	1118938	TISSUE & ENMOTION TOWEL	202.42		0
<b>01-4150-4200 PROFESSIONAL SERVICES</b>					
CINTAS	4191315672	SCRAPER MAT BLACK MATS SHOP TOWELS	40.99		0
KETCHUM COMPUTERS, INC.	20361	ADMINISTRATION (CLERK & FINANCE)	2,893.50		0
SUN VALLEY EVENTS	1041	KETCHUM EVENTS CONTRACT INSTALLMENT MAY 2024	4,062.02	24076	0
CLEARMINDGRAPHICS	6396	WEBSITE DESIGN & DEVELOPMENT - SECURITY UPDATES	225.00		0
WESTERN RECORDS DESTRUCT	0698306	APRIL 2024 SERVICE	67.00		0
NESTED STRATEGIES	1201	WARM SPRINGS PRESERVE PHILANTHROPY COUNSEL - APRIL 2024	3,718.75	20638	0
BEST DAY HR	45418	RECRUITMENT ASSISTANCE	8,279.47		0
BEST DAY HR	45418	MEMO	218.75	23117	0
SPEED GOAT TECHNOLOGY LLC	2230128	APRIL 2024 COMPUTER SECURITY SERVICES	2,970.00		0
<b>01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
BAKER, TESSA	050924	FINANCE DIRECTOR APPLICANT - TRAVEL REIMBURSEMENT MILEAGE REFUND	404.68		0
BAKER, TESSA	050924	FINANCE DIRECTOR APPLICANT - TRAVEL REIMBURSEMENT HOTEL	277.72		0
<b>01-4150-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
SYRINGA NETWORKS, LLC	24MAY0299	CITY HALL - 191 W 5TH ST	1,600.00		0
AT&T MOBILITY LLC	297310798935	287310798935 050124	80.17		0
LUMEN	684845027	74754376 042424 (CREDIT)	.56-		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4150-5110 COMPUTER NETWORK</b>					
DELL MARKETING L.P.	10664540497	VLA OFFICE STD LTSC 2021	613.40		0
KETCHUM COMPUTERS, INC.	20361	ADMINISTRATION HARDWARE	3,601.80		0
LEAF	16496051	100-6877711-001 050824	1,666.20		0
<b>01-4150-5200 UTILITIES</b>					
CITY OF KETCHUM	APRIL 24	360 - 171 E RIVER ST	59.21		0
CITY OF KETCHUM	APRIL 24	9994 - 900 N 3RD AVE	196.22		0
CITY OF KETCHUM	APRIL 24	208 - 191 5TH ST	443.01		0
CITY OF KETCHUM	APRIL 24	772 - 131 E RIVER ST	70.22		0
<b>01-4150-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
FIRE SERVICES OF IDAHO	12559503	ANNUAL SERVICE OF FIRE EXT 2024 - CITY HALL	125.00		0
<b>01-4150-6510 COMPUTER SERVICES</b>					
CASELLE, INC.	132655	CONTRACT SUPPORT & MAINTENANCE FOR JUNE 2024	3,495.00		0
Total ADMINISTRATIVE SERVICES:			43,661.16		
<b>LEGAL</b>					
<b>01-4160-4200 PROFESSIONAL SERVICES</b>					
WHITE PETERSON LAW FIRM	24892R 043024	GENERAL CITY ADMIN - MAY 2024	16,500.00		0
Total LEGAL:			16,500.00		
<b>PLANNING &amp; BUILDING</b>					
<b>01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	HRA ADMIN FEES APRIL 2024	394.74		0
<b>01-4170-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	19.85		0
<b>01-4170-4200 PROFESSIONAL SERVICES</b>					
KETCHUM COMPUTERS, INC.	20361	PLANNING & BUILDING	1,426.50		0
MATTISON, ROBYN	2024.04	ENGINEERING SERVICES APRIL 2024	4,533.75		0
<b>01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM</b>					
HARMONY DESIGN & ENGINEE	23894	18018 KETCHUM SAP REVIEW THROUGH 033124	932.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4170-4400 ADVERTISING &amp; LEGAL PUBLICATIO</b>					
COPY CENTER LLC	3204	PUBLIC NOTICE MAILERS LIMELIGHT CONDO & HERBIE	225.57		0
<b>01-4170-4500 GEOGRAPHIC INFO SYSTEMS</b>					
GEOBILITY LLC	1061	CONSULT ABOUT IMAGERY DATA INVENTORY SIDEWALKS TRAINING SESSIONS	930.00		0
Total PLANNING & BUILDING:			8,462.91		
<b>NON-DEPARTMENTAL</b>					
<b>01-4193-4500 1ST/WASHINGTON RENT</b>					
URBAN RENEWAL AGENCY	7950	MAY 2024 URA RENT	3,000.00		0
<b>01-4193-6500 CONTRACT FOR SERVICE</b>					
BLAINE COUNTY TREASURER	443	SUSTAINABILITY CONTRACT - QUARTER 3 FY24	22,200.49	24016	0
<b>01-4193-9930 GENERAL FUND OP. CONTINGENCY</b>					
DIXON RESOURCES UNLIMITED	4072	ON CALL PARKING SUPPORT SERVICES APRIL 2024	2,262.50		0
ACRISURE	863395	APRIL 2024 CONSULTING SERVICES	1,875.00	23111	0
RUBBERFORM RECYCLED PRO	RF88524	RUBBERFORM ITEMS FOR WEST KETCHUM CALMING PROJECT	10,212.43	24085	0
Total NON-DEPARTMENTAL:			39,550.42		
<b>FACILITY MAINTENANCE</b>					
<b>01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	HRA ADMIN FEES APRIL 2024	2,870.03		0
<b>01-4194-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	16.50		0
<b>01-4194-3200 OPERATING SUPPLIES</b>					
GEM STATE PAPER & SUPPLY	1118301	CLOROX TOWELS TOILET PAPER TOILET BOWL CLEANER ANTIBACTERIAL SOAP	965.48		0
<b>01-4194-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL54943	1001226 043024 - FACILITIES	242.61		0



Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4194-4200 PROFESSIONAL SERVICES</b>					
ARBOR CARE	12212	TREE REMOVAL & STUMP REMOVAL	1,700.00		0
EVANS PLUMBING INC	151864	PARK BATHROOMS WO# 4-142135	145.00		0
KETCHUM COMPUTERS, INC.	20361	FACILITY MAINTENANCE	238.50		0
LILY & FERN, LLC	5101	1 GALLON PERENNIAL - ACHILLEA - PTER COTTONTAIL YARROW - WHITE	270.00		0
THORNTON HEATING	62485	200 E 10TH ST SPRING HVAC SERVICE	276.00		0
<b>01-4194-4210 PROFESSIONAL SERVC-CITY TREES</b>					
ARBOR CARE	15015	PRUNING	562.00		0
ARBOR CARE	15022-2	TREE REMOVAL - SELECT TREES	674.00		0
<b>01-4194-4220 PROF SERV-CITY BEAUTIFICATION</b>					
LILY & FERN, LLC	5099	1 GALLON DAHLIA - HYPNOTICA SERIES - TEQUILA SUNRISE	504.00		0
LILY & FERN, LLC	5246	MONTHLY PAYMENT FLOWER MAINTENANCE - MAY 2024	5,975.23		0
<b>01-4194-5200 UTILITIES</b>					
CITY OF KETCHUM	APRIL 24	1127 - 571 5TH ST E & N	15.28		0
CITY OF KETCHUM	APRIL 24	532 - 120 S 1ST AVE	61.84		0
CITY OF KETCHUM	APRIL 24	1245 - 600 E 1ST ST	43.94		0
CITY OF KETCHUM	APRIL 24	9996 - 1173 WARM SPRINGS RD	59.22		0
CITY OF KETCHUM	APRIL 24	456 - 1178 WARM SPRINGS RD	15.28		0
CITY OF KETCHUM	APRIL 24	1650 - 180 E 1ST ST	59.22		0
CITY OF KETCHUM	APRIL 24	9995 - 900 N 3RD AVE IRR	45.84		0
CITY OF KETCHUM	APRIL 24	560 - 340 EDELWEISS AVE N	15.28		0
CITY OF KETCHUM	APRIL 24	9991 - 371 EAST AVE N	60.53		0
CITY OF KETCHUM	APRIL 24	536 - ST SCAPE / PLANTER BOXES	45.84		0
IDAHO POWER	2208579470 05	2208579470 050924 - 215 LEWIS ST COMPACTOR	128.54		0
INTERMOUNTAIN GAS	32649330001 0	130 S 1ST AVE - 3264933816	43.16		0
<b>01-4194-5300 CUSTODIAL &amp; CLEANING SERVICES</b>					
WESTERN BUILDNG MAINTEN	0143786-IN	MONTHLY JANITORIAL SERVICES - APRIL 2024	4,637.00		0
<b>01-4194-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
A.C. HOUSTON LUMBER CO.	2405-731695	STRAP TIE & K-LATH SHARP PT	32.31		0
A.C. HOUSTON LUMBER CO.	2405-731814	SCREW EXTRACTOR SET WRENCH TAP PHILLIPS BITS PASTENERS	39.17		0
CHATEAU DRUG CENTER	2853070	EXTENSION CORD	37.99		0
PACIFIC STEEL & RECYCLING	8700696	PIPE FOR FLAG POLE	94.53		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
PLATT ELECTRIC SUPPLY	5D95693	DECORA INSRT GIGAMAX CAT5E AND DECRA DEV MNT	9.17		0
SENTINEL FIRE & SECURITY, IN	99376	HISTORICAL PARK BUILDINGS 180 1ST ST EAST TESTING	110.00		0
SENTINEL FIRE & SECURITY, IN	99392	180 1ST STEET EAST - TWELVE VOLT 7 AMP HOUR	32.00		0
THORNTON HEATING	62456	CITY HALL SPRING HVAC SERVICE	345.00		0
<b>01-4194-5910 REPAIR &amp; MAINT-491 SV ROAD</b>					
CINTAS	4191315748	XTRAC MATS & SCRAPER MAT	47.66		0
CINTAS	4192035668	XTRAC MATS & SCRAPER MAT	47.66		0
CITY OF KETCHUM	APRIL 24	192 - 491 SUN VALLEY RD E	349.69		0
<b>01-4194-5950 REPAIR &amp; MAINT-WARM SPRINGS PR</b>					
CLEAR CREEK LAND CO. LLC	0000044295	OLD GEEZER ALLY - MOBILE STORAGE RENT MAY 2024	231.00		0
PIPECO, INC.	S5411037.001	PINK MARKING PAINT	65.24		0
<b>01-4194-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
PIPECO, INC.	S5413810.001	LIQUID FILLED PRESSURE GAUGE FOR WATER TRAILER	23.52		0
SAWTOOTH WOOD PRODUCTS, I	0000146600	ELBOW	26.11		0
<b>01-4194-6950 MAINTENANCE</b>					
A.C. HOUSTON LUMBER CO.	2404-729141	FASTENERS & POLARIZED SAFETY GLASSES	48.64		0
A.C. HOUSTON LUMBER CO.	2405-731331	PREM TARP SILVER	99.99		0
A.C. HOUSTON LUMBER CO.	2405-732990	SEL STRUC FIR & P.T. H/F 2 & BTR GRND	45.83		0
A.C. HOUSTON LUMBER CO.	2405-733316	LARGE PIGSKIN GLOVE & PREM TARP SILVER	27.98		0
A.C. HOUSTON LUMBER CO.	2405-734006	SANDPAPER	9.52		0
A.C. HOUSTON LUMBER CO.	2405-734284	TAKIGI DOWEL SAW DOWEL FILLER WOOD TITEBOND BLUE PRO PUTTY KNIFE	58.35		0
LUTZ RENTALS	152948-1	HAMMER DRILL & BIT SDS PLUS 1/4"	21.60		0
MOSS GARDEN CENTER	221529	PLANTING COMPOST PREMIUM TOP SOIL FOR ABOR DAY	73.50		0
PIPECO, INC.	S5411712.001	TEFLON TAPE	2.84		0
PIPECO, INC.	S5417462.001	TEE INS PVC NIPPLE BUSHING PVC MXF MALE ADAPTOR	8.72		0
PIPECO, INC.	S5435960.001	COVER AQUALINE PVC NIPPLE BRUSHING PVC ELBOW PVC - SHOP	37.37		0
SHERWIN-WILLIAMS CO.	4496-8	3 XL-SPRIG & QT SW PLAS RATIO CON	37.51		0
SILVER CREEK SUPPLY	0015291109-00	FALCON ROTORS	941.76		0
Total FACILITY MAINTENANCE:			22,574.98		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>POLICE</b>					
<b>01-4210-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	26.05		0
<b>01-4210-3200 OPERATING SUPPLIES</b>					
CHATEAU DRUG CENTER	2854999	DUCT TAPE & INVISIBLE GLASS	24.68		0
<b>01-4210-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL54944	1001227 043024 - ADMIN	127.80		0
<b>01-4210-3610 PARKING OPS PROCESSING FEES</b>					
DATA TICKET INC	164628	DAILY CITATION PROCESSING, VIN LOOKUPS, MAINTENANCE AND SUPPORT - APRIL 2024	1,412.96		0
<b>01-4210-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
AT&T MOBILITY LLC	297310798935	287310798935 050124	175.31		0
<b>01-4210-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b>					
DICK YORK'S AUTO SERVICE	94273	FLEET BEARING ASSEMBLY AND NON-CHLOR BRAKE CLNR	1,381.14		0
Total POLICE:			3,147.94		
<b>FIRE &amp; RESCUE</b>					
<b>01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	HRA ADMIN FEES APRIL 2024	4,848.04		0
<b>01-4230-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	84.85		0
<b>01-4230-3200 OPERATING SUPPLIES FIRE</b>					
A.C. HOUSTON LUMBER CO.	2404-729119	BUCKETS + LIDS	22.56		0
BUSINESS AS USUAL INC.	165613	POST ITS, LAMINATING POUCHES	18.45		0
BUSINESS AS USUAL INC.	165685	NAME BADGE, POST ITS	5.73		0
CHATEAU DRUG CENTER	2854423	CLEANING SUPPLIES	9.12		0
<b>01-4230-3210 OPERATING SUPPLIES EMS</b>					
BUSINESS AS USUAL INC.	165613	POST ITS, LAMINATING POUCHES	18.45		0
BUSINESS AS USUAL INC.	165685	NAME BADGE, POST ITS	5.72		0
CHATEAU DRUG CENTER	2854423	CLEANING SUPPLIES	9.11		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
NORCO	40549641	CYLINDER RENTAL	189.00		0
HENRY SCHEIN	85102062	COBAN, ADRENALINE, ATROPHINE, ONDANSETRON, RECORONIUM BROMIDE	672.47		0
MINIDOKA MEMORIAL HOSPITA	13-04962	CPR CARDS	730.00		0
<b>01-4230-3500 MOTOR FUELS &amp; LUBRICANTS FIRE</b>					
CHRISTENSEN INC.	CL50941	1001221 031524	129.53		0
CHRISTENSEN INC.	CL54939	1001221 043024	195.11		0
<b>01-4230-3510 MOTOR FUELS &amp; LUBRICANTS EMS</b>					
CHRISTENSEN INC.	CL50941	1001221 031524	129.52		0
CHRISTENSEN INC.	CL54939	1001221 043024	195.10		0
<b>01-4230-4200 PROFESSIONAL SERVICES FIRE</b>					
KETCHUM COMPUTERS, INC.	20361	FIRE & RESCUE	742.50		0
<b>01-4230-4210 PROFESSIONAL SERVICES EMS</b>					
DEPT. OF HEALTH & WELFARE	00007128	ALS Renewal - GREG MARTIN	25.00		0
DEPT. OF HEALTH & WELFARE	00007130	ALS Renewal - WITTHAR	25.00		0
DEPT. OF HEALTH & WELFARE	00007157	ALS Renewal - LIZANO	25.00		0
DEPT. OF HEALTH & WELFARE	00007190	ALS Renewal - RUSCH	25.00		0
<b>01-4230-5100 TELEPHONE &amp; COMMUNICATION FIRE</b>					
MTE COMMUNICATIONS	056983 050124	056983 050124	14.98		0
COX BUSINESS	0012401049446	0012401049446101 042824	123.94		0
<b>01-4230-5110 TELEPHONE &amp; COMMUNICATION EMS</b>					
MTE COMMUNICATIONS	056983 050124	056983 050124	14.97		0
SYRINGA NETWORKS, LLC	24MAY0299	FIRE - 107 SADDLE RD	950.00		0
COX BUSINESS	0012401049446	0012401049446101 042824	123.94		0
<b>01-4230-5200 UTILITIES</b>					
CITY OF KETCHUM	APRIL 24	2307 - 107 SADDLE RD	157.58		0
IDAHO POWER	2226144497 04	2226144497 042524	1,998.12		0
INTERMOUNTAIN GAS	26223127833 0	26223127833 042524	181.49		0
<b>01-4230-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
A.C. HOUSTON LUMBER CO.	2404-728483	BROOM	10.99		0
<b>01-4230-6000 REPAIR &amp; MAINT-AUTO EQUIP FIRE</b>					
WARM SPRINGS AUTO PARTS LL	199595	DIESEL EXHAUST FLUID	53.90		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4230-6010 REPAIR &amp; MAINT-AUTO EQUIP EMS</b>					
WARM SPRINGS AUTO PARTS LL	199595	DIESEL EXHAUST FLUID	53.90		0
<b>01-4230-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
NORCO	40548795	CYLINDER RENTAL	38.70		0
<b>01-4230-6110 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
NORCO	40548795	CYLINDER RENTAL	38.70		0
Total FIRE & RESCUE:			11,866.47		
<b>STREET</b>					
<b>01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	HRA ADMIN FEES APRIL 2024	1,846.73		0
<b>01-4310-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	33.25		0
<b>01-4310-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2404-728669	ESLP GORMAN	125.73		4310044
A.C. HOUSTON LUMBER CO.	2404-728700	ESLP GORDMAN RETURN - INV 2404-728669	125.73-		4310044
A.C. HOUSTON LUMBER CO.	2404-728701	WINDSORONE PROTECTED S4SSE	366.12		4310044
A.C. HOUSTON LUMBER CO.	2405-731315	SCHLAGE F40V ACC 619 PRIVACY	44.99		4310044
BUSINESS AS USUAL INC.	165590	REPORT COVERS PRONG AND SHARPIES	52.40		4310044
FASTENAL COMPANY	IDJER110644	22-18 #6 TERMINAL - CRIMP TERMINALS FOR SHOP	15.46		4310044
NAPA AUTO PARTS	184905	TOWELS & GLOVES FOR SHOP	52.92		4310044
PLATT ELECTRIC SUPPLY	5D29660	LEV84003 001 011 DTKIT DT130 ETC	80.95		4310044
PLATT ELECTRIC SUPPLY	5D29692	CREDIT FROM ORDER - 4S11432	17.00-		4310044
PLATT ELECTRIC SUPPLY	5D37791	LEV GFTR2-T TBR20-T DTKIT	3.45		4310044
PLATT ELECTRIC SUPPLY	5D37815	LEV GFTR2-T TBR20-T	19.91		4310044
SHERWIN-WILLIAMS CO.	4363-0	QUART EMERALD PAINT SPACKLING TAPE	97.17		4310044
SHERWIN-WILLIAMS CO.	8188-4	4.5 JUMBO-COL	7.29		4310044
<b>01-4310-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL54940	CL54940 043024 - STREETS DEPT	1,320.93		4310044
<b>01-4310-4200 PROFESSIONAL SERVICES</b>					
KETCHUM COMPUTERS, INC.	20361	STREETS	387.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
LHTAC	T2040824SM-1	T2 CENTER CLASSES	60.00		4310047
<b>01-4310-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
SYRINGA NETWORKS, LLC	24MAY0299	STREETS - 210 10TH ST	650.00		0
<b>01-4310-5200 UTILITIES</b>					
CITY OF KETCHUM	APRIL 24	9999 - 210 E 10TH ST	147.40		4310047
CITY OF KETCHUM	APRIL 24	9993 - 200 E 10TH ST	107.06		4310047
IDAHO POWER	2204882910 04	2204882910 041324	580.29		4310047
INTERMOUNTAIN GAS	32649330001 0	911 WARM SPRINGS - 3264933821	139.13		4310047
INTERMOUNTAIN GAS	32649330001 0	200 E 10TH ST - 3264933817	570.30		4310047
<b>01-4310-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b>					
NAPA AUTO PARTS	184687	FILTERS FOR F550	28.68		4310044
<b>01-4310-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
METROQUIP, INC.	P26410	BROOMS FOR SWEEPING	2,460.81		4310044
NAPA AUTO PARTS	185506	OZZY JUICE FOR PARTS WASHER	208.98		4310044
<b>01-4310-6910 OTHER PURCHASED SERVICES</b>					
CINTAS	4191315691	BLACK MATS	21.71		4310047
CINTAS	4192035608	BLACK MATS	21.71		4310047
<b>01-4310-6920 SIGNS &amp; SIGNALIZATION</b>					
PACIFIC STEEL & RECYCLING	8704848	METAL FOR BENCH BASES	765.02		4310040
TRAFFIC SAFETY SUPPLY CO., I	INV069484	ADA DETECTABLE WARNING	313.84		4310040
<b>01-4310-6930 STREET LIGHTING</b>					
IDAHO POWER	2200749261 04	2200749261 042524	428.94		4310050
IDAHO POWER	2204882910 04	2204882910 041324	612.21		4310050
IDAHO POWER	2204882910 04	2204882910 041324	10.07		4310050
<b>01-4310-6950 MAINTENANCE &amp; IMPROVEMENTS</b>					
SHERWIN-WILLIAMS CO.	8321-1	5 GALLON PAINT WHI & RED	486.25		4310040
IDAHO MATERIALS & CONSTRU	6332145	VALLEY PAVING ASPHALT	1,416.36		4310036
Total STREET:			13,340.33		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>RECREATION</b>					
<b>01-4510-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	19.60		0
<b>01-4510-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
CHATEAU DRUG CENTER	2851750	SHARPI AND SPRAY BOTTLE	17.06		0
<b>01-4510-3200 OPERATING SUPPLIES</b>					
COLOR HAUS, INC.	5TRTP	NORTON HOOK & LOOP x 2	45.98		0
OHIO GULCH TRANSFER STATIO	284763	TON TRANSFER	5.00		0
<b>01-4510-3250 RECREATION SUPPLIES</b>					
BUSINESS AS USUAL INC.	166010	CONSTRUCTION PAPER ERASER DUCT TAPE PENCILS	42.55		0
JANE'S ARTIFACTS	062121	CLIPBOARDS CRAFT STICKS STENCILS GLUE STICKS MARKERS	104.98		0
<b>01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY</b>					
ATKINSONS' MARKET	03855413	MANDARINS DELI TURKEY PREGO APPLES	31.06		0
ATKINSONS' MARKET	03859008	APPLES & MANDARINS	15.54		0
ATKINSONS' MARKET	05791121	APPLES CARROTTS MANDARINS HUMUS	23.54		0
ATKINSONS' MARKET	08789427	CUPCAKES OREO FROSTED COOKIES	21.46		0
SYSCO	240531579	CHICKEN NUGGETS PIZZA FRENCH TOAST STICKS PRETZELS GRAHAM CRACKERS GOLDFISH	523.57		0
<b>01-4510-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
KETCHUM AUTO INC	103491	OIL FILTER WASHER FLUID SYNTHETIC OIL FOR 2021 FORD TRANSIT	94.88		0
<b>01-4510-4200 PROFESSIONAL SERVICE</b>					
KETCHUM COMPUTERS, INC.	20361	PARKS	346.50		0
BACKGROUND INVESTATION B	INV-46775	PRE-EMPLOYMENT BACKGROUND CHECK	27.45		0
<b>01-4510-5200 UTILITIES</b>					
SYRINGA NETWORKS, LLC	24MAY0299	900 3RD AVE NORTH	650.00		0
Total RECREATION:			1,969.17		
Total GENERAL FUND:			170,331.40		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>WAGON DAYS FUND</b>					
<b>WAGON DAYS EXPENDITURES</b>					
<b>02-4530-4200 PROFESSIONAL SERVICES</b>					
SUN VALLEY EVENTS	1041.1	WAGON DAYS CONTRACT INSTALLMENT MAY 2024	3,611.11	24026	0
Total WAGON DAYS EXPENDITURES:			3,611.11		
Total WAGON DAYS FUND:			3,611.11		
<b>GENERAL CAPITAL IMPROVEMENT FD</b>					
<b>GENERAL CIP EXPENDITURES</b>					
<b>03-4193-7135 MAIN STREET REHAB</b>					
LOST RIVER OUTFITTERS, INC.	050824	REPLACEMENT OF BROKEN SERVING BOWL	200.00		713503
WORTH PRINTING	4221	POSTERS	395.40		713503
<b>03-4193-7200 TECHNOLOGY UPGRADES</b>					
CDW GOVERNMENT, INC.	RC58588	MS SURFACE PRO & SUR PRO10 & MS SURFACE DOCK 2	2,432.34		0
<b>03-4193-7220 RECYCLING</b>					
SAWTOOTH WOOD PRODUCTS, I	146416	CHAIN LINK FENCE W GREEN MESH AT RECYCLING COMPACTORS - LABOR	4,000.00		0
<b>03-4193-9930 GENERAL FUND CIP CONTINGENCY</b>					
BRENNAN'S CARPET	40177	CITY HALL - THE RIVER	1,064.97		0
Total GENERAL CIP EXPENDITURES:			8,092.71		
<b>FACILITY MAINT CIP EXPENDITURE</b>					
<b>03-4194-7185 EV CHARGING STATIONS</b>					
IDAHO POWER COMPANY	27649143-001	550 N MAIN ST EV CHARGERS CONSTRUCTION (PAYMENT DUE PRIOR TO WORK)	5,109.00		0
Total FACILITY MAINT CIP EXPENDITURE:			5,109.00		
<b>FIRE &amp; RESCUE CIP EXPENDITURES</b>					
<b>03-4230-7115 FIREFIGHTIN EQ (TOOLS)</b>					
ADRIAN STEEL OF IDAHO, LLC	3686	SAFETY SCREEN, UPPER PLATFORM, MAP BOARDS,			



Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
		DRAWER, DRY ERASE TABLE	4,838.00		0
<b>03-4230-7140 SHOP TOOLS</b>					
WARM SPRINGS AUTO PARTS LL	199588	WRENCH	10.99		0
Total FIRE & RESCUE CIP EXPENDITURES:			4,848.99		
Total GENERAL CAPITAL IMPROVEMENT FD:			18,050.70		
<b>ORIGINAL LOT FUND</b>					
<b>ORIGINAL LOT TAX</b>					
<b>22-4910-6080 MOUNTAIN RIDES</b>					
MOUNTAIN RIDES	12494	TRANSPORTATION SERVICES FY2024 - MAY 2024	66,333.34	24006	0
Total ORIGINAL LOT TAX:			66,333.34		
Total ORIGINAL LOT FUND:			66,333.34		
<b>ADDITIONAL1%-LOT FUND</b>					
<b>ADDITIONAL 1%-LOT</b>					
<b>25-4910-4220 SUN VALLEY AIR SERVICE BOARD</b>					
SUN VALLEY AIR SERVICE BOA	050224	DIRECT COST'S AUGUST	5,522.68-		0
SUN VALLEY AIR SERVICE BOA	050224	MARCH MOS 2024	182,570.39		0
Total ADDITIONAL 1%-LOT:			177,047.71		
Total ADDITIONAL1%-LOT FUND:			177,047.71		
<b>IN-LIEU HOUSING FUND</b>					
<b>IN-LIEU HOUSING EXPENDITURES</b>					
<b>52-4410-7116 BLUEBIRD VILLAGE HOUSING</b>					
KETCHUM COMMUNITY DEVEL	65% COMPLE	65% COMPLETE BLUE BIRD	1,300,000.00		0
KETCHUM COMMUNITY DEVEL	REIMB PO#24	PO#24057 GMD REIMBURSEMENT	151,982.30		0
Total IN-LIEU HOUSING EXPENDITURES:			1,451,982.30		
Total IN-LIEU HOUSING FUND:			1,451,982.30		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>COMMUNITY HOUSING</b>					
<b>COMMUNITY HOUSING EXPENSE</b>					
<b>54-4410-3100 GENERAL OFFICE</b>					
COPY & PRINT, L.L.C.	1197	C-LINE PROJECT FOLDERS	21.23		0
<b>54-4410-3200 LIFT TOWER LODGE OPERATIONS</b>					
INTERMOUNTAIN GAS	08335990225 0	08335990225 042424 - 703 S MAIN ST	84.02		0
KETCHUM COMPUTERS, INC.	20361	LIFT TOWER LODGE	90.00		0
FM PROPERTY MANAGEMENT L	1096	LIFT TOWER LODGE REPAIRS MARCH 2024 & APRIL 4 2024	2,393.32		0
<b>54-4410-4200 PROFESSIONAL SERVICES</b>					
BACKGROUND INVESTATION B	INV-46775	PRE-EMPLOYMENT BACKGROUND CHECK	28.45		0
BACKGROUND INVESTATION B	INV-46775	EMPLOYEE BACKGROUND CHECK	119.45		0
<b>54-4410-4210 LEASE TO LOCALS INSENTIVES</b>					
PAUL, BUDDY	051624	FIRST LEASE TO LOCALS FIRST PAYMENT	1,000.00		0
<b>54-4410-4215 LEASE TO LOCALS PROF SERVICES</b>					
PLACEMATE, INC	1680	MONTHLY LEASE TO LOCALS PROGRAM SUPPORT - APRIL 2024	6,000.00	23123	0
<b>54-4410-4225 DEED RESTRICTIONS</b>					
INTERMOUNTAIN GAS	80459260305 0	80459260305 042424 - 225 PINWOOD LN C	10.27		0
<b>54-4410-5110 COMPUTER NETWORK</b>					
KETCHUM COMPUTERS, INC.	20361	HOUSING	144.00		0
<b>54-4410-5200 LIFT TOWER LODGE UTILITIES</b>					
CITY OF KETCHUM	APRIL 24	59 - 703 S MAIN ST	669.32		0
Total COMMUNITY HOUSING EXPENSE:			10,560.06		
Total COMMUNITY HOUSING:			10,560.06		
<b>WATER FUND</b>					
<b>WATER EXPENDITURES</b>					
<b>63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	HRA ADMIN FEES APRIL 2024	400.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>63-4340-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	16.50		0
<b>63-4340-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
BUSINESS AS USUAL INC.	165736	PENS, SHEET PORTECTORS, PAPER CLIPS, HIGHLIGHTER, ADDING TAPE	64.57		435001
<b>63-4340-3120 DATA PROCESSING</b>					
BILLING DOCUMENT SPECIALIS	94347	Statement Processing for Utility Billing - W	586.60		435001
<b>63-4340-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2405-730548	SPRAY PAINT WHITE	9.99		0
TREASURE VALLEY COFFEE INC	2160:10417521	SQWINCHER STIX	62.50		0
WARM SPRINGS AUTO PARTS LL	199670	PB BLASRER PENETRATI	10.95		0
<b>63-4340-3250 LABORATORY/ANALYSIS</b>					
MAGIC VALLEY LABS, INC.	31103	Drinking Water Bacteria, Cooler Return	140.00		435001
<b>63-4340-3400 MINOR EQUIPMENT</b>					
A.C. HOUSTON LUMBER CO.	2405-731423	MAG BIT HOLDER, PHILLIPS BITS	36.38		0
GRAINGER, INC., W.W.	9106772081	JOBSITE BOX, HEAD PRY BAR, SLEDGE HAMMER	320.80		0
GRAINGER, INC., W.W.	9110924652	WATER HOSE	104.06		0
<b>63-4340-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL54942	1001225 - WATER	389.85		435001
<b>63-4340-3800 CHEMICALS</b>					
GEM STATE WELDERS SUPPLY,I	855200	Hypochlorite Solution	316.00		0
<b>63-4340-4200 PROFESSIONAL SERVICES</b>					
FIRE SERVICES OF IDAHO	12558827	ANNUAL SERVICE OF FIRE EXT - WATER DEPT	305.00		0
FIRE SERVICES OF IDAHO	12558846	ANNUAL SERVICE OF FIRE EXT - WATER DEPT WELLS	45.00		0
GO-FER-IT	128011	Water Samples	27.30		0
KETCHUM COMPUTERS, INC.	20361	WATER	272.25		0
<b>63-4340-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
CENTURY LINK	2087250715 19	2087250715 195B - WATER	129.77		0
SYRINGA NETWORKS, LLC	24MAY0299	110 RIVER RANCH RD - WATER	325.00		0
AT&T MOBILITY LLC	287318858311	287318858311 - Water	90.57		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>63-4340-5200 UTILITIES</b>					
DIG LINE	0073990-IN	Monthly Fee - W	117.98		435001
IDAHO POWER	2203658592 04	2203658592 - WELLS & BOOSTERS	6,653.31		0
INTERMOUNTAIN GAS	32649330001 0	110 RIVER RANCH RD A - 3264933818	38.81		0
<b>63-4340-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
WARM SPRINGS AUTO PARTS LL	199542	RECEIVER-MOUNT PINTL	144.95		0
WARM SPRINGS AUTO PARTS LL	199543	HITCH PIN	8.95		0
WARM SPRINGS AUTO PARTS LL	199655	RV ANTIFREEZE, GAS CAN 2 PLUS CARB	34.85		0
<b>63-4340-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
A.C. HOUSTON LUMBER CO.	2405-730090	GARDEN HOSE	34.99		0
LUNCEFORD EXCAVATION, INC.	16141	YMCA-SADDLE ROAD - WATER LEAK REPAIR & BACKFILL	1,506.75		0
PIPECO, INC.	S5413325.001	CURB STOP & PARTS	289.75		0
PAPPAS PUMPING & SEPTIC SER	40154	WHIPPLE RESIDENCE - REPAIR	720.00		0
Total WATER EXPENDITURES:			13,203.43		
Total WATER FUND:			13,203.43		
<b>WATER CAPITAL IMPROVEMENT FUND</b>					
<b>WATER CIP EXPENDITURES</b>					
<b>64-4340-7135 MAIN STREET</b>					
OPAL ENGINEERING, PLLC	664	CONTRACT ENGINEERING - ITD IMPROVEMENTS	4,156.25		0
<b>64-4340-7601 VAC TAILER SYSTEM</b>					
ORANGE POWER GROUP LLC	E01313	FX HYDROVAC SYSTEM W TRAILER	37,088.07	24001	0
<b>64-4340-7800 CONSTRUCTION</b>					
BIG WOOD LANDSCAPE, INC.	29994	WALL BLOCK	1,350.00		0
<b>64-4340-7806 NEW STAND-BY GENERATOR WA/ADM.</b>					
LLOYD CONSTRUCTION INC.	5551	NORTHWOOD BACKUP GENERATOR PROJECT-BID PACKAGE	6,317.50	23122	0
DC ENGINEERING	21KET01A1SD	ENGINEERING BACKUP POWER NWW & ADMIN	1,050.00	22057	0
Total WATER CIP EXPENDITURES:			49,961.82		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WATER CAPITAL IMPROVEMENT FUND:			49,961.82		
<b>WASTEWATER FUND</b>					
<b>WASTEWATER EXPENDITURES</b>					
<b>65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP379142	HRA ADMIN FEES APRIL 2024	931.60		0
<b>65-4350-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1004026	FSA & HRA ADMIN FEES APRIL 2024	42.30		0
<b>65-4350-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
BUSINESS AS USUAL INC.	165736	PENS, SHEET PORTECTORS, PAPER CLIPS, HIGHLIGHTER, ADDING TAPE	64.58		435001
<b>65-4350-3120 DATA PROCESSING</b>					
BILLING DOCUMENT SPECIALIS	94347	Statement Processing for Utility Billing - WW	586.60		435001
<b>65-4350-3200 OPERATING SUPPLIES</b>					
ATKINSONS' MARKET	07784455	IBUPROF	13.67		435001
THATCHER COMPANY, INC.	2024100106075	FREIGHT FOR INV #2024100105793	350.00		435001
UPS STORE #2444	MMN7FR51H6	WATER SAMPLES	19.83		435001
UPS STORE #2444	MMN7FR5ZS7	WATER SAMPLES	15.11		435001
<b>65-4350-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL54941	1001224 - WASTEWATER	74.55		435001
CHRISTENSEN INC.	CL54942	1001225 - WASTEWATER	61.49		435001
<b>65-4350-3800 CHEMICALS</b>					
NORTH CENTRAL LABORATORI	502910	Chemicals/supplies	989.28		435001
<b>65-4350-4200 PROFESSIONAL SERVICES</b>					
KETCHUM COMPUTERS, INC.	20268	CREDIT FOR WRONG CHARGE ON INV 20190	90.00-		0
KETCHUM COMPUTERS, INC.	20361	WASTEWATER	272.25		0
MAGIC VALLEY LABS, INC.	31103	Landfill Well Nitrate	48.00		435001
<b>65-4350-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
SYRINGA NETWORKS, LLC	24MAY0299	110 RIVER RANCH RD - WASTEWATER	325.00		0
<b>65-4350-5200 UTILITIES</b>					
INTERMOUNTAIN GAS	32649330001 0	110 RIVER RANCH RD SLUDGE LOADING BLDG - 3264933819	15.45		435001

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
INTERMOUNTAIN GAS	32649330001 0	110 RIVER RANCH RD A - 3264933818	38.81		435001
INTERMOUNTAIN GAS	32649330001 0	110 RIVER RANCH RD C - 3264933824	375.50		435001
INTERMOUNTAIN GAS	32649330001 0	110 RIVER RANCH RD GRIT BLDG - 3263715189	153.23		435001
<b>65-4350-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
A.C. HOUSTON LUMBER CO.	2405-733654	HRDWR CLOTH	27.99		435002
LUTZ RENTALS	152932-1	CHAIN SAW	37.80		435002
MOSS GARDEN CENTER	221572	BEST TURF SUPREME	143.98		435001
WARM SPRINGS AUTO PARTS LL	199547	VAL NON DETERGANT 30	21.98		435002
ROBERTSON'S, LLC	32768	IGNITION FLAME ROD TOTAL OF HASTINGS ORDER	251.00		435002
<b>65-4350-6900 COLLECTION SYSTEM SERVICES/CHA</b>					
BUSINESS AS USUAL INC.	165957	VIS A VIA, FN 4SET	8.95		435001
DIG LINE	0073990-IN	Monthly Fee - WWC	117.97		435001
CHRISTENSEN INC.	CL54941	1001224 - WASTEWATER COLLECTION SYSTEM	86.76		435001
WALKER SAND AND GRAVEL	1321766	COMMERCIAL ROADBASE & ENVIRONMENTAL FEE	75.72		435002
Total WASTEWATER EXPENDITURES:			5,059.40		
Total WASTEWATER FUND:			5,059.40		
<b>PARKS/REC DEV TRUST FUND</b>					
<b>PARKS/REC TRUST EXPENDITURES</b>					
<b>93-4900-6200 PARK MEMORIAL BENCH/TREES</b>					
MASON'S TROPHIES & GIFTS	103521	2x6' BRONZE PRECISION TOOLED PLAQUE - LUTHER LCLEAN	200.42		0
<b>93-4900-7700 WATCH ME GROW GARDEN</b>					
MOSS GARDEN CENTER	221408	BLACK GOLD SEEDING	13.59		0
MOSS GARDEN CENTER	221576	CHARCOAL LVIVING GREER PRO MIX POTTING MIX	103.95		0
Total PARKS/REC TRUST EXPENDITURES:			317.96		
Total PARKS/REC DEV TRUST FUND:			317.96		
Grand Totals:			1,966,459.23		

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Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
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Report Criteria:

Invoices with totals above \$0 included.  
Paid and unpaid invoices included.  
[Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"  
Invoice Detail.Voided = No, Yes

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City of Ketchum

**MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

**Reasons for Recommendation:**

**Policy Analysis and Background (non-consent items only):**

**Sustainability Impact:**

**Financial Impact:**

**Attachments:**

- 
- 
-



Item 1

FY 2024

Monthly Financial Reports

As of April 30, 2024



This packet is divided into three sections: (1) General Fund (2) Original LOT (3) In-Lieu Housing (4) City/County Housing Fund (5) Enterprise Funds.

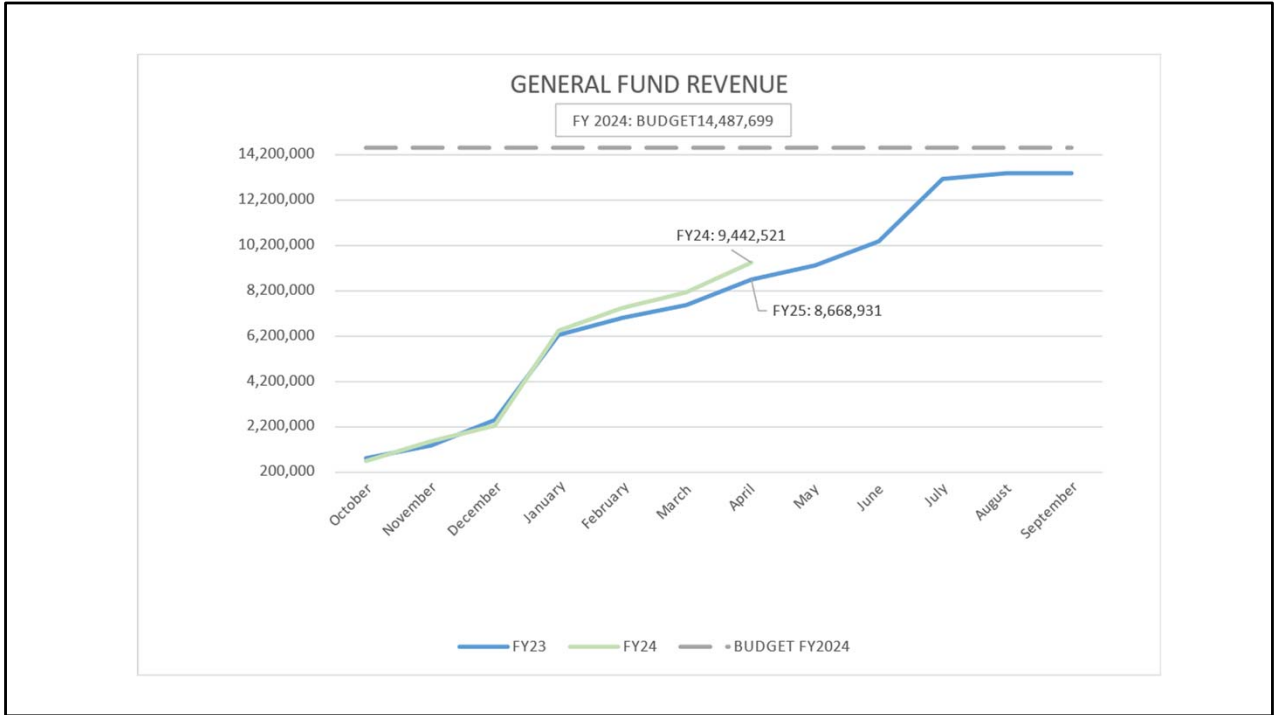
Slides includes information on current progress relative to the prior year and the current budget.

# Summary

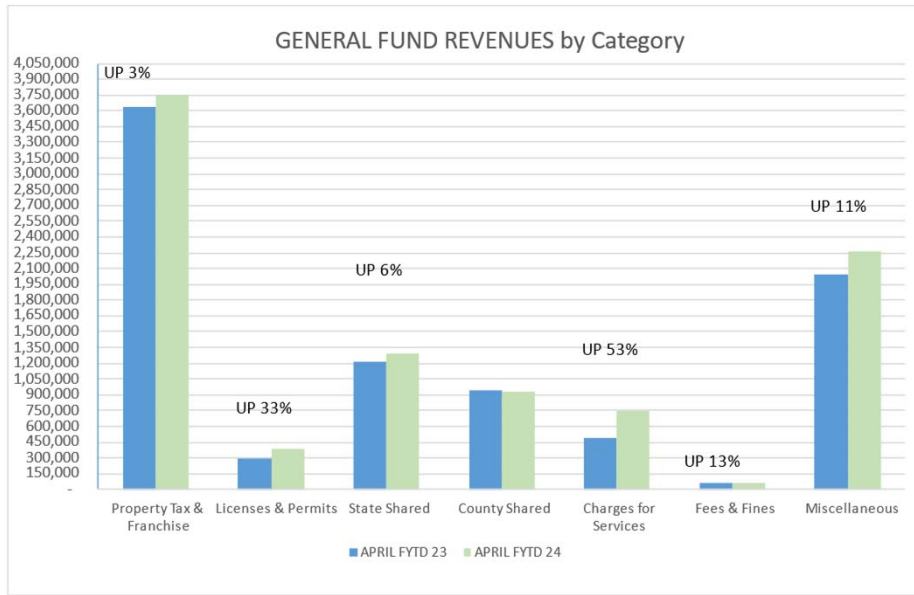
GENERAL FUND				
<b>1. REVENUES</b>	<b>Year to Date %</b>		<b>Remaining %</b>	
Approved Budget	14,487,699			
Year to Date (YTD)	9,442,521	65.2%	5,045,178	34.8%
<b>2. EXPENDITURES</b>				
Approved Budget	14,487,698			
Year to Date (YTD)	7,534,616	52.0%	6,953,082	48.0%
<b>3. Net Position</b>	<b>1,907,905</b>			
<b>4. Fund Balance Carry Over FY23</b>				
less restricted	4,111,004			
17% assigned by Council	2,462,909			

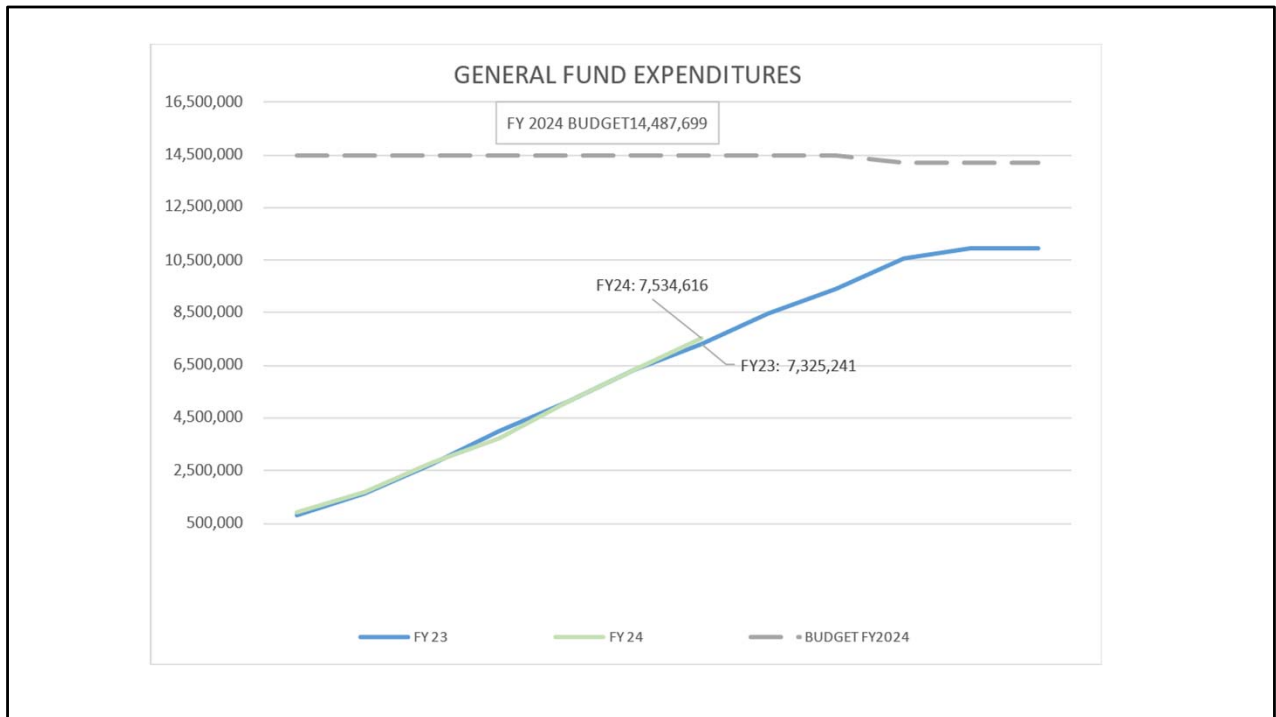
LOCAL OPTION TAX				
<b>1. REVENUES</b>	<b>Year to Date %</b>		<b>Remaining %</b>	
Approved Budget (Amended)	3,299,890			
Year to Date (YTD)	2,259,839	68%	1,040,051	32%
Fund Balance YTD	-			
<b>2. EXPENDITURES</b>				
Approved Budget (Amended)	3,299,890			
Year to Date (YTD)	2,065,991	63%	1,233,899	37%
<b>3. Net Position</b>	<b>193,849</b>			
<b>4. Fund Balance Carry Over FY23</b>	<b>698,744.67</b>			



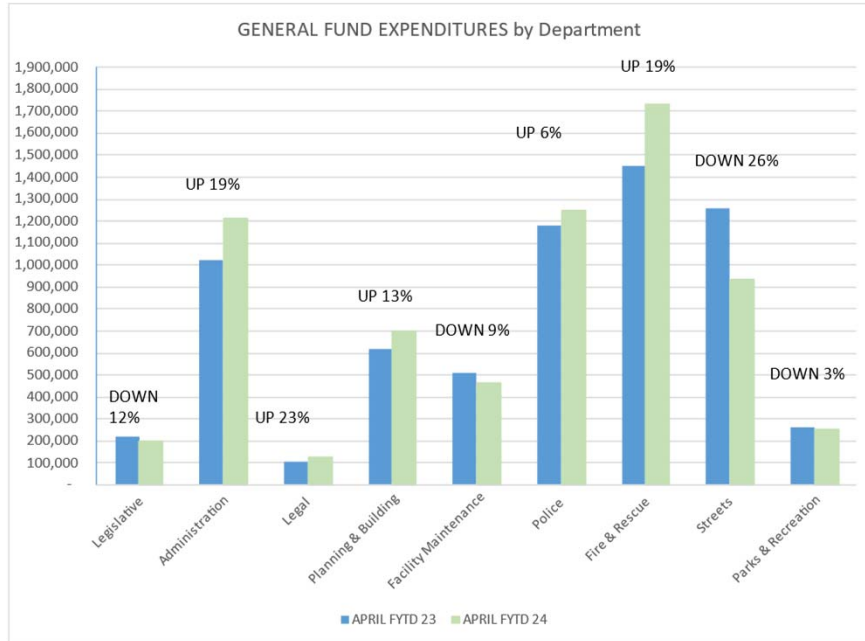


The General Fund revenues are up approximately \$773,590 (9%) compared to FY2023. The increase is largely due to interest on investment earnings.



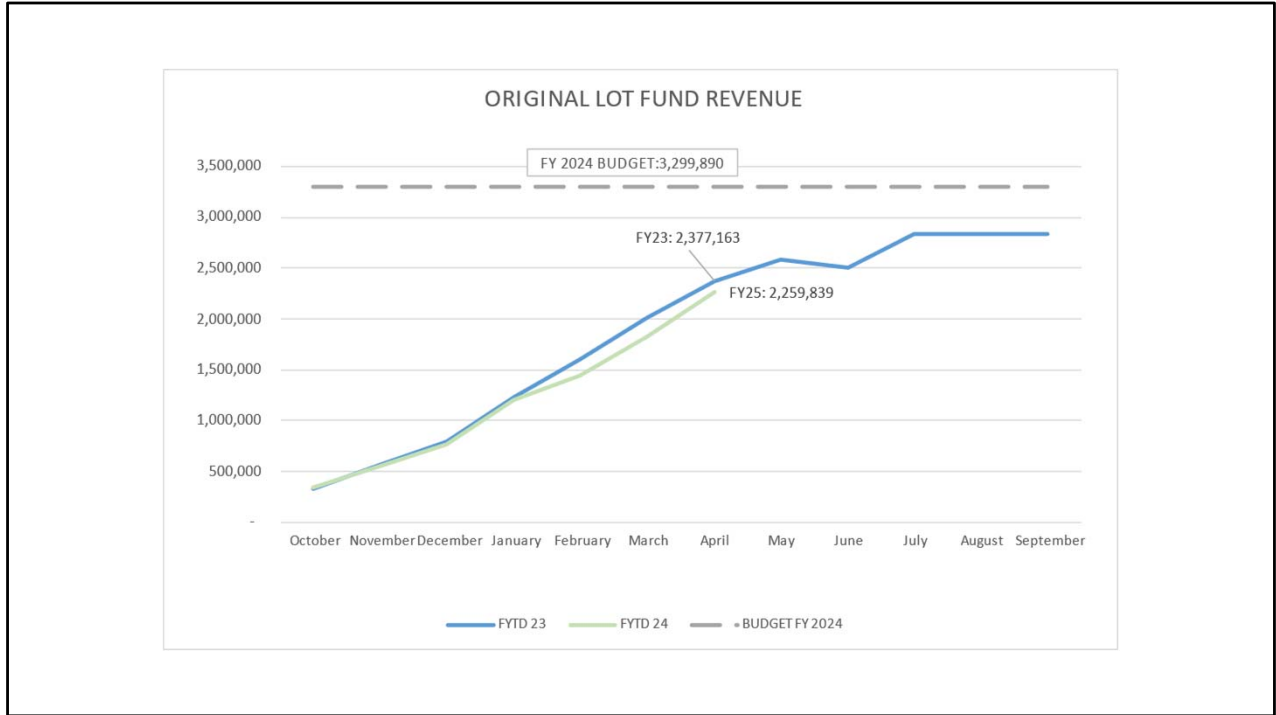


The General Fund expenditures are up \$208,375 (3%) FYTD in comparison to last fiscal year.

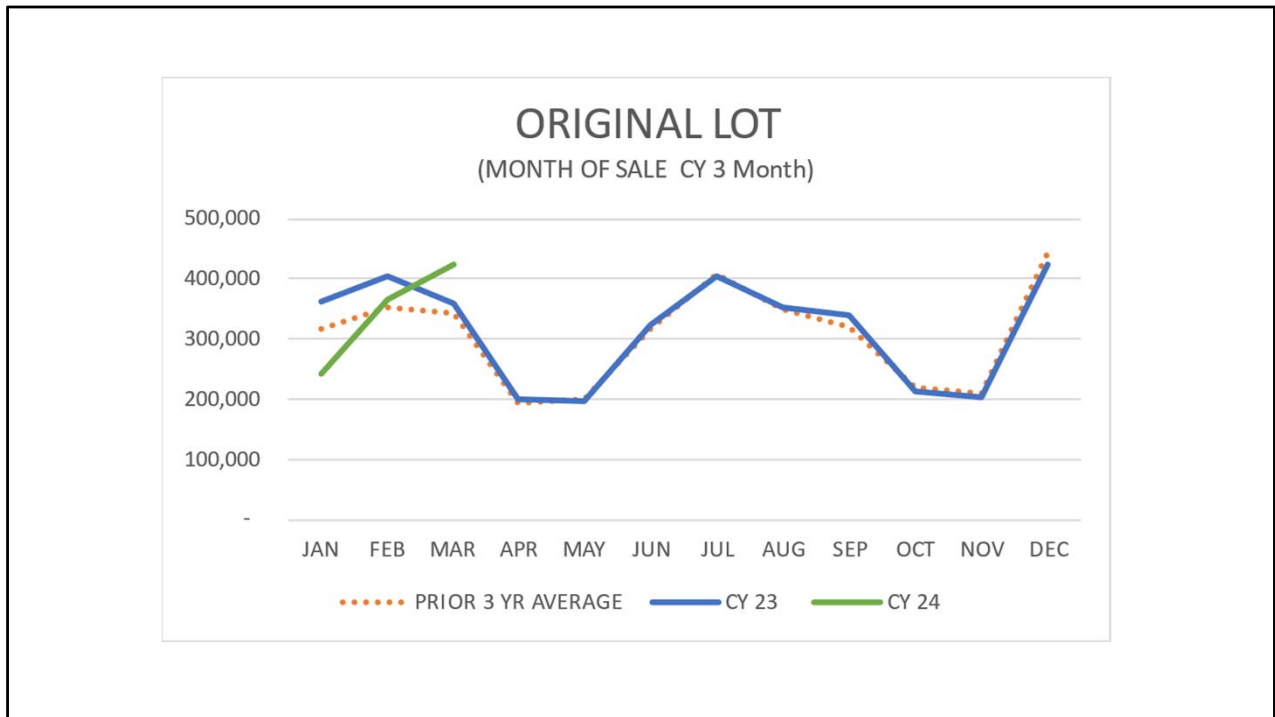


# LOT Analysis

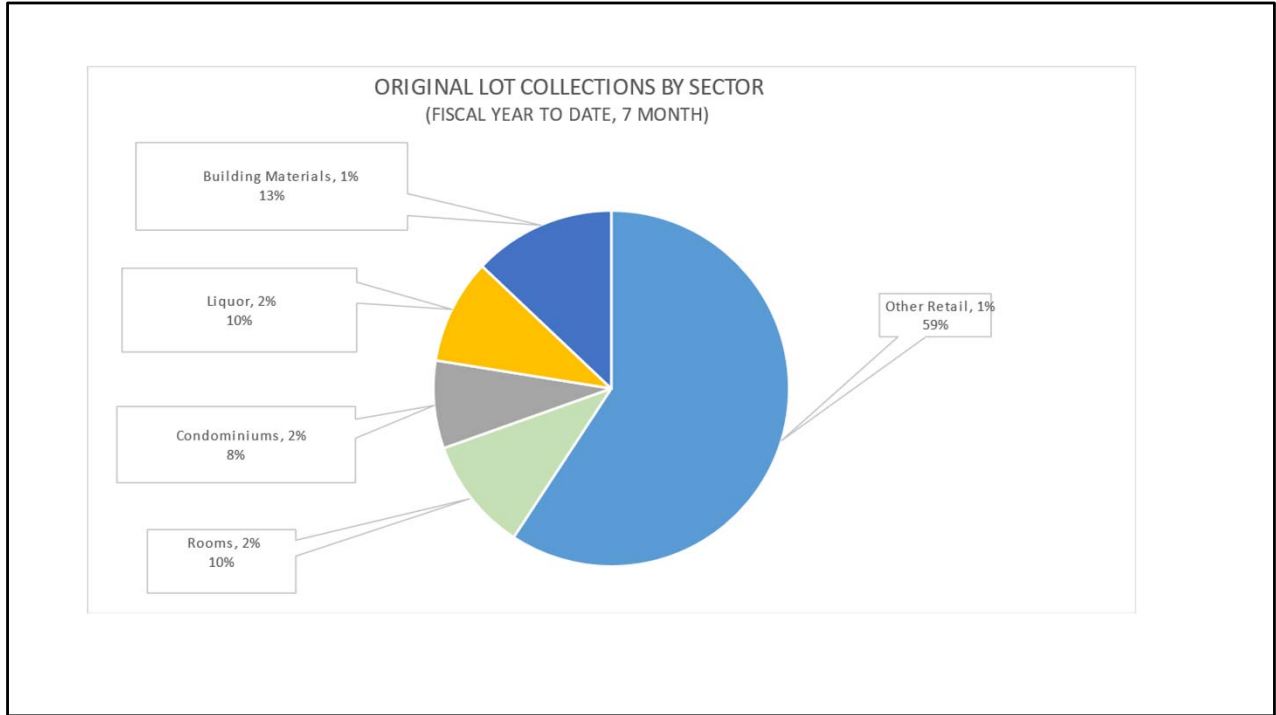




Revenue to the Original LOT Fund is down approximately \$117,323 (5%) FYTD.

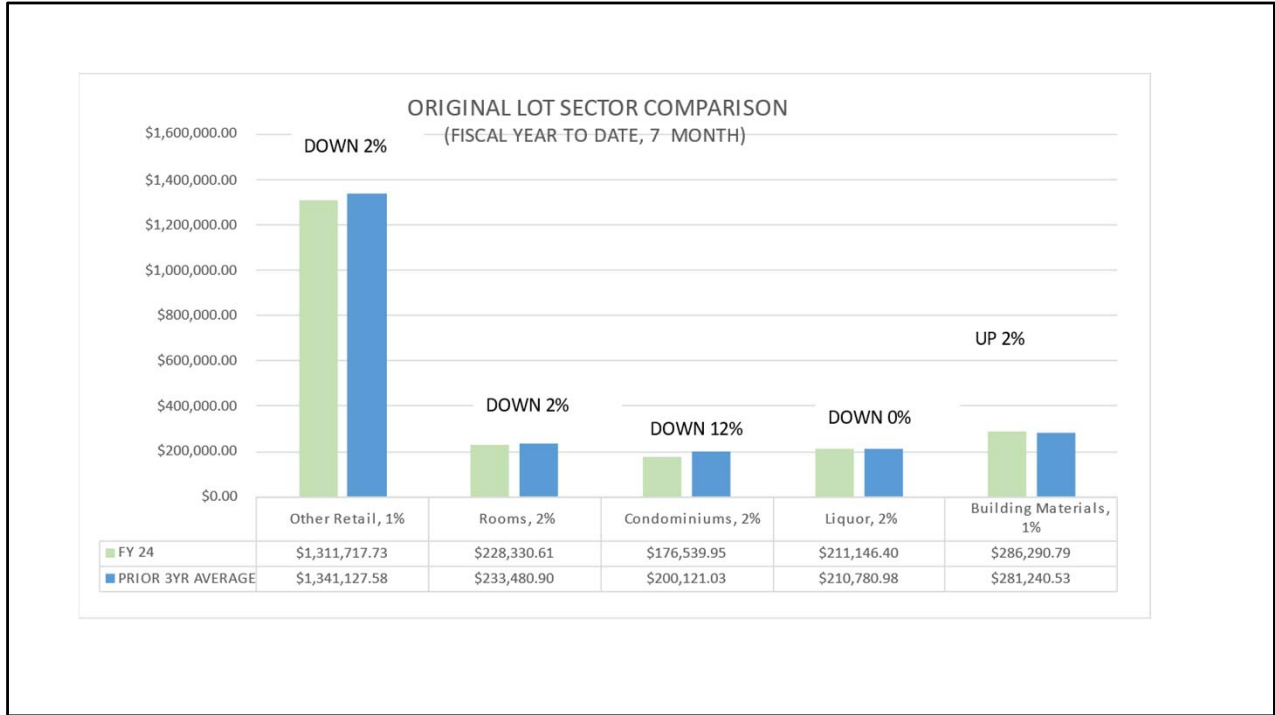


Original LOT for March month of sale are up approximately 18% compared to last year, up approximately 24% compared to the prior three-year, and approximately 49% compared to the prior five-year average.



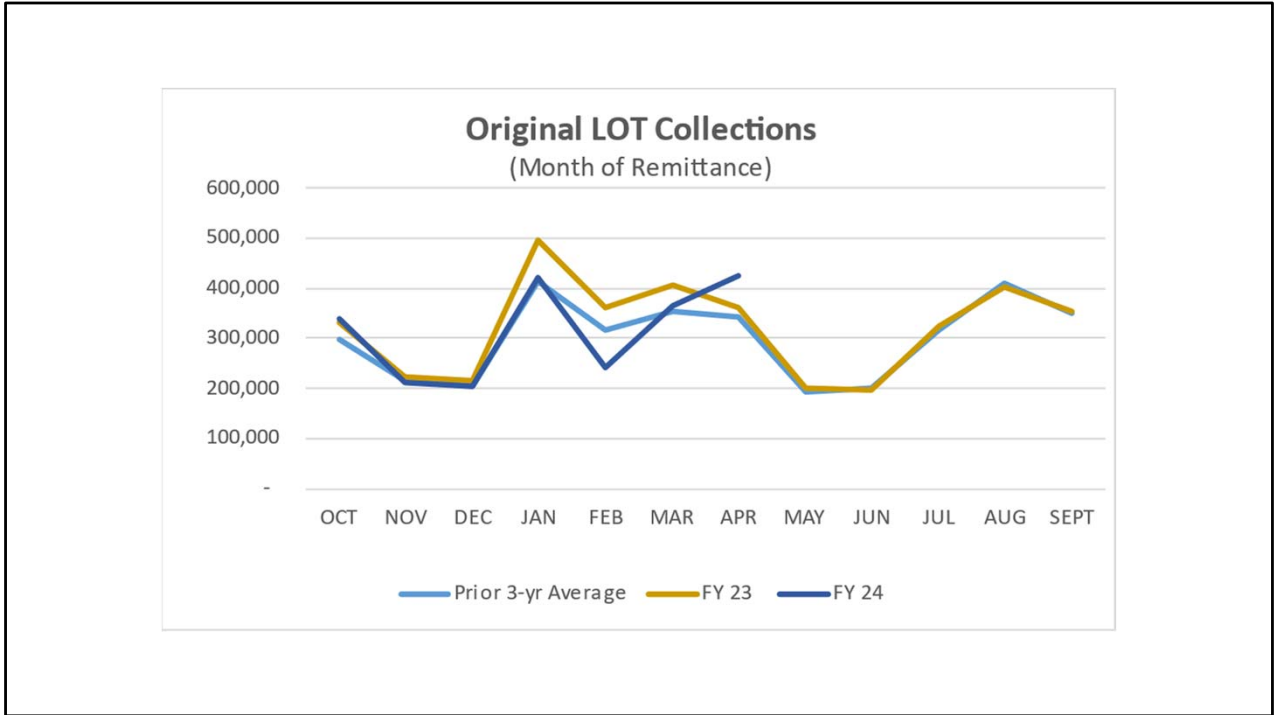
To date in FY 2024 (5th month), Original LOT collections have been generated by each sector as follows:

1. Retail has generated 59% of the total.
2. Building Materials have generated 13%.
3. Liquor has generated 10%.
4. Rooms have generated 10%.
5. Condominiums have generated 10%.



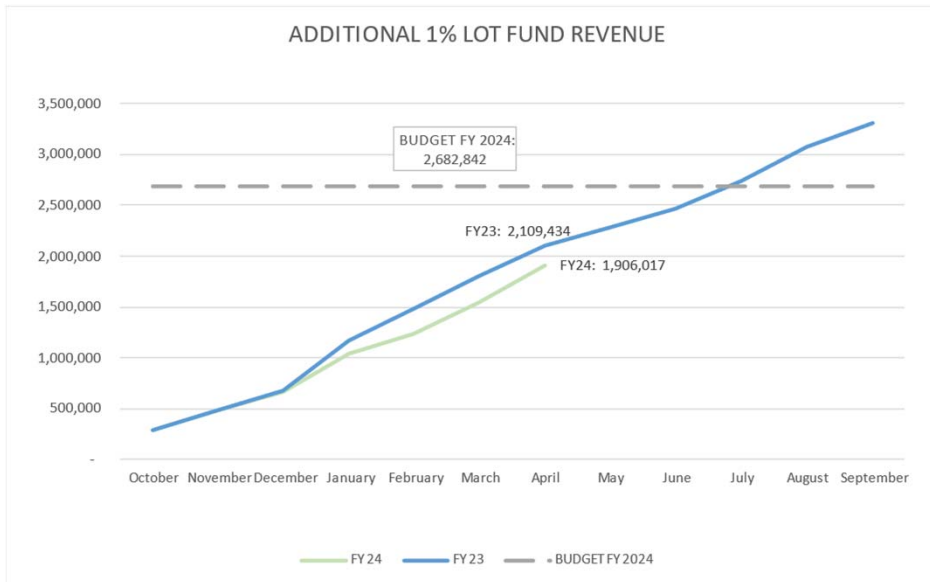
Through the five month of FY 2024, collections compared to the prior three-year average are as follows:

1. Retail is down 2%.
2. Rooms are down 2%.
3. Condominiums are down 12%
4. Liquor is down 0%.
5. Building Materials are up 2%.



Revenues from Original LOT covered sales are down approximately 24% compared to the average of the prior three years.





Revenue to the Additional LOT Fund are down approximately \$203,417 (8%) FYTD, March 2024 month of sale.

Additional 1% - LOT					
1.	<b>REVENUES</b>				
	Approved Budget (Amended)	2,682,842			
	Year to Date (YTD)	1,906,017			
	Fund Balance		71.0%	776,825	29.0%
2.	<b>EXPENDITURES</b>				
	Approved Budget (Amended)	2,682,842			
	SUN VALLEY AIR SERVICE BOARI	737,302			
	SVASB RELEASE FUND BALANCE	-			
	TRANSFER TO ORIG LOT-DIR CC	38,644			
	TRANSFER TO HOUSING	953,009	64.4%	1,906,896	71.1%
3.	MOS June				
4.	Net Position	177,062			
5.	Fund Balance Carry Over FY23	398,343			

	2%	3%	3%	3%	2%		
MARCH 2024 MOS	Retail	Room	Condos	Liquor	Building		Totals
Total GL Update Report	536,248.16	65,973.12	40,145.75	74,398.31	73,688.55	=	790,453.89
Sum Divided by	/2	/3	/3	/3	/2		
1% Additional Tax	268,124.10	21,991.04	13,381.92	24,799.44	36,844.28	=	365,140.78
Equals Add .5% SVASB	134,062.05	10,995.52	6,690.96	12,399.72	18,422.14	=	182,570.39 23.1%
Equals Add .5% HOUSING TRANSFER	134,062.05	10,995.52	6,690.96	12,399.72	18,422.14	=	182,570.39 23.1%
KETCHUM City Tax	268,124.06	43,982.08	26,763.83	49,598.87	36,844.27	=	425,313.11 53.8%
							790,453.89 100.0%

This report shows March 2024 month of sale (MOS). SVASB check is cut in the prior month business.

Note: July 2023 MOS the split approved by voters between SVASB .5% and Community Housing (City/County) Transfer .5%.





# In-Lieu Housing Fund

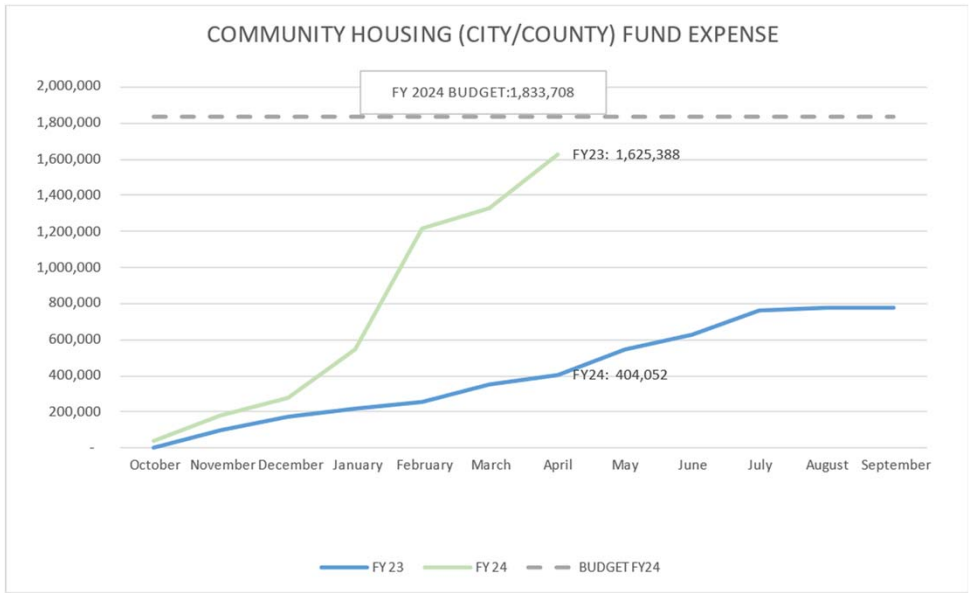
IN-LIEU HOUSING					
<b>1. REVENUES</b>		<b>Year to Dat %</b>		<b>Remaining %</b>	
Approved Budget	1,320,000				
Year to Date (YTD)	893,454	67.7%	426,546	32.3%	
Fund Balance YTD	-				
<b>2. EXPENDITURES</b>					
Approved Budget	1,320,000				
Year to Date (YTD)	-	0.0%	1,320,000	100.0%	
<b>3. Net Position</b>	893,454				
<b>4. Fund Balance Carry Over</b>	2,291,856				
FY 2022 Budgeted for projects	2,500,000				
FY 2023 Bluebird Additional Funding	800,000		3,300,000	Committed to Bluebird Project	
			(551,551)	Paid to KCD Bluebird 8-2022	
			2,748,449	Restricted for Bluebird FY2023 Budget	
			(768,449)	paid to Blaine Co Title 11-2022	
			(1,320,000)	unpaid Bluebird committed FY 2024	
			(660,000)	unpaid Bluebird committed END OF PROJECT	
			-		

In-Lieu Housing fund balance carry over is restricted for Bluebird Village.



Community Housing (City/County) Fund

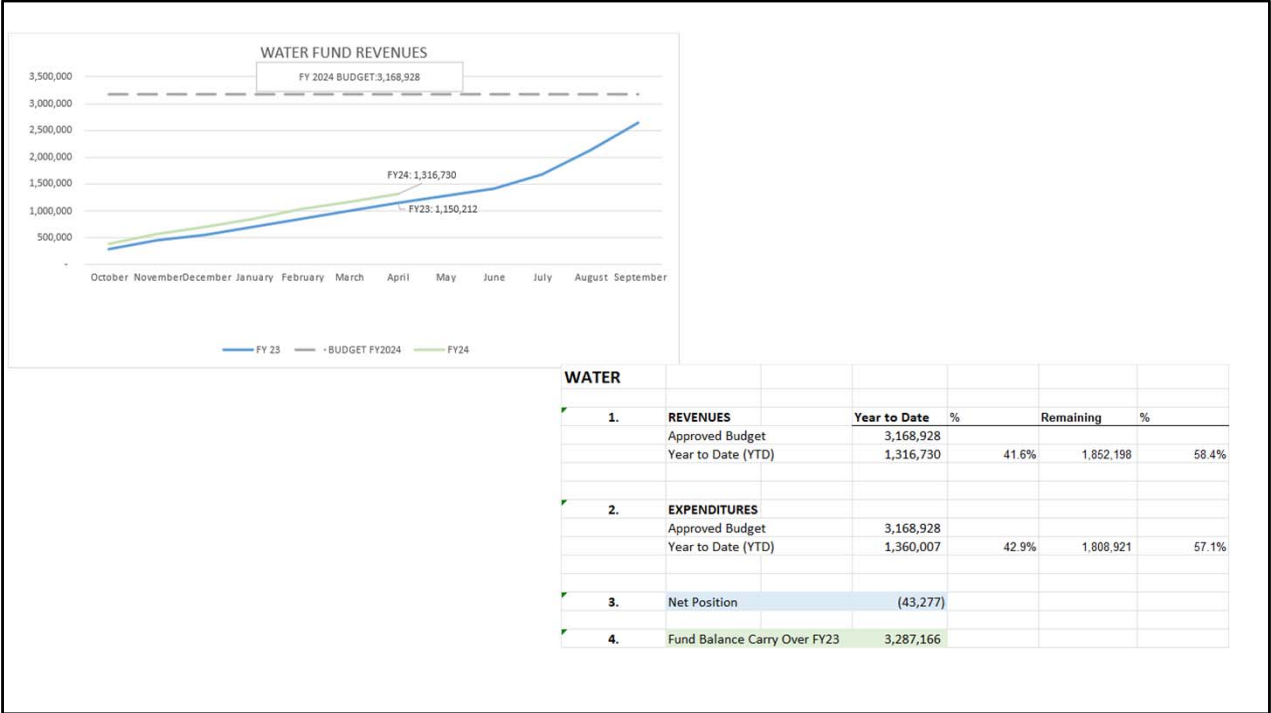
<b>Community Housing (City/County) Fund</b>					
<b>1.</b>	<b>REVENUES</b>	<b>Year to Date</b>	<b>%</b>	<b>Remaining</b>	<b>%</b>
	Approved Budget	1,833,708			
	Year to Date (YTD)	1,668,073	91.0%	165,636	9.0%
	Fund Balance YTD				
<b>2.</b>	<b>EXPENDITURES</b>				
	Approved Budget	1,833,708			
	Year to Date (YTD)	1,625,388	88.6%	208,320	11.4%
<b>3.</b>	<b>Net Position</b>	42,685			
<b>4.</b>	<b>Fund Balance Carry Over</b>	304,552			



Community Housing expenses are up approximately \$1,221,335 (302%). This increase is largely due to deed restriction purchases, staffing increases and professional services contracts.



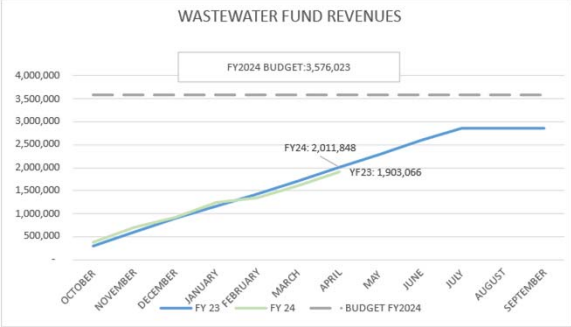
# Enterprise Funds



The Water Fund revenues are up \$166,518 (15%) FYTD compared to last fiscal year.

<b>WATER CIP</b>					
✓ 1.	<b>REVENUES</b>	<b>Year to Date</b>	<b>%</b>	<b>Remaining</b>	<b>%</b>
	Approved Budget	785,000			
	Year to Date (YTD)	541,322	69.0%	243,678	31.0%
✓ 2.	<b>EXPENDITURES</b>				
	Approved Budget	785,000			
	Year to Date (YTD)	313,507	39.9%	471,493	60.1%
✓ 3.	Net Position	227,815			
✓ 4.	Fund Balance Carry Over FY23	768,533			





WASTEWATER					
1.	<b>REVENUES</b>				
	Approved Budget	3,576,023			
	Year to Date (YTD)	1,903,066	53.2%	1,672,957	46.8%
	Fund Balance YTD				
2.	<b>EXPENDITURES</b>				
	Approved Budget	3,576,023		1,926,995	53.9%
	Year to Date (YTD)	1,649,028	46.1%		
3.	Net Position	254,037			
4.	Fund Balance Carry Over FY23	2,252,971			

The Wastewater Fund revenues are down \$108,782 (5%) FYTD compared to last fiscal year.

WASTEWATER CIP					
1.	<b>REVENUES</b>				
		<b>Year to Date</b>	<b>%</b>	<b>Remaining</b>	<b>%</b>
	Approved Budget	3,923,653		3,181,702	81.1%
	Year to Date (YTD)	741,951	18.9%		
2.	<b>EXPENDITURES</b>				
	Approved Budget	3,923,653		3,643,490	92.9%
	Year to Date (YTD)	280,163	7.1%		
3.	Net Position	461,787			
4.	Fund Balance Carry Over FY23	8,134,260			



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date: May 20, 2024 Staff Member/Dept: Paige Nied, Associate Planner  
Planning and Building Department

Agenda Item: Recommendation to review and approve Right-of-Way Encroachment Agreement #24909 between the City of Ketchum and J Brown Development LLC.

**Recommended Motion:**

I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement #24909 between the City of Ketchum and J Brown Development LLC.

**Reasons for Recommendation:**

- The building permit for 120 Emerald Street is currently under review and the applicant is proposing to place driveway and walkway pavers within the city right-of-way. The replat of the Gem Street Subdivision Lot 1 (File No. P21-101) for the creation of this lot was approved by City Council on May 23, 2022.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- Snowmelt is not proposed within the right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

**Policy Analysis and Background (non-consent items only):**

**Sustainability Impact:**

None OR state impact here: None, no snowmelt is proposed within the city’s right-of-way.

**Financial Impact:**

None OR Adequate funds exist in account. | There is no financial requirement from the city for this action.

**Attachments:**

1. ROW Encroachment Agreement #24909 with exhibits

**RECORDING REQUESTED BY AND WHEN  
RECORDED RETURN TO:**

City Clerk, City of Ketchum  
PO Box 2315  
Ketchum Idaho, 83340

(Space Above Line For Recorder's Use)

---

**RIGHT-OF-WAY ENCROACHMENT AGREEMENT 24909**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_, 2024, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340 and J Brown Development LLC, ("Owner"), whose mailing address is 287 Hyalite View Dr, Bozeman, Montana, 59718 and who owns real property located at 120 Emerald Street, Ketchum, Idaho 83340 ("subject property") legally described as Lot 1, Block 1, Gem Street Subdivision.

*RECITALS*

WHEREAS, Owner wishes to permit the placement of driveway and walkway pavers within the right-of-way on Emerald Street. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements") and;

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, following construction of the Improvements, the Owner will restore the right-of-way, as shown in Exhibit "A", acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

*TERMS AND CONDITIONS*

1. Ketchum shall permit Owner to install the Improvements identified in Exhibit "A" within the right-of-way off Emerald Street, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed. Any modification to the improvements identified in Exhibit "A" shall be approved by the City prior to any modifications taking place.

3. Owner shall be responsible for restoring the street, curb, gutter, and landscaping that is altered due to the construction and installation of the Improvements, to the satisfaction of the Director of Streets and Facilities.

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

5. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

6. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

7. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

8. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

9. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

11. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

12. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: \_\_\_\_\_

By: \_\_\_\_\_

Christopher C Brown, Managing Member  
J Brown Development LLC

Neil Bradshaw, Mayor

Attest:

By: \_\_\_\_\_  
Trent Donat, City Clerk

STATE OF \_\_\_\_\_, )  
 ) ss.  
County of \_\_\_\_\_. )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned Notary Public in and for said State, personally appeared CHRISTOPHER C BROWN, known or identified to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
Commission expires \_\_\_\_\_

**EXHIBIT "A"**



The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

PROJECT  
**EMERALD STREET**  
Emerald Street, ID  
Ketchum, ID

DOCUMENT DATE  
July 31, 2023

DRAWN BY  
Nathan Schutte

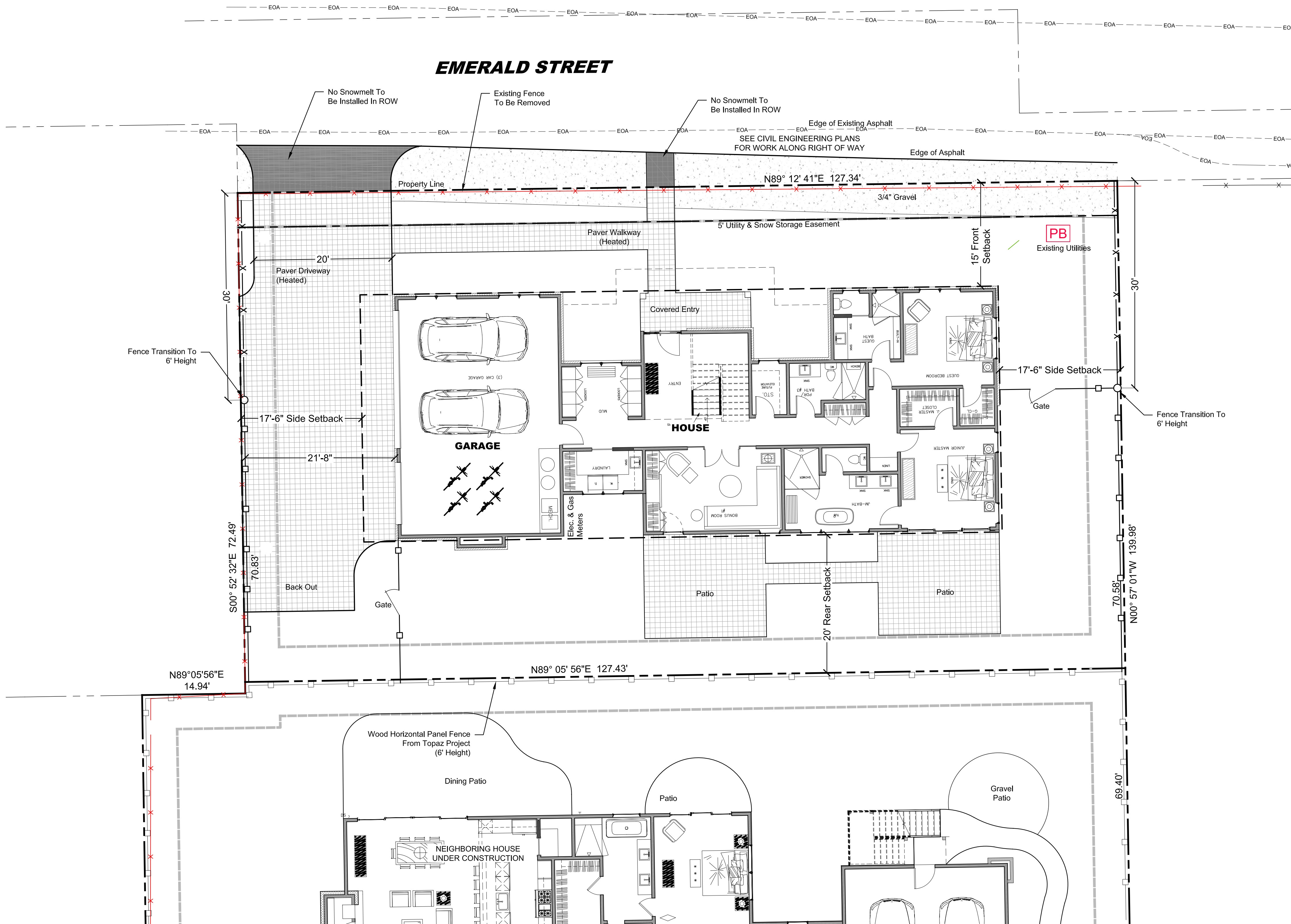
REVISION  
No. Date Remark  
03/22/24 Revision

PERMIT SET

SITE PLAN

**SP1**

PB

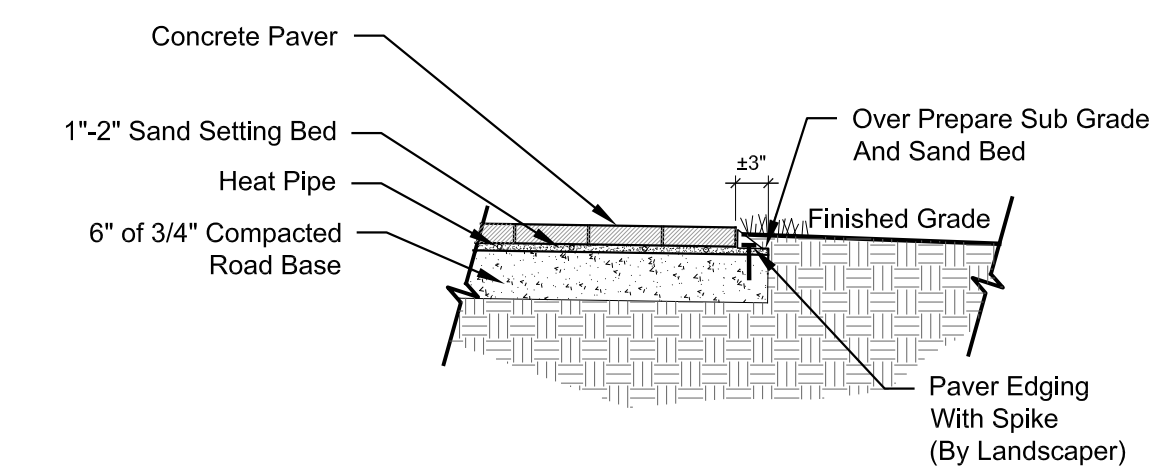


**PLAN LEGEND**

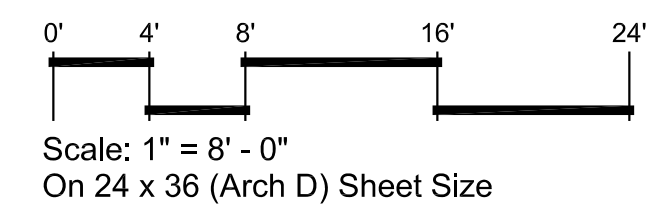
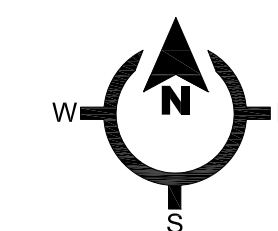
- Property Line**  
Per Survey
- Building Setbacks**
- 5' Utility Setback**  
From Property Line
- Existing Fence**  
To Be Removed
- Existing Fence**  
To Be Removed
- New Wood Horizontal Panel Fence**  
(6' Height)
- New 3-Rail Wood Fence**  
(4' Height)
- Concrete Paver**  
Walkways, Patios, & Driveway

**SNOW STORAGE**

**ALL DRIVEWAYS AND WALKWAYS TO BE HEATED WITH A SNOWMELT SYSTEM**



**CONCRETE PAVER SECTION**







### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	May 25, 2024	Staff Member/Dept:	Abby Rivin, Senior Planner Planning and Building Department
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Agenda Item:	Recommendation to Approve Amended Right-of-Way Encroachment Agreement 22837A for the 380 N 1st Avenue Mixed-Use Building.
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**Recommended Motion:**

I move to authorize the Mayor to sign Amended Right-of-Way Encroachment Agreement 22837A with Corey Street Mass LLC.
----------------------------------------------------------------------------------------------------------------------

**Reasons for Recommendation:**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Following City Council’s review and approval of the 380 N 1<sup>st</sup> Avenue Right-of-Way Encroachment 22837 on March 27, 2023, the applicant requested revisions to the agreement language. The changes proposed by the applicant include minor clarifications to the agreement language and extending the timeframes that the property owner must remove or repair the improvements in the right-of-way upon notice from 48 hours to 10 business days or a timeframe as otherwise agreed upon by the parties.</li> </ul> |
| <ul style="list-style-type: none"> <li>The applicant’s proposed changes to the Right-of-Way Encroachment Agreement language have been reviewed by the City Attorney, City Engineer, Streets Department, and Planning Department. The City Attorney, City Engineer, Streets Department, and Planning Department have no concerns with the changes reflected in the attached Amended Right-of-Way Encroachment Agreement 22837A.</li> </ul>                                                                                                                            |
| <ul style="list-style-type: none"> <li>The project requires a Right-of-Way Encroachment Permit for the snowmelt system and pavers proposed for the new sidewalks and bulb out along 1<sup>st</sup> Avenue and 4<sup>th</sup> Street. The encroachments proposed for the 380 N 1st Avenue Mixed-Use Building comply with all standards for permanent right-of-way encroachments specified in Ketchum Municipal Code §12.12.060.</li> </ul>                                                                                                                            |

**Policy Analysis and Background (non-consent items only):**

--

**Sustainability Impact:**

None OR state impact here: The proposed snowmelt system for the right-of-way improvements associated with the 380 N 1 <sup>st</sup> Avenue Mixed-Use Building project meets the City’s energy code and installation requirements for commercial projects.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Financial Impact:**

None OR Adequate funds exist in account:	There is no financial requirement from the city for this action.
------------------------------------------	------------------------------------------------------------------

**Attachments:**

- |                                                       |
|-------------------------------------------------------|
| 1. Amended Right-of-Way Encroachment Agreement 22837A |
|-------------------------------------------------------|

**WHEN RECORDED, PLEASE RETURN TO:**

**OFFICE OF THE CITY CLERK  
CITY OF KETCHUM  
POST OFFICE BOX 2315  
KETCHUM, IDAHO 83340**

---

**RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22837A**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340, and COREY STREET MASS LLC, an Idaho limited liability company ("Owner"), whose address is 11361 Farlin Street, Los Angeles, California 90049.

*RECITALS*

WHEREAS, Owner is the owner of real property described as 380 N 1<sup>st</sup> Avenue ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit the placement of a hydronic snowmelt system and pavers that are required for the development of the 380 N 1<sup>st</sup> Avenue Mixed-Use Building project within the public rights-of-way along 1<sup>st</sup> Avenue and 4<sup>th</sup> Street. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the sidewalk, street, curb and gutter and any landscaping in accordance with the Ketchum approved plan;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

*TERMS AND CONDITIONS*

1. Ketchum hereby permits Owner to install a hydronic snowmelt system and pavers identified in Exhibit "A" within the public rights-of-way on 1<sup>st</sup> Avenue and 4<sup>th</sup> Street until notified by Ketchum to remove the infrastructure. Within a reasonable time after such notice, or in a timeframe as otherwise agreed upon by the parties, Owner shall remove the infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 10 business days or a timeframe as otherwise agreed upon by the parties upon notice from Ketchum that repairs are needed. Any modification to the improvements identified in Exhibit "A" shall be approved by the City of Ketchum prior to any modifications taking place.

3. Snowmelt systems installed in the public right-of-way shall be installed and operate at all times during the winter according to the following:
  - The system shall meet the requirements of the International Energy Conservation Code (2018 IECC, 403.12.2)
  - The system shall have an electronic main control board to operate the system that is programmable and optimizes the way the system functions.
  - Installation of in-ground control sensors linked to the main control board that detect snow and ice on the surface, monitor the sidewalk or driveway temperature, and automatically activates the system to be turned on or off based on the snow condition and air temperature.

4. Owner shall be responsible for restoring the sidewalk, curb and gutter and landscaping that is altered due to the construction and installation of the Improvements, to the satisfaction of the Director of Streets and Facilities.

5. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way, except for those claims caused by the actions of Ketchum. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum, except for those claims caused by the actions of Ketchum.

6. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

7. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

8. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

9. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

10. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

11. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

12. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

13. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: Corey Street Mass LLC

By: \_\_\_\_\_  
Neil Bradshaw  
Its: Mayor

\_\_\_\_\_

William J. McMorrow  
Its: Managing Member

STATE OF \_\_\_\_\_,     )  
                                                          ) ss.  
County of \_\_\_\_\_.)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned Notary Public in and for said State, personally appeared WILLIAM J. MCMORROW, known to me to be the Managing Member of COREY STREET MASS LLC and person who executed the foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

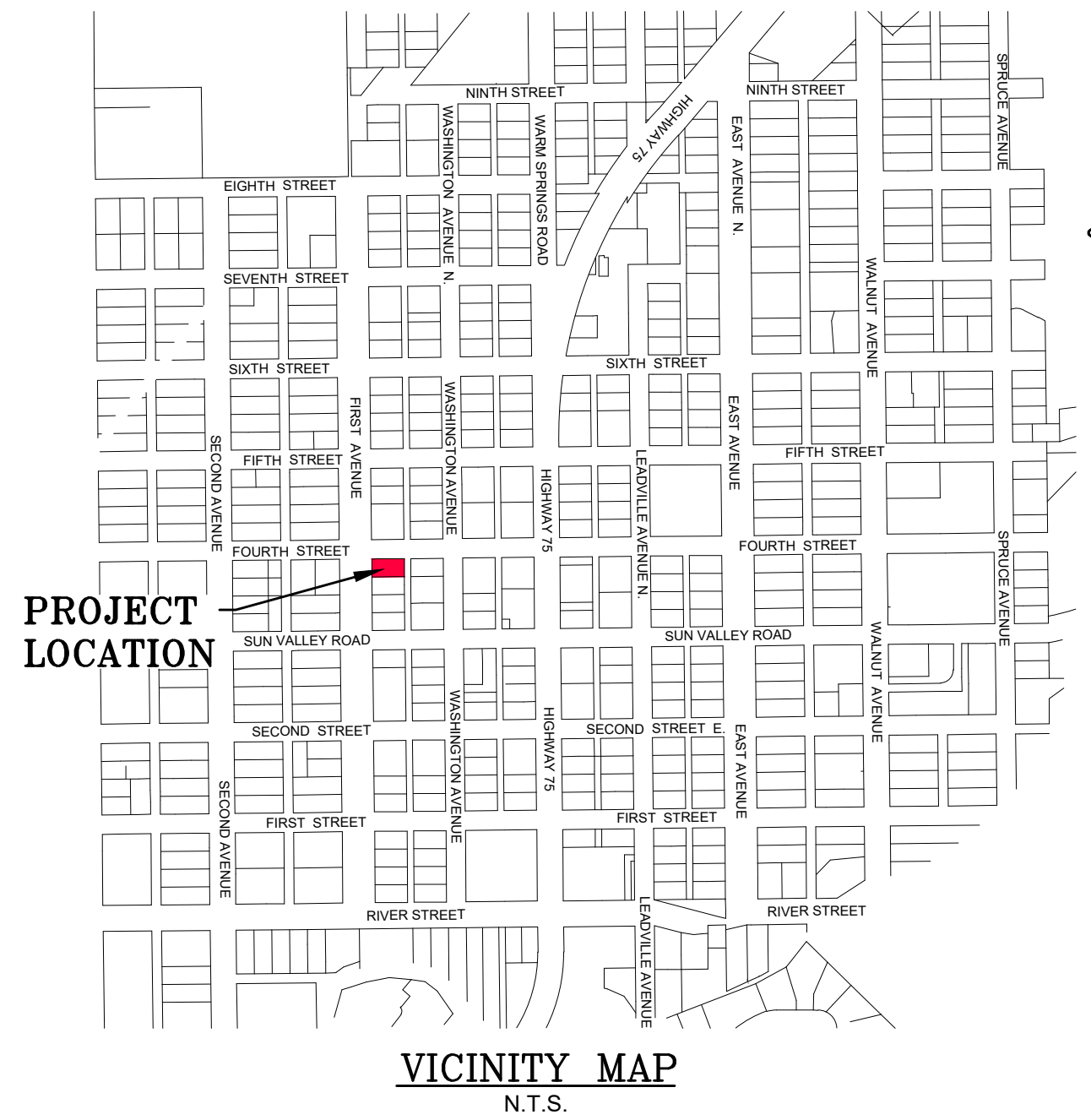
\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
Commission expires \_\_\_\_\_

**EXHIBIT "A"**

# 380 N. 1ST AVE. MIXED-USE BUILDING FEBRUARY 2023

## SHEET INDEX

SHEET#	DESCRIPTION
C0.10	COVER SHEET
C0.20	EXISTING SITE CONDITIONS (TOPOGRAPHIC MAP)
C0.30	DEMOLITION PLAN
C1.00	SITE GEOMETRY AND SNOWMELT AREA PLAN
C1.10	GRADING AND DRAINAGE PLAN
C1.20	DETAIL SHEET



### CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPMC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPMC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPMC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPMC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
  - PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
  - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPMC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPMC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPMC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPMC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPMC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPMC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- ALL CONCRETE WORK SHALL CONFORM TO ISPMC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 3,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPMC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. ALL CONCRETE SHALL BE TITAN MIX FROM IMC., OR APPROVED EQUAL.
- ALL TRENCHING SHALL CONFORM TO ISPMC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANS/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANS/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.
- EXISTING SITE CONDITIONS SHOWN HEREON ARE PER A FIELD SURVEY BY GALENA ENGINEERING DATED 09/17/21.

### LEGEND

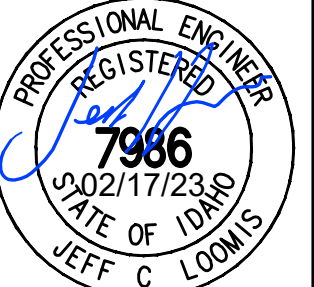
EXISTING ITEMS	PROPOSED ITEMS
Property Line	Asphalt
P/L or Adjoiner's Lot Line	Concrete Sidewalk
Right of Way Centerline	Road/Parking Striping
Setback	No Parking Striping
Curb & Gutter	Asphalt Sawcut
Fence Line Building	6" Vertical Curb And Gutter
EOA Asphalt	Typical Curb Transition (rolled to zero reveal)
EOA Concrete Sidewalk	Zero Reveal Curb And Gutter
Parking Stripe	Typical Curb Transition (rolled to 6" vertical)
Sign	Detectable Warning Plate
Spot Elevation	TP 27.36 Spot Elevation
Fiber Optic Line	Grade
Gas Service	ADA Parking Striping
Buried Telephone Line	ADA Parking Symbol
Telephone Riser	
Buried Power Line	
Overhead Power Line	
Light	
Power Pole	
Sewer Main	
Sewer Service	
Sewer Manhole	
Storm Drain	
Catch Basin	
Dry Well	
Ketchum City Water Line (12"	
Ketchum Spring Line (4"	
Water Service	
Water Valve	
	Drywell
	Catch Basin
	Storm Drain Line
	Tree Well, See Landscape Plan
	Street Light
	Paver Sidewalk
	Bench, See Landscape Plan
	Channel Drain, See Landscape Plan

**380 N. 1ST AVE. MIXED-USE BUILDING  
COVER AND CONSTRUCTION NOTES**

LOCATED WITHIN SECTION 13, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR WILLIAMS PARTNERS

PROJECT INFORMATION  
 C:\users\jcs\OneDrive\Engineering\17-02\380 N. 1st Ave\17-02\_380 N. 1st Ave.dwg 02/10/23 2:23:15 PM

PRELIMINARY  
FOR DESIGN  
REVIEW ONLY



NOT FOR  
CONSTRUCTION

CT DESIGNED BY  
 CT DRAWN BY  
 JCL CHECKED BY

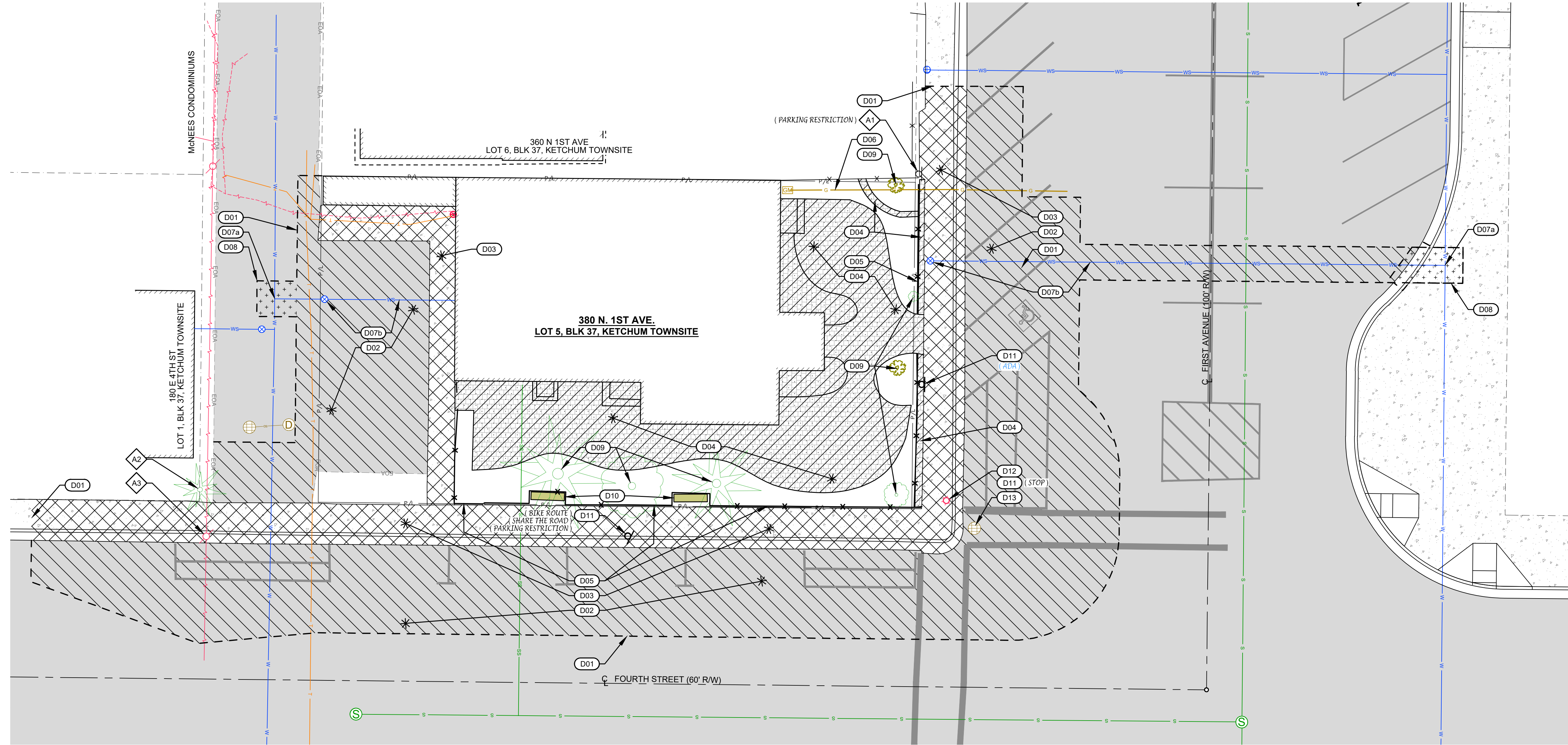
**GALENA ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 317 N. River Street  
 Hailey, Idaho 83433  
 (208) 768-1705  
 email: galena@galena-engineering.com

PURPOSE	ISSUE FOR REVIEW	REVISIONS
NO	DATE	BY

C0.10

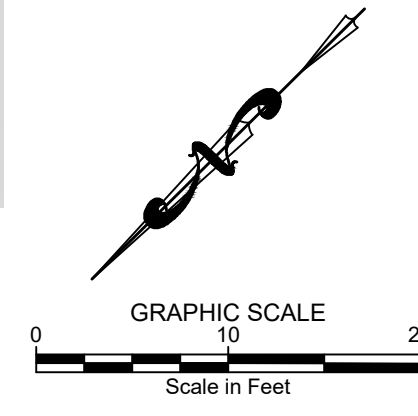
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CONSTRUCTION

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**DEMOLITION KEY NOTES**

- D01 SAWCUT ASPHALT / CONCRETE TO PROVIDE FOR A CLEAN VERTICAL EDGE
- D02 REMOVE AND DISPOSE OF ASPHALT.
- D03 REMOVE AND DISPOSE OF CONCRETE CURB, GUTTER, AND/OR SIDEWALK.
- D04 REMOVE AND DISPOSE OF CONCRETE CURB, GUTTER, AND/OR SIDEWALK.
- D05 REMOVE AND DISPOSE OF FENCE.
- D06 GAS LINE TO BE ABANDONED. CONTRACTOR TO COORDINATE METHOD OF ABANDONMENT WITH UTILITY FRANCHISE.
- D07 WATER SERVICE TO BE ABANDONED.
  - a. CONTRACTOR TO LOCATE CONNECTION / CORP STOP AT WATER MAIN, SHUT OFF VALVE AND DISCONNECT WATER SERVICE LINE. ABANDON WATER SERVICE LINE IN PLACE. COORDINATE ACTIVITY WITH THE CITY OF KETCHUM.
  - b. REMOVE AND DISPOSE OF WATER SERVICE VALVE. ABANDON WATER SERVICE LINE IN PLACE.
- D08 REPAIR ASPHALT, CURB, GUTTER, AND SIDEWALK. MATCH EXISTING LINES, GRADES, MATERIALS, AND MATERIAL THICKNESSES. SEE ITEM S14, SHEET C1.10.
- D09 REMOVE AND DISPOSE OF TREE AND COMPLETE ROOT BALL.
- D10 REMOVE AND DISPOSE OF PARK BENCH.
- D11 REMOVE SIGN AND POST. SIGNS TO BE REUSED. (TYPE)
- D12 REMOVE AND RETAIN LIGHT AND ALL COMPONENTS. LIGHT WILL BE REUSED. DISPOSE OF FOOTING. RETAIN SIGN FOR FUTURE REUSE.
- D13 REMOVE AND DISPOSE OF CATCH BASIN / DRYWELL.
- RETAIN AND PROTECT:
  - 1. SIGN (TYPE)
  - 2. TREE
  - 3. UTILITY POLE



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NOT FOR  
CONSTRUCTION**

**380 N. 1ST AVE. MIXED-USE BUILDING  
SITE DEMOLITION PLAN**

LOCATED WITHIN SECTION 13, T.4N., R. 18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR WILLIAMS PARTNERS

PROJECT INFORMATION  
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**PRELIMINARY FOR DESIGN REVIEW ONLY**

**PROFESSIONAL ENGINEER  
REGISTERED  
7986  
5/02/17/23  
STATE OF IDAHO  
JEFF C. LOOMIS**

**NOT FOR CONSTRUCTION**

CT DESIGNED BY  
CT DRAWN BY  
JCL CHECKED BY

**GALENA ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
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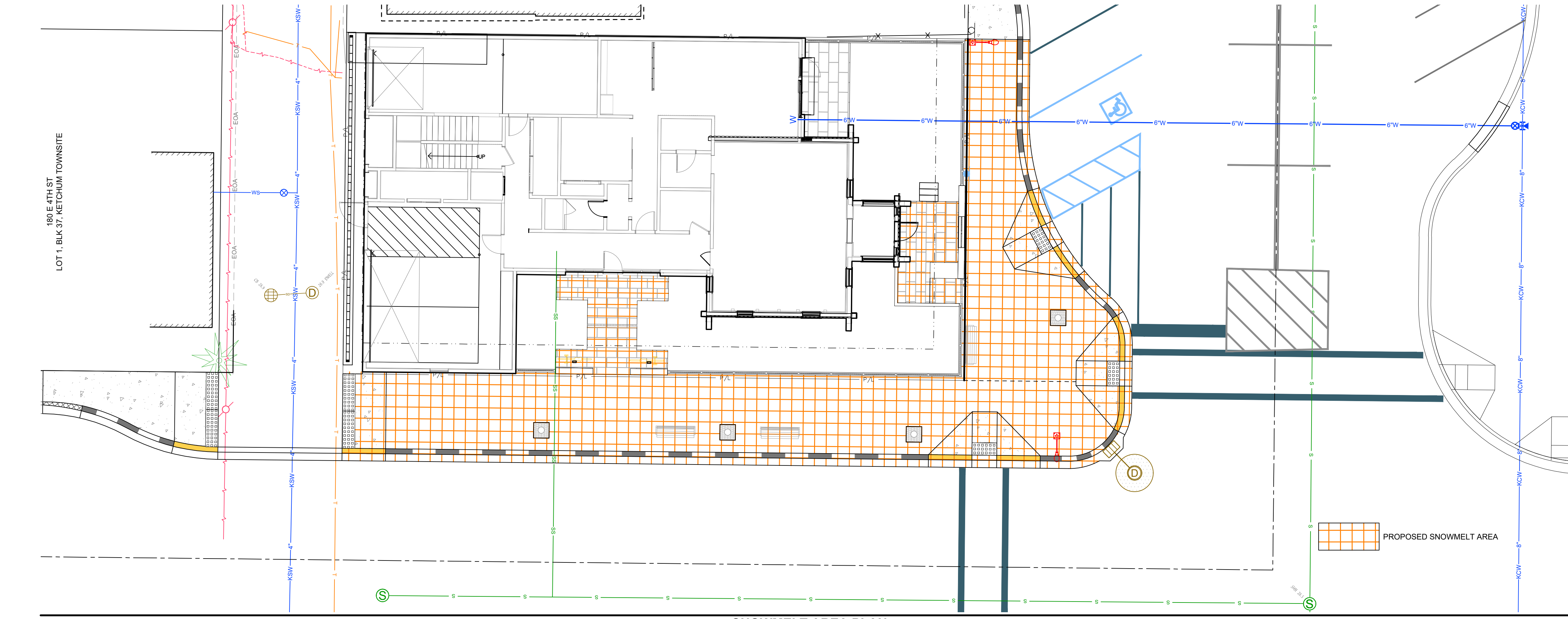
NO.	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR REVIEW

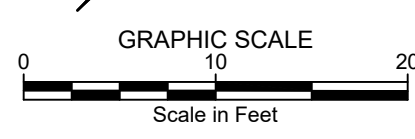
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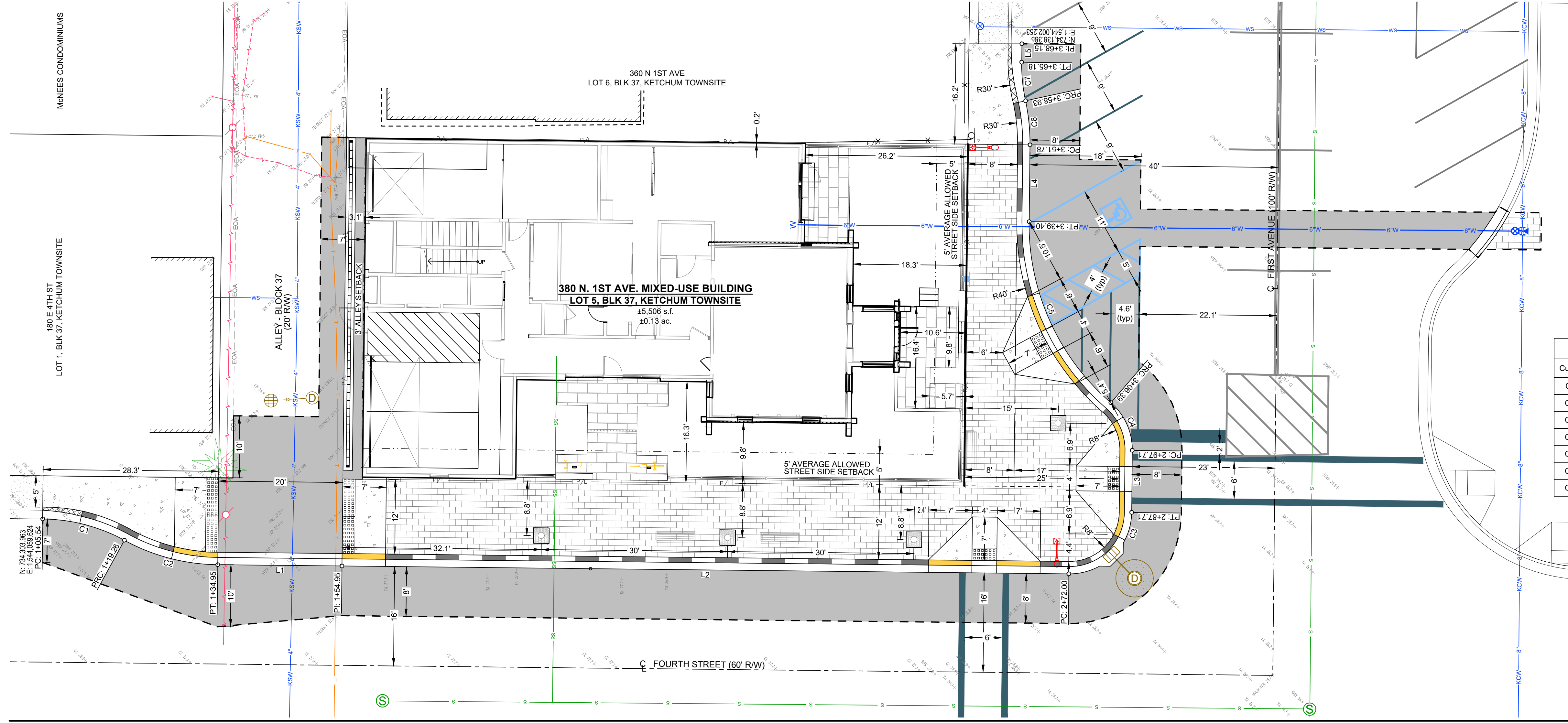
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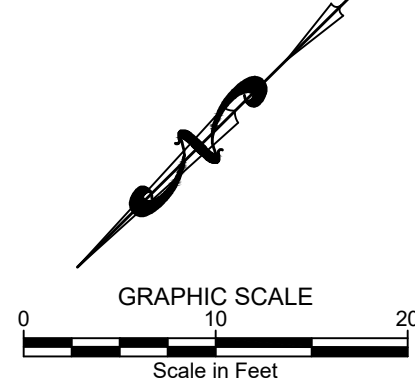
**SNOWMELT AREA PLAN**



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**SITE GEOMETRY PLAN**



**Curve Table**

Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	28.00'	13.73'	28° 05' 10"	S59° 39' 46"W	13.59'
C2	32.00'	15.69'	28° 05' 10"	S59° 39' 46"W	15.53'
C3	10.00'	15.71'	88° 59' 49"	S00° 37' 16"W	14.14'
C4	10.00'	8.69'	49° 46' 19"	S69° 15' 48"E	8.42'
C5	38.00'	33.01'	49° 46' 19"	S69° 15' 48"E	31.98'
C6	32.00'	7.15'	12° 47' 59"	S50° 46' 38"E	7.13'
C7	28.00'	6.26'	12° 48' 16"	S50° 46' 30"E	6.24'

**Line Table**

Line	Direction	Length
L1	S45° 37' 11"W	20.00'
L2	S45° 37' 11"W	117.05'
L3	S44° 22' 39"E	10.00'
L4	S44° 22' 39"E	12.37'
L5	S44° 22' 22"E	2.96'

PURPOSE: ISSUE FOR REVIEW

NO.	DATE	BY	REVISIONS

**C1.00**

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**380 N. 1ST AVE. MIXED-USE BUILDING  
SITE GEOMETRY AND SNOWMELT AREA PLAN**

LOCATED WITHIN SECTION 13, T.4N., R.17E., & SECTION 18, T.4N., R.18E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR WILLIAMS PARTNERS

PROJECT INFORMATION  
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**SITE IMPROVEMENT KEY NOTES**

- (D01)** SAWCUT ASPHALT / CONCRETE TO PROVIDE FOR A CLEAN VERTICAL EDGE
- (S01)** CONSTRUCT ASPHALT ROADWAY REPAIR. SEE DETAIL 1 / C1.20.
- (S02)** CONSTRUCT CONCRETE CURB AND GUTTER
  - a. 6" ROLLED CURB AND GUTTER PER DETAIL 2 / C1.20.
  - b. TYPICAL CURB TRANSITION (ROLLED TO ZERO REVEAL) PER DETAIL 3 / C1.20.
  - c. ZERO REVEAL CURB AND GUTTER PER DETAIL 3 / C1.20.
  - d. CURB TRANSITION (ROLLED TO VERTICAL).
- (S03)** CONSTRUCT HEATED PAVER SIDEWALK, WIDTH AS SHOWN HEREON. SEE DETAIL 4 / C1.20.
- (S04)** INSTALL DETECTABLE WARNING PLATE (CAST IRON TRUNCATED DOME) SEE DETAIL 7 / C1.20.
- (S05)** INSTALL ROAD STRIPING / PAINT
  - a. YELLOW ASPHALT PARKING STRIPING (4" WIDE), MATCH CITY PATTERNS.
  - b. N/A
  - c. WHITE CROSSWALK STRIPING (12" WIDE).
  - d. WHITE STOP BAR STRIPING (24" WHITE).
  - e. BLUE ADA PARKING STRIPING (4" WIDE) AND SYMBOL. REFER TO DETAIL 12 / C1.20.
- (S06)** CONSTRUCT CONCRETE SIDEWALK (PEDESTRIAN APPROACH OR FLAT AREA). SEE DETAIL 5 / C1.20.
- (S07)** INSTALL CITY APPROVED STREET TREE WELL. SEE LANDSCAPE PLAN FOR DETAIL.
- (S08)** INSTALL STREET LIGHT. REFER TO CITY OF KETCHUM STREET LIGHT DETAILS.
- (S09)** SIGNS: SEE DETAIL 6 / C1.20 FOR SIGN BASE DETAIL.
  - a. INSTALL BIKE ROUTE / SHARE THE ROAD SIGN. INSTALL "NO PARKING" SIGN. ALL 3 SIGNS ON ONE POST.
  - b. INSTALL STOP SIGN (FROM ORIGINAL SIGN ON STREET LIGHT BASE).
  - c. INSTALL ADA PARKING SIGN. REFER TO DETAIL 11 / C1.20.
- (S10)** CONSTRUCT DRYWELL. SEE DETAIL 10 / C1.20. RIM = 5826.59 I.E.(IN) = 5823.2
- (S11)** INSTALL CATCH BASIN. SEE DETAIL 9 / C1.20. RIM = 5826.31 I.E.(OUT) = 5823.31
- (S12)** INSTALL 12" ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%. SEE DETAIL 8 / C1.20 FOR TRENCHING.
- (S13)** INSTALL 6" C-900 PVC WATER SERVICE.
  - 8"x6" STAINLESS STEEL TAPPING SADDLE
  - 6" GAVE VALVE
  - W/ THRUST BLOCKS
  - REFER TO DETAIL 8 / C1.20 FOR TRENCHING.
- (S14)** REPAIR ASPHALT, CURB, GUTTER, AND SIDEWALK. MATCH EXISTING LINES, GRADES, MATERIALS, AND MATERIAL THICKNESSES.
- (S15)** INSTALL TRENCH DRAIN. SEE DETAIL 13, SHEET C1.20. CONNECT TRENCH DRAIN TO ON-SITE STORM SYSTEM.

- (S14)** REPAIR ASPHALT, CURB, GUTTER, AND SIDEWALK. MATCH EXISTING LINES, GRADES, MATERIALS, AND MATERIAL THICKNESSES.
- (S14)** REPAIR ASPHALT, CURB, GUTTER, AND SIDEWALK. MATCH EXISTING LINES, GRADES, MATERIALS, AND MATERIAL THICKNESSES.
- (S15)** INSTALL TRENCH DRAIN. SEE DETAIL 13, SHEET C1.20. CONNECT TRENCH DRAIN TO ON-SITE STORM SYSTEM.
- (A)** RETAIN AND PROTECT:
  - 1. SIGN (TYPE)
  - 2. TREE
  - 3. UTILITY POLE
- (B)** MATCH EXISTING LINES AND GRADES

**GENERAL NOTES**

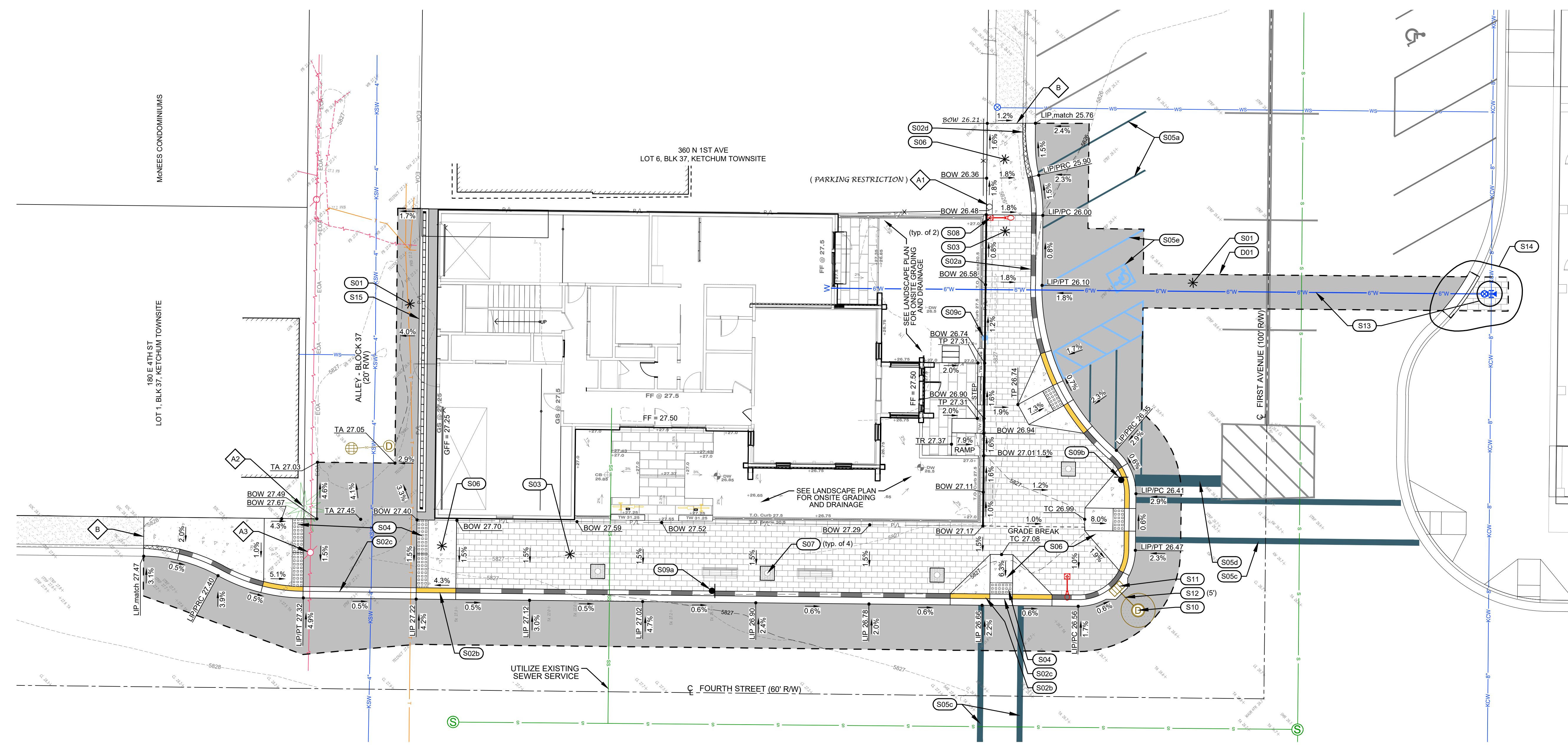
1. FINAL PLACEMENT OF THE STREETLIGHTS MUST BE SUBMITTED TO THE CITY FOR FINAL REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. SEE LANDSCAPE PLAN FOR ONSITE GRADING AND DRAINAGE.
3. SEE LANDSCAPE PLAN FOR BIKE RACK, BENCH, AND CHANNEL DRAIN DETAILS.

**GRADING LEGEND**

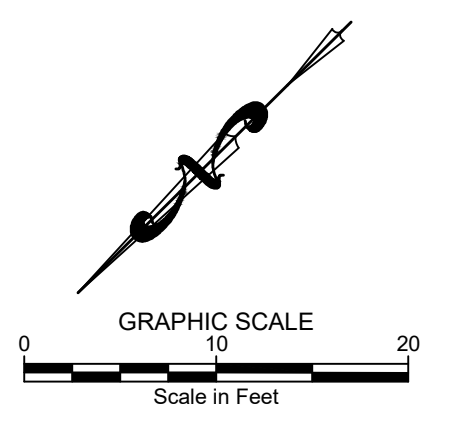
- EXISTING GRADE SPOT ELEVATIONS
- PROPOSED GRADE SPOT ELEVATION
- PROPOSED GRADE
- GRADE BREAK

**ABBREVIATIONS**

- BAR = STOP BAR / ROAD PAINT
- CB = CATCH BASIN
- CC = CURB CUT
- CK = CHECK
- CL = CENTERLINE
- COR = CORNER
- CT = CONIFER TREE
- DW = DRYWELL
- EG = EXISTING GRADE
- EOA = EDGE OF ASPHALT
- EOC = EDGE OF CONCRETE
- EOP = EDGE OF PAVERS
- FEE = FINISHED FLOOR AT ENTRY
- FNC = FENCE
- LIP = LIP OF GUTTER
- LP = LOW POINT
- NG = NATURAL GRADE
- PB = POWER BURIED
- PHB = BURIED TELEPHONE
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVE
- PI = POINT OF INTERSECTION
- POC = POINT OF CURVATURE
- PR = POINT OF REVERSE CURVE
- PT = POINT OF TANGENCY
- RP = REFERENCE POINT
- SN = SIGN
- STRP = PARKING STRIPE
- TA = TOP OF ASPHALT
- TBC = TOP BACK OF CURB
- TBW = TOP BACK OF WALK
- TC / TOC = TOP OF CONCRETE
- TP = TOP OF PAVERS
- WB = WATER BURIED
- WV = WATER VALVE
- XW / XWLK = CROSS WALK ROAD PAINT



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**PRELIMINARY FOR DESIGN REVIEW ONLY**

REGISTERED PROFESSIONAL ENGINEER  
7986  
5002/17723 AND  
STATE OF IDAHO  
JEFF C. LOOMIS

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CT DESIGNED BY  
CT DRAWN BY  
JCL CHECKED BY

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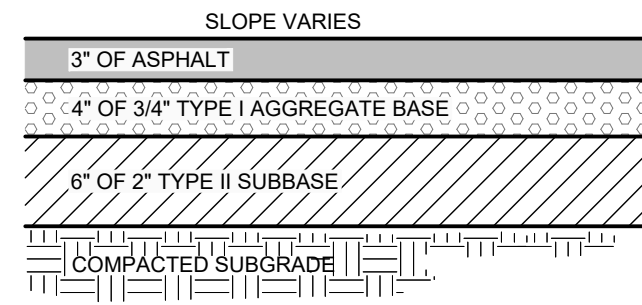
PURPOSE: ISSUE FOR REVIEW

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**380 N. 1ST AVE. MIXED-USE BUILDING GRADING AND DRAINAGE PLAN**

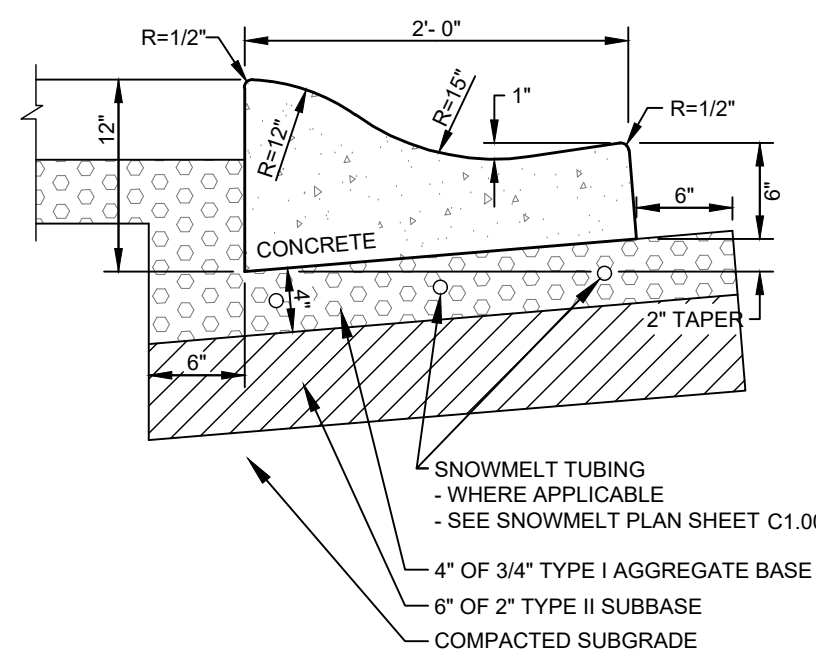
LOCATED WITHIN SECTION 13, T.4N., R.17E., & SECTION 18, T.4N., R.18E.B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PROJECT INFORMATION  
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PREPARED FOR WILLIAMS PARTNERS



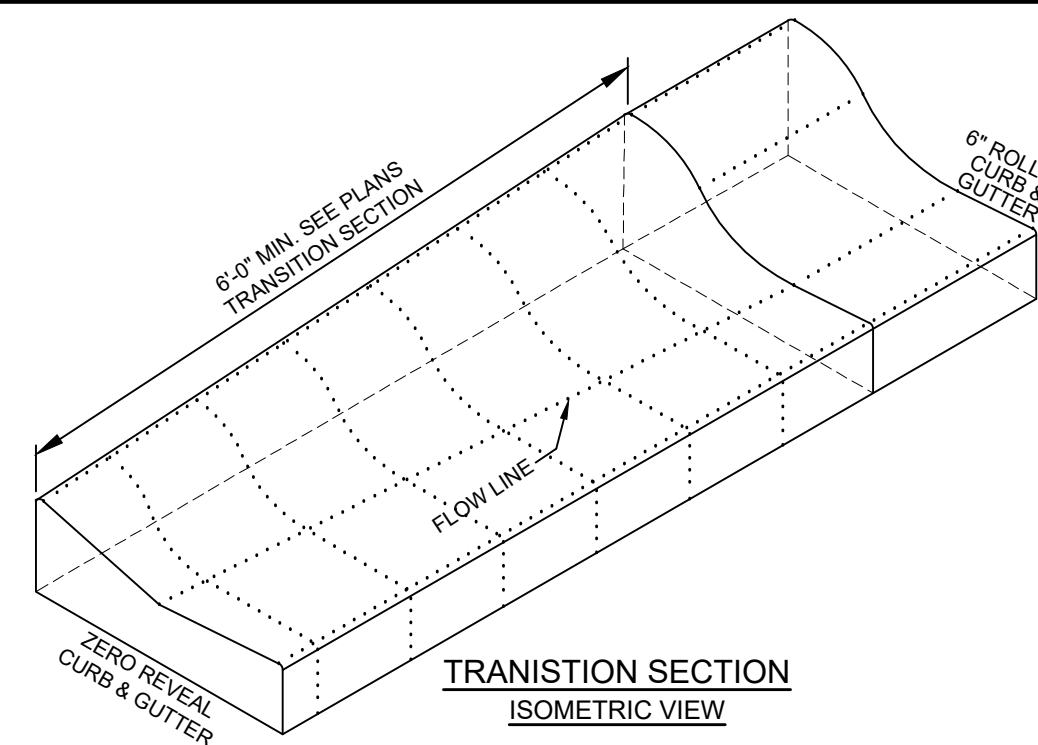
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

**1**  
C1.20 **TYPICAL STREET ASPHALT SECTION**  
N.T.S.



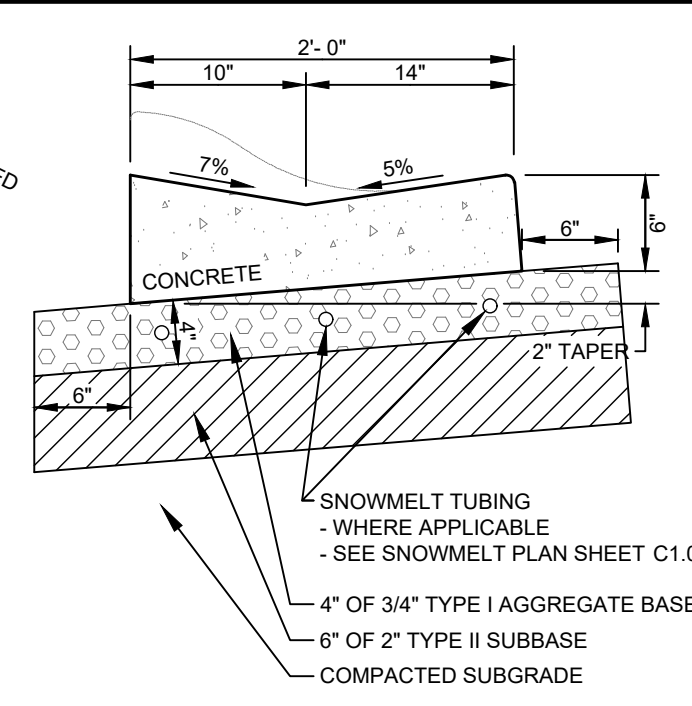
- NOTES:**
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  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
  - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
  - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISDEWALK).
  - SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

**2**  
C1.20 **HEATED 6" CONCRETE ROLLED CURB & GUTTER**  
N.T.S.

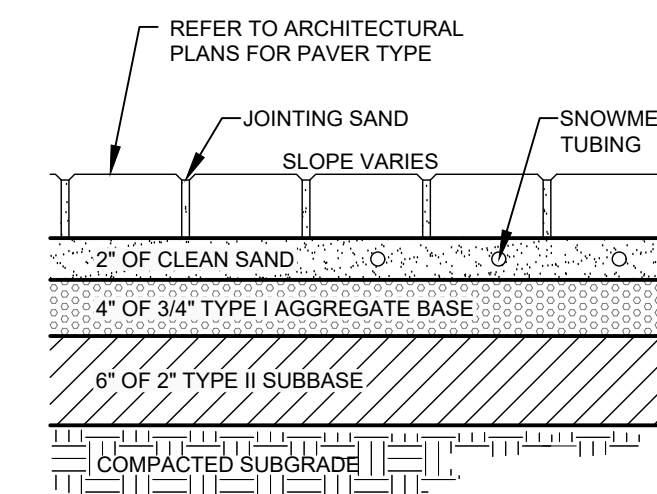


- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
  - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
  - CONTINUOUS PLACEMENT PREFERRED. SCORE INTERVALS 10-FEET MAXIMUM SPACING (8-FEET WISDEWALK).
  - SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

**3**  
C1.20 **TYPICAL HEATED ROLLED CURB TRANSITION DETAIL**  
N.T.S.

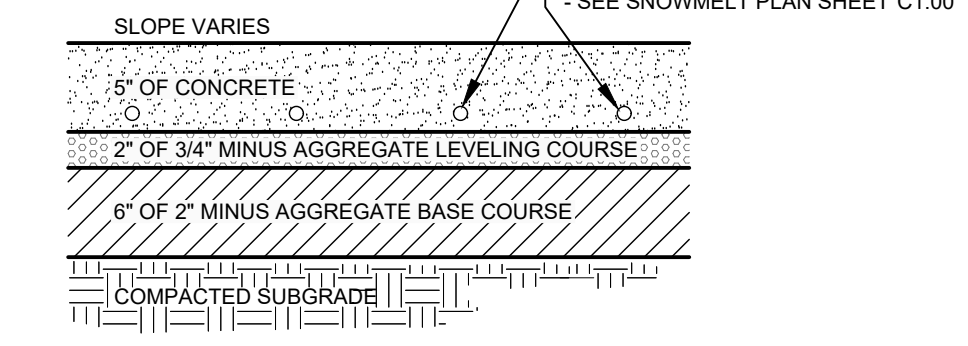


**ZERO REVEAL CURB & GUTTER**



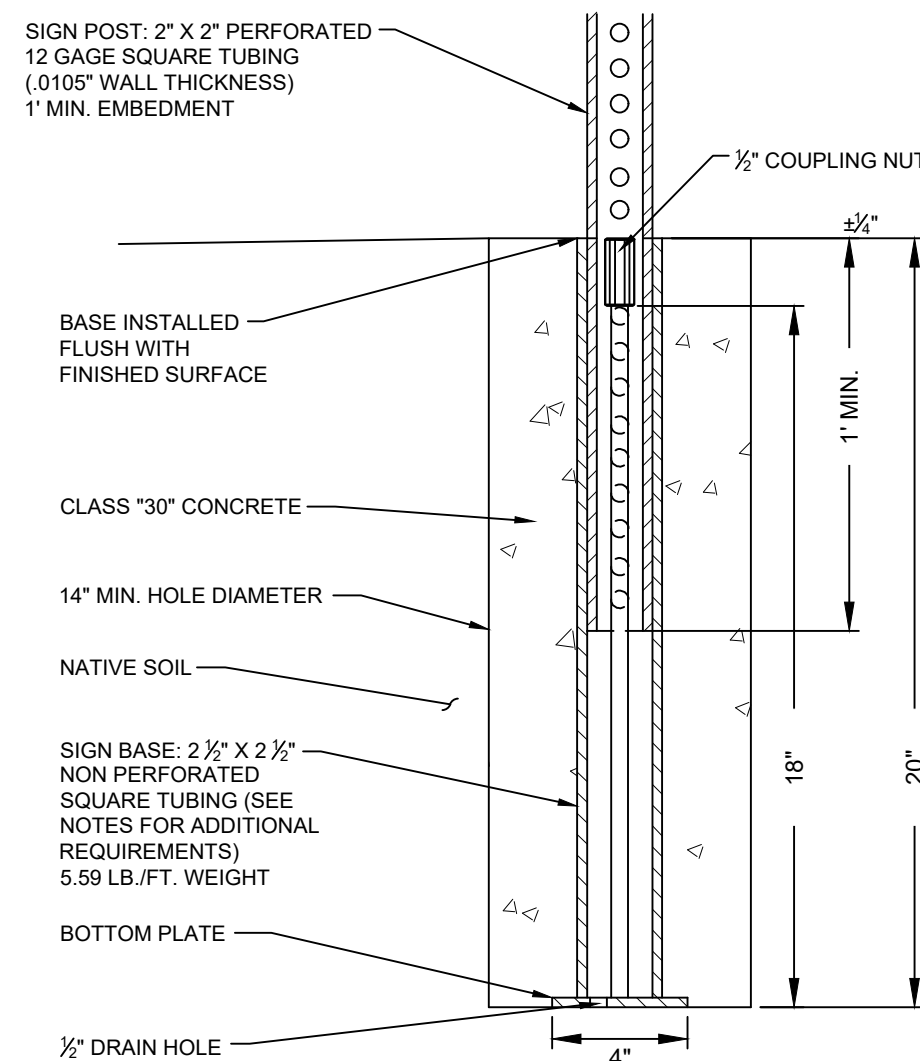
- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
  - SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

**4**  
C1.20 **HEATED PAVER DETAIL**  
N.T.S.



- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPCW STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.
  - SEE MECHANICAL DRAWINGS FOR FINAL SNOWMELT SYSTEM LAYOUT.

**5**  
C1.20 **TYPICAL HEATED CONCRETE SECTION**  
N.T.S.



- NOTES:**
- BASES SHALL BE INSTALLED TO BE FLUSH WITH SURFACE.
  - ALL INSTALLATIONS SHALL HAVE 14" MINIMUM FOUNDATION OR GROUTED INTO SOLID ROCK.
  - ALL STREET SIGNS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MUTCD.
  - SIGN PLACEMENT SHALL BE APPROVED BY THE CITY OF KETCHUM.
  - CITY TO PROVIDE BASES.

**SIGN BASE MATERIAL & DIMENSION REQUIREMENTS**

2 1/2" OUTSIDE TUBE STEEL (20' LENGTH)
2 1/2" INSIDE TUBE STEEL
3/8" THICK

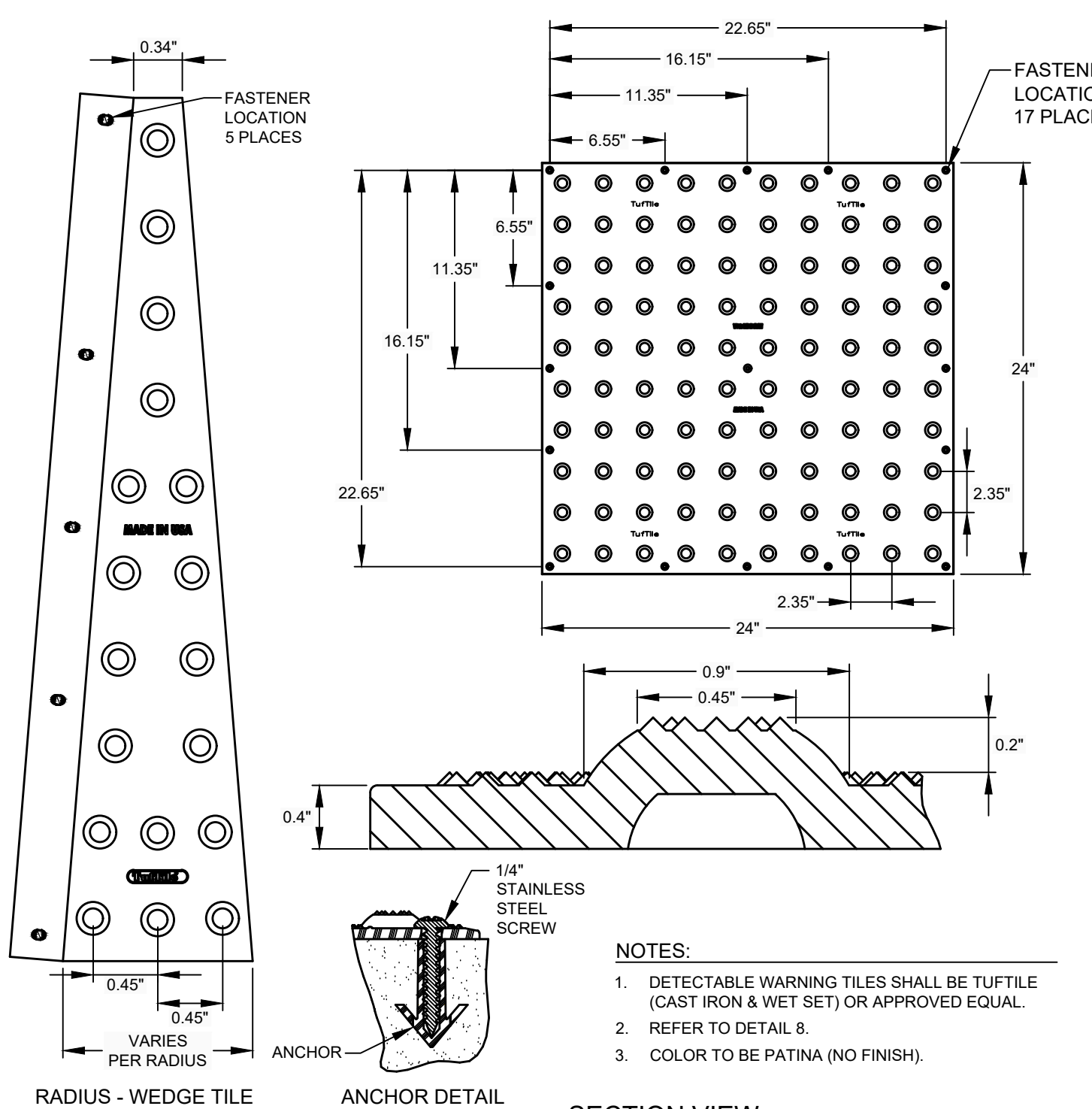
**INTERNAL ROD MATERIAL & DIMENSION REQUIREMENTS**

1/2" COLD ROLLED ROD (18" LENGTH)
1/2" COUPLING NUTS

**BOTTOM PLATE MATERIAL & DIMENSION REQUIREMENTS**

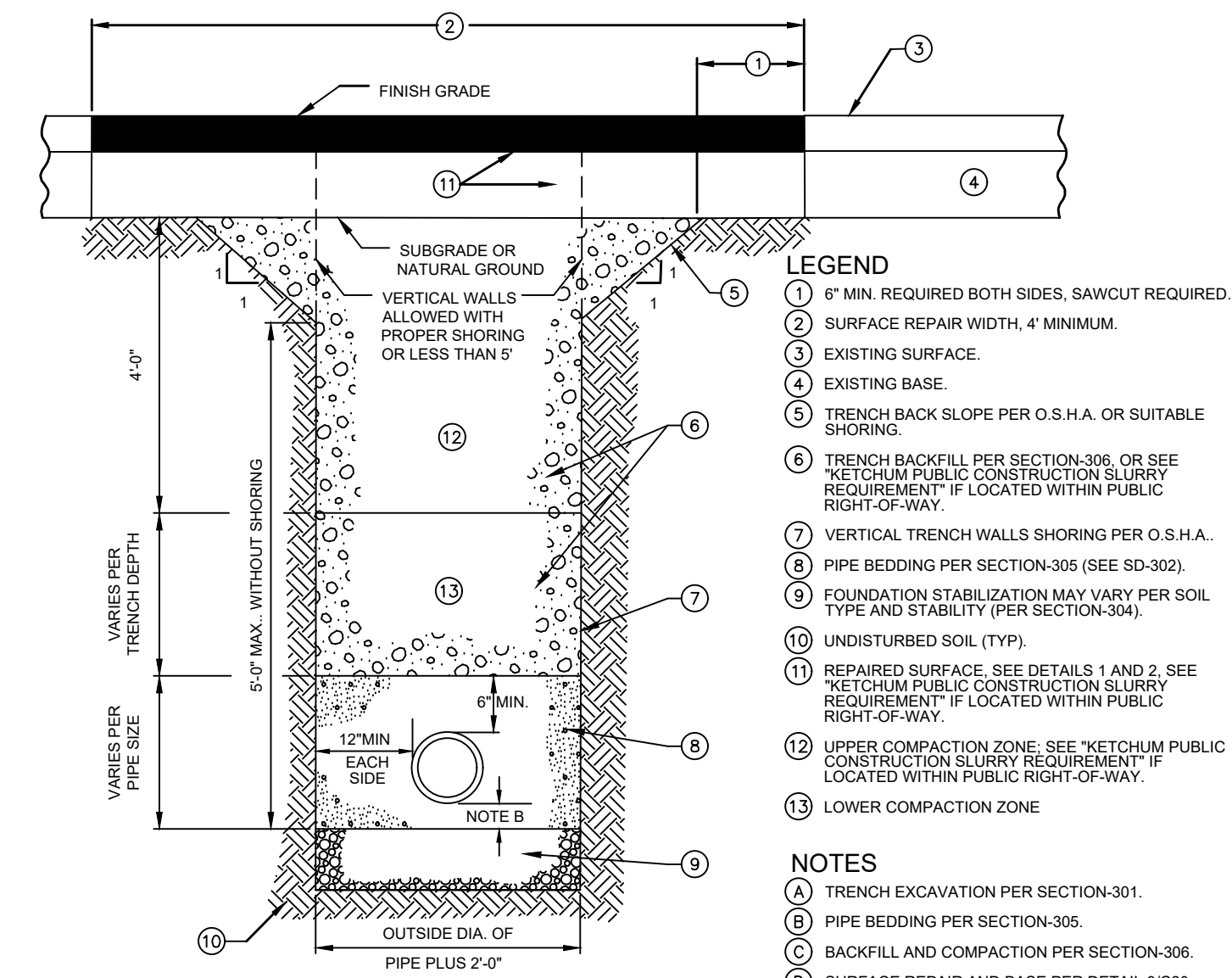
4" x 4" x 1/2" STEEL STRAP
----------------------------

**6**  
C1.20 **TYPICAL SIGN BASE**  
N.T.S.



- NOTES:**
- DETECTABLE WARNING TILES SHALL BE TUFTILE (CAST IRON & WET SET) OR APPROVED EQUAL.
  - REFER TO DETAIL 8.
  - COLOR TO BE PATINA (NO FINISH).

**7**  
C1.20 **DETECTABLE WARNING PLATE DETAIL**  
N.T.S.



- LEGEND**
- 6" MIN. REQUIRED BOTH SIDES, SAWCUT REQUIRED.
  - SURFACE REPAIR WIDTH: 4" MINIMUM.
  - EXISTING SURFACE.
  - EXISTING BASE.
  - TRENCH BACK SLOPE PER O.S.H.A. OR SUITABLE SHORING.
  - TRENCH BACKFILL PER SECTION-306, OR SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY" REQUIREMENT IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - VERTICAL TRENCH WALLS SHORING PER O.S.H.A.
  - PIPE BEDDING PER SECTION-305 (SEE SD-302).
  - FOUNDATION STABILIZATION MAY VARY PER SOIL TYPE AND STABILITY (PER SECTION-304).
  - UNDISTURBED SOIL (TYP).
  - REPAIRED SURFACE. SEE DETAILS 1 AND 2. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY" REQUIREMENT IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - UPPER COMPACTION ZONE. SEE "KETCHUM PUBLIC CONSTRUCTION SLURRY" REQUIREMENT IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
  - LOWER COMPACTION ZONE.
- NOTES**
- TRENCH EXCAVATION PER SECTION-301.
  - PIPE BEDDING PER SECTION-305.
  - BACKFILL AND COMPACTION PER SECTION-306.
  - SURFACE REPAIR AND BASE PER DETAIL 3C20.

**KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT**

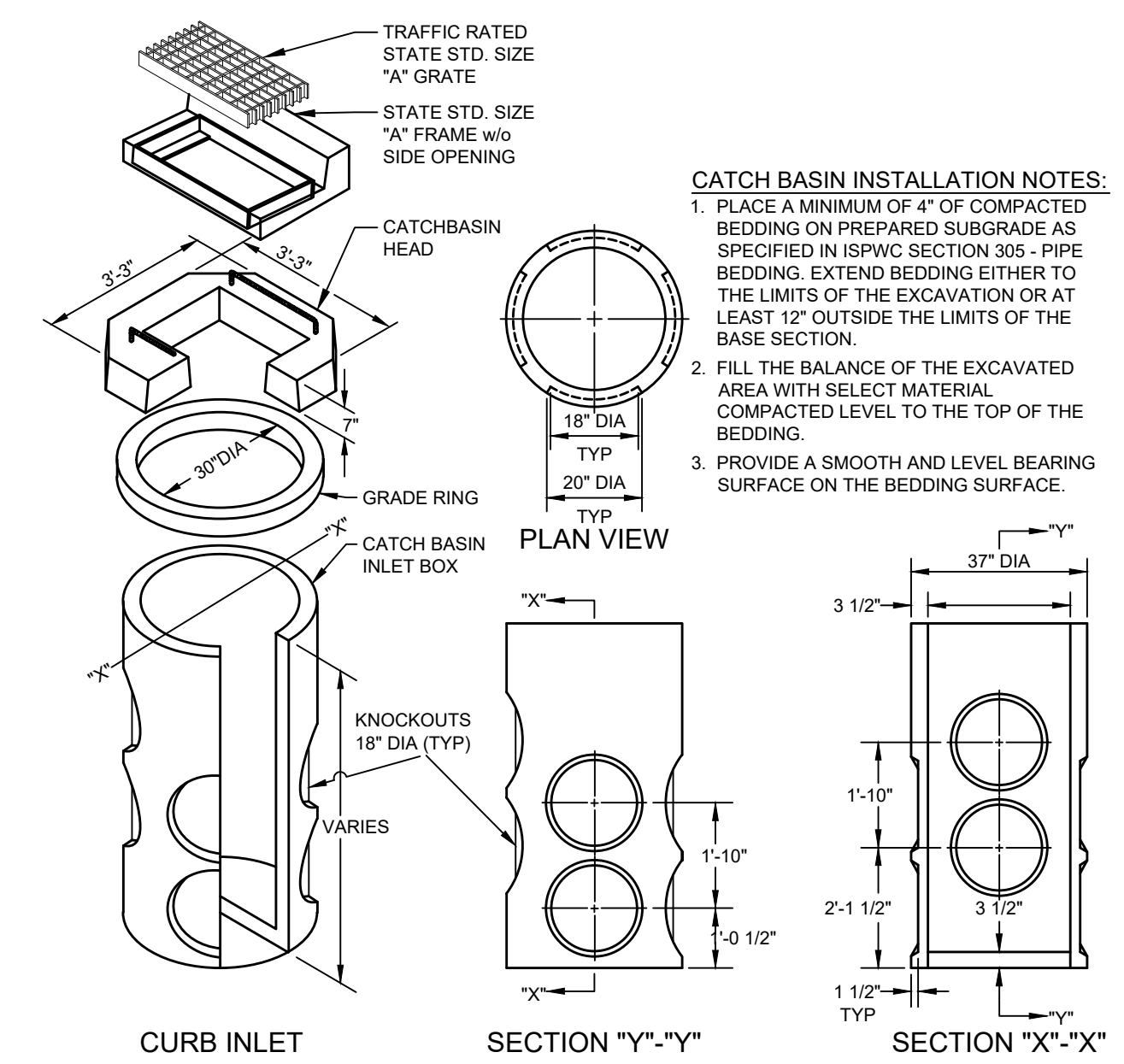
IN AREAS WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (1/2" MINUS)	2,800 LBS
SAND	800 LBS
PORTLAND CEMENT	94 LBS
WATER	11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

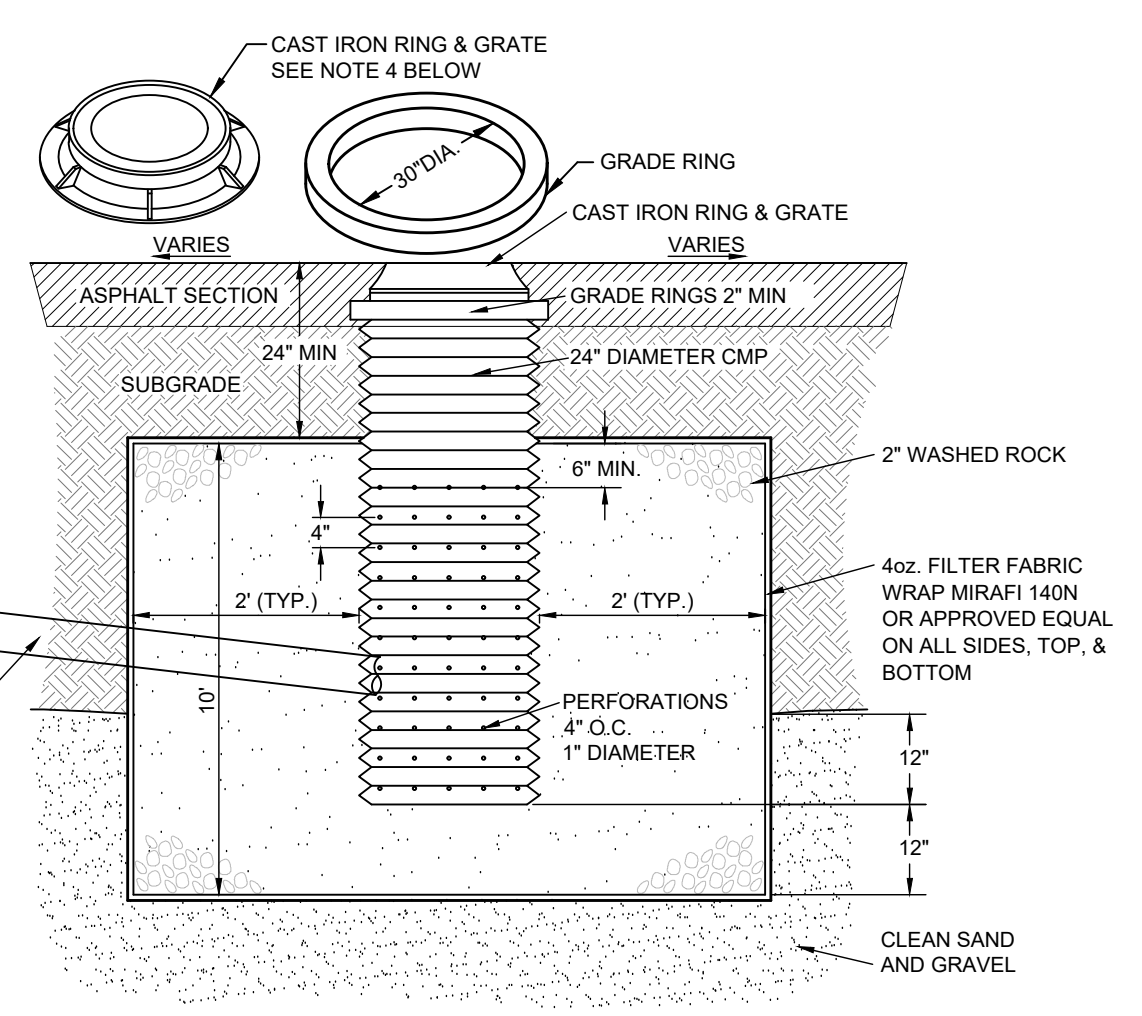
NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANT MIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANT MIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

**8**  
C1.20 **TYPICAL TRENCH SECTION**  
N.T.S.



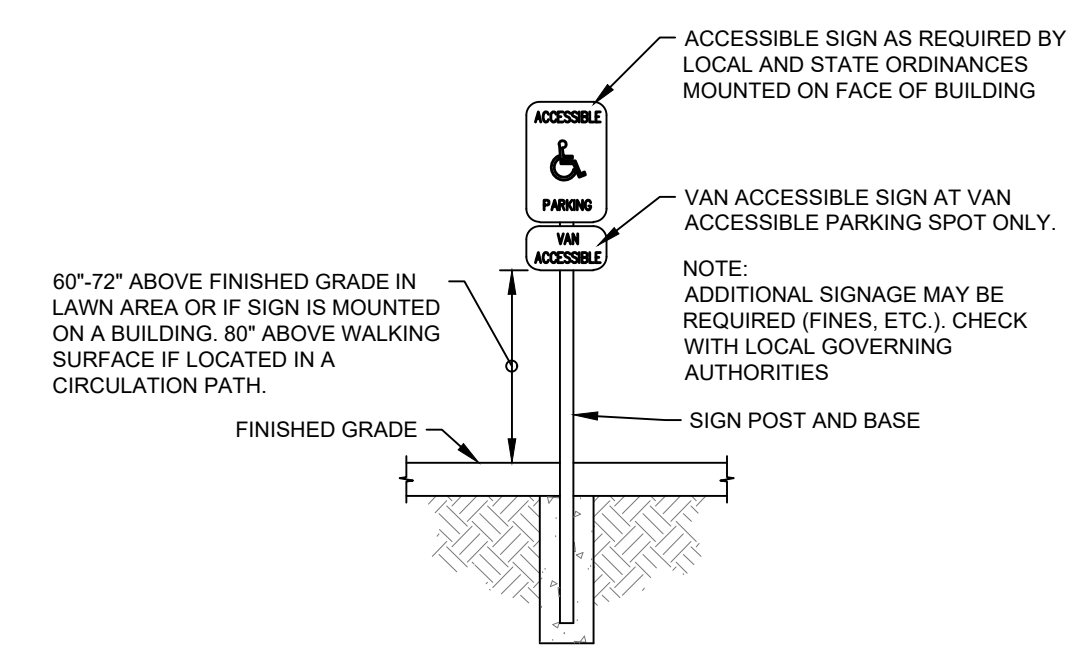
- CATCH BASIN INSTALLATION NOTES:**
- PLACE A MINIMUM OF 4" OF COMPACTED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPCW SECTION 305. PIPE BEDDING EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.
  - FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPACTED LEVEL TO THE TOP OF THE BEDDING.
  - PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

**9**  
C1.20 **30" DIAMETER CATCH BASIN**  
N.T.S.

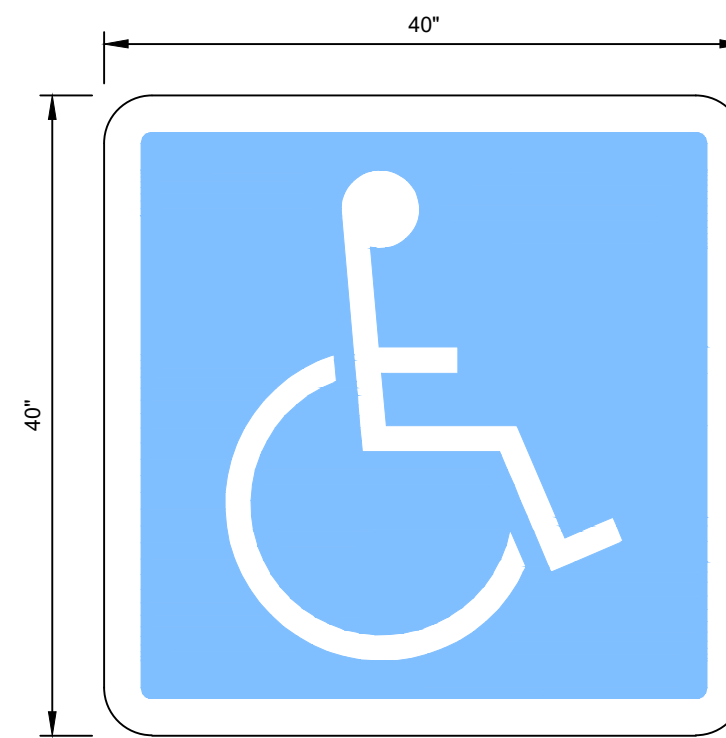


- NOTE:**
- THE BED SHALL BE EXCAVATED A MINIMUM OF 24" INTO CLEAN SAND AND GRAVEL.
  - MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
  - IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER.
  - GRATE OR SOLID LID AS APPROVED BY CITY OF KETCHUM.

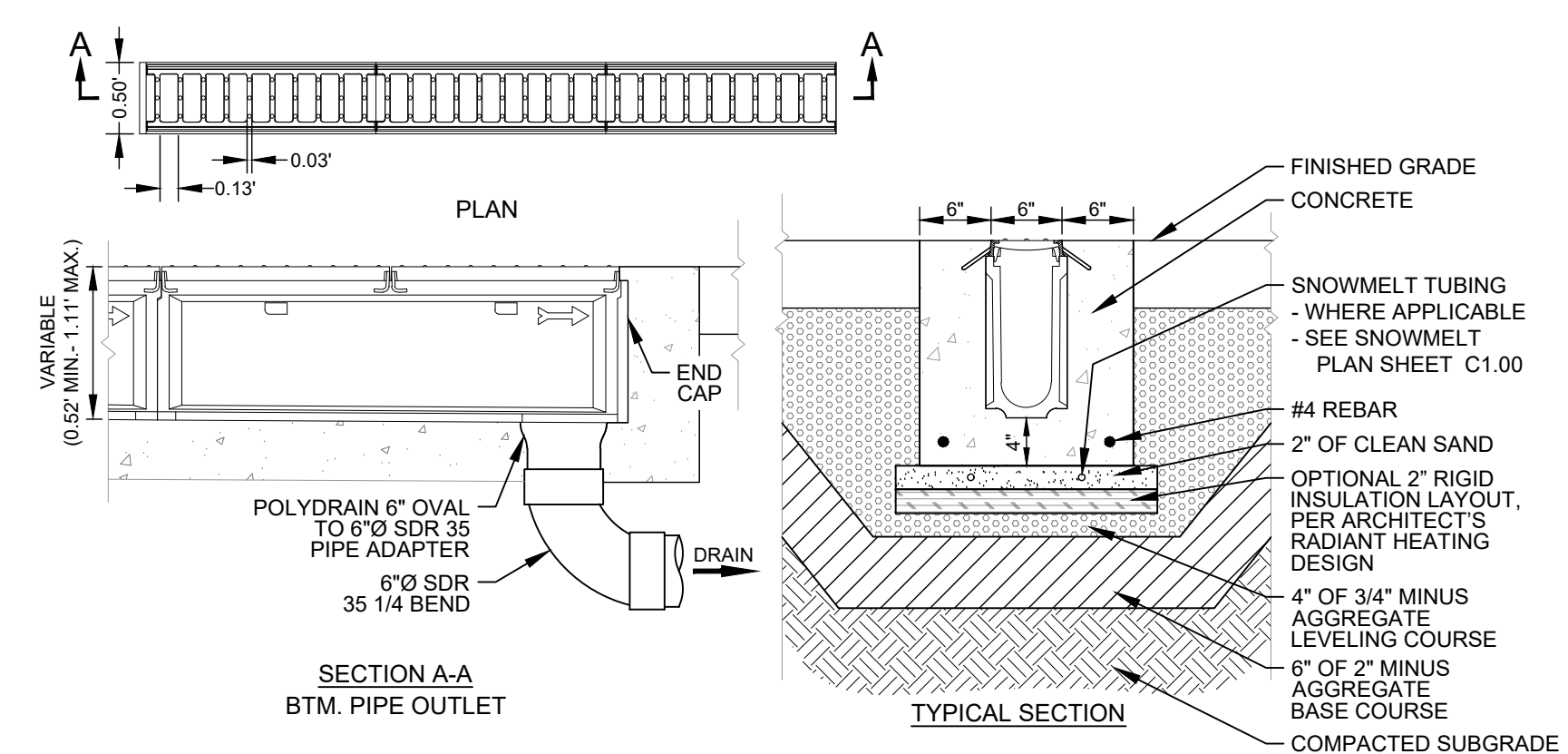
**10**  
C1.20 **DRYWELL DETAIL (6" Ø)**  
N.T.S.



**11**  
C1.20 **ADA SIGN**  
N.T.S.



**12**  
C1.20 **ADA SYMBOL**  
N.T.S.



- NOTES**
- LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARRIER.
  - THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND BICYCLE TRAFFIC AND RATED FOR H-25 AND HS-25 LOADS.
  - CONCRETE THICKNESS, TYPE, AND AMOUNT OF REINFORCEMENT TO BE SAME AS ADJACENT PAVEMENT OR GREATER. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.
  - TOP OF GRATE TO BE INSTALLED FLUSH TO 1/8 IN BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FLUSH.

**13**  
C1.20 **TRENCH DRAIN DETAIL**  
(ABT INTERCEPTOR LINE DRAIN OR APPROVED EQUAL)  
N.T.S.

**380 N. 1ST AVE. MIXED-USE BUILDING**  
**DETAIL SHEET**

LOCATED WITHIN SECTION 13, T.4N., R.17E., & SECTION 18, T.4N., R.18E.B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR WILLIAMS PARTNERS

**PRELIMINARY FOR DESIGN REVIEW ONLY**

REGISTERED PROFESSIONAL ENGINEER  
**7986**  
STATE OF IDAHO  
JEFF C. LOOMIS

**NOT FOR CONSTRUCTION**

CT DESIGNED BY  
CT DRAWN BY  
JCL CHECKED BY

**GALENA ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
317 N. River Street  
Halley, Idaho 83333  
(208) 768-1705  
email: galena@galena-engineering.com

NO.	DATE	BY	REVISIONS

PURPOSE: ISSUE FOR REVIEW  
C1.20

**PRELIMINARY NOT FOR CONSTRUCTION**

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Galena Engineering, Inc.

PROJECT INFORMATION  
C:\esb\eng\1517\02\wg\1517-02-ENG-2025-02-16.dwg 02/16/25 2:23:15 PM



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

**Reasons for Recommendation:**

- On April 15, 2024 the KURA approved funding in the amount not to exceed \$1,250,000 for pedestrian improvements consisting of sidewalks, lighting and street trees associated with the Main Street Rehabilitation Project.
- The proposed Agreement memorializes the KURA funding commitment and must be approved by both the KURA and City Council. The KURA is scheduled to approve the Agreement at their May 20, 2024 meeting.

**Policy Analysis and Background (non-consent items only):**

**Sustainability Impact:**

**Financial Impact:**

**Attachments:**

1. Agreement 24912

**KURA AGREEMENT 50091  
CITY OF KETCHUM AGREEMENT 24912  
PLANNING, DESIGN, ENGINEERING, AND CONSTRUCTION REIMBURSEMENT  
AGREEMENT FOR THE MAIN STREET REHABILITATION PROJECT**

THIS PLANNING, DESIGN, ENGINEERING, AND CONSTRUCTION REIMBURSEMENT AGREEMENT FOR THE MAIN STREET REHABILITATION PROJECT (the “Reimbursement Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the city of Ketchum, Idaho, a municipal corporation of the state of Idaho (the “City”), and the Urban Renewal Agency of the city of Ketchum, Idaho, also known as the Ketchum Urban Renewal Agency, an independent public body corporate and politic (the “Agency”), individually referred to as “Party” and collectively as the “Parties.”

**RECITALS**

WHEREAS, the Agency is authorized to undertake and carry out urban renewal projects to eliminate, remedy, or prevent deteriorated or deteriorating areas through redevelopment, rehabilitation, or conservation, or any combination thereof, within its area of operation and is authorized to carry out such projects jointly with the City;

WHEREAS, the City Council, of the city of Ketchum (the “City”), by adoption of Ordinance No. 992 on November 15, 2006, duly adopted the Ketchum Urban Renewal Plan (the “2006 Plan”) to be administered by the Agency;

WHEREAS, upon the approval of Ordinance No. 1077 adopted by the City Council on November 15, 2010, and deemed effective on November 24, 2010, the Agency began implementation of the Ketchum Urban Renewal Plan 2010 (the “2010 Plan”);

WHEREAS, the 2010 Plan established the Revenue Allocation Area (the “Project Area”), which established an area for redevelopment and anticipated improvement projects;

WHEREAS, the 2010 Plan identified improvement to sidewalks, streets, rights-of-way, pedestrian and bicycle access, crosswalks, and safety as important objectives of the 2010 Plan;

WHEREAS, the 2010 Plan and the Project Area terminate November 15, 2030, recognizing the Agency shall receive its allocation of revenues in 2031, pursuant to Idaho Code § 50-2903(7) (the “Termination Date”). Many of the proposed improvements identified in the 2010 Plan have not been completed and continue to suffer from certain deteriorating conditions;

WHEREAS, the City has requested funding participation from the Agency for pedestrian and transit improvements as part of the rehabilitation of Main Street between River Street and 6<sup>th</sup> Street (“Rehabilitation Project”);

WHEREAS, this project will greatly enhance safety and pedestrian access along one of the busiest streets in Ketchum;

WHEREAS, the Idaho Transportation Department has agreed to fund certain roadway improvements associated the Rehabilitation Project, which will include rehabilitation of roadway sections between River Street to Knob Hill Inn, or in the alternative, River Street through the 6<sup>th</sup> Street intersection;

WHEREAS, the City received an estimate for the costs of improving the roadway, sidewalks, ADA access, bus stops, lighting and street trees for the Rehabilitation Project from Idaho Materials & Construction identifying two million four hundred ninety nine dollars (\$2,499,000) for sidewalk, lighting, street trees and other pedestrian and transit improvements not funded and completed by Idaho Transportation Department, see Exhibit A attached;

WHEREAS, the Agency agreed at its Agency Board meeting on April 15, 2024, to fund fifty percent (50%) of the two million four hundred ninety nine dollars (\$2,499,000) cost estimate, for a total not to exceed of one million two hundred and fifty dollars (\$1,250,000) for the Rehabilitation Project as the scope of Rehabilitation Project was approved by the City Council on April 15, 2024;

WHEREAS, the Agency Board finds it in the best interests of the Agency to continue to enhance the development within the Project Area and in the best interests of the public to provide financial support for the Rehabilitation Project;

WHEREAS, the City and the Agency hereby find and determine that this Reimbursement Agreement enables them to cooperate to their mutual advantage in a manner that will best accord with the needs and development of the City and the Agency;

WHEREAS, the ability for the City and Agency to cooperate and jointly benefit each other is expressly allowed pursuant to Idaho Code § 50-2015;

WHEREAS, in consideration of the payment by the Agency for costs, as more specifically defined in this Reimbursement Agreement, the City hereby agrees to serve and perform as project manager for the design, engineering, and construction of the Project.

## **AGREEMENT**

NOW, THEREFORE, in consideration of the provisions contained herein and the recitals set forth above, which are a material part of this Reimbursement Agreement, the Parties agree as follows:

1. **Definitions.** As used in this Reimbursement Agreement, the following words, unless the context dictates otherwise, shall have the following meanings:

**Act** shall mean collectively the Idaho Urban Renewal Law of 1965, title 50, chapter 20, Idaho Code, as amended and supplemented and the Local Economic Development Act of 1988, title 50, chapter 29, Idaho Code as amended and supplemented.

**Board** shall mean the Board of Commissioners of the Agency as the same shall be duly and regularly constituted from time to time.

**Contract** shall mean the contract through which the general contractor is awarded the construction of the Project.

**Contractor** shall mean the selected general contractor awarded the construction of the Project.

**Rehabilitation Project** shall mean the Main Street Rehabilitation Project from River Street to 6<sup>th</sup> Street in the City of Ketchum.

## 2. Recitals and Purpose

- 2.1. The Parties agree that the foregoing recitals are not mere recitations but are covenants of the Parties, binding upon them as may be appropriate and a portion of the consideration for the agreements contained herein.
- 2.2. The purpose of this Reimbursement Agreement is to provide for the definition of rights, obligations, and responsibilities of the Agency and City regarding the design services, engineering services, project management services, and construction cost services for this Reimbursement Agreement.

3. **City Services and Responsibilities for the Main Street Rehabilitation Project.** City agrees to furnish its skill and judgment necessary to carry out the project administration for the Rehabilitation Project.

3.1 Design, Engineering, and Construction. City shall oversee Idaho Materials & Construction, design, engineering, construction, management, and administration for the Rehabilitation Project. updates on the construction of the Project for Agency review and comment.

3.2 Project Construction Estimates. City has obtained estimates from Idaho Materials & Construction for the Rehabilitation Project.

3.3 Design and Construction. The obligations under this Reimbursement Agreement shall end thirty (30) days after final payment to the Contractor under the Contract has been paid. The City shall:

- a. Provide administration of the Rehabilitation Project in compliance with generally accepted standards recognizing that the Rehabilitation Project is a partially Agency funded project with the City providing project oversight.
- b. Provide necessary project oversight to assure timely progress and process all invoices and payment requests and verify Idaho Materials &

Construction's entitlement to all progress payments or other payments requested by Contractor;

- c. Receive and hold all certificates of insurance required by the Contract;
- d. Provide monthly progress reports to Agency either in writing or by presentation to Agency at Agency's Board meetings;
- e. Maintain all necessary records, documents, drawings, and other related documents normally maintained for a public works project; and

3.4 City Contribution. A portion of this Rehabilitation Project as described in this Reimbursement Agreement is within the Project Area and is funded through the Agency. The City has budgeted funds for a portion of the work. City shall contribute all funds toward any work or improvements to areas outside the Project Area.

4. **Agency and City Obligations.** The purpose of this Reimbursement Agreement is to provide for the definition of rights, obligations, and responsibilities of the Agency and City regarding the Rehabilitation Project.

5. **Effective Date.** This Reimbursement Agreement shall be effective upon execution of the Reimbursement Agreement by Agency's Chairman of the Board of Commissioners and the Mayor of the City and/or the City Administrator, as the case may be, the effective date being the date of last signature.

6. **Method of Reimbursement.**

- a. **Project Costs.** As consideration for the public improvement and value of the Rehabilitation Project set forth above, the Agency shall pay the City one million two hundred fifty thousand dollars (\$1,250,000), toward the Project cost estimate provided by Idaho Materials and Construction, for a total funding contribution by the Agency, not to exceed one million two hundred fifty thousand dollars (\$1,250,000). All project costs related to areas outside of the Project Area will be borne by the City.

In order to provide sufficient documentation to ensure compliance, the City shall provide the Agency with the following information in reimbursement invoices and in a final invoice upon completion of the Rehabilitation Project:

- a. requests for payment for billing invoices received for work related to the Rehabilitation Project with sufficient documentation to ensure accuracy; and
- c. certification by the City that the costs incurred for services are consistent with the scope of the Rehabilitation Project; and
- d. monthly reports on the Rehabilitation Project status as described above.



Upon receipt and approval of the reimbursement invoice, Agency shall remit payment to City for all approved amounts within fifty (50) days of Agency's receipt of an invoice or payment request. If Agency disputes any amount, Agency shall pay the undisputed amount within fifty (50) days and reasonably cooperate with City to resolve the disputed amount. City shall include this payment process within the Contract with the selected contractor.

7. **Records Project Costs.** Costs pertaining to the Rehabilitation Project shall be kept on the basis of generally accepted accounting principles and shall be available to the Agency or the Agency's authorized representative at mutually convenient times.

8. **Insurance.**

- a. The City (either itself, Idaho Materials & Construction, or the selected Contractor) shall purchase and maintain, for the benefit of the City and the Agency, insurance for protection from claims under the worker's compensation law of the state of Idaho arising from work performed on the Rehabilitation Project; claims for damages because of bodily injury, including personal injury, sickness, disease, or death of any of the City's employees or of any person while working on the Rehabilitation Project; claims for damages because of injury to or destruction or loss of use of tangible property as a result of work on the Project; and claims arising out of the performance of this Reimbursement Agreement and caused by negligent acts for which the City is legally liable. The terms and limits of liability shall be determined solely by the City, and nothing herein shall be construed as any waiver of any claim or defense by the City or the Agency premised upon any claim of sovereign immunity or arising from the Idaho Tort Claims Act. The amount of insurance shall be in the amounts set forth in the Idaho Tort Claims Act.
- b. The City shall also purchase and maintain for the benefit of the City and Agency property damage insurance for any property damage to the Project, or other property owned by the City.

9. **Indemnity.** Only to the extent permitted by Idaho law, the City shall defend, indemnify, and hold Agency and their respective officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable planning, design and engineering fees, and attorney fees (collectively referred to in this section as "Claim"), which may be imposed upon or incurred by or asserted against Agency or its respective officers, agents, and employees relating to the planning, design, and engineering of the Project or otherwise arising out of this Reimbursement Agreement. In the event an action or proceeding is brought against Agency or their respective officers, agents, and employees by reason of any such Claim, City, upon written notice from Agency, shall, at City's expense, resist or defend such action or proceeding.

Notwithstanding the foregoing, City shall have no obligation to indemnify and hold Agency and its respective officers, agents, and employees harmless from and against any matter

to the extent it arises from the negligence or willful act of Agency or its respective officers, agents, or employees or from conduct resulting in an award of punitive damages against Agency.

10. **Amendment.** This entire Reimbursement Agreement may be amended at any time and from time to time by the mutual written consent of the City and the Agency.

11. **Severability.** In the event any provision of this Reimbursement Agreement shall be declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

12. **Notice.** Any and all notices required to be given by either of the Parties hereto, unless otherwise stated in this Reimbursement Agreement, shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

<u>To Agency:</u> Susan Scovell , Chair Ketchum Urban Renewal Agency P.O. Box 2315 Ketchum, ID 83340	<u>To City:</u> City of Ketchum P.O. Box 2315 Ketchum, ID 83340
------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------

13. **Non-Waiver.** Failure of either Party to exercise any of the rights under this Reimbursement Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

14. **Choice of Law.** Any dispute under this Reimbursement Agreement, or related to this Reimbursement Agreement, shall be decided in accordance with the laws of the state of Idaho.

15. **Attorney Fees.** Should any litigation be commenced between the Parties hereto concerning this Reimbursement Agreement, the prevailing Party shall be entitled, in addition to any other relief as may be granted, to costs and reasonable attorneys' fees as determined by a court or arbitrator of competent jurisdiction. This provision shall be deemed to be a separate contract between the Parties and shall survive any default, termination, or forfeiture of this Reimbursement Agreement.

16. **Authority to Execute.** Agency and City have duly authorized and have full power and authority to execute this Reimbursement Agreement.

17. **Assignment.** It is expressly agreed and understood by the Parties hereto that the City shall not have the right to assign, transfer, hypothecate, or sell any of its rights under this Reimbursement Agreement except upon the prior express written consent of Agency.

18. **Disputes.** In the event that a dispute arises between Agency and City regarding application or interpretation of any provision of this Reimbursement Agreement, the aggrieved Party shall promptly notify the other Party to this Reimbursement Agreement of the dispute within

ten (10) days after such dispute arises. If the Parties have failed to resolve the dispute within thirty (30) days after delivery of such notice, each Party shall have the right to pursue any rights or remedies it may have at law or in equity.

**19. Anti-Boycott Against Israel Certification.**

City and Agency hereby certify pursuant to Section 67-2346, Idaho Code, they are not currently engaged in, and will not for the duration of this Agreement, knowingly engage in, a boycott of goods or services from Israel or territories under its control.

**20. Government of China Owned Companies Prohibited**

The Developer is not currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China.

**21. Entire Agreement.** This Reimbursement Agreement along with any and all exhibits attached hereto and incorporated herein by reference contains and integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the Project.

IN WITNESS WHEREOF, the Parties hereto, through their respective governing boards, have executed this Reimbursement Agreement on the date first cited above.

CITY OF KETCHUM

By \_\_\_\_\_  
Neil Bradshaw, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

KETCHUM URBAN RENEWAL AGENCY

By \_\_\_\_\_  
Susan Scovell, Chair

ATTEST:

\_\_\_\_\_  
Secretary

**Exhibit A**

Idaho Materials & Construction Estimate

**SH-75, RIVER ST TO 10TH ST - MAIN ST**  
**Project No. A022(210)**  
**Unit Price Form - May 2, 2024**

**Unit Price Schedule**

Item No.	Description	Estimated Quantity	Unit	IMC Unit Price	IMC Extended Unit Price
<b>REMOVALS</b>					
201-005A	CLEARING & GRUBBING	1	ACRE	\$ 12,000.00	\$ 12,000
202-005A	SELECTIVE REMOVAL OF TREES INCLUDING STUMPS	10	EACH	\$ 1,200.00	\$ 12,000
203-001A	REMOVAL OF OBSTRUCTIONS (PAVERS)	447	SY	\$ 68.00	\$ 30,396
203-001B	REMOVAL OF OBSTRUCTIONS (LANDSCAPE)	71	SY	\$ 110.00	\$ 7,794
203-001C	REMOVAL OF OBSTRUCTIONS (WOOD SIDEWALK)	(19)	SY	\$ 55.00	\$ (1,068)
203-002A	REMOVAL OF OBSTRUCTIONS (LUMINAIRE)	5	EACH	\$ 1,000.00	\$ 5,000
203-002B	REMOVAL OF OBSTRUCTIONS (BIKE RACK)	-	EACH	\$ 300.00	\$ -
203-002C	REMOVAL OF OBSTRUCTIONS (TRASH RECEPTACLE)	-	EACH	\$ 300.00	\$ -
203-003A	REMOVAL OF OBSTRUCTIONS (RETAINING WALL)	142	FT	\$ 105.00	\$ 14,900
203-005A	REMOVAL OF OBSTRUCTIONS (RAMP AND HANDRAILS)	-	LS	\$ -	\$ -
203-006A	REMOVAL OF SIGN	47	EACH	\$ 175.00	\$ 8,225
203-015A	REMOVAL OF BITUMINOUS SURFACE	14,494	SY	\$ 26.00	\$ 376,856
203-055A	REMOVAL OF CONCRETE PAVEMENT	23	SY	\$ 55.00	\$ 1,283
203-060A	REMOVAL OF CONCRETE SIDEWALK	189	SY	\$ 70.00	\$ 13,207
203-070A	REMOVAL OF CURB & GUTTER	2,810	FT	\$ 13.00	\$ 36,530
203-085A	REMOVAL OF GUTTER	41	FT	\$ 25.00	\$ 1,025
203-090A	REMOVAL OF INLET	12	EACH	\$ 3,000.00	\$ 36,000
203-122A	REMOVAL OF MISCELLANEOUS ITEMS (POLE FOUNDATION)	7	EACH	\$ 300.00	\$ 2,100
203-122B	REMOVAL OF MISCELLANEOUS ITEMS (SIGNAL HEAD)	6	EACH	\$ 1,000.00	\$ 6,000
203-123B	REMOVAL OF MISCELLANEOUS ITEMS (PIPE)	167	FT	\$ 35.00	\$ 5,845
203-130B	REMOVAL OF PAVEMENT MARKINGS	19	SF	\$ 60.00	\$ 1,140
<b>ROADWAY &amp; HARDSCAPE</b>					
205-005A	EXCAVATION	1,192	CY	\$ 90.00	\$ 107,279
205-030A	BORROW	4	CY	\$ 75.00	\$ 332
301-005A	GRANULAR SUBBASE	616	TON	\$ 140.00	\$ 86,220
303-022A	3/4" AGGREGATE TYPE B FOR BASE	1,818	TON	\$ 140.00	\$ 254,464
401-014A	DILUTED EMULSIFIED ASPHALT FOR TACK COAT	1,123	GAL	\$ 20.00	\$ 22,454
405-240A	MISCELLANEOUS PAVEMENT	-	SY	\$ 165.00	\$ -
405-245A	APPROACH	-	EACH	\$ 6,000.00	\$ -
405-455A	SUPERPAVE HMA PAVEMENT INCLUDING ASPHALT & ADDITIVES CLASS SP-5	4,642	TON	\$ 190.00	\$ 881,911
509-010A	NON-STRUCTURAL CONCRETE	-	SY	\$ 785.00	\$ -
614-015A	SIDEWALK	143	SY	\$ 195.00	\$ 27,809
614-020A	DRIVEWAY	59	SY	\$ 265.00	\$ 15,517
614-025A	CURB RAMP	359	SY	\$ 335.00	\$ 120,269
615-256A	CURB TYPE 1	301	FT	\$ 150.00	\$ 45,150
615-257A	CURB TYPE 2	36	FT	\$ 150.00	\$ 5,400
615-331A	GUTTER TYPE 1	33	FT	\$ 150.00	\$ 4,950
615-492A	CURB & GUTTER TYPE 2	-	FT	\$ 150.00	\$ -
615-651A	TRAFFIC SEPARATOR TYPE 1	52	FT	\$ 150.00	\$ 7,800
S605-10A	CONC COLLAR	1	EACH	\$ 950.00	\$ 950
S904-05A	SP CONCRETE RAMP AND STAIRS	-	LS	\$ -	\$ -
S911-05A	SP 6" ROLLED CURB & GUTTER	3,856	FT	\$ 79.00	\$ 304,624
S911-05B	SP 6" RIBBON CURB	140	FT	\$ 150.00	\$ 21,000
S912-05A	SP PAVER SIDEWALK	2,748	SY	\$ 188.00	\$ 516,687
S912-05B	SP WOOD SIDEWALK	37	SY	\$ 700.00	\$ 25,900
S912-05D	SP PAVER CURB RAMP	59	SY	\$ 716.00	\$ 42,244
S912-05E	SP NEW SNOWMELT	60	SY	\$ 75.00	\$ 4,500

**SH-75, RIVER ST TO 10TH ST - MAIN ST**  
**Project No. A022(210)**  
**Unit Price Form - May 2, 2024**

**Unit Price Schedule**

Item No.	Description	Estimated Quantity	Unit	IMC Unit Price	IMC Extended Unit Price
<b>DRAINAGE</b>					
605-025A	12" STORM SEWER PIPE	396	FT	\$ 84.00	\$ 33,264
605-035A	18" STORM SEWER PIPE	66	FT	\$ 140.00	\$ 9,240
605-455A	MANHOLE TYPE A	1	EACH	\$ 9,250.00	\$ 9,250
605-500A	CATCH BASIN TYPE 1	18	EACH	\$ 4,750.00	\$ 85,500
605-635A	ADJUST MANHOLE COVERS	16	EACH	\$ 3,000.00	\$ 48,000
605-640A	ADJUST VALVE COVERS	11	EACH	\$ 3,000.00	\$ 33,000
605-655A	DRYWELL	3	EACH	\$ 8,050.00	\$ 24,150
606-110A	PIPE UNDERDRAIN	143	LF	\$ 120.00	\$ 17,160
<b>SIGNAL AND ILLUMINATION</b>					
587-005A	PAINTING STRUCTURAL STEEL		LS	\$ -	\$ -
619-010A	ILLUMINATION TYPE 2 (Allowance)	1	LS	\$ 50,000.00	\$ 50,000
656-010A	SIGNAL HOUSING (Install price only)	18	EACH	\$ 2,161.76	\$ 38,912
656-015A	INTERSECTION PREEMPTION DETECTION SYSTEM	2	EACH	\$ 31,234.60	\$ 62,469
656-020B	INTERSECTION DETECTION SYSTEM - RADAR (Install price only)	3	EACH	\$ 24,644.30	\$ 73,933
656-020C	INTERSECTION DETECTION SYSTEM - VIDEO	-	EACH	\$ 25,000.00	\$ -
656-020E	INTERSECTION DETECTION SYSTEM - THERMAL	-	EACH	\$ 8,000.00	\$ -
656-030A	INTERSECTION SIGNAL STRUCTURE (Install price only)	2	EACH	\$ 42,732.40	\$ 85,465
656-035A	INTERSECTION PEDESTRIAN SYSTEM (Install price only)	12	EACH	\$ 2,462.66	\$ 29,552
656-040A	SIGNAL CABINET (Install price only)	3	EACH	\$ 15,666.86	\$ 47,001
656-045A	SIGNAL CONTROLLER (Install price only)	3	EACH	\$ 778.80	\$ 2,336
656-070A	ADDITIONAL ELECTRICAL ITEMS (Signals only)	1	LS	\$ 351,467.84	\$ 351,468
657-015A	RRFB, AC POWERED (Already procured by City)	1	EACH	\$ 39,488.60	\$ 39,489
657-020A	RRFB, SOLAR POWERED (Already procured by City)	1	EACH	\$ 37,488.60	\$ 37,489
S901-05H	SP TRAFFIC SIGNAL HOUSE - RESET	4	EACH	\$ 2,096.86	\$ 8,387
S901-05J	SP BOLT DOWN TUBULAR MARKER	18	EACH	\$ 605.00	\$ 10,890
S901-05K	SP INSTALL ORNAMENTAL POLE	16	EACH	\$ 2,000.00	\$ 32,000
S904-05D	SP INTELLIGENT TRANSPORTATION SYSTEM	1	LS	\$ 203,917.20	\$ 203,917
	Conduit and Locate Wire	3,380	LF	\$ 46.38	
	Junction Vaults	17	EACH	\$ 2,223.12	
	Splice Vaults	3	EACH	\$ 3,119.92	
<b>SIGNING AND PAVEMENT MARKINGS</b>					
616-010A	SIGN TYPE B-1	140	SF	\$ 55.50	\$ 7,770
616-040G	STEEL SIGN POST TYPE B-2	100	FT	\$ 645.00	\$ 64,500
616-040K	STEEL SIGN POST TYPE E-2	297	FT	\$ 72.00	\$ 21,384
616-080A	REINSTALL SIGN FACE	40	EACH	\$ 305.00	\$ 12,200
616-090A	SPECIAL INSTALL SIGN (Procure and Install sign)	8	EACH	\$ 815.00	\$ 6,520
616-100A	SIGN BRACES	24	LB	\$ 96.50	\$ 2,316
630-005A	TRANSVERSE, WORD, SYMBOL, AND ARROW PAVEMENT MARKINGS - WATERBORNE	3,200	SF	\$ 5.30	\$ 16,960
630-010A	TRANSVERSE, WORD, SYMBOL, AND ARROW PAVEMENT MARKINGS - PREFORMED THERMOPLASTIC	4,000	SF	\$ 19.00	\$ 76,000
630-025A	LONGITUDINAL PAVEMENT MARKING - WATERBORNE	19,300	FT	\$ 1.00	\$ 19,300
<b>UTILITIES</b>					
<b>STREETSCAPE AND IRRIGATION</b>					
S900-05A	CONTINGENCY AMOUNT ADDITIONAL ELECTRICAL WORK	280,000	CA	\$ 1.00	\$ 280,000
	Conduit and Locate Wire	(120,000)	LF	\$ 46.38	
	Junction Vaults	17	EACH	\$ 2,223.12	
	Splice Vaults	6	EACH	\$ 3,119.92	

**SH-75, RIVER ST TO 10TH ST - MAIN ST**  
**Project No. A022(210)**  
**Unit Price Form - May 2, 2024**

**Unit Price Schedule**

Item No.	Description	Estimated Quantity	Unit	IMC Unit Price	IMC Extended Unit Price
S901-05A	SP TREE IRRIGATION ADJUSTMENT	10	EACH	\$ 5,500.00	\$ 55,000
S901-05B	SP ELECTRICAL RECEPTACLE ADJUSTMENT	10	EACH	\$ 1,000.00	\$ 10,000
S901-05C	SP POST ADJUSTMENT	6	EACH	\$ 1,000.00	\$ 6,000
S901-05D	SP TREE GRATES	30	EACH	\$ 3,400.00	\$ 102,000
S901-05E	SP TREE (AUTUMN BLAZE MAPLE)	34	EACH		\$ -
S901-05F	SP FURNISHING FOOTING	-	EACH	\$ 450.00	\$ -
S904-05B	SP IRRIGATION RELOCATION	1	LS	\$ 24,500.00	\$ 24,500
S912-05C	SP ADJUST EXISTING SNOWMELT	595	SY	\$ 65.00	\$ 38,675
S901-05G	SP MODULAR SUSPENDED PAVEMENT SYSTEM (SILVA CELL)	46	SY	\$ 905.00	\$ 41,630
	<b>TEMPORARY/TRAFFIC CONTROL</b>				
Z629-05A	MOBILIZATION (≤10% OF SCHEDULE BID TOTAL)	1	LS	\$ 520,567.18	\$ 520,567
675-005A	SURVEY	1	LS	\$ 104,113.44	\$ 104,113
S904-05D	SP EROSION AND SEDIMENT CONTROL	1	LS	\$ 47,000.00	\$ 47,000
107-019A	SURVEY MONUMENT PRESERVATION	10,000	CA	\$ 1.00	\$ 10,000
205-060A	WATER FOR DUST ABATEMENT	2,000	MG	\$ 32.00	\$ 64,000
626-005A	PEDESTRIAN CHANNELING DEVICES	6,000	FT	\$ 8.50	\$ 51,000
626-010A	TEMPORARY TRAFFIC CONTROL SIGNS	600	SF	\$ 25.00	\$ 15,000
626-025A	BARRICADE	40	EACH	\$ 125.00	\$ 5,000
626-080A	TEMPORARY CURB RAMP	40	EACH	\$ 2,350.00	\$ 94,000
626-105A	TEMPORARY TRAFFIC CONTROL MAINTENANCE	500	HR	\$ 65.50	\$ 32,750
626-112B	FLOOD LIGHTS	200	DAY	\$ 50.00	\$ 10,000
626-115A	PORTABLE CHANGEABLE MESSAGE SIGN (PCMS)	1,000	DAY	\$ 60.00	\$ 60,000
626-120A	FLAGGER CONTROL	2,000	HR	\$ 65.50	\$ 131,000
626-125A	PILOT CAR	1,000	HR	\$ 92.00	\$ 92,000
626-130B	TEMPORARY TRAFFIC CONTROL SIGNAL	200	DAY	\$ 59.00	\$ 11,800
626-135A	WEIGHTED BASE TUBULAR MARKERS	200	EACH	\$ 18.00	\$ 3,600
<b>Total of Extended Unit Prices</b>					<b>\$ 6,457,502</b>

**SH-75, RIVER ST TO 10TH ST - MAIN ST**  
**Project No. A022(210)**  
**2nd-4th Lunceford Scope**

**Unit Price Schedule**

Item No.	Description	Estimated Quantity	Unit	Unit Price	Extended Unit Price
<b>REMOVALS</b>					
202-005A	SELECTIVE REMOVAL OF TREES INCLUDING STUMPS	12	EACH	\$ 400.00	\$ 4,800
203-001A	REMOVAL OF OBSTRUCTIONS (PAVERS)	648	SY	\$ 68.00	\$ 44,064
203-001B	REMOVAL OF OBSTRUCTIONS (LANDSCAPE)	46	SY	\$ 110.00	\$ 5,060
203-001C	REMOVAL OF OBSTRUCTIONS (WOOD SIDEWALK)	42	SY	\$ 55.00	\$ 2,310
203-060A	REMOVAL OF CONCRETE SIDEWALK	1,301	SY	\$ 70.00	\$ 91,070
203-070A	REMOVAL OF CURB & GUTTER	824	FT	\$ 12.50	\$ 10,300
<b>ROADWAY &amp; HARDSCAPE</b>					
	SIDEWALK (Prep, Agg and Sub Base)	20	SY	\$ 62.00	\$ 1,240
	DRIVEWAY (Prep, Agg and Sub Base)	13	SY	\$ 62.00	\$ 806
	CURB RAMP (Prep, Agg and Sub Base)		SY	\$ 126.00	\$ -
	CURB TYPE 1 (Prep, Agg and Sub Base)		FT	\$ 45.00	\$ -
	CURB TYPE 2 (Prep, Agg and Sub Base)	20	FT	\$ 45.00	\$ 900
	GUTTER TYPE 1 (Prep, Agg and Sub Base)		FT	\$ 45.00	\$ -
	CURB & GUTTER TYPE 2 (Prep, Agg and Sub Base)	-	FT	\$ 45.00	\$ -
	SP 6" ROLLED CURB & GUTTER (Prep, Agg and Sub Base)	1,233	FT	\$ 45.00	\$ 55,485
	SP 6" RIBBON CURB (Prep, Agg and Sub Base)	73	FT	\$ 45.00	\$ 3,285
	SP PAVER SIDEWALK (Prep, Agg and Sub Base)	1,323	SY	\$ 62.00	\$ 82,026
	SP PAVER CURB RAMP (Prep, Agg and Sub Base)	108	SY	\$ 126.00	\$ 13,608
	SP NEW SNOWMELT (Prep, Agg and Sub Base)		SY	\$ 62.00	\$ -
<b>STREETSCAPE AND IRRIGATION</b>					
S900-05A	CONTINGENCY AMOUNT ADDITIONAL ELECTRICAL WORK	120,000	CA	\$ 1.00	\$ 120,000
	Conduit	2,500	LF	\$ 48.00	
	Junction Vaults		EACH		
	Splice Vaults		EACH		
	SP ADJUST EXISTING SNOWMELT (Prep)	165	SY	\$ 65.00	\$ 10,725
S901-05G	SP MODULAR SUSPENDED PAVEMENT SYSTEM (SILVA CELL)	435	SY	\$ 627.59	\$ 273,002
<b>TEMPORARY/TRAFFIC CONTROL</b>					
	TRAFFIC CONTROL SET UP	10	WEEK	\$ 1,800.00	\$ 18,000
	TESTING FOR AGGREGATE BASE (BY OCCURRENCE)	12	EACH	\$ 710.00	\$ 8,520
<b>Total of Extended Unit Prices</b>					<b>\$ 745,201</b>





City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- Ketchum Computers has served as the City’s IT professional for over eighteen years with exemplary service and standards.
- Ketchum Computers has on-site employees to respond to IT needs at any of the city facilities.
- Speed Goat Technology brings Cyber Security expertise from many years of experience in the commercial sector.
- Idaho state law does not require competitive solicitation for professional services.

Sustainability Impact:

Financial Impact:

<input type="text" value="Adequate funds exist in account:"/>	<input type="text" value="GL Code 01-4150-5110"/>
---------------------------------------------------------------	---------------------------------------------------

Attachments:

- |                                                                            |
|----------------------------------------------------------------------------|
| <input type="text" value="1. Ketchum Computers, Inc. Contract 24910"/>     |
| <input type="text" value="2. Speed Goat Technology, LLC. Contract 24911"/> |

## CONSULTING AGREEMENT 24910

This Agreement, dated as of May 20, 2024, is between Ketchum Computers, Inc., P. O. Box 5186, Ketchum, ID 83340 ("*CONSULTANT*"), and City of Ketchum, P.O. Box 2315 Ketchum, ID 83340 ("*CLIENT*") collectively (the "parties").

### RECITALS

WHEREAS *CLIENT* desires to retain *CONSULTANT* to render consulting and advisory services for *CLIENT* on the terms and conditions set forth in this Agreement and *CONSULTANT* desires to be retained by *CLIENT* on such terms and conditions.

NOW, THEREFORE, *CLIENT* and *CONSULTANT* agree as follows:

1. Retention of Consultant: Services to be Performed. *CLIENT* hereby retains *CONSULTANT* for the term of this Agreement to perform the following consulting services for *CLIENT* ("Services"):

#### IT consulting

In rendering Services hereunder, *CONSULTANT* shall be acting as an independent contractor and not as an employee or agent of *CLIENT*. As independent contractors, neither *CONSULTANT* nor *CLIENT* shall have any authority, express or implied, to commit or obligate the other in any manner whatsoever, except as specifically authorized from time to time in writing by an authorized representative of *CONSULTANT* or *CLIENT*, as the case may be, which authorization may be general or specific. Nothing contained in this Agreement shall be construed or applied to create a partnership. *CONSULTANT* shall be responsible for the payment of all federal, state, or local taxes payable with respect to all amounts paid to *CONSULTANT* under this Agreement.

2. Compensation for Consulting Services. For Services hereunder, *CLIENT* shall pay to *CONSULTANT* a fee of \$180 per hour. The minimum time to be billed for any one day for work performed at *CONSULTANT'S* location will be 1/2 hour. The minimum time to be billed for any one day for work performed at *CLIENT'S* location will be one hour. Overtime, as defined by any hours worked outside 8:00 AM to 5:00 PM Monday through Friday is billed at time and a half.

3. Expenses. *CLIENT* shall reimburse *CONSULTANT* for all reasonable travel and other out-of-pocket expenses incurred by *CONSULTANT* in rendering Services hereunder. Travel expenses shall include the cost of any travel by *CONSULTANT'S* vehicle to a location more than 40 miles from *CONSULTANT'S* primary work location in Ketchum, Idaho, the costs of any travel requiring public transportation, the costs of meals, and the costs of necessary lodging. The costs of time required for traveling shall be paid for all time *CONSULTANT* is away from *CONSULTANT'S* primary work location, but excluding any time spent on personal business or at a place of temporary lodging. *CLIENT* shall pay such reimbursement within 30 (thirty) days after receipt of appropriate receipts or documentation of the expenses.

4. Billing. *CONSULTANT* shall invoice *CLIENT* when work is completed or on the 1<sup>st</sup> of the month for ongoing work, providing a listing of labor terms and expenses. Payment on invoices so provided shall be due no later than thirty (30) days from presentation of invoice.

5. Confidential Information. Confidential information of any nature that either party acquires regarding any aspect of the other party's business shall be treated in strict confidence. Confidential Information includes any information disclosed by either party (the "Disclosing Party"), to the other party (the "Receiving Party") either directly or indirectly, in writing, orally, electronically, or by inspection of tangible objects, which is designated as "Confidential," "Proprietary" or some similar designation or should be reasonably understood to be confidential or proprietary in that its unauthorized disclosure would be harmful to the party that owns the information. Information so obtained shall not be divulged, furnished, or made accessible to third parties without the written permission of the other party to this Agreement.

City of Ketchum Initials \_\_\_\_\_

Ketchum Computer's Initials \_\_\_\_\_

This Agreement shall impose no obligation on the Parties with respect to maintaining the confidence of Confidential Information of the Disclosing Party that: (a) is or becomes generally known or available to the public other than as a result of a breach of this Agreement by the Recipient; (b) is known by Recipient at the time of disclosure and is not subject to restriction; (c) that is the same as or substantially the same as information independently developed by Recipient; (d) becomes available to Recipient on a non-confidential basis from a third party provided that such third party is not to Recipient's knowledge bound by a confidentiality agreement or other legal or fiduciary obligation of secrecy to the Disclosing Party; or (e) is required by law, judicial order (subject to an appropriate protective order), or the rules of any nationally-recognized stock exchange on which Recipient's stock is traded, to be disclosed.

Both parties retain the right to do business with third parties in matters that may be competitive with the interests of the other party to this Agreement. However, the confidentiality constraints above shall be binding and have precedence over these business matters. Upon termination of this Agreement, the terms of this paragraph shall remain in effect.

6. Software Licensing. It is the sole responsibility of *CLIENT* to obtain and retain legal licenses for all software.

7. Ownership of Intellectual Property. *CONSULTANT* grants and assigns to *CLIENT* all rights to use any work product and to develop, manufacture, market or otherwise commercialize any product based on, directly related to, or directly making use of the Services. *CLIENT* shall be responsible for verifying any property rights of other parties prior to use of any work product provided under this Agreement. *CLIENT* acknowledges that the use of any design, advice, drawing, or other service provided by *CONSULTANT*, its employees and agents does not relieve *CLIENT's* responsibility to execute sufficient testing and judgment to ensure that any resulting product is suitable for usage in *CLIENT's* market.

8. Term and Termination. This Agreement shall be terminated when either party gives at least fifteen (15) days written notice to the other party of the intent to terminate this Agreement. *CONSULTANT* shall be entitled to receive from *CLIENT* all fees and expenses incurred up to the date of termination in accordance with the billing procedures set forth in Section 4.

9. Limitations on Liability. Except as a result of gross negligence or willful misconduct, neither party shall be liable for any indirect, incidental, punitive, special or consequential damages whatsoever, including without limitation, any such damages for loss for business profits, for business interruption, for personal injury, loss of business information, data loss, damage to reputation or for any other pecuniary or other loss whatsoever. Except as expressly provided herein, there are no warranties, express or implied, by operation of law or otherwise, for any services furnished hereunder.

***CONSULTANT* DISCLAIMS ANY AND ALL IMPLIED WARRANTIES INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURCHASE.**

City of Ketchum Initials \_\_\_\_\_

Ketchum Computer's Initials \_\_\_\_\_

CONSULTING AGREEMENT - 2

10. Disputes. Any action based on this Agreement, including disagreement, disputes regarding the terms and conditions, alleged breaches of contract, and remedies under contract, shall be governed by the laws of the State of Idaho and shall be adjudicated exclusively by a court of competent jurisdiction in Blaine County, Idaho. Prior to the filing of any action, the parties agree to mediate in good faith the dispute with the American Arbitration Association (AAA) or any other mutually acceptable mediator. If either party employs attorneys to enforce any rights arising out of or relating to this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, and other reasonable and related expenses.

11. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. This Agreement supersedes any and all prior agreements, oral or written, between the parties with respect to the subject matter hereof.

(b) Severability. If any provision of this Agreement is for any reason declared to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected thereby. Such invalid or unenforceable provision shall be deemed modified to the extent necessary to render it valid and enforceable, and if no modification shall render it valid and enforceable, this Agreement shall be construed as if not containing such provision and the rights and obligations of the parties shall be construed and enforced accordingly.

(c) Amendment, Waiver, Modification or Termination. No amendment, waiver or termination or modification of this Agreement shall be binding unless it is in writing and signed by both *CONSULTANT* and *CLIENT* and dated subsequent to the date hereof. Performance of work by *CONSULTANT* and/or acceptance of payment by *CONSULTANT* for work performed and/or work to be performed for *CLIENT* beyond the scope of this Agreement does not constitute acceptance by *CONSULTANT* of amendments or modifications to this Agreement nor shall they be binding. No failure or delay by either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

(d) Assignment. This Agreement and the rights and obligations of the parties hereunder shall not be assignable by either party without prior written consent of the other party.

(e) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives and, to the extent permitted by subsection (d), successors and assigns of the parties hereto.

(f) Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, *CLIENT* and *CONSULTANT* have executed this Agreement as of the date set forth in the first paragraph.

City of Ketchum Initials \_\_\_\_\_

Ketchum Computer's Initials \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Todd Mandeville, Principal  
Ketchum Computers, Inc

Date: \_\_\_\_\_

\_\_\_\_\_  
Neil Bradshaw, Mayor  
City of Ketchum

Attest:

\_\_\_\_\_  
Trent Donat, City Clerk

CONSULTING AGREEMENT - 4

## SERVICE AGREEMENT 24911

This Agreement, dated as of May 20, 2024, is between Speed Goat Technology LLC, 1540 Heroic Rd., Hailey, ID 83333 and City of Ketchum, PO Box 2315, Ketchum, Idaho 83340

("CLIENT") ("CLIENT") collectively (the "Parties").

### RECITALS

WHEREAS *CLIENT* desires to retain *CONSULTANT* to render consulting and advisory services for *CLIENT* on the terms and conditions set forth in this Agreement and *CONSULTANT* desires to be retained by *CLIENT* on such terms and conditions.

NOW, THEREFORE, *CLIENT* and *CONSULTANT* agree as follows:

1. Retention of Consultant; Services to be Performed. *CLIENT* hereby retains *CONSULTANT* for the term of this Agreement to perform the following consulting services for *CLIENT* ("Services"):

IT Services: Implementation of Security Assessment, Backup and Disaster Recovery, Network Infrastructure and Server configuration and maintenance

In rendering Services hereunder, *CONSULTANT* shall be acting as an independent contractor and not as an employee or agent of *CLIENT*. As independent contractors, neither *CONSULTANT* nor *CLIENT* shall have any authority, express or implied, to commit or obligate the other in any manner whatsoever, except as specifically authorized from time to time in writing (which may include email) by an authorized representative of *CONSULTANT* or *CLIENT*, as the case may be, which authorization may be general or specific. Nothing contained in this Agreement shall be construed or applied to create a partnership. *CONSULTANT* shall be responsible for the payment of all federal, state, or local taxes payable with respect to all amounts paid to *CONSULTANT* under this Agreement. Ketchum Computers will act as the primary project manager and designate tasks to *CONSULTANT* for *CLIENT*.

2. Compensation for Consulting Services. For Services hereunder, *CLIENT* shall pay to *CONSULTANT* a fee of \$180 per hour. The minimum time to be billed for any one day for work performed at *CONSULTANT'S* location will be one half hour. The minimum time to be billed for any one day for work performed at *CLIENT'S* location will be one hour. Overtime as defined by any hours worked outside 8:00 AM to 5:00 PM Monday through Friday is billed at time and a half. Bills will be sent electronically to the following email address: [finance@ketchumidaho.org](mailto:finance@ketchumidaho.org).

3. Expenses. *CLIENT* shall reimburse *CONSULTANT* for all reasonable travel and other out-of-pocket expenses incurred by *CONSULTANT* in rendering Services hereunder with prior approval of client for any charge over \$200. Travel expenses shall include the cost of any travel by personal vehicle to a location more than 40 miles from

*CONSULTANT*'s primary work location in Hailey, Idaho, the costs of any travel requiring public transportation, the costs of meals, and the costs of necessary lodging. The costs of time required for traveling shall be paid for all time *CONSULTANT* is away from *CONSULTANT*'s primary work location, but excluding any time spent on personal business or at a place of temporary lodging. *CLIENT* shall pay such reimbursement within 30 (thirty) days after receipt of appropriate receipts or documentation of the expenses.

4. Billing. *CONSULTANT* shall invoice *CLIENT* when work is completed or the 1<sup>st</sup> and 15<sup>th</sup> of the month for ongoing work, providing a listing of labor terms and expenses. Payment on invoices so provided shall be due not later than forty-five (45) days from presentation of invoice.

5. Confidential Information. Confidential information of any nature that either party acquires regarding any aspect of the other party's business shall be treated in strict confidence. Confidential Information includes any information disclosed by either party (the "Disclosing Party"), to the other party (the "Receiving Party") either directly or indirectly, in writing, orally, electronically, or by inspection of tangible objects, which is designated as "Confidential," "Proprietary" or some similar designation or should be reasonably understood to be confidential or proprietary in that its unauthorized disclosure would be harmful to the party that owns the information. Information so obtained shall not be divulged, furnished, or made accessible to third parties without the written permission of the other party to this Agreement.

This Agreement shall impose no obligation on the Parties with respect to maintaining the confidence of Confidential Information of the Disclosing Party that: (a) is or becomes generally known or available to the public other than as a result of a breach of this Agreement by the Recipient; (b) is known by Recipient at the time of disclosure and is not subject to restriction; (c) that is the same as or substantially the same as information independently developed by Recipient; (d) becomes available to Recipient on a non-confidential basis from a third party provided that such third party is not to Recipient's knowledge bound by a confidentiality agreement or other legal or fiduciary obligation of secrecy to the Disclosing Party; or (e) is required by law, judicial order (subject to an appropriate protective order), or the rules of any nationally-recognized stock exchange on which Recipient's stock is traded, to be disclosed.

Both parties retain the right to do business with third parties in matters that may be competitive with the interests of the other party to this Agreement. However, the confidentiality constraints above shall be binding and have precedence over these business matters. Upon termination of this Agreement, the terms of this paragraph shall remain in effect.

6. Ownership of Intellectual Property. *CONSULTANT* grants and assigns to *CLIENT* all rights to use any work product and to develop, manufacture, market or otherwise commercialize any product based on, directly related to, or directly making

use of the Services. *CLIENT* shall be responsible for verifying any property rights of other parties prior to use of any work product provided under this Agreement. *CLIENT* acknowledges that the use of any design, advice, drawing, or other service provided by *CONSULTANT*, its employees and agents does not relieve *CLIENT*'s responsibility to execute sufficient testing and judgment to ensure that any resulting product is suitable for usage in *CLIENT*'s market.

7. Software Licensing. It is the sole responsibility of *CLIENT* to obtain legal licenses for all software.

8. Term and Termination.

This Agreement shall be terminated when either party gives at least fifteen (15) days written notice to the other party of the intent to terminate this Agreement. *CONSULTANT* shall be entitled to receive from *CLIENT* all fees and expenses incurred up to the date of termination in accordance with the billing procedures set forth in Section 4.

9. Limitations on Liability. Except as a result of negligence or willful misconduct, neither party shall be liable for any indirect, incidental, punitive, special or consequential damages whatsoever, including without limitation, any such damages for loss for business profits, for business interruption, for personal injury, loss of business information, data loss, damage to reputation or for any other pecuniary or other loss whatsoever. Except as expressly provided herein, there are no warranties, express or implied, by operation of law or otherwise, for any services furnished hereunder.

***CONSULTANT* DISCLAIMS ANY AND ALL IMPLIED WARRANTIES INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURCHASE.**

10. Disputes. Any action based on this Agreement, including disagreement, disputes regarding the terms and conditions, alleged breaches of contract, and remedies under contract, shall be governed by the laws of the State of Idaho and shall be adjudicated exclusively by a court of competent jurisdiction in Blaine County, Idaho. Prior to the filing of any action, the parties agree to mediate in good faith the dispute with the American Arbitration Association (AAA) or any other mutually acceptable mediator. If either party employs attorneys to enforce any rights arising out of or relating to this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, and other reasonable and related expenses.

11. Miscellaneous.

(a) Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. This Agreement supersedes any



and all prior agreements, oral or written, between the parties with respect to the subject matter hereof.

(b) Severability. If any provision of this Agreement is for any reason declared to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected thereby. Such invalid or unenforceable provision shall be deemed modified to the extent necessary to render it valid and enforceable, and if no modification shall render it valid and enforceable, this Agreement shall be construed as if not containing such provision and the rights and obligations of the parties shall be construed and enforced accordingly.

(c) Amendment, Waiver, Modification or Termination. No amendment, waiver or termination or modification of this Agreement shall be binding unless it is in writing and signed by both *CONSULTANT* and *CLIENT* and dated subsequent to the date hereof. Performance of work by *CONSULTANT* and/or acceptance of payment by *CONSULTANT* for work performed and/or work to be performed for *CLIENT* beyond the scope of this Agreement does not constitute acceptance by *CONSULTANT* of amendments or modifications to this Agreement nor shall they be binding. No failure or delay by either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

(d) Assignment. This Agreement and the rights and obligations of the parties hereunder shall not be assignable by either party without prior written consent of the other party.

(e) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives and, to the extent permitted by subsection (d), successors and assigns of the parties hereto.

(f) Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, *CLIENT* and *CONSULTANT* have executed this Agreement as of the date set forth in the first paragraph.

Speed Goat Technology LLC

Date: \_\_\_\_\_

\_\_\_\_\_  
Brad Grohusky, Principal  
Speed Goat Technology LLC

Date: \_\_\_\_\_

\_\_\_\_\_  
Neil Bradshaw, Mayor  
City of Ketchum

Attest:

\_\_\_\_\_  
Trent Donat, City Clerk



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

Recommended Motion:

**"I move to approve Surplus Resolution 24-009 for the surplus of the following Wastewater Items:**  
  
**Hammerhead XRT Walkabout Computer (1)**  
**YSI PH Meter (1)**  
**Sharp Electronic Calculator (1)**  
**Aries Pipeline Video Inspection System (1)**

Reasons for Recommendation:

- These items are all obsolete and inoperable.
- These items will be disposed of or recycled via Clear Creek Disposal Services.

Sustainability Impact:

None OR state impact here: NONE

Financial Impact:

None OR Adequate funds exist in account:	None
------------------------------------------	------

Attachments:

1. Resolution 24-009

CITY OF KETCHUM

RESOLUTION 24-009

A RESOLUTION OF THE CITY COUNCIL DECLARING VARIOUS WASTEWATER ITEMS AS SURPLUS AND DISPOSING OF THEM VIA CLEAR CREEK DISPOSAL SERVICES.

The City of Ketchum Wastewater Department can no longer use these items as they are inoperable and obsolete.

Now THEREFORE, BE IT RESOLVED by the City Council of the City of Ketchum that:

The City Council authorizes the City Clerk to dispose of these items as deemed appropriate at the discretion of the Clerk.

PASSED BY THE CITY COUNCIL of the City of Ketchum, effective this 20<sup>th</sup> day of May 2024.

APPROVED:

Signed: \_\_\_\_\_  
Neil Bradshaw, Mayor

ATTEST:

By \_\_\_\_\_  
Trent Donat, City Clerk

# WHITE PETERSON

## ATTORNEYS AT LAW

MARC J. BYBEE  
MAREN C. ERICSON  
WM. F. GIGRAY, III  
MATTHEW A. JOHNSON  
JACOB M. JONES  
WILLIAM F. NICHOLS \*  
BRIAN T. O'BANNON \*

WHITE, PETERSON, GIGRAY & NICHOLS, P.A.  
CANYON PARK AT THE IDAHO CENTER  
5700 E. FRANKLIN RD., SUITE 200  
NAMPA, IDAHO 83687-7901  
TEL (208) 466-9272  
FAX (208) 466-4405  
EMAIL: bobannon@whitepeterson.com

PHILIP A. PETERSON  
WILLIAM L. PUNKONEY

TERRENCE R. WHITE  
OF COUNSEL  
WILLIAM F. "BUD" YOST  
OF COUNSEL

\* Also admitted in OR

May 15, 2024

To: Mayor and Councilmembers, City of Ketchum  
Delivered electronically

From: Brian O'Bannon, White Peterson

Re: Warm Springs Preserve Water Rights

The Warm Springs Preserve Master Plan was approved by the City Council in April 2023. The City has partnered with the Wood River Land Trust to implement the Master Plan. The Warm Springs Preserve has three appurtenant water rights:

- Water Right 37-212A, the primary water right, has a priority date of 6/23/1888 and authorizes diversion of 1.12 cfs for irrigation of 27.9 acres between April 15 and October 31.
- Water Right 37-2621 has a priority date of 8/6/1959 and a diversion rate of 0.48 cfs.
- Water Right 37-20381 has a priority date of 11/12/1936 and a diversion rate of 0.50 cfs.

These are "stacked" water rights, which means they are approved for use for the same beneficial use at the same place of use. Together, the water rights are approved for irrigation of up to 27.9 acres and a flow rate of up to 1.12 cfs.

The Master Plan proposes the installation of an updated, more efficient irrigation system that will reduce usage of irrigation water. It is also anticipated that irrigated acreage will be reduced, with only approximately 10.5 acres under irrigation. This means that the water rights will not be put to their full approved beneficial use for irrigation of up to 27.9 acres.

### Legal Considerations:

Under I.C. § 42-222(2), a water right that is not applied to the beneficial use for which it was appropriated for a period of five consecutive years may be subject to forfeiture. The Idaho Supreme Court has recognized the concept of partial forfeiture of water rights that are not

applied to their full authorized beneficial use.<sup>1</sup> Thus, the irrigation of only 10.5 acres out of the 27.9 acres authorized under the water rights places these rights at risk of partial forfeiture.

Forfeiture of water rights can be avoided by placing the rights in the state Water Supply Bank during periods of nonuse.<sup>2</sup> The Wood River Land Trust has proposed placing a portion of the Warm Springs Preserve water rights in the Water Supply Bank for a period of five years to protect these rights against partial forfeiture. The Land Trust's memo and recommendations are attached to this memo. While it is anticipated that the full water rights may be needed temporarily for restoration projects in the future, it would be possible to lease back these rights during periods that the water is needed. This would permit the water rights to be used as needed, while avoiding the possibility of partial forfeiture during periods when the water rights are not fully utilized. Because the water rights are stacked, state regulations require all three water rights to be included in the application.

The proposed lease of water rights to the Water Supply Bank would provide for leasing sufficient water rights to irrigate up to 17.4 acres, the number of acres authorized for irrigation under the water rights but not currently being irrigated. The non-leased portion of the water rights would continue to be used for irrigation at Warm Springs Preserve, including the supplemental water rights (37-2621 and 37-20381) that provide water when Water Right 37-212A is out of priority and undeliverable. This would ensure sufficient water supply to irrigate the 10.5 acres currently being irrigated at Warm Springs Preserve throughout the irrigation season.

Conclusion:

It is recommended that the Resolution authorizing the filing of applications to lease a portion of Water Rights 37-212A, 37-2621, and 37-20381 to the Water Supply Bank be approved.

---

<sup>1</sup> See *State v. Hagerman Water Rights Owners, Inc.*, 130 Idaho 727, 947 P.2d 400 (1997).

<sup>2</sup> See I.C. § 42-223(5).

# WOOD RIVER LAND TRUST



Federal ID: 82-0474191

**Date:** June 20, 2023  
**To:** Ketchum City Council  
**From:** Wood River Land Trust  
**Re:** Leasing Unused Portions of the WSP Water Rights

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## Board of Directors

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## Executive Director

Scott Boettger



119 E. Bullion Street  
Hailey, Idaho 83333  
Phone: 208.788.3947

WoodRiverLandTrust.org

Dear Ketchum City Council,

The local community and conservation organizations are interested in updating the irrigation system and reducing water usage at the Warm Springs Preserve. Three water rights are stacked and have a combined use limitation of 27.9 acres and a combined diversion rate of 1.12 cfs. The primary water right, 37-212A, has a priority date of 6/23/1888 and authorizes diversion of 1.12 cfs from Warm Springs Creek for irrigation of 27.9 acres between April 15 and October 31. The other two water rights, 37-2621 and 37-20381, are supplemental water rights for irrigation at the same place of use. Water right 37-2621 has a priority date of 8/6/1959 and authorizes diversion of 0.48 cfs from three (3) springs to irrigate 24 acres within the 27.9 acre place of use. Water right 37-20381 has a priority date of 11/12/1936 and authorizes diversion of 0.50 cfs from Warm Springs Creek Water **ONLY** when: (1) all other rights diverted from Warm Springs Creek that are senior to November 18, 1987 have been curtailed. The stacked rights and have a combined use limitation of 27.9 acres and a combined diversion rate of 1.12 cfs. According to the previous water master of district 37, 37-212A (1888) and 37-2621 (1959) are valuable because of the amount of water that is allotted. These water rights allow for the irrigation of the entire grassy area to be pulled from sources other than municipal water.

Currently, roughly 10.5 acres is irrigated out of the potential 27.9 acres. Under Idaho law, forfeiture may occur when a water right, in part or in full, is not used for five consecutive years. Several avenues provide means to avoid forfeiture for unused water rights, such as water rights placed in the state water supply bank. The Wood River Land Trust supports placing unused water rights into the water supply bank as soon as possible.

Implementation of the Master Plan will require those water rights be rented back to supplement new plantings for 1-2 years, following restoration. This strategy will mitigate the risk of a third party renting unused water rights for purposes that may not align with the guiding principles of the Preserve.

Thank you for your time and consideration on the matter.

Sincerely,

Cory McCaffrey  
River Program Director

Water Right	Rate (CFS)	Volume (AF)	Acres	Rate/Acre	Volume/Acre		
37-212A	1.12	97.7	27.9	0.04	3.5		
37-20381	0.5	97.7	27.9	0.02	3.5		
37-2621	0.48	84	24	0.02	3.5		
Combined Limit	1.12	97.7	27.9	0.04	3.5	Portion	Remaining
Acres Irrigated (Not Leased)	0.42	36.8	10.5			37.63%	62.37%

Portions Remianing

For Lease

37-212A	0.70	60.9	17.4
37-20381	0.31	60.9	17.4
37-2621	0.30	52.4	15.0
Combined Limit	0.70	60.9	17.4



CITY OF KETCHUM  
RESOLUTION NO. 24-\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, BLAINE COUNTY, STATE OF IDAHO, MAKING CERTAIN FINDINGS; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN APPLICATION TO LEASE CERTAIN WATER RIGHTS TO THE WATER SUPPLY BANK; DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of Ketchum, Blaine County, State of Idaho:

**Section 1. Findings**

1. In 2021, the City completed its purchase of the Warm Springs Preserve.
2. As part of the acquisition of the Warm Springs Preserve, the City acquired three water rights appurtenant to the property, which are designated by the Idaho Department of Water Resources as Water Right 37-212A, Water Right 37-2621, and Water Right 37-20381.
3. These water rights are stacked, with Water Right 37-212A as the primary right and Water Rights 37-2621 and 37-20381 as supplemental water rights. Stacked water rights must be used together at the same place of use to accomplish the same beneficial use.
4. In April 2023, the City approved the Warm Springs Preserve Master Plan.
5. The Wood River Land Trust has partnered with the City in implementing the Warm Springs Preserve Master Plan.
6. Under the conservation plan for the Warm Springs Preserve, the Warm Springs Water Rights will not be applied to their full authorized beneficial use for irrigation of 27.9 acres.
7. The Wood River Land Trust expects 10.5 acres of the Warm Springs Preserve to require regular irrigation during the irrigation season.
8. Partial forfeiture of water rights is possible when water rights are not fully utilized for their authorized beneficial use.
9. Partial forfeiture can be avoided by leasing the unused portion of water rights to the Idaho Water Supply Bank.
10. The proposed applications to lease water rights to the Water Supply Bank provide for a lease of portions of the stacked water rights sufficient to irrigate 17.4 acres.
11. It is in the best interests of the City to lease a portion of the Warm Springs Water Rights to the Idaho Water Supply Bank for a period of up to five years to avoid partial forfeiture of the said water rights.

**Section 2. Authorizing the Water Division Supervisor**

Jade Riley, City Administrator of the City of Ketchum, is hereby authorized to sign applications to lease water rights to the Water Supply Bank on behalf of the City of Ketchum for the purpose of leasing portions of Water Right No. 37-212A, Water Right 37-2621, and Water Right 37-20381 to the Water Supply Bank, and to represent the City of Ketchum in all matters related to said Applications.

**Section 3. Directing the City Clerk**

The City Clerk is hereby directed to file this Resolution forthwith in the official records of this City.

**Section 4. Effective Date**

This resolution shall be in full force and effect upon its passage.

PASSED AND ADOPTED by the Council of the City of Ketchum this \_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST

\_\_\_\_\_  
Neil Bradshaw, Mayor  
City of Ketchum

\_\_\_\_\_  
Trent Donat, City Clerk



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

**Reasons for Recommendation:**

- Main Street improvements require additional space on northeast corner of Main and First streets to accommodate pedestrians and mobility impaired individuals
- City-owned parcel adjacent to Village Market is underutilized, provides no public benefit, and houses power vault solely for Village Market
- City staff have negotiated equitable land exchange with Sun Valley Holdings, LLC for additional pedestrian realm at corner
- Land exchange will also allow for wider pedestrian realm and ornamental pedestrian lighting along Main Street in front of the Village Market parking lot

**Policy Analysis and Background (non-consent items only):**

**Sustainability Impact:**

**Financial Impact:**

**Attachments:**

CITY OF KETCHUM

RESOLUTION 24-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM MAKING FINDINGS; DECLARING INTENT TO EXCHANGE CERTAIN REAL PROPERTY; DECLARING IT IS IN THE BEST INTEREST OF THE CITY TO EXCHANGE CERTAIN REAL PROPERTY TO SUN VALLEY HOLDINGS, LLC; DECLARING FAIR AND REASONABLE CONSIDERATION; AND DIRECTING THE CLERK TO PUBLISH NOTICE OF THIS ACTION AND TO SET A PUBLIC HEARING ON THE INTENT TO EXCHANGE CERTAIN REAL PROPERTY.

**SECTION 1: FINDINGS**

- 1.1 The City of Ketchum was duly formed and exists under and by virtue of Article XII of the Constitution of the State of Idaho and Title 50 of the Idaho Code.
- 1.2 The City owns the real property as described on Exhibit A attached and incorporated herein and hereinafter referred to as "Real Property."
- 1.3 The Real Property is underutilized for City purposes and will be exchanged for the "Exchange Property" also described on Exhibit A and incorporated herein.
- 1.4 The City Council has the power and authority pursuant to Idaho Code Section 50-1401 to sell, exchange or convey, any real property owned by the City which is underutilized or which is not used for public purposes.
- 1.5 Chapter 14 of Title 50 Idaho Code prescribes a procedure to be followed regarding the disposition of City real property.
- 1.6 The City and Sun Valley Holdings, LLC have discussed and established a fair and equitable exchange of land parcels for the Real Property
- 1.7 It is the intention of the City Council to consider the exchange of the Real Property and Exchange Property and to set a public hearing on such; and the City Council directs the City Clerk to provide notice of such intention and of the public hearing.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Ketchum that:

- 2.1. The City Council finds and declares that the Real Property is underutilized by the City and not used for public purposes; and declares their intent to exchange said Real Property with Sun Valley Holdings, LLC.

- 2.2. The City Council finds and declares that the agreed-upon equitable exchange of land is a fair and reasonable consideration for the proposed conveyance of the Real Property to Sun Valley Holdings, LLC.
- 2.3. The City Council hereby sets a public hearing where any person may appear and show cause that an exchange of the Real Property should or should not be made at a meeting of the City Council to be held on May 6, 2024 at 4 p.m. in the Council Chambers, Ketchum City Hall.
- 2.4. The City Clerk is directed to cause notice of the public hearing to be published in the official newspaper not less than fourteen (14) days prior to the hearing.

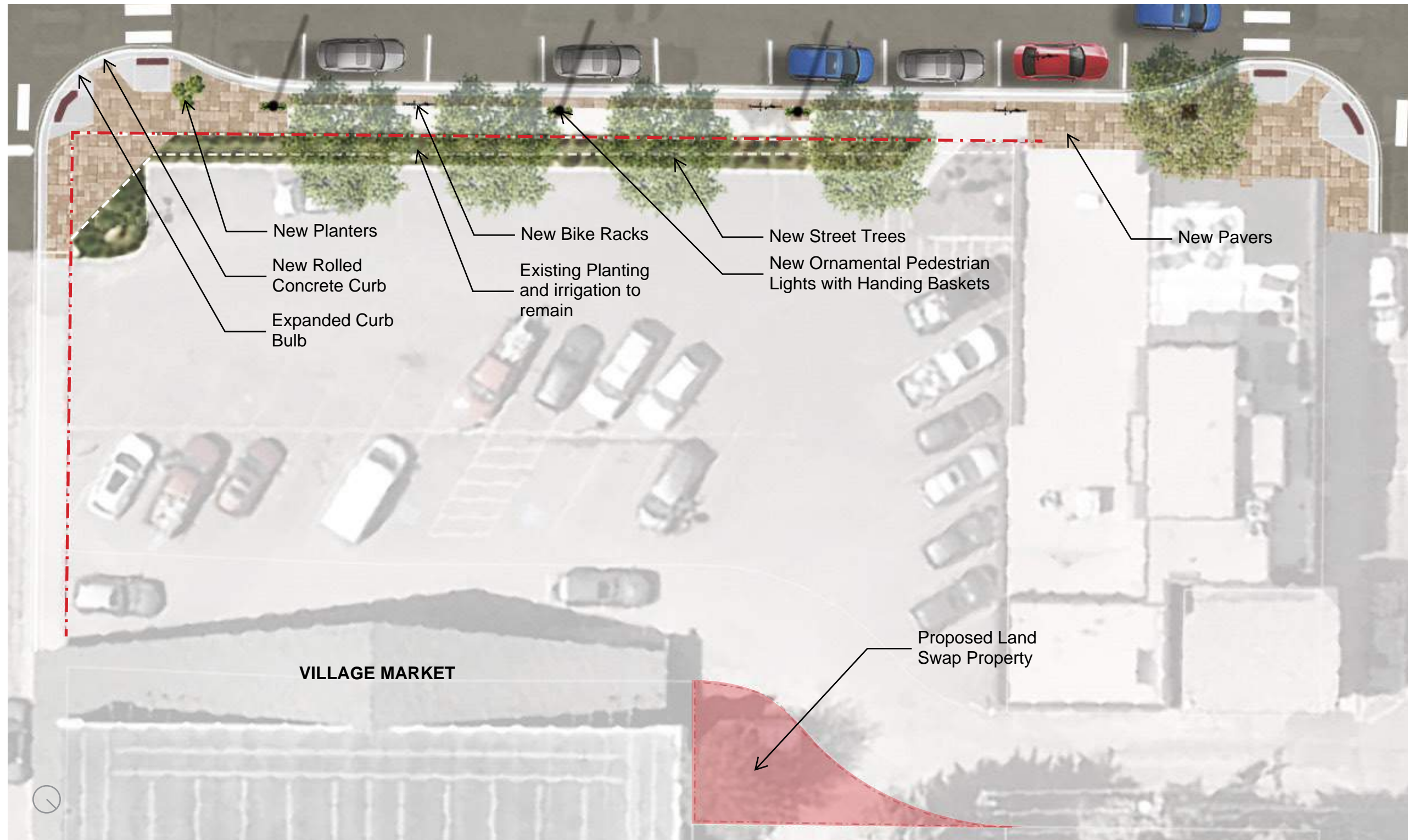
**PASSED BY THE CITY COUNCIL** of the City of Ketchum, effective this 15th day of April, 2024.

**APPROVED:**

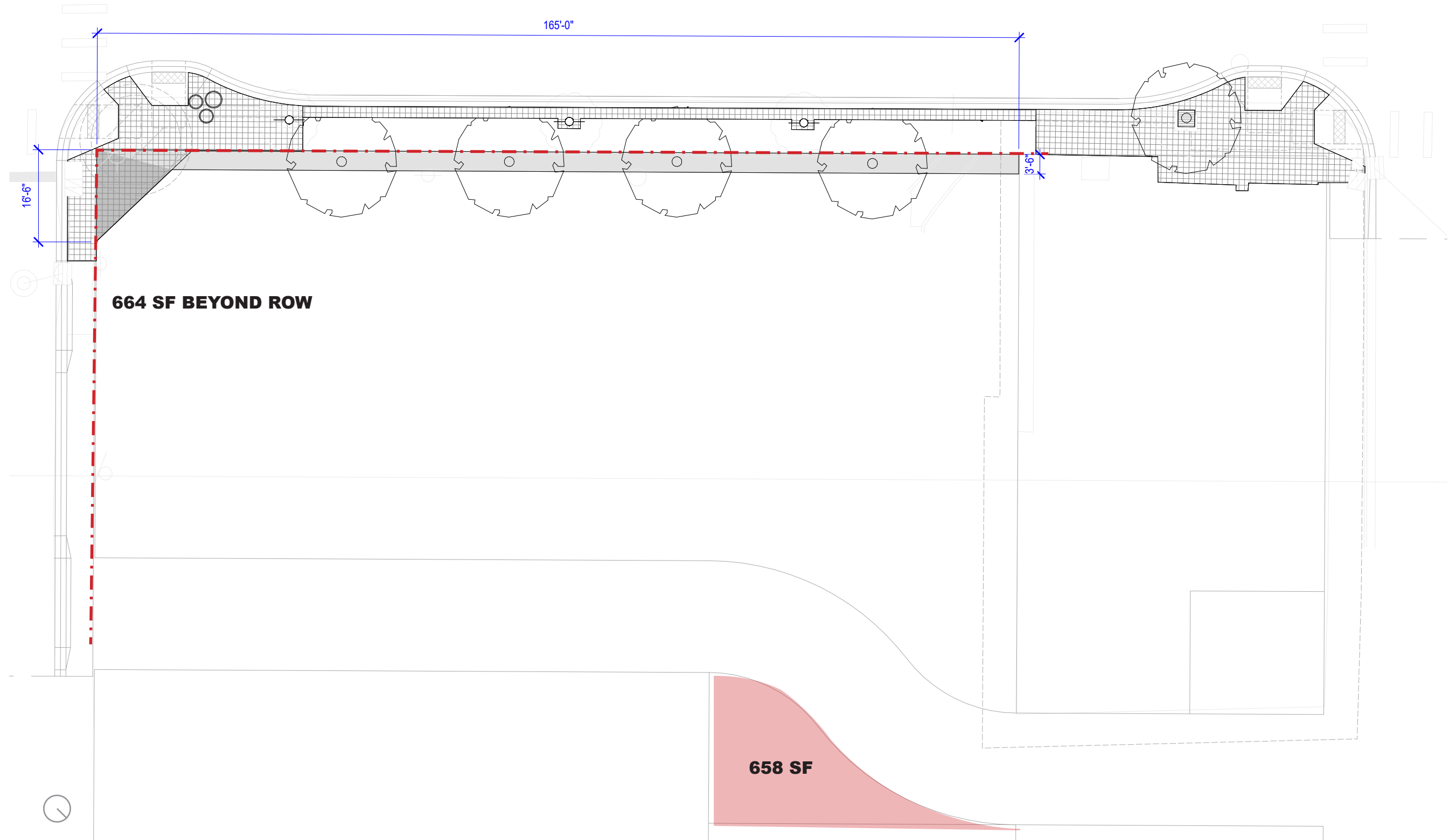
Signed: \_\_\_\_\_  
Neil Bradshaw, Mayor

**ATTEST:**

By \_\_\_\_\_  
Trent Donat, City Clerk



# VILLAGE MARKET





City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date: May 20, 2024 Staff Member/Dept: Morgan Landers, AICP – Director of Planning and Building

Agenda Item: Review and confirm City Council policy direction for allowance of snowmelt within City Right-of-Way

Recommended Motion:

No motion required. Requesting confirmation or amendment of previous policy direction.

Reasons for Recommendation:

- In April 2023, Planning staff presented information requested by City Council on the sustainability impacts of allowing snowmelt within public rights-of-way. Following that presentation, the council provided direction to staff that Council would not permit snowmelt in rights-of-way in residential neighborhoods unless requested by the Ketchum Fire Department or Ketchum Streets Department.
- Instances where snowmelt would be necessary are in areas of steep slopes or access locations with other challenging physical characteristics that restrict emergency services and street maintenance responsibilities of the city.
- Of recent, staff is getting frequent requests from applicants to place snowmelt in the right-of-way in residential areas against staff’s advisement of Council’s policy direction.

Policy Analysis and Background (non-consent items only):

The full staff report and all attachments from the April 3, 2023, City Council meeting is included as Attachment 1. The recording for the meeting can be found here: <https://www.ketchumidaho.org/citycouncil/page/city-council-meeting-5>

As noted in the staff report:

- Ketchum adopted Resolution 20-031 on December 21, 2020, which set a goal to achieve 100% clean energy for all energy use in the community by 2045. On January 24, 2020, the City of Ketchum adopted a Sustainability Action Plan which prioritizes goals to reduce greenhouse gas emissions and to increase the use of renewable energy technologies.
- Residential indoor and outdoor energy use is the largest contributor of greenhouse gas emissions in Ketchum, accounting for 50% of total emissions, according to a 2019 ICLEI (Local Governments for Sustainability) report.



- Ketchum needs to evaluate policy options that address both indoor and outdoor residential energy consumption to meet the city’s sustainability goals.
- Snowmelt systems are one of many outdoor residential energy uses that can be addressed through policy direction.

Most applicants heed the staff’s direction when provided the policy guidance from council and remove proposed snowmelt from within the city’s right-of-way. However, recently, staff has received requests from applicants to present their case to council to allow for snowmelt in the ROW. As the restriction is not memorialized in the city’s municipal code, it is a policy, and therefore the final decision is that of the city council. Staff believes that reviewing requests on a case-by-case basis creates an opportunity to erode the policy over time if flexibility is provided too frequently.

Staff requests the council review the information provide and either uphold, eliminate, or revise the policy directive on snowmelt within the right-of-way.

**Sustainability Impact:**

Ketchum needs to evaluate policy options that address both indoor and outdoor residential energy consumption to meet the city’s sustainability goals.

**Financial Impact:**

None OR Adequate funds exist in account:	There is no financial requirement from the city for this action at this time.
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**Attachments:**

1. April 3, 2024 City Council Packet on Snowmelt within the ROW



City of Ketchum

# **ATTACHMENT 1:**

## **April 3, 2024 City Council Packet**



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date: April 3, 2023 Staff Member/Dept: Paige Nied, Associate Planner  
Planning and Building Department

Agenda Item: Recommendation to review information and provide policy direction regarding snowmelt allowance within the public rights-of-way.

Recommended Motion:

No motion required. Requesting feedback on policy direction.

Reasons for Recommendation:

- Ketchum adopted Resolution 20-031 on December 21, 2020, which set a goal to achieve 100% clean energy for all energy use in the community by 2045. On January 24, 2020, the City of Ketchum adopted a Sustainability Action Plan which prioritizes goals to reduce greenhouse gas emissions and to increase the use of renewable energy technologies.
- During the September 19<sup>th</sup>, 2022, meeting, the City Council directed Staff to evaluate policy options for heated driveways for further discussion.
- Residential indoor and outdoor energy use is the largest contributor of greenhouse gas emissions in Ketchum, accounting for 50% of total emissions, according to a 2019 ICLEI (Local Governments for Sustainability) report.
- Ketchum needs to evaluate policy options that address both indoor and outdoor residential energy consumption to meet the city’s sustainability goals.
- Snowmelt systems are one of many outdoor residential energy uses that can be addressed through policy direction.

Policy Analysis and Background:

**INTRODUCTION**

During their meeting on September 19<sup>th</sup>, 2022, the City Council reviewed three Right-of-Way Encroachment Agreements for residential snowmelt systems that extended into the public rights-of-way from private property. Two of the Council members did not support the proposed encroachments, outlining concerns that the residential snowmelt systems do not meet the city’s sustainability goals or provide a public benefit. The City Council directed staff to evaluate the environmental impact of snowmelt systems and provide policy options for further discussion. As noted above, outdoor residential energy uses include snowmelt systems, hot tubs, pools, and spas. For this discussion, staff focuses solely on snowmelt systems. Future discussions could expand into the other residential outdoor energy uses if recommended by the Council. The purpose of this discussion is to provide the City Council with information and policy options to consider for residential snowmelt systems within the public rights-of-way.

Since the Council's directive on snowmelt systems, staff has reviewed the city's sustainability commitments, evaluated the current code requirements, discussed public benefits of snowmelt systems with city departments, reviewed other mountain town's standards regarding snowmelt systems, and developed a carbon emissions analysis to compare various snow removal techniques. In general staff has found the following:

- None of the peer communities restrict snowmelt in the rights-of-way, however many have mitigation programs to offset impacts.
- Of the three primary snow removal techniques: snowmelt systems, snow plowing, and snow blowing. The emissions produced by snowmelt systems were 21 times more than snow blowing and 14 times more than snow plowing.
- There is no significant benefit to city street maintenance operations with the allowance of snowmelt within the public rights-of-way in residential areas.
- There are public safety benefits in providing snowmelt in residential areas where driveway conditions limit access or create unsafe working conditions for emergency service personnel.
- There are public safety benefits in providing snowmelt in sidewalks in the Tourist and Community Core zone districts as these areas may have steep sidewalks and may not be cleared by adjacent property owners as required by code.

Snowmelt systems installed for downtown development projects in the Community Core Zone are in the public interest as they keep sidewalks clear of snow and ice during the winter and provide a safe pathway for pedestrians and promote active transportation. Heated sidewalks proposed for new development projects downtown must extend the snowmelt system to the curb and gutter. This extension allows the Streets Department to clearly identify the sidewalk so that they can easily avoid hitting the curb with their snow removal equipment, which helps reduce damage to sidewalk infrastructure.

Snowmelt systems installed for residential private driveways do not provide the same public benefits as snowmelt systems installed for downtown projects. Snowmelt systems reduce icy conditions on driveways and circulation areas creating a safe pathway for property owners accessing their individual homes. Thoughtful design and planning can also reduce icy conditions by siting the driveway in an area with maximum solar exposure.

Below is a detailed analysis of the information staff has gathered to inform the policy options for residential snowmelt systems. Based on the information and the findings outlined above, staff believes that to advance the city's sustainability commitments, the city should either:

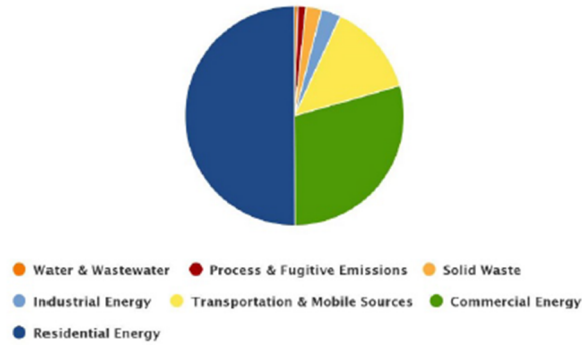
- Prohibit the use of snowmelt in public rights-of-way in residential areas unless required by the streets or fire departments to meet street standards or fire code requirements, OR
- Allow the use of snowmelt in public rights-of-way in residential areas but develop additional design requirements to increase the efficiency of the systems to reduce energy usage.

## **BACKGROUND**

In 2018, Ketchum collaborated with other jurisdictions in the Wood River Valley and ICLEI to collect a current greenhouse gas emissions inventory. Residential energy use is the largest contributor of greenhouse gas emissions in Ketchum accounting for 50% of total emissions (see Figure 1 below for details). Greenhouse gas emissions from residential energy use is produced through the use of electricity, natural gas, and propane. Residential energy use in Ketchum produced 40,025 metric tons of carbon dioxide equivalent emissions in 2018.

**Figure 1: Ketchum Community-Wide Emissions 2018**

CO2e By Category



The City Council adopted the Ketchum Sustainability Action Plan on January 24, 2020, which prioritizes goals to reduce greenhouse gas emissions and to increase the use of renewable energy technologies (Attachment 1). On December 21, 2020, the City of Ketchum adopted Resolution No. 20-031 which established renewable energy goals for the community, including 100% clean energy for all energy use in the community by 2045 (Attachment 2).

The city-adopted building and energy codes regulate the efficiency of buildings but do not address exterior energy consumption. In 2015, the city adopted exterior energy conservation requirements for snowmelt systems as further discussed below.

## ANALYSIS

*Below is an evaluation of the Ketchum Municipal Code regulations for snowmelt systems and green building codes. Further, it examines peer mountain communities' regulation of snowmelt systems and exterior energy mitigation programs. Lastly, staff developed a carbon emissions analysis for the snow removal techniques of snowmelt systems, snow plowing, and snow blowing and provides policy options for the Council's consideration.*

### Current Code Standards for Snowmelt Systems

Ketchum's Zoning Regulations allow the use of snowmelt in-lieu of snow storage requirements provided certain design and construction standards are met. In February of 2021, Ketchum adopted the 2018 International Energy Conservation Code (IECC). Sections R403.9 and C403.12.2 require that snowmelt systems: (1) include automatic controls capable of shutting off the system when the pavement temperature is above 50°F and precipitation is not falling and (2) include an automatic or manual control that will shut off the system when the outdoor temperature is above 40°F. Additionally, Ketchum's green building code includes standards for snowmelt systems, which are specified in Ketchum Municipal Code 15.20.050.

#### Ketchum Municipal Code 15.20.050: Exterior Energy Conservation

- Prescriptive Path
  - Snowmelt Requirements
    - Insulate below and perimeter with minimum R-10 structural insulation
    - Minimum 92 percent efficiency boiler or Energy Star heat pump
    - Automated controls capable of shutting off the system when the pavement temperature is above 50 degrees Fahrenheit and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40 degrees Fahrenheit

- Positive drainage off driveway (use geofabric under pavers).
- Performance path. Provide engineered, stamped drawings by an engineer licensed in the state of Idaho, showing that the system will perform using 25 percent less energy than a standard, current energy code compliant design.

Neither the IECC nor the city’s Green Building code limits the size or restricts the use of snowmelt systems. The Fire Department requires residential snowmelt systems for nonconforming driveways, such as steep driveways with grades that exceed 10% slope or narrow driveways that do not meet the 20-foot-minimum-width for emergency service access. The snowmelt system can increase the fire protection of the home by providing a clear and unobstructed access along steeply sloped or narrow driveways for ambulances responding to emergencies.

Staff had internal discussions with all city departments and the Streets and Fire Department were in favor of retaining snowmelt within the Community Core Zone District and for properties with steeply sloped driveways but did not have other comments for residential snowmelt systems.

Mountain Towns Snowmelt System Regulations

Staff reviewed driveway snowmelt regulations in mountain towns across the west. Few of the communities specifically referenced snowmelt systems in their codes and none of the communities expressly prohibit installation of snowmelt on private property or the public rights-of-way. See the chart below for a sample of mountain towns regulations.

City	Snowmelt Regulations
McCall, Idaho	No regulations regarding snowmelt systems.
Vail, Colorado	Permits heated driveways. Any heated portion of the driveway located within the public rights-of-way must be on a separate control zone.
Mammoth Lakes, California	Permits heated driveways. Areas of heated pavement are encouraged in pedestrian corridors, stairs, ramps, or terraces at building entrances and in heavily used pedestrian paths. Heated pavement areas are exempt from snow storage requirements.
Park City, Utah	Permits heated driveways. Park City requires an encroachment permit for snowmelt systems in the public rights-of-way. The encroachment permits are reviewed and approved by the City Engineer.

Many communities also have energy mitigation programs to offset outdoor energy usage. Of Colorado, Aspen and Pitkin County adopted the first renewable energy mitigation program in 2000 and Basalt, Carbondale, Crested Butte, Eagle County, Snowmass, Telluride, and Breckenridge have implemented similar programs. Many of these programs require 100% of the outdoor energy used by snowmelt systems, pools, hot tubs, and natural-gas fire pits be offset 100% by on-site renewable energy. In Pitkin County, the total energy used by a snowmelt system is converted into kilowatt hours of electricity to determine the amount of solar photovoltaic energy needed to offset 100% of the energy used by the snowmelt system. If unable to offset through on-site renewable energy systems, fees are calculated based on the cost of installing solar photovoltaic. Fees collected through the program provide grants to local homeowners and businesses for energy efficiency and renewable energy projects. These programs provide certain exemptions, including portable spas not more than 64 square feet and snow-melted areas critical for emergency access or accessible routes.

Teton County, Wyoming has an energy mitigation program to offset the disproportionate energy consumption of large buildings as well as nonessential building elements, including exterior snowmelt systems, pools, and hot tubs. These nonessential building elements must be offset through providing on-site renewable energy or paying a fee in-lieu. The fee in-lieu for snowmelt systems, pools, and hot tubs is \$10 per square foot. Renewable energy credits are offered for the installation of photovoltaics solar systems, solar hot water systems, ground source heat pumps, super-insulated thermal envelopes, average fenestration U-factor less than 0.29, zone ductless primary heating systems, and whole house ventilation utilizing heat recovery systems.

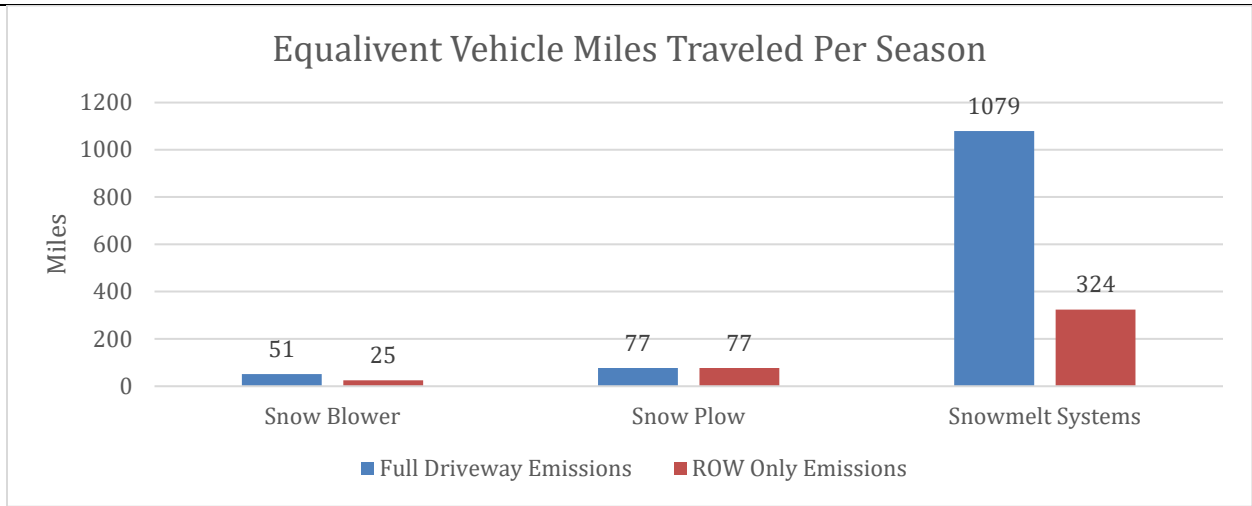
Blaine County adopted its Exterior Renewable Energy Mitigation Program through its BUILDSMART code amendments in 2016 (Attachment 3). The program requires that 50% of the energy used for new snowmelt systems, pools, and hot tubs is subject to a fee or can choose to produce on-site renewable energy credits from installing either solar photovoltaic, solar hot water systems, or micro-hydro to offset the payment option. The payment option is based on the amount of energy required to operate the exterior energy use systems.

#### Carbon Dioxide Emissions Analysis of Snow Removal Techniques

The three most common snow removal techniques in Ketchum are snowmelt systems, snow plowers and haulers, and snowblowers. Each process involves machinery that produce carbon dioxide emissions. To understand the quantity of carbon dioxide associated with each, staff developed a carbon dioxide emissions analysis which evaluates the energy usage of snow removal and subsequent emissions associated with each. Please see Attachment 4 for the methodology used to evaluate the carbon dioxide emissions of the snow removal techniques. Emissions related with each were extremely difficult to quantify due to differences in machinery for snowblowers, miles traveled, vehicles used for snow plowers/haulers, and design and materials for snowmelt systems. Further challenges arose in measuring emissions produced because of the variables associated with snowfall events, such as: snowfall amount, type of snow (wet/heavy or dry/light), and event occurrence. Staff developed averages for each technique to determine how many pounds of carbon dioxide emissions each produced per driveway (including public and private property):

Snowmelt System = 1606 lbs. of CO2 emissions  
Snow Plowing Service = 115 lbs. of CO2 emissions  
Snow Blower = 76 lbs. of CO2 emissions

To better understand the significance of carbon dioxide emissions produced by each snow removal technique, staff converted the pounds of CO2 to its vehicle miles traveled equivalent. Vehicle miles traveled is a commonly understood measurement that will help illustrate emissions produced from snow removal of each technique. In general, the portion of driveways within the public rights-of-way is less than the portion on the private property. For comparison, the table below shows vehicle miles traveled for a full driveway length (including both public and private property) and vehicle emissions from only the public rights-of-way portion of the driveway.



**Policy Options for City Council Consideration**

Based on the information and the findings outlined above, staff believes that to advance the city’s sustainability commitments, the city should either:

- Prohibit the use of snowmelt in public rights-of-way in residential areas unless required by the streets or fire departments to meet street standards or fire code requirements, OR
- Allow the use of snowmelt in public rights-of-way in residential areas but develop additional design requirements to increase the efficiency of the systems to reduce energy usage.

The policy recommendations above are specific to snowmelt within the public rights-of-way in residential areas. If the council has a desire to pursue additional restrictions on snowmelt systems or other outdoor energy uses, staff recommends these discussions be held in conjunction with the city’s rewrite of the land use regulations.

**Sustainability Impact:**

Ketchum needs to evaluate policy options that address both indoor and outdoor residential energy consumption to meet the city’s sustainability goals.

**Financial Impact:**

None	There is no financial requirement from the city for this action at this time.
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**Attachments:**

- |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|
| 1. Ketchum Sustainability Action Plan 2020                                                                                    |
| 2. City of Ketchum Resolution No. 20-031                                                                                      |
| 3. Blaine County, Idaho Code: Chapter 6 BUILDSMART amendments: 7-6-6 Appendix A, Exterior Renewable Energy Mitigation Program |
| 4. Snow Removal Carbon Emissions Analysis                                                                                     |





City of Ketchum

# Attachment 1: Ketchum Sustainability Action Plan 2020

## Ketchum Sustainability Action Plan – 2020

*Leading by Example in Environmental Stewardship and Conservation*



The City of Ketchum developed a comprehensive sustainability plan to **lead by example** in their own operations, inspire the community and outline long-term targets towards a resilient future. Annual action plans will be developed to outline steps to be taken towards these targets.

The City strives to be vibrant, connected, sustainable and safe. **Sustainability is essential to the vitality and resilience of our community.** To achieve greater resilience, the City is focusing efforts in three categories: **energy, water and waste.**

The Ketchum Sustainability Advisory Committee (KSAC) is providing guidance for this initiative. Members of KSAC include Rebecca Bundy, Courtney Hamilton, Betsy Mizell and Scott Lewis. And, Katrin Sharp will be the staff liaison for this initiative.

The City has set sustainability goals, engaged stakeholders, established benchmarking to track performance, researched best practices and trends, and analyzed policies to develop a near-term and long-term sustainability strategy based on the professional advice of Sharon Grant, Eco Edge.

In addition, the City is committed to **transparency** and will report on performance related to sustainability goals to staff and the community via the City website and the “Word on the Street” newsletter as well as maximize communication through utility bills.

The 2020 Sustainability Plan is based on prioritizing goals due to limited funding and resources. Priority level 1 goals are most important to accomplish. Priority level 2 actions are nice to accomplish if there are remaining resources. Priority level 3 and 4 actions are dependent upon outside or additional funding. The actions are divided into three categories: energy, water and waste. And, there are additional “general” actions, which are outlined below.

Priority Level 1	General Actions
	Support the adoption and enforcement of building codes and ordinances related to sustainability
	Provide assistance to KSAC
	Include Green Scene in Word on the Street
	Provide Council bi-annual progress reports on meeting the City’s sustainability goals
	Ensure all city facilities and events provide local, environmentally responsible and healthy food options

Priority Level 2	General Actions
	Include content on the City of Ketchum website related to sustainability
	Engage and coordinate with other jurisdictions in the WRV on sustainability issues
	Research and apply for grants to fund sustainability projects

Priority Level 3	General Actions
	Develop standard operating procedures for staff to follow to save energy, water and waste in municipal buildings

Priority Level 4	General Actions
	Conduct a community open house on sustainability
	Recruit new members for KSAC

## Energy



### Long-Term Energy Targets

1. Align with the 2030 Challenge and upgrade existing municipal buildings towards a 50% reduction in energy use by 2030 compared to a 2007 baseline and ensure new buildings are carbon neutral by 2030
2. Ensure critical loads are met with resilient sources of energy by 2030
3. Eliminate emissions from municipal vehicles by 2030
4. De-carbonize all city facilities, by 2030

## 2020 Energy Actions – to be completed by September 30, 2020

The primary focus will be on assisting the ICLEI grant to establish a GHG inventory for Ketchum.

Priority Level 1	Energy Actions
	Work with ICLEI to establish a GHG inventory for Ketchum
	Lead by example on the new fire station and obtain LEED Silver certification with the goal of a carbon neutral station in the future.
	Explore opportunities for public contributions towards Ketchum sustainability projects
	Adopt green building standards for commercial buildings
	Conduct an audit of the new City Hall and pursue Foundational Services funding from Idaho Power through the Integrated Design Lab.
	Replace electric space heaters with mini-split heaters at the wastewater treatment facility
	Install destratification fans in the wastewater treatment facility

Priority Level 2	Energy Actions
	Convert power strips in city facilities to smart power strips
	Create and issue energy performance reports for each city facility
	Evaluate options for reliable, resilient back-up power at the Northwood pumping station

Priority Level 3	Energy Actions
	When replacing or purchasing new city vehicles, when feasible, replace vehicles with electric vehicles.

Priority Level 4	Energy Actions
	Consider ways to encourage more ride sharing opportunities in the Valley

## Water



### Long-Term Water Targets

1. Complete upgrades to the Ketchum spring line network by 2022
2. Reduce municipal water use by 40% by 2025
3. Reduce community water use by 40% by 2030

## 2020 Water Actions – to be completed by September 30, 2020

The primary focus will be on upgrading interior plumbing fixtures to low flow if additional funding becomes available and continue to support and track the impact of the Ketchum spring line replacement.

Priority Level 1	Water Actions
	Continue replacing the Ketchum spring line
	(Audit completed in 2019) Install low-flow indoor plumbing fixtures (e.g. toilets, urinals, lavatory faucets and showerheads) in all municipal facilities – <b><i>if additional budget is identified in 2020</i></b>
	When replacing or planting new vegetation, use drought-tolerant species and minimize turf where appropriate

Priority Level 2	Water Actions
	Continue to monitor the water system to identify leaks
	Continue to provide monthly messages for paper water bills and explore ways to convey messaging with online bills
	Audit all irrigation operations and upgrade with high-efficiency options, fix leaks and implement a policy to monitor municipal irrigation systems at least every 2 weeks during operating season and correct any leaks, breaks, inappropriate water use or incorrect timing (based on LEED EB+OM)
	Educate the community and continue enforcing Section 13.08.130 of the Ketchum Municipal Code*
	Continue to provide recycled water for irrigation and snowmaking

\*KMC Section 13.08.130 “The sprinkling or watering of outdoor plantings such as grass, lawns, gardens, ground cover, shrubbery, trees or other landscaping shall be prohibited between the hours of 10:00 a.m. and 5:00 p.m. daily, during the annual time period beginning June 15 and ending September 1”.

## Waste



### Long-Term Waste Targets

1. Analyze converting all wastewater sludge to beneficial use by 2022
2. Eliminate single use plastic in the community by 2025
3. Become a zero-waste community by 2050

## 2020 Waste Actions – to be completed by September 30, 2020

The City will collaborate with Clear Creek, Blaine County, Southern Idaho Solid Waste and the community to facilitate recycling efforts in Ketchum and the region.

Priority Level 1	Waste Actions
	Continue to sponsor community events for spring and fall yard waste collection for composting
	Evaluate the Franchise Agreement with Clear Creek and present options to the City Council for consideration
	Examine recycling options for Ketchum and present recommendations to the City Council

Priority Level 2	Waste Actions
	Continue to collaborate with other jurisdictions and organizations on waste and recycling issues
	Work with regional and local agencies to evaluate options for disposal and beneficial use of wastewater bio solids

Priority Level 3**	Waste Actions
	Amend the commercial building code to require recycling of construction waste and collaborate with other jurisdictions to implement
	Participate in the waste stream audit being done by SISW and collaborate with other local and regional agencies on ways to reduce waste streams
	Participate in a tour of Ohio Gulch transfer station and landfill in Burley
	Work with Clear Creek Disposal to include messaging on bills to encourage waste reduction
	Support the ERC in developing a recycling ambassador program based on Boise's Curb It Pro program and in reducing dog waste that threatens river quality

\*\*All priority level 3 goals are earmarked in the WRWF grant application, without which current budget and resources are insufficient to address these actions.



City of Ketchum

**Attachment 2:**  
**City of Ketchum Resolution**  
**No. 20-031**

**CITY OF KETCHUM  
RESOLUTION NO. 20-031**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL SUPPORTING THE  
STATED GOALS TO POWER BLAINE COUNTY WITH 100% CLEAN ENERGY BY 2045  
AND 100% CLEAN ELECTRICITY BY 2035**

**WHEREAS**, clean energy is defined as wind, solar, geothermal, and existing functional hydropower and any energy technologies that are carbon-free, equitable, and have a low environmental impact; and

**WHEREAS**, clean energy represents an enormous economic opportunity to create jobs in an emerging industry, increase economic security expand prosperity for local residents, reduce air pollution and associated public health risks, reduce the strain on water resources, and save money for consumers; and

**WHEREAS**, cities and states all over the United States representing over 100 million people have adopted 100% clean power pledges; and

**WHEREAS**, there is scientific consensus regarding the existence of climate change, and that the combustion of fossil fuels creates greenhouse gas pollution, causing the warming and disturbance of the global climate; and

**WHEREAS**, locally, our changing climate has already led to increased variability of the snowpack leading to water scarcity for residents and farmers, increased frequency of wildfires and smoke and warming of streams that threatens coldwater fish; and

**WHEREAS**, rooftop solar, low-income community solar, energy efficiency, energy storage and demand-control technologies offer the opportunity to distribute resources equitably, address poverty, stimulate new economic activity, and lessen the energy cost burden upon those most impacted by high energy bills; and

**WHEREAS**, distributed solar energy paired with energy storage is an important strategy to build disaster resilience into our communities, and to assist with disaster recovery. Ensuring equitable distribution of these resources is imperative to adequately prepare for disasters, particularly those exacerbated by climate change; and

**WHEREAS**, Idaho Power has committed to 100% Clean Energy by 2045 and is committed to working with our cities and county to help us achieve our clean energy goals; and

**WHEREAS**, the elected officials in Blaine County support the value that a healthy environment is intrinsically tied to the wellbeing of a community and the strength of its economy.



**NOW, THEREFORE, THE CITY OF KETCHUM, IN CONJUNCTION WITH THE CITIES WITHIN BLAINE COUNTY (BELLEVUE, CAREY, HAILEY, KETCHUM, AND SUN VALLEY) AND BLAINE COUNTY ESTABLISH THE FOLLOWING RENEWABLE ENERGY GOALS FOR MUNICIPAL FACILITIES AND FOR THE COMMUNITY AT LARGE:**

- I. One Hundred Percent (100%) clean energy for municipal electricity use by 2030, including at least 75% clean energy by 2025; and
- II. One Hundred Percent (100%) clean energy powered vehicle fleet and clean energy powered maintenance equipment, where technologically and economically feasible by 2030; and
- III. One Hundred Percent (100%) clean energy for the communitywide electricity supply by 2035; and
- IV. One Hundred Percent (100%) clean energy for all energy use by 2045.

**BE IT FURTHER RESOLVED**, a regional stakeholder group will be formed including representatives from each city government, the county, citizens, businesses, and local experts from our non-profit community to create a roadmap to achieve our clean energy goals.

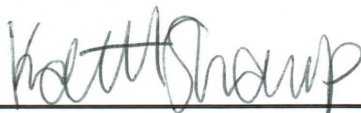
- I. This group should be formed by January 2021;
- II. An action plan to achieve 100% clean energy should be submitted to the public by August 2021; and
- III. The plan should be approved by city governments and the County by January 2022.

**PASSED AND ADOPTED** on this 21<sup>st</sup> day of December, 2020.



NEIL BRADSHAW, Mayor

ATTEST:



KATRIN SHARP, Deputy City Clerk





City of Ketchum

**Attachment 3:  
Blaine County Code 7-6-6:  
Appendix A - Exterior  
Renewable Energy Mitigation  
Program**

## 7-6-6: APPENDIX A - EXTERIOR RENEWABLE ENERGY MITIGATION PROGRAM (EREMP):

Add appendix A to read as follows:

"Exterior Renewable Energy Mitigation Program (EREMP)"

Section A101 Scope And Administration.

**Section A101.1 Scope.** Snowmelt, outside pool, or outside spa systems and equipment may be installed only if 50% of the supplemental energy meets the requirements of the exterior renewable *energy mitigation program* (EREMP) of appendix A. This applies to all installations for which an application for a permit or renewal of an existing permit is filed or is by law required to be filed with or without an associated building permit.

**Section A101.2 Mandatory Requirements.** R-10 insulation shall be installed under all areas to be snow melted and R-5 insulation shall extend up the sides of the slab.

**Section A101.3 Exterior Renewable Energy Mitigation Program (EREMP) Option.** Exterior energy use for residential exterior snowmelt systems, outdoor spas, and outdoor pools are calculated as directed by section 201.

**Section A101.4 On-Site Renewable Credits Option.** Renewable credit options are calculated as directed by section 301.

**Section A102 Credits For On-Site Renewable Energy.** Applicants interested in exterior energy use systems can choose to produce on-site renewable energy with solar photovoltaics and/or solar hot water and/or micro-hydro to offset the payment option. The energy efficient technology of ground source heat pumps is also permitted for supplemental on-site energy.

**Section A103 Payment Option.** The *EREMP* payment option is the difference in energy use calculated in section A201 and on-site renewable credits calculated in section A301 and shall be paid at the time of issuance of the building permit. The payment, if any, is based on the amount of energy required, expressed as dollars per square foot, to operate the exterior energy use systems. No payment shall be made to an applicant that exceeds the energy use with on-site renewable credits. All monies collected pursuant to this section shall be recorded in a separate fund and shall be spent in accordance with a resolution by the board of Blaine County commissioners.

**Section A104 Pre-Existing Systems.** Pre-existing snowmelt, pools or spas which are being overhauled or renovated qualify for exterior energy credit. This credit can only be applied towards an installation of exterior energy on the same parcel. The calculation of the credit shall be based on section A301.

**Section 105 Residential Repairs.** Repairs to building components, systems, or equipment which do not increase their pre-existing energy consumption need not comply with EREMP. All replacement mechanical equipment shall be Energy Star® rated.

Section A201 Exterior Energy Use Calculations.

**Section A201.1 Snowmelt.** Fifty percent (50%) of the total square footage associated with snowmelt energy consumption shall be calculated as an *EREMP* payment option at \$34.00 per square foot divided by the boiler efficiency (AFUE).

**Section A201.2 Outdoor Pool.** Fifty percent (50%) of the total square footage associated with outdoor pool energy use shall be calculated as an *EREMP* payment option at \$136.00 per square foot divided by the boiler efficiency (AFUE). Outdoor pools with not more than 200 square feet of water surface are exempt.

**Section A201.3 Outdoor Spa.** Fifty percent (50%) of the total square footage associated with spa energy use shall be calculated as an *EREMP* payment option at \$176.00 per square foot divided by the boiler efficiency (AFUE). Package spas with not more than 64 square feet of water surface area are exempt.

**Section A202 Total EREMP Payment.** The total *EREMP* payment is the total sum of exterior energy use of sections A201.1, A201.2 and A201.3.

Section A301 On-Site Renewable Credits.

**Section A301.1 Photovoltaic.** On-site renewable credit shall be calculated as \$6,241.20 per 1 kilowatt of the system design. Solar electric (photovoltaic) systems tied to the electric grid are eligible for on-site renewable credit. Systems must be sited, oriented and installed for solar electric panels to supply at least 90% of rated capacity of the installed kW. System designer/installer must be certified by NABCEP (North American Board Of Certified Energy Practitioners) or the system must be installed per the manufacturer's design specifications.

**Section A301.2 Solar Hot Water.** On-site renewable credit shall be calculated as \$224.65 per 1 square foot of the system design.

**Section A301.3 Ground Source Heat Pump.** On-site renewable credit shall be calculated as \$6.84 per 100,000 BTU per year of the system design. In order to use a GSHP for on-site renewable credit the GSHP system must supply at least 20% of the peak load for heating the building and all the exterior energy uses. Each ground source heat pump system shall be tested and balanced and the design engineer shall certify in writing that it meets a design coefficient of performance of 3.0 exclusive of source pump power. The ground loop system must be designed by a CGD (certified geexchange designer certified by the Association Of Energy Engineers) or a professional engineer with IGSHPA (International Ground Source Heat Pump Association). The mechanical system must be installed by a certified IGSHPA contractor or an energy design professional.

**Section A302 Total EREMP Renewables.** The total *EREMP* on- site renewable credit is the total sum of sections A301.1, A301.2 and A301.3.

**Section A401 Public Domain Software.** A free calculation program known as *EREMP* 2012 international energy conservation code shall be made available to the public.

Example Calculation For Exterior Renewable Energy Mitigation Program

Snowmelt example: 800 sq. ft. of snowmelt requested

(50% required to meet EREMP)

$(\$34.00 * (800 * .50)) / 0.91$  (efficiency rating of boiler) = \$14,945

**EREMP payment option for exterior energy use will be \$14,945**

On-Site Renewable Credits

40 square feet of solar hot water panels \* \$224.65 per square foot = \$8,986

EREMP payment option will be \$5,959

Or

2.58 kW photovoltaic system \* \$6,241.20 per kilowatt = \$16,102

EREMP payment option will be \$0

(Ord. 2016-03, 4-12-2016)



City of Ketchum

# Attachment 4: Snow Removal Carbon Emissions Analysis

**Carbon Dioxide (CO2) Emission Estimates for One Typical Lot in Ketchum**

Estimated by R.Mattison 3/28/2023

**Snowmelt System**

<u>Energy Usage Calculation</u>	<u>Full Driveway</u>	<u>ROW Only</u>	<u>Unit</u>	<u>Notes</u>
Driveway Size	600	180	square ft	20ft x 30ft full driveway, 20ft x 9ft ROW only
Heat Flux Rate	150	150	BTU/hr*sf	estimate based on on-line research
Calculated energy usage	90,000	27,000	BTU/hr	
<u>Heating Time Calculation</u>				
Annual average snow	102	102	inches	Link: <a href="https://www.currentresults.com/Weather/Idaho/Places/ketchum-snowfall-totals-snow-accumulation-averages.php">https://www.currentresults.com/Weather/Idaho/Places/ketchum-snowfall-totals-snow-accumulation-averages.php</a>
Assumed snowfall rate	1	1	inch per hour	
Pre/post heating factor	1.5	1.5		factor to include false runs and heating prior and after snowfall
Calculated heating time	153	153	hrs of heating time per season	
<u>CO2 Emission Estimate Calculation</u>				
Annual energy usage	13.77	4.13	BTU per year	
CO2 emission coefficient for natural gas	116.65	116.65	Lbs CO2 emissions per Million BTU	Link: <a href="https://www.eia.gov/environment/emissions/co2_vol_mass.php">https://www.eia.gov/environment/emissions/co2_vol_mass.php</a>
<b>Calculated CO2 emission estimate</b>	<b>1,606</b>	<b>482</b>	<b>Lbs CO2 emissions per year</b>	

**Snow Removal Service**

<u>Miles Traveled Calculation</u>	<u>Full Driveway</u>	<u>ROW Only</u>	<u>Unit</u>	<u>Notes</u>
Miles traveled per event	100		miles	Average miles traveled data from 4 local companies (pers.com P. Nied)
No. of events	13		times plowed	Ave of data for winter '21 and '22 from 3 local companies (pers.com. P.Nied)
Total miles traveled per year	1300		miles	
<u>Miles Traveled Per Lot Calculation</u>				
Average # of properties serviced	16.875		per snow plow vehicle	Based on data from 1 local company (8 trucks service 135 homes) pers.com P.Nied
Calculated miles traveled per lot	77.04		miles, per year	
<u>Carbon Emission Estimate Calculation</u>				
Fuel efficiency of plow	12		mpg	
Gasoline usage	6.42		gallons per year per home	
CO2 emission coefficient for natural gas	17.86		Lbs CO2 per gal finished motor gasoline	Link: <a href="https://www.eia.gov/environment/emissions/co2_vol_mass.php">https://www.eia.gov/environment/emissions/co2_vol_mass.php</a>
<b>Calculated CO2 emission estimate</b>	<b>115</b>		<b>Lbs CO2 emissions per year</b>	
	14		x times CO2 emission per year then snowmelt system	

**Snow Blower**

	<u>Full Driveway</u>	<u>ROW Only</u>	<u>Unit</u>	<u>Notes</u>
Time to remove 1-inch snow	10	3.33	min	Estimate from Juerg Stauffacher (pers. com P.Nied)
Annual average snow	102	102	inches of snow per year (annual ave for Ketchum)	Link: <a href="https://www.currentresults.com/Weather/Idaho/Places/ketchum-snowfall-totals-snow-accumulation-averages.php">https://www.currentresults.com/Weather/Idaho/Places/ketchum-snowfall-totals-snow-accumulation-averages.php</a>
Total annual time snowblowing	1020	340	min	
Total annual time snowblowing	17	6	hours	
Fuel efficiency estimate	4	4	hrs/gal	Estimate from Juerg Stauffacher (pers. com P.Nied)
Estimated annual fuel usage	4.25	1.42	Gal	
CO2 emission coefficient for natural gas	17.86	17.86	Lbs CO2 per gal finished motor gasoline	Link: <a href="https://www.eia.gov/environment/emissions/co2_vol_mass.php">https://www.eia.gov/environment/emissions/co2_vol_mass.php</a>
<b>Calculated CO2 emission estimate</b>	<b>76</b>	<b>25</b>	<b>Lbs CO2 emissions per year</b>	
	21		x times CO2 emission per year then snowmelt system	



### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	May 20, 2024	Staff Member/Dept:	Abby Rivin, Senior Planner Planning and Building Department
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Agenda Item:	Recommendation to review and deny the Right-of-Way Encroachment Permit for the heated driveway located at 308 E Canyon Run Boulevard.
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Recommended Motion:

- Option 1—Staff recommends the following motion based on policy direction provided to staff on April 3, 2023 that the City Council will no longer approve Right-of-Way Encroachment Permits for residential snowmelt systems: “I move to deny the Right-of-Way Encroachment Permit for the 308 E Canyon Run Blvd heated driveway and direct the applicant to remove the portion of the snowmelt system that encroaches into the right-of-way.”
- Option 2—If City Council chooses to amend their policy direction to approve snowmelt systems for residential driveways encroaching in the public right-of-way, then the 308 E Canyon Run Blvd Right-of-Way Encroachment Permit may be approved with the following motion: “I move to approve the Right-of-Way Encroachment Permit for the snowmelt system and pavers located at 308 E Canyon Run Blvd and direct staff to draft and authorize the Mayor to sign the associated Right-of-Way Encroachment Agreement.”

Reasons for Recommendation:

- The City of Ketchum Planning and Building Department issued Building Permit B21-015 for the construction of a new single-family residence located at 308 E Canyon Run Blvd on April 12, 2021. The project plans approved with Building Permit B21-015 (see Attachment 1) specified that the driveway was proposed to be surfaced with asphalt and was unheated. Planning staff conducted a final inspection for the project on February 12, 2024 and found that the driveway had not been constructed in accordance with the project plans approved with Building Permit B21-015 (see Attachment 1).
- As shown in Attachment 2, the driveway is surfaced with heated pavers, and the snowmelt system encroaches within the public right-of-way along East Canyon Run Blvd. The unpermitted driveway improvements were constructed without city review or approval. Pursuant to section R106.4 of the 2018 International Residential Code, “Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.”
- The driveway conforms to city standards and a snowmelt system is not recommended by the Fire Department or Streets Department. Based on City Council’s policy direction regarding residential snowmelt systems provided on April 3, 2023, staff directed the applicant to remove the portion of the snowmelt system that encroaches within the public right-of-way. The applicant contested staff’s direction and requested this matter be presented to the City Council for their consideration.

Policy Analysis and Background (non-consent items only):

During their meeting on April 3, 2023, the City Council provided direction to staff that they would no longer approve Right-of-Way Encroachment Permits for residential snowmelt systems, unless the snowmelt system is required by the Fire Department or Streets Department for nonconforming driveways, such as steep driveways with grades that exceed 10% slope.

The City of Ketchum Planning and Building Department issued Building Permit B21-015 for the construction of a new single-family residence located at 308 E Canyon Run Blvd on April 12, 2021. The project plans approved with Building Permit B21-015 (see Attachment 1) specified that the driveway was proposed to be surfaced with asphalt and was unheated. Planning staff conducted a final inspection for the project on February 12, 2024 and found that the driveway had not been constructed in accordance with the project plans approved with Building Permit B21-015 (see Attachment 1).

As shown in Attachment 2, the driveway is surfaced with heated pavers, and the snowmelt system encroaches within the public right-of-way along East Canyon Run Blvd. The unpermitted driveway improvements were constructed without city review or approval. Pursuant to section R106.4 of the 2018 International Residential Code, "Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents."

The driveway conforms to city standards and a snowmelt system is not recommended by the Fire Department or Streets Department. Based on City Council's policy direction regarding residential snowmelt systems provided on April 3, 2023, staff directed the applicant to remove the portion of the snowmelt system that encroaches within the public right-of-way. The applicant contested staff's direction and requested this matter be presented to the City Council for their consideration.

Based on the policy direction provided by the City Council on April 3, 2023, staff recommends that the City Council deny the Right-of-Way Encroachment Permit as the driveway conforms to city standards and a snowmelt system is not recommended by the Streets Department or Fire Department (see Motion Option 1). If the City Council chooses to amend their policy direction to approve snowmelt systems for residential driveways encroaching in the public right-of-way, then the 308 E Canyon Run Blvd Right-of-Way Encroachment Permit may be approved (see Motion Option 2).

#### Sustainability Impact:

None OR state impact here: The April 3, 2023 staff report for the policy discussion regarding snowmelt systems for residential driveways states that, "residential energy use is the largest contributor of greenhouse gas emissions in Ketchum accounting for 50% of total emissions." The staff report provide average emissions in pounds of carbon dioxide emissions produced per driveway for different snow removal methods as follows:

- Snowmelt Systems: 1,606 pounds of CO2 emissions (1,079 vehicle miles traveled equivalent)
- Snow Plowing: 115 pounds of CO2 emissions (77 vehicle miles traveled equivalent)
- Snow Blower: 76 pounds of CO2 emissions (51 vehicle miles traveled equivalent)

#### Financial Impact:

None OR Adequate funds exist in account.	There is no financial requirement from the city for this action.
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#### Attachments:

1. Building Permit B21-015 Approved Driveway Plans
2. Unpermitted Driveway Improvement Plans as Constructed



# Attachment 1

## Building Permit B21-015 Approved Driveway Plans

These documents are approved with the mark-ups and notes applied. This is not approval of any violation of any code, ordinance, statute or regulation.

**City of Ketchum**  
**APPROVED**

BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF FOR PUBLIC WORKS CONSTRUCTION" (ISPC) AND CITY OF THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND ISPC AND CITY OF KETCHUM STANDARDS ON SITE DURING

UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING TO COMMENCING AND DURING THE CONSTRUCTION. THE BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO DERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE

RDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, THE APPROPRIATE UTILITY FRANCHISE.

CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.

OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).

- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
  - PROOF-ROLLING:** AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
  - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- ALL TRENCHING SHALL CONFORM TO ISPC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SITE SURVEY BY GALENA ENGINEERING, DATED 09/27/2018.

REVISIONS			
NO.	DATE	BY	DESCRIPTION
▲	03-22-21	SMF	UPDATES PER CITY COMMENTS
▲			
▲			
▲			

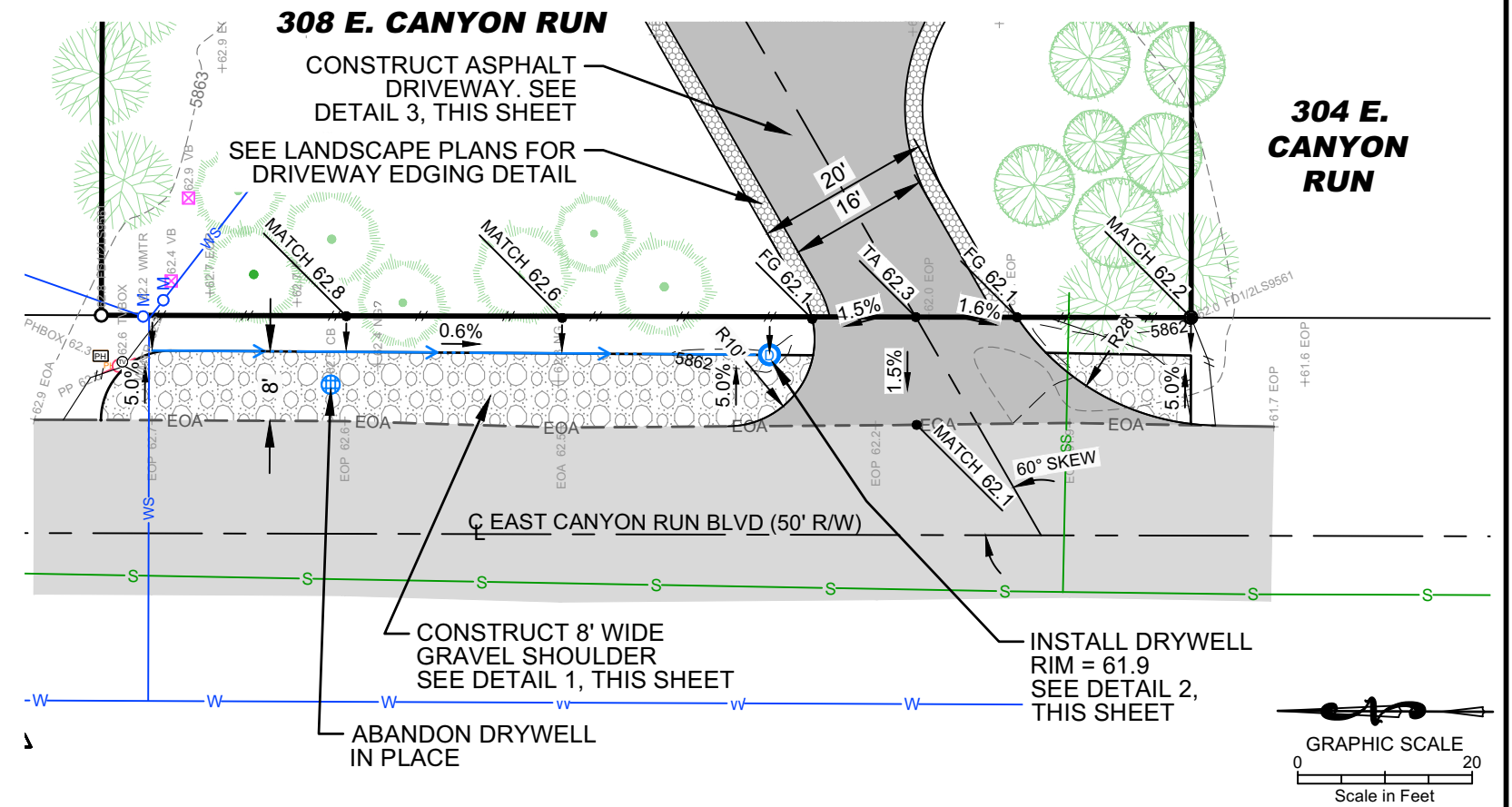
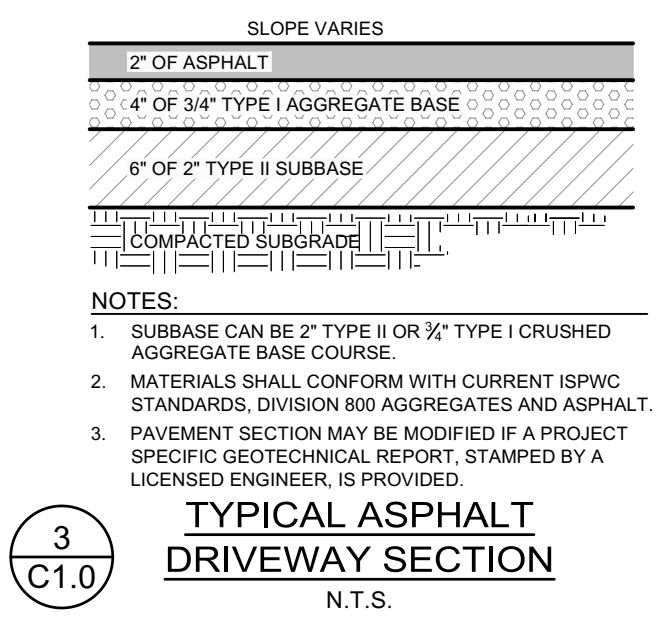
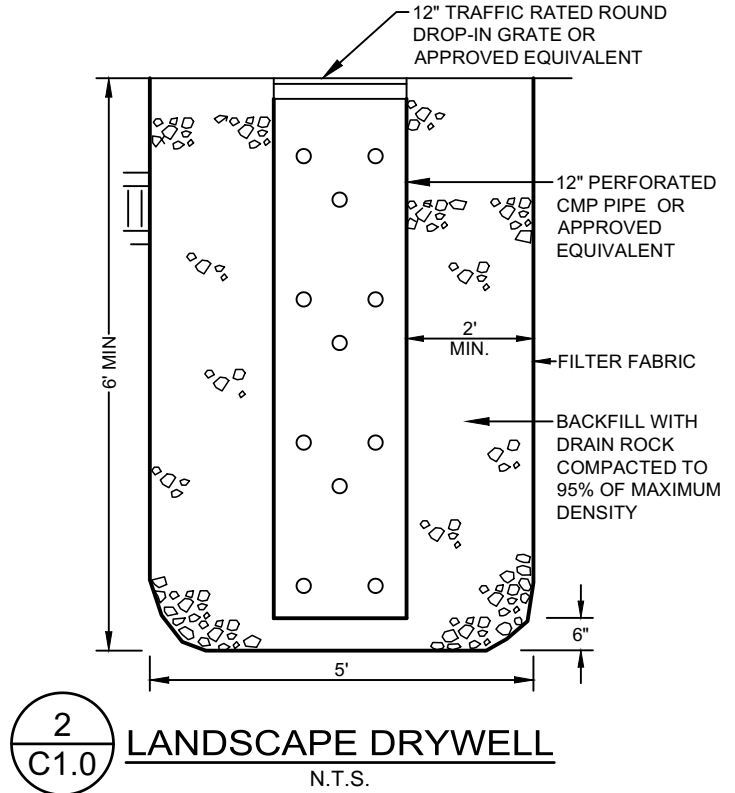
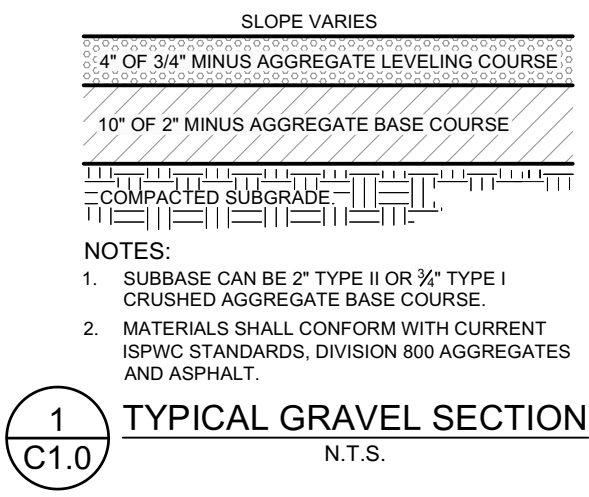
**LEGEND**

**EXISTING ITEMS**

- Property Line
- Adjoinder's Lot Line
- Centerline
- 1' Contour Interval
- Asphalt
- Utility Risers
- Power Pole
- Water Meter
- Valve Box
- Drywell
- Found 1/2" Rebar
- Sewer Main
- Sewer Service
- Water Main
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**PROPOSED ITEMS**

- Asphalt
- Flow Line of Ditch
- Spot Elevation
- Grade / Slope
- Gravel Shoulder
- Approximate Limits of Disturbance
- Drywell
- FG = Finished Grade
- TA = Top of Asphalt
- TG = Top of Grate



~ SEE LANDSCAPE ARCHITECT DRAWINGS FOR ON-SITE GRADING AND DRAINAGE PLAN ~

**GALENA ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 317 N. River Street  
 Hailey, Idaho 83333  
 (208) 788-1705  
 email: galena@galena-engineering.com

DESIGNED : CT  
 CHECKED: SMF  
 DETAILED : CT  
 SCALES SHOWN ARE FOR 11" x 17" PRINTS ONLY

**RIGHT-OF-WAY GRADING AND DRAINAGE PLAN**  
**308 E. CANYON RUN**  
 LOCATED WITHIN SECTION 12, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 PREPARED FOR ANDREA LAPORTE

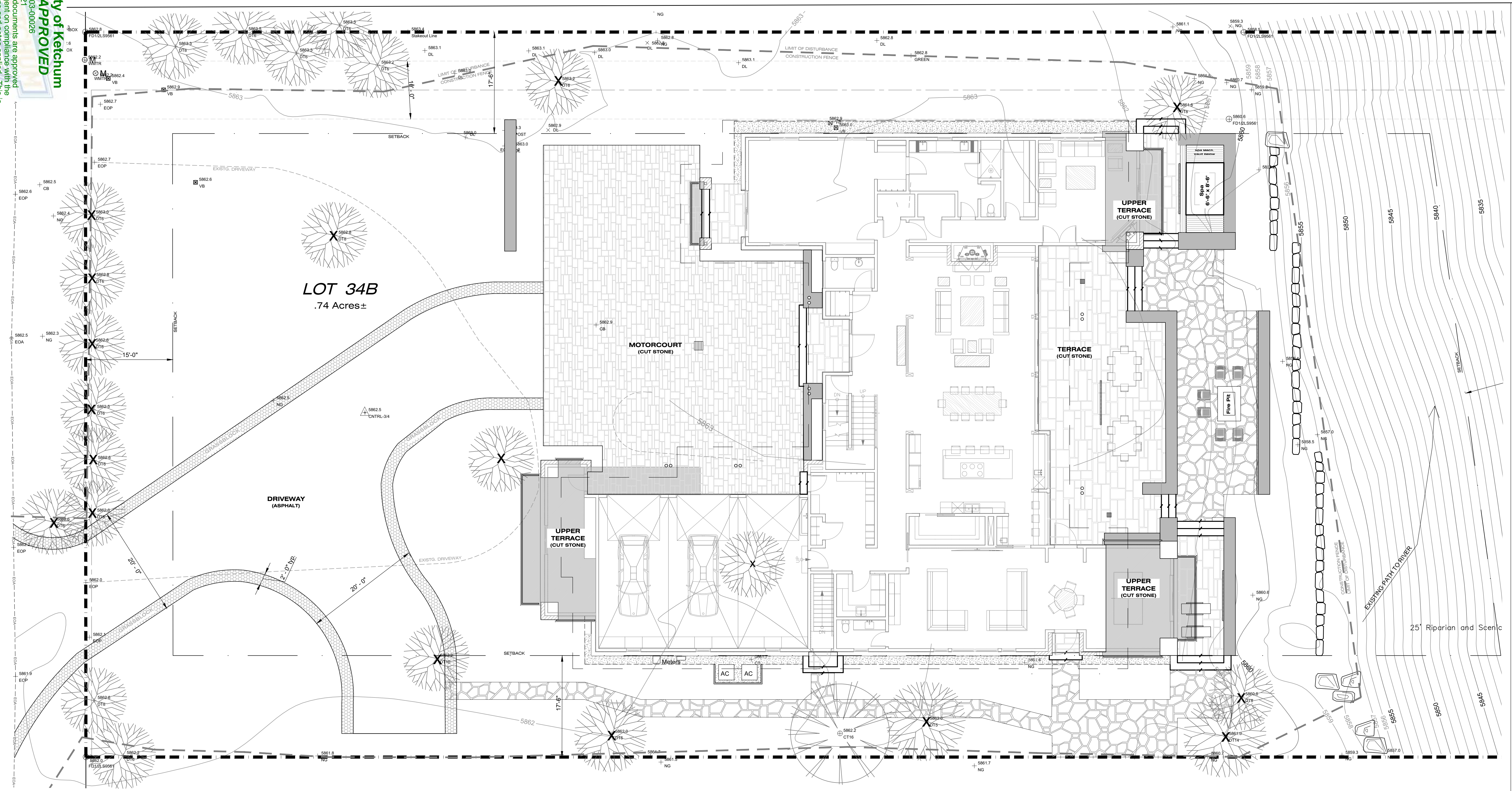
PROJECT INFORMATION  
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PROFESSIONAL ENGINEER  
 REGISTERED  
  
 12497  
 03/22/21  
 STATE OF IDAHO  
 SEAN M. FLYNN

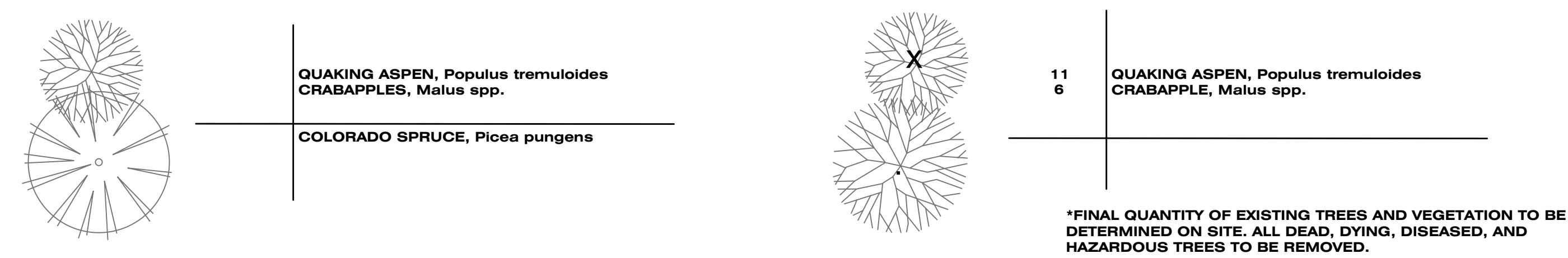
C1.0 138

These documents are approved in compliance with the applicable codes, ordinances, rules and regulations. This is not approval of any violation of any code, ordinance, statute or regulation.

City of Ketchum  
**APPROVED**  
 BLD2103-00026  
 8/17/21



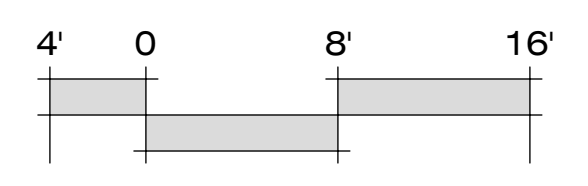
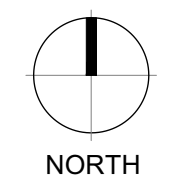
**EXISTING CONDITIONS NOTES**



1. DRAWINGS OF EXISTING FACILITIES ARE BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS ALONG WITH ON-SITE MEASUREMENTS - AND ARE ONLY APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
2. REFER TO ALL LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL BUILDING DIMENSIONS AND DETAILS.
4. REFER TO ENGINEERING DRAWINGS FOR FINAL CIVIL AND MECHANICAL DETAILS.
5. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE AND UNIFORM FIRE CODE, AS ADOPTED BY KETCHUM, IDAHO.

**SITE PLAN**

SCALE: 1/8" = 1'-0"

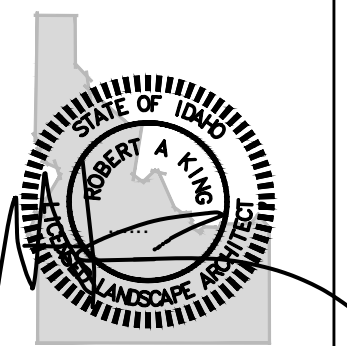


**LAPORTE RESIDENCE**

LOT 34B  
 308 E. CANYON RUN  
 KETCHUM, IDAHO

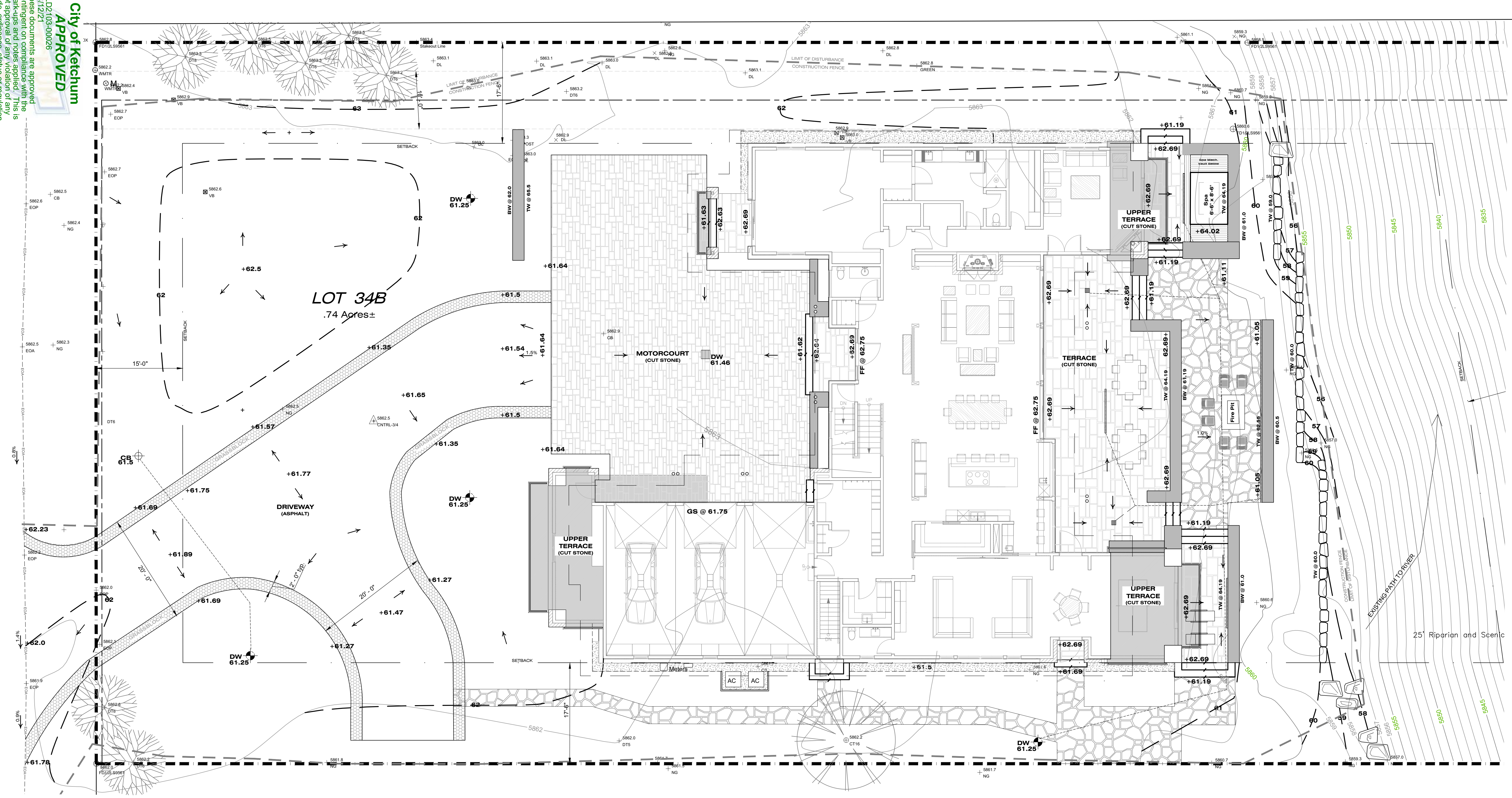
DATE: 02/26/2021  
 PERMIT SET

SITE PLAN



LANDWORK STUDIO LLC  
 LANDSCAPE ARCHITECTURE + DESIGN  
 110 5TH STREET SUITE 103  
 PO BOX 755 KETCHUM IDAHO 83840  
 208.728.8551 WWW.LANDWORKSTUDIO.COM

BLD2103-00026  
 04/17/21  
 City of Ketchum  
**APPROVED**  
 These documents are approved in compliance with the code, ordinance, statute or regulation.



**GRADING + DRAINAGE NOTES:**

- ALL SITE INFORMATION IS APPROXIMATE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION. ALL ELEVATIONS TO BE FIELD VERIFIED ACCORDINGLY.
- REFER TO GEOTECH REPORT FOR INFORMATION REGARDING SOIL AND SUB-SURFACE CONDITIONS. UNFORSEEN SOIL OR SUB-SURFACE CONDITIONS (INCLUDING BEDROCK, POOR SOIL STRUCTURE, SUB-SURFACE WATER, UTILITIES, ETC.) MAY REQUIRE FIELD ADJUSTMENTS TO THE PROPOSED DESIGN INCLUDING GRADING AND DRAINAGE SYSTEMS.
- PROPOSED WORK TO INCORPORATE ALL APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) TO PROTECT RESOURCE VALUES AND TO ENSURE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS AND WATER QUALITY STANDARDS.
- SILT FENCE TO BE INSTALLED ALONG PROPERTY LINE PRIOR TO EXCAVATION WORK.
- UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE LOCATED AND VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
- ALL PLANTING AREAS TO BE AERATED AFTER CONSTRUCTION AND PRIOR TO INSTALLATION OF PLANT MATERIALS.
- FINISH GRADE TO SLOPE AWAY FROM BUILDING IN ALL CASES, AND DIRECTED TO DRAINAGE PATTERNS OR SYSTEMS AS SHOWN.
- ALL DRAINAGE WITHIN THE PROJECT BOUNDARIES TO BE COLLECTED ON-SITE OR DIRECTED TO EXISTING DRAINAGE PATTERNS AS DEPICTED ON THE GRADING PLAN AND/OR CIVIL ENGINEERING DRAWINGS. NO ADDITIONAL DRAINAGE TO BE DIRECTED ONTO NEIGHBORING PROPERTIES.

**GRADING + DRAINAGE LEGEND**

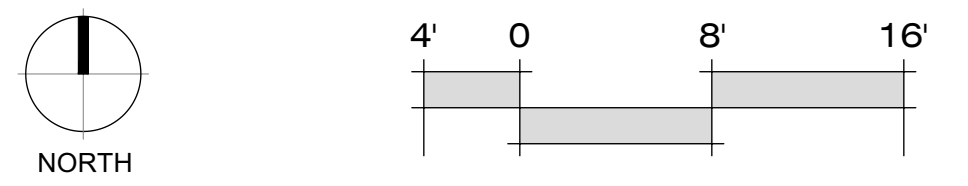
	EXISTING CONTOURS		DIRECTION OF DRAINAGE
	PROPOSED CONTOURS		PERCENTAGE OF SLOPE
	LIMIT OF DISTURBANCE/ CONSTRUCTION FENCE		DRYWELL - 12" (2) 24" (3)
	SPOT ELEVATION - EXISTING		CATCH BASIN - 12" (1) Tie into Drywells or Foundation Drainage System
	SPOT ELEVATION - FINISH GRADE		AREA DRAIN - 12" (2) CATCH BASIN - IRON AGE DESIGNS Grate RAIN 12" Square - Oil Rubbed Finish
	FINISH FLOOR ELEVATION		CHANNEL DRAIN NDS Mini Channel Drain - IRON AGE DESIGNS Grate RAIN 3" x 12" - Oil Rubbed Finish
	GARAGE SLAB ELEVATION		4" ADS DRAINLINE Connect to catch basins/drywells or foundation drainage system.
	TOP OF WALL ELEVATION		
	BOTTOM OF WALL ELEVATION		

**HARDSCAPES**

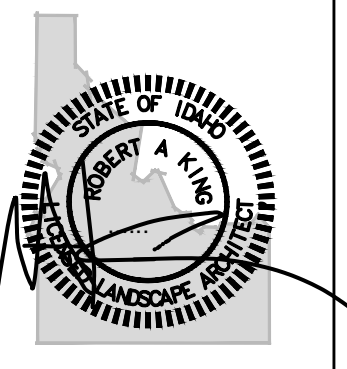
	SEAT WALL/ SITE WALL STONE VENEER - TO MATCH ARCHITECTURAL		TERRACE CUT STONE VARIETY AND PATTERN TBD
	DRYSTACK RETAINING WALL STONE VARIETY TBD		TERRACE FLAGSTONE + STEPPING STONE PATH STONE TBD
	DRYSTACK RETAINING BOULDERS STONE VARIETY TBD		ASPHALT 2,600 SF
	STEEL EDGING 3" x 6" PLATE STEEL 24" REBAR - VERTICAL @ 30" O.C.		GRASSBLOCK ABBOTSFORD GRASSGRID OR SIMILAR
	DECORATIVE GRAVEL MATERIAL - TO BE DETERMINED 1" DEPTH OVER 4" COMPACTED ROADMIX BASE WITH 3" x 4" STEEL EDGING		

**GRADING PLAN**

SCALE: 1/8" = 1' - 0"



**LANDWORK STUDIO LLC**  
 LANDSCAPE ARCHITECTURE + DESIGN  
 110 5TH STREET SUITE 103  
 PO BOX 755 KETCHUM IDAHO 83840  
 208.726.3581 WWW.LANDWORKSTUDIO.COM



**LAPORTE RESIDENCE**  
 LOT 34B  
 308 E. CANYON RUN  
 KETCHUM, IDAHO

DATE: 02/26/2021  
 PERMIT SET

Attachment 2  
Unpermitted Driveway  
Improvement Plans  
as  
Constructed

**CONSTRUCTION NOTES**

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS MAY INCLUDE ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
  - PROOF-ROLLING:** AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
  - IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- TRAFFIC CONTROL SHALL BE PER THE TRAFFIC CONTROL PLAN. CONTRACTOR WILL NEED TO MAINTAIN ACCESS TO ALL PRIVATE PROPERTIES, UNLESS OTHERWISE COORDINATE WITH THE PROPERTY OWNER THROUGH THE CITY ENGINEER.
- ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SITE SURVEY BY GALENA ENGINEERING, DATED 09/27/2018.

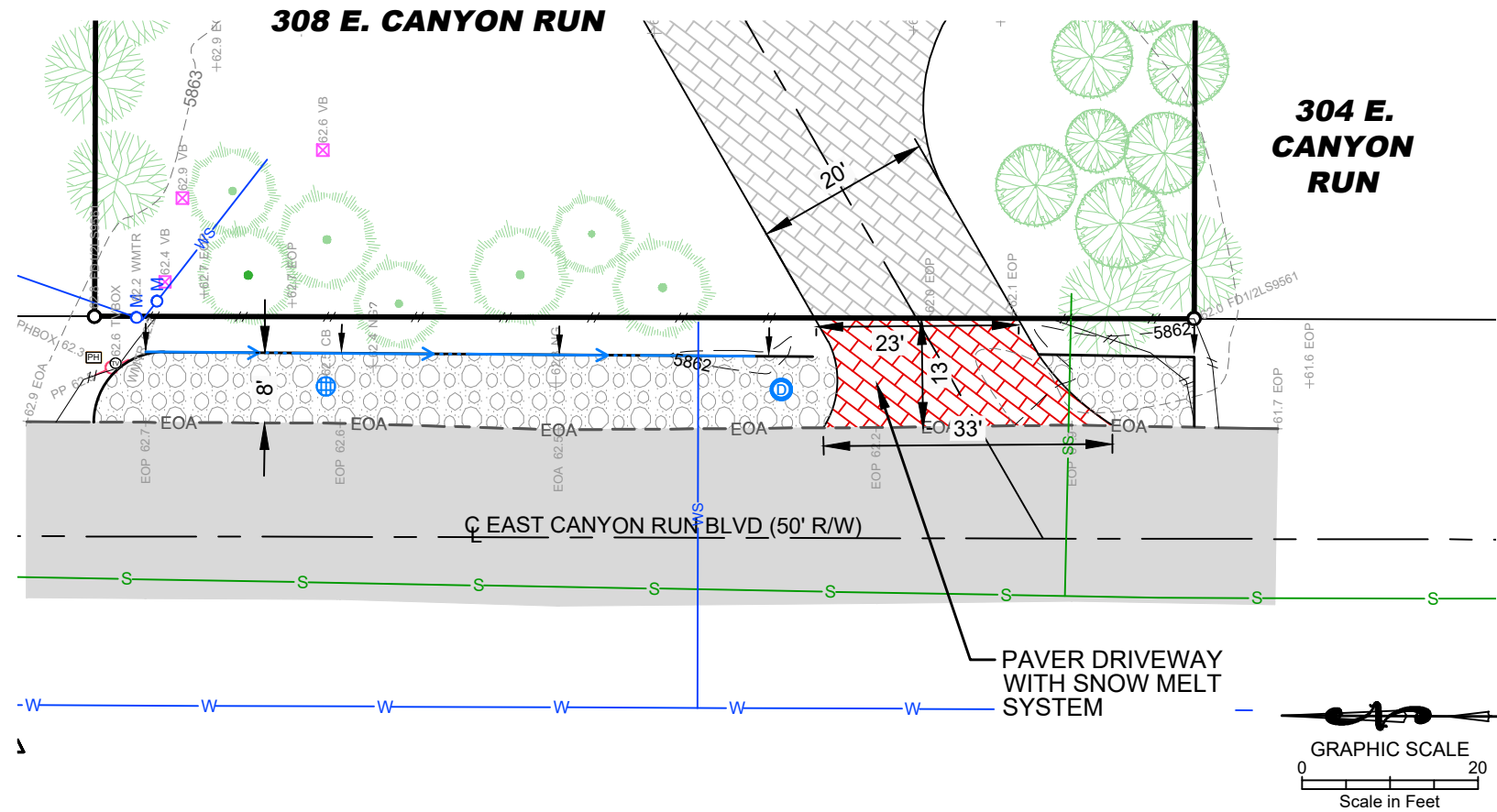
**LEGEND**

**EXISTING ITEMS**

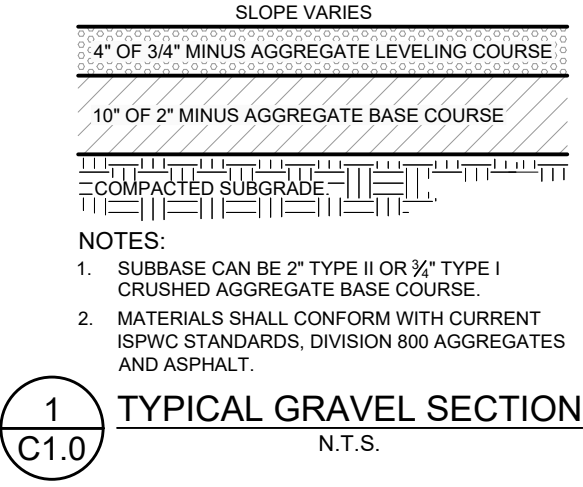
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- Sewer Main
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- Water Main
- Water Service

**PROPOSED ITEMS**

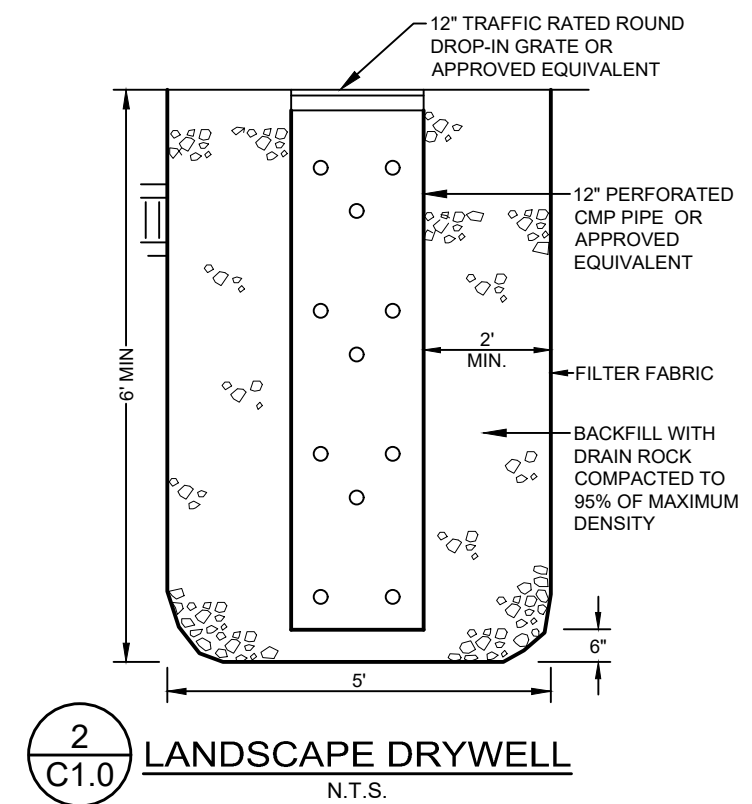
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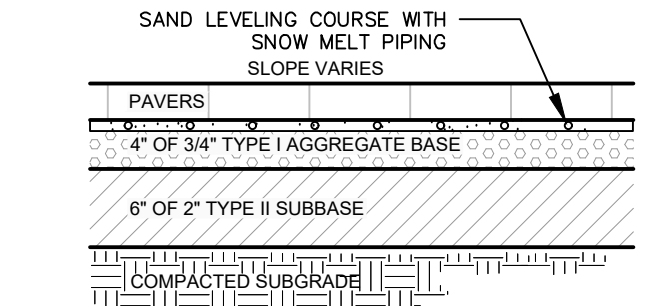
~ SEE LANDSCAPE ARCHITECT DRAWINGS FOR ON-SITE GRADING AND DRAINAGE PLAN ~



**1**  
C1.0  
**TYPICAL GRAVEL SECTION**  
N.T.S.



**2**  
C1.0  
**LANDSCAPE DRYWELL**  
N.T.S.



**3**  
C1.0  
**TYPICAL HEATED PAVER DRIVEWAY SECTION**

- NOTES:**
- SUBBASE CAN BE 2" TYPE II OR 3/4" TYPE I CRUSHED AGGREGATE BASE COURSE.
  - MATERIALS SHALL CONFORM WITH CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT.
  - PAVEMENT SECTION MAY BE MODIFIED IF A PROJECT SPECIFIC GEOTECHNICAL REPORT, STAMPED BY A LICENSED ENGINEER, IS PROVIDED.

REVISIONS			
NO.	DATE	BY	DESCRIPTION
▲	03-22-21	SMF	UPDATES PER CITY COMMENTS
▲			
▲			
▲			

**GALENA-BENCHMARK ENGINEERING**  
Civil Engineers & Land Surveyors  
P.O. Box 733  
Ketchum, Idaho 83340  
(208) 726-9512

DESIGNED : CT  
CHECKED : SMF  
DETAILED : CT  
SCALES SHOWN ARE FOR 11" x 17" PRINTS ONLY

**RIGHT-OF-WAY ENCROACHMENT EXHIBIT**  
**308 E. CANYON RUN**  
LOCATED WITHIN SECTION 12, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
PREPARED FOR ANDREA LAPORTE

PROJECT INFORMATION  
P:\projects\sdskproj\6683-02\dwg\Construction\6683.03 Encroachment.dwg 03/05/24 1:39:00 PM

N.T.S.

C1.0



City of Ketchum

## CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

### Recommended Motion:

There is no formal recommended motion or requested action. Staff will review the presentation and seek general direction from Council in preparation for the June 18 budget workshop.

### Reasons for Recommendation:

- Staff will review the attached presentation (draft) which provides a starting point for policy direction in the development of the FY25 budget, including the Capital Improvement Plan.
- The CIP plan has been financially constrained to reflect alignment with available resources.
- Staff's goal is to deliver the draft budget book to Council by June 7.

### Policy Analysis and Background:

This session kicks off the multi-step budget development process.

The goal is to have a draft recommended budget by June 7 to allow the Council proper time to review prior to the June 18 workshop. During the workshop, staff will review each fund and departments' detailed funding requests to receive feedback on any adjustments. Following the workshop, staff will update the draft budget and publish in the paper twice in preparation for the July 25 public hearing.

Staff has attached the 2025 Capital Improvement Plan for the General Fund. The green highlighted items are recommended for initial funding authorization; remaining items would be dependent on revenue performance. The vast majority of proposed expenses in FY25 are related to maintenance and repair of existing assets/equipment.

The city does not have a significant ongoing revenue source for the plan outside the Idaho Power Franchise (\$300,000). Historically, the city has utilized excess revenues and expense savings from the previous fiscal year to fund the upcoming year.

### Sustainability Impact:

The General Fund budget assumes continued 50% split with Blaine County on the Sustainability Program. The Capital Improvement Plan currently allocates \$200,000 for solar installation at the fire station and \$50,000 for miscellaneous sustainability infrastructure investments.

Financial Impact:

None OR Adequate funds exist in account:	Staff is recommending an initial allocation of \$2,615,000 for CIP expenses based on available funds.
------------------------------------------	-------------------------------------------------------------------------------------------------------

Attachments:

1. Presentation
2. FY25 Capital Improvement Fund summary





# General Fund Budget Discussion

2025 Budget Process

May 20, 2024



# Agenda

- General Fund Assumptions
- Current Status
  - Notable Items
    - Base
    - One-time
- Questions/Discussion
- Next Steps
- Topics Forthcoming



# General Fund Assumptions



# General Fund Assumptions

## Revenue

### Property Tax

- 3% + New Construction

### State Shared Funding

- Sales Tax Sharing
- Highway Funds
- Liquor Sharing

## Expenses

### Wages

- Compensation Market Analysis
- 3% Assumed

### Operations

- Line by line approach



# Current Status



# Notable Items

## Notable Base Items

- Compensation Market Analysis \$44,200
- State Shared Funding \$129,500
- Fire Pumper Lease \$141,000  
Moved from CIP to General Fund
- Total \$314,700
- **Current Base Position \$86,892**



# Notable Items

## Notable One-time Addition

- Comp Plan/Zoning Code Project \$165,000

**Current Total Position\*** **(\$78,108)**

\*Includes Both Base and One-time Items

\*Planned Use of Fund Balance



# Questions/Discussion

- General Fund Budget Development
  - Assumptions
  - Adjustments
  - Additional Information





# Budget Development Next Steps



# Topics Forthcoming

Amanda	Courtney	Neil	Spencer	Tripp
<b>Housing Programs Crossover:</b>				
Lease to Locals	Lease to Locals	Lease to Locals		Lease to Locals (move in house)
Ownership Preservation Program	Ownership Preservation Program	Ownership Preservation Program	Ownership Preservation Program	Ownership Preservation Program
Housing Development (new)		Housing Development (new)		Housing Development (new)
	Rental Preservation Program	Mediation		Explore land acquisition
<b>Crossover:</b>				
Comp Plan & Code Rewrite	Comp Plan & Code Rewrite	Comp Plan & Code Rewrite		
		Forest Service Park		Forest Service Park
Sidewalk infill		Sidewalk infill (4 <sup>th</sup> Street)		
Fire consolidation		Fire consolidation		
		Undergrounding of lines (5 <sup>th</sup> & 4 <sup>th</sup> St)		Undergrounding of lines (WS path)
<b>Other:</b>				
	Electric vehicles	10 <sup>th</sup> Street roundabout	Consultants (review overall spend)	Consider a new law firm
	Fire station solar	Streets assessment	Historical district	Grow & expand Mountain Rides
	Funding for KSAC conference	Town Square revamp & Starbucks lease	Mountain overlay district	Rebuild of Atkinson Park soccer field
		Warm Springs Preserve		Undergrounding of lines along WS path
<b>Staffing:</b>				
	Consider HR personnel		Explore less people, paid more	Competitive comp. for Housing
	Consider sustainability personnel			Consider a grant writing position
				Consider sustainability personnel



# Capital Improvement Plan Financial Discussion



# Agenda

- 2025 Capital Improvement Plan
  - Historical CIP Funding
  - Priority Discussion
  - 2025 Funding Snapshot
  - Projects by Type/Department
  - Future Fiscal Year Funding
- Questions
- Next Steps



# 2025 Capital Improvement Plan *Proposed*



# Historical CIP Funding

## Base Funding Sources FY 2021-2023 (Average)

- General Fund Transfer: \$610k (very difficult to sustain)
- Idaho Power: \$301k (dedicated funding)
- **Total: \$911k**

## Base Funding Goal

- Eliminate deferred maintenance and fully fund an equipment replacement cycle



# Priority Discussion

**Recommendation to ensure preservation of current assets/service levels are the highest priority for resources.**

## Category Priority Order

- Repair & Maintenance
- Replacement
- Enhancement
- Percent for Art

## Fine Tuning FY 2025 Project List

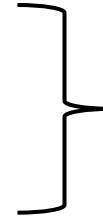
- Deferred street projects based on pending street assessment
  - Predominately enhancement projects
- Equipment needs
  - Lease/Buy: \$100,000 lease costs versus \$722,000 to purchase



# 2025 Funding Snapshot

## Proposed Funding: \$2,615,000

- Idaho Power: \$300,000
- LOT: \$400,000
- CIP Fund Balance Use: \$500,000
  - Estimated Remaining Balance: \$536,400
- Donations/Grants: \$100,000
- URA: \$1,315,000
  - CIP Alignment
  - Project Specific



**\$1.2 Million Total**

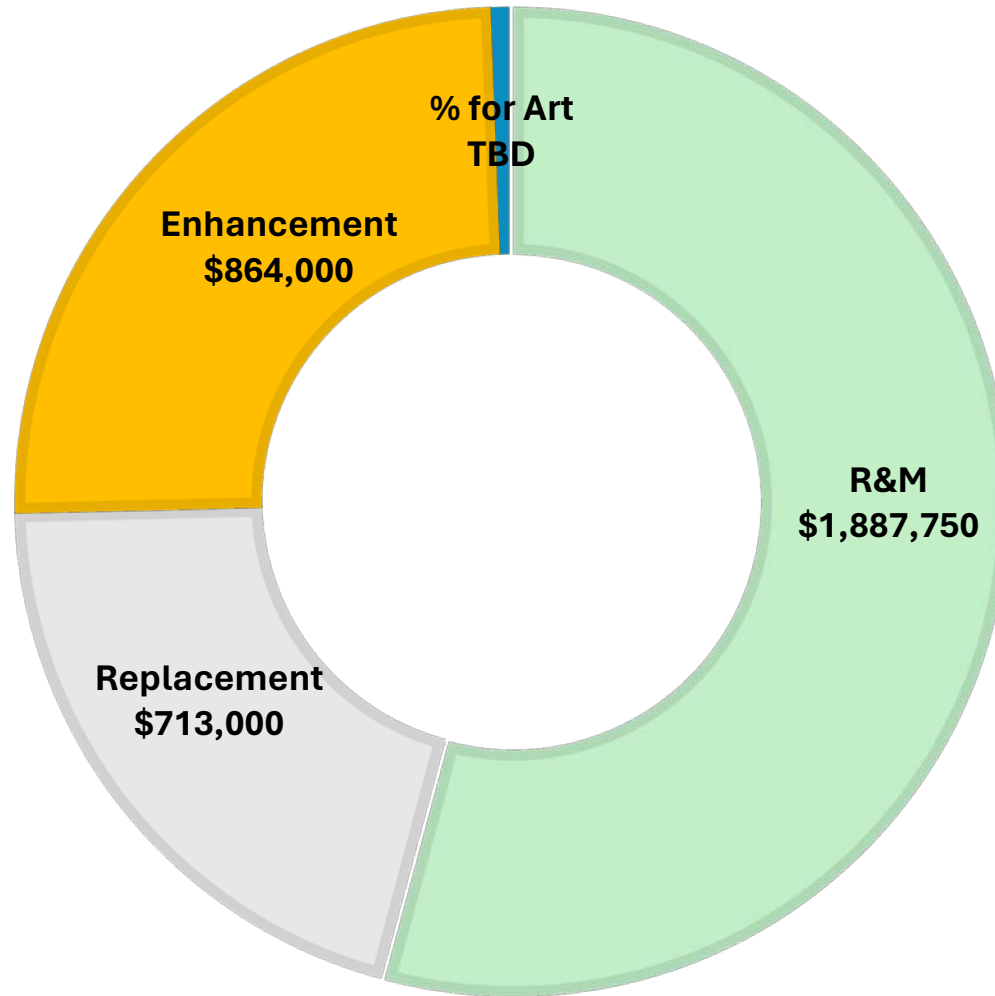
## Other funds may include:

- LOT Overage
- EOY Allocation



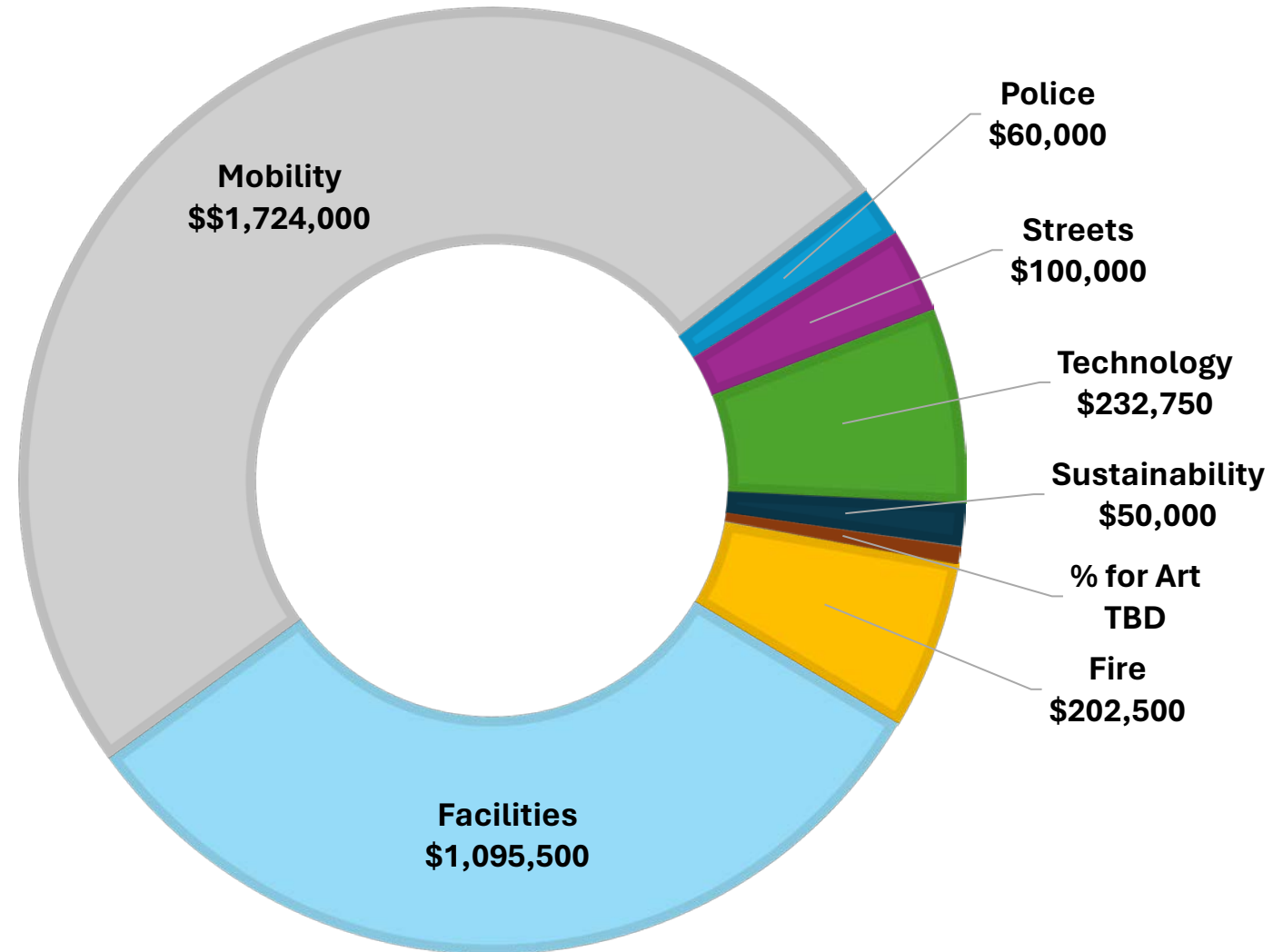


# Projects by Type





# Projects by Function





[See Project Handout](#)



# Project Groupings

## Repair & Maintenance (Funded)

\$1,887,750 Project Costs

- \$837,750 CY Funding → **70% of \$1.2 Million**
- \$1,050,000 URA Funding

## Replacement (Funded)

\$713,000 Project Costs

- \$350,500 CY Funding → **29% of \$1.2 Million**
- \$262,500 LOT Funding
- \$100,000 Donations/Grants



# Current Year Funding Snapshot Cont.

## Enhancement

\$864,000 Project Costs

- \$599,000 CY Funding
- \$265,000 URA Funding

## Percent for Art (Main Street)

Phase 1 \$25,000 (Current Year)

Phase 2 (Amount TBD)



# Future Year Funding Source

**No significant, ongoing/base, dedicated revenue source to address both short-term and long-term Capital Infrastructure needs.**

Strategic conversations to identify a stable base resource.

- Trade-offs – General Fund cuts
- LOT (Expiration/Amendment of LOT)
- Fire Transition

Base Funding Need

- \$1.5 – 2.0 million annually



## Questions

- 2025 Capital Improvement Plan
  - Adjustments
  - Additional Information
  - Project Expectations
- Future Years
  - Dialogue on Long-Term CIP Funding



# Next Steps

- Refinements, as needed
- Refine 2026 – 2029 CIP: “Out Years”
- Continued discussions regarding a base funding source



**Ketchum Capital Improvement Program  
Sources/Uses Summary - FY 2025**

Version Date 5/15/24

**DRAFT 2025**

				Projected Funding Sources				
Description	Department	Expenditure Category	Projected Cost	Local Option Tax	Current Year Funding*	Donations/ Grants	Urban Renewal Agency	
1	<b>FY 2024 End of Year Resources (GF Trans Year End)</b>							
2	<b>Current Year/Planned Use Resources</b>				\$400,000	\$800,000	\$100,000	
	<b>FY 2025</b>						\$1,315,000	
3	FIREFIGHTIN EQ (TOOLS)	Fire	Replacement	\$15,000	\$15,000			
4	PPE (TURNOUT GEAR)	Fire	Replacement	\$32,000	\$32,000			
5	RADIOS (PORTABLE)	Fire	Replacement	\$14,000	\$14,000			
6	MEDICAL (CITY PROVIDED)	Fire	Replacement	\$4,000	\$4,000			
7	RESCUE (CITY PROVIDED)	Fire	Replacement	\$25,000	\$25,000			
8	UTILITY PICKUP	Fire	Replacement	\$110,000	\$110,000			
9	SHOP TOOLS	Fire	Replacement	\$2,500	\$2,500			
10	WATER CONSERVATION UPGRADES	Facilities	Enhancement	\$20,000		\$20,000		
11	GRAVELY ZERO TURN MOWER	Facilities	Replacement	\$16,000		\$16,000		
12	ROTARY PARK REPLACE IRRIGATION	Facilities	Replacement	\$106,000		\$106,000		
13	ROTARY PARK DRINKING FOUNTAIN	Facilities	Replacement	\$3,500		\$3,500		
14	ROTARY PARK RIVER PATHWAY	Facilities	Replacement	\$15,000		\$15,000		
15	FARNLUN PARK IRRIGATION HOOKUP	Facilities	Enhancement	\$10,000		\$10,000		
16	FARNLUN PARK PORTABLE WATER	Facilities	Enhancement	\$15,000		\$15,000		
17	SKATE PARK (PERMANENT BATHROOMS)	Facilities	Enhancement	\$125,000		\$125,000		
18	SOLAR (FIRE)	Facilities	Replacement	\$200,000		\$100,000	\$100,000	
19	BONNING CABIN PRESERVATION	Facilities	R&M	\$105,000		\$105,000		
20	ORE WAGON DOORS	Facilities	R&M	\$45,000		\$45,000		
21	ORE WAGON PHASE 1	Facilities	Enhancement	\$125,000		\$125,000		
22	FOREST SERVICE PARK ROOF & SIDING RENOVATIONS	Facilities	R&M	\$200,000		\$50,000	\$150,000	
23	REPLACE TRASH CANS (CITY WIDE)	Facilities	Replacement	\$10,000		\$10,000		
24	TOWN SQUARE PHASE 1 DESIGN	Facilities	Enhancement	\$100,000		\$40,000	\$60,000	
25	PAVEMENT MANAGEMENT PROGRAM	Mobility	R&M	\$250,000		\$250,000		
26	TOWN SQUARE ALLEY-ASPHALT	Mobility	R&M	\$50,000		\$50,000		
27	BIKE NETWORK IMPROVEMENTS	Mobility	Enhancement	\$80,000		\$30,000	\$50,000	
28	FINAL MAIN STREET FURNISHINGS & TRANSIT	Mobility	Enhancement	\$234,000		\$174,000	\$60,000	
29	DOWNTOWN CORE SIDEWALK INFILL	Mobility	R&M	\$900,000			\$900,000	
30	SIDEWALK CURB AND GUTTER	Mobility	R&M	\$115,000		\$115,000		
31	PARKING MANAGEMENT	Mobility	Enhancement	\$95,000			\$95,000	
32	POLICE VEHICLE (NEW)	Police	Replacement	\$60,000	\$60,000			
33	ELGIN GEOVAC (2000) - SWEEPER	Street/Equipment	Replacement	\$50,000		\$50,000		
34	140 GRADER (TBD)	Street/Equipment	Replacement	\$50,000		\$50,000		
35	TECHNOLOGY UPGRADES	Technology	R&M	\$172,750		\$172,750		
36	WEBSITE REBUILD	Technology	Enhancement	\$60,000		\$60,000		
37	SUSTAINABILITY	Sustainability	R&M	\$50,000		\$50,000		
38	% for Art	% for Art	% for Art	TBD		TBD		
39	<b>2025 Proposed Totals</b>			<b>\$3,464,750</b>	<b>\$262,500</b>	<b>\$1,787,250</b>	<b>\$100,000</b>	<b>\$ 169</b>
40	SURPLUS/(DEFICIT)				\$137,500	-\$987,250	\$0	



# FIRE RESCUE JOINT POWERS AGREEMENT

May 20, 2024 | Update



# Agenda

- Review Potential changes
- Discuss Consolidation Options
- Review Timelines
- Identify Needed Council/Board Decisions

# Options

- ANNEXATION
- JPA
- CONTRACT FOR SERVICES
- MERGER

# Annexation

- Hurdles
  - Severely limited taxing ability
  - 46% of current funding



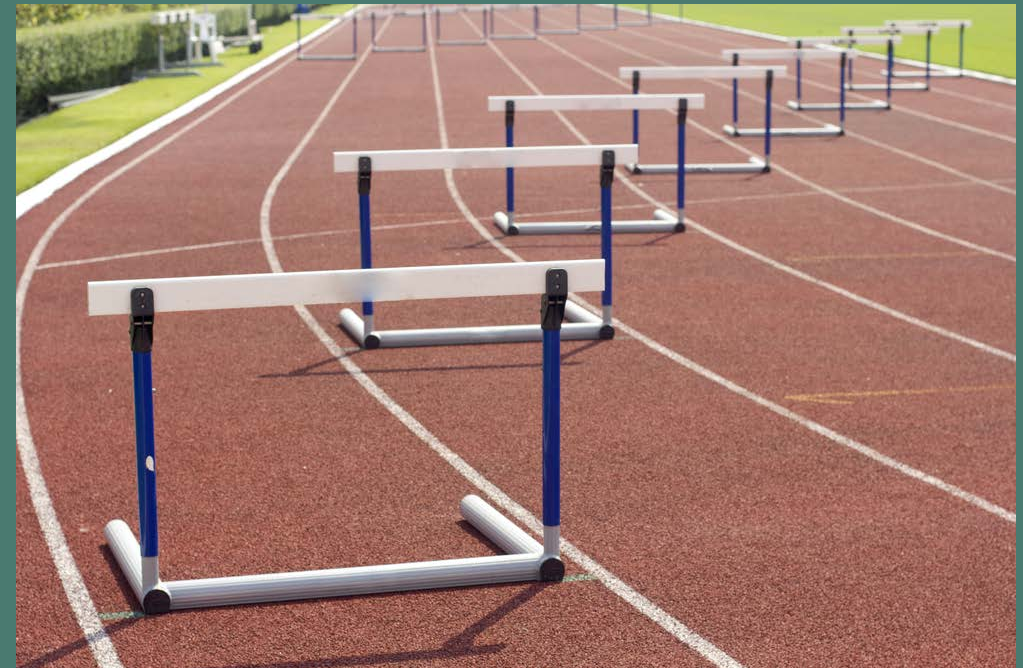
# Joint Powers Agreement

- Hurdles
  - PERSI – clauses relating to transfer of employees in state code
  - Termination clause for employees



# Contract for Services

- Hurdles
  - Relinquished control
  - Future PERSI fines possible



# Merger

Can happen between 2 or more fire districts



# Merger

Wood River Fire District and West Magic Fire District

Vote of fire commissioners

Budget no more than 108% of Wood River

Mill rate no higher than Wood River

# Joint Powers Agreement

- “New” Wood River/West Magic Fire District
- City of Ketchum
- Smiley Creek Fire District

# Fire District Alternative

- Twenty-five landowners petition to form new fire district
- Approval and hearing by county commissioners
- Majority vote of City of Ketchum voters
- Appointment of new fire commissioners
- Vote to merge with Wood River/West Magic

# Timeline

- June
  - WRFR/WMFD merger vote
  - Petition submitted to county
- July
  - County public hearing
- November
  - Election
- January
  - Ketchum/WRFR/WMFD merger vote



# Tax impact

- New fire district property tax
- Current fire budget
  - Funding combination currently a mix of LOT & property taxes
  - Potential repurpose for dedicated funding for CIP

# Council Actions

- Agreement to dissolve fire services on successful ballot measure
- Decide on tax usage