



**CITY OF KETCHUM, IDAHO**

CITY COUNCIL

Monday, April 21, 2025, 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/83857991788>

Webinar ID:838 5799 1788

- 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
2. International Dark Sky Week Proclamation - Mayor Neil Bradshaw

**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.*

3. Recommendation to approve minutes of April 7, 2025 City Council Meeting - City Clerk Trent Donat
4. Authorization and approval of the payroll register - Finance Director Brent Davis
5. Recommendation to receive and file Treasurer's Monthly & Quarterly Financial Reports - Finance Director Brent Davis
6. Authorization and approval of the disbursement of funds from the City's Treasury for the payment of bills - Finance Director Brent Davis

- [7.](#) Recommendation to approve 560 Wood River Drive Right-of-Way Encroachment Agreement 25959 - City Engineer Robyn Mattison
- [8.](#) Recommendation to approve 2207 Warm Springs Road Right-of-Way Encroachment Agreement 25960 - City Engineer Robyn Mattison
- [9.](#) Recommendation to approve 140 West 2nd FAR Exceedance Agreement 25963 - Senior Planner Abby Rivin
- [10.](#) Recommendation to approve Jacobs Task Order for Main Street Construction Management Service - Senior Project Manager Ben Whipple
- [11.](#) Recommendation to approve Alcohol Beverage License - Business & Tax Specialist Kelsie Choma

**NEW BUSINESS:**

- [12.](#) Mountain Rides - 2nd Quarter Check-in - Executive Director Wally Morgus
- [13.](#) Annual Ketchum Arts Commission report to the City Council - Director of Community Engagement Daniel Hansen
- [14.](#) Cohesive Ketchum - Recommendation to review and provide direction on prioritization of code changes for the Phase 3 Code update - Director of Planning & Building Morgan Landers
- [15.](#) Recommendation to approve Rental Preservation Program Policies - Housing Program & Policy Strategist Rian Rooney
- [16.](#) Update on General Fund - Capital Improvement Plan and Fiscal Year 2026 Budget Development - Director of Finance Brent Davis
- [17.](#) Policy direction regarding E-Bike Regulations - City Administrator Jade Riley

**ADJOURNMENT:**

## Cyndy King

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**From:** Kingsley H Murphy <nakllc@yahoo.com>  
**Sent:** Monday, April 7, 2025 8:37 AM  
**To:** Participate  
**Subject:** item 11

I am opposed to Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code. This ordinance would affect the city in a much greater extent than people realize. I understand this ordinance was put through in order to facilitate a new specific smoke shop on Washington Street. I don't believe ordinances should be changed in order to accommodate one individual business. This whole process should have been done as conditional use permit. Then the adjoining neighbors would understand what was happening next to them. At this time they do not! I would like to reiterate that changing a city ordinance to accommodate one business is bad policy. Please vote no on this third reading

Kingsley H. Murphy  
P.O. Box 6570  
Ketchum, Idaho  
83340  
Mobile: +1-208-720-0403

## Cyndy King

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**From:** trisha cardoso <trishacardoso@me.com>  
**Sent:** Monday, April 7, 2025 8:38 AM  
**To:** Participate  
**Cc:** Trisha Cardoso  
**Subject:** Against Smoke Shop!

To who it may concern,

May this email serve as my strong opposition to the proposed change to the Ketchum Smoke Free Air ordinance #1259.

2nd hand smoke kills and is truly against the healthy ethos that is defined by Ketchum and Sun Valley. Smoke knows no boundaries and each time someone opens and closes the door it will escape and permeate the clean air near the museum and various outdoor restaurants etc.

If you value equal safety for all please do not pass a variance to allow for a cigar and smoke shop in Ketchum.

Kind reagrds,

Trisha Cardoso  
108 Juniper Rd  
SV

**Trisha Cardoso | President & Chief Giving Officer**

**The Chuck Lorre Family Foundation**

(O) [818-977-1700](tel:818-977-1700) | (C) [310-292-0852](tel:310-292-0852)

(E) [trisha@tclff.org](mailto:trisha@tclff.org)

**Trisha Cardoso | President & Chief Giving Officer**

**The Chuck Lorre Family Foundation**

[1880 Century Park East, Suite 950, Los Angeles, CA 90067](#)

(O) [818-977-1700](tel:818-977-1700) | (C) [310-292-0852](tel:310-292-0852)

(E) [trisha@tclff.org](mailto:trisha@tclff.org)



## Cyndy King

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**From:** Elizabeth Bunce <e.bunce@me.com>  
**Sent:** Monday, April 7, 2025 8:37 AM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Amanda Breen; Jack Bunce; Paige Nied  
**Subject:** Quiet ordinance reading which would change a law

To the Ketchum City Council,

As long time Ketchum residents and owners of two neighboring properties at 431 and 471 Washington we are gobsmacked to learn on the Sunday before a Monday City Council meeting that there is an ordinance being considered that would change a long standing Ketchum law. This isn't just something that will affect us as neighbors, it is something that will affect our whole community.

We strongly oppose changing the ordinance and will do what we can to prevent it from happening.

Sincerely,

Elizabeth and Jack Bunce  
(208)720-3079

## Cyndy King

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**From:** Linda Bowling <lindabowling56@gmail.com>  
**Sent:** Monday, April 7, 2025 8:32 AM  
**To:** Participate  
**Subject:** smoke shop ordinance adjustment

I believe it is very bad policy to relax the stipulations of any ordinance for an individual business.

Health and fitness has been a foundation of this community for many. We need to ensure that it stays that way.

The irony of being willing to sacrifice 3 restaurants, a museum that hosts multitudes of children's events as well as adults, and really.... the Environmental Resource Center.... to allow a public smoking gathering! It defies comprehension!

I speak as someone with experience around this matter:  
my father(72), my mother(76), my brother(72) and soon my sister(70) have all died of COPD which fills your lungs with fluid because they are too damaged to function and your heart cannot go on. It is a vicious and ugly death!

Please do not allow this  
Smoke Shop or any other into  
Ketchum.

Linda Bowling

Sent from my iPhone

**Cyndy King**

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**From:** Ally Gwozdz <allygwozdz@mac.com>  
**Sent:** Monday, April 7, 2025 8:30 AM  
**To:** Participate  
**Subject:** Smoke free ordinance #1259

**I oppose the proposed INSANE amendment to change the Ketchum Smoke-Free Air Ordinance #1259."**

**Do not allow this to absolutely ruin this part of Ketchum and affect access and joy to the museum and restaurants, public passing nearby.**

## Cyndy King

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**From:** Mark Odell <markcodell@gmail.com>  
**Sent:** Monday, April 7, 2025 8:10 AM  
**To:** Participate  
**Subject:** Cigar Shop

BAD IDEA

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Mark C Odell  
[markcodell@gmail.com](mailto:markcodell@gmail.com)  
208-727-7444

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## Cyndy King

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**From:** Kelly Corroon <kelly@corroon.com>  
**Sent:** Monday, April 7, 2025 8:07 AM  
**To:** Participate  
**Subject:** Oppostion to Amendment #1259

To whom it may concern,

I STRONGLY oppose the proposed amendment to the Ketchum Smoke Free Ordinance, #1259. I don't really see what the point of having a "smoke-free" policy if you are going to allow up to 30 people to smoke cigars OUTDOORS. This directly impacts the diners experiences at The Covey, Rickshaw, and whatever ends up replacing Lupo. Not to mention that the Sun Valley Museum of Art is an educational space, with thousands of school children visiting it every year.

In addition, the amendment:

- Threatens Vulnerable Museum Visitors: The Sun Valley Museum of Art regularly hosts school groups, children's programs, and family activities. Increased secondhand smoke in proximity to our entrance would disproportionately affect these vulnerable populations, potentially discouraging participation in our educational programs.
- Has a Health Impact on Adjacent Businesses: Smoke does not respect property boundaries. Despite ventilation claims, neighboring establishments—including our museum, nearby restaurants, and retail stores—would be affected by residual smoke when patrons enter and exit the facility.
- Is a direct contradiction to Ketchum's Wellness Image: Our community has invested significantly in cultivating an image centered on outdoor recreation, arts, and healthy living. A prominent downtown smoking establishment directly contradicts this carefully developed community brand.
- Sets a precedent for Future Exceptions: Approving this substantial modification could invite further requests to weaken our smoke-free provisions from other businesses seeking similar exceptions.

Please do not allow this Cigar Lounge to move forward with the ability to smoke cigars outside, and please do not make a change in this ordinance.

Sincerely,

Kelly Corroon  
Vice-President, Board  
Sun Valley Museum of Art

## Cyndy King

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**From:** Jennifer Wells Green <jwgreen@svmoa.org>  
**Sent:** Monday, April 7, 2025 7:16 AM  
**To:** Participate  
**Subject:** OPPOSITION to Amendment to Ordinance 1259, Chapter 8.10.040  
**Attachments:** Outlook-image001.j

Dear Members of the Ketchum City Council:

I am writing as an employee of the Sun Valley Museum of Art to express my strong opposition to the proposed amendments to the Ketchum Smoke-Free Air Ordinance 1259, Chapter 8.10.040 of the Ketchum Municipal Code regarding the "Exclusive Retail Tobacconist" definition. These amendments would allow a cigar lounge with indoor smoking to operate directly across from our cultural institution, fundamentally altering the character of our downtown area.

The applicant who has requested this code-change stopped by the Museum on Thursday of last week to tell me that the City suggested he inform the Museum of his plans to open a cigar lounge. At no time did he discuss or mention the code-change. I was shocked to learn that none of the neighboring businesses or residents were notified and later learned from a city employee that a notice had been published on February 12, 2025, in the Idaho Mountain Express for Ordinance 1259.

The current ordinance thoughtfully limits such establishments to 4 patrons and prohibits on-premises consumption—a reasonable compromise that respects both business interests and public health. The proposed expansion to allow indoor smoking "up to interior capacity" represents a dramatic departure from the original intent of our smoke-free ordinance.

My opposition stems from several specific concerns:

1. **Threat to Vulnerable Museum Visitors:** The Sun Valley Museum of Art regularly hosts school groups, children's programs, and family activities. Increased secondhand smoke in proximity to our entrance would disproportionately affect these vulnerable populations, potentially discouraging participation in our educational programs.
2. **Health Impact on Adjacent Businesses:** Smoke does not respect property boundaries. Despite ventilation claims, neighboring establishments—including our museum, nearby restaurants, and retail stores—would be affected by residual smoke when patrons enter and exit the facility.
3. **Contradiction to Ketchum's Wellness Image:** Our community has invested significantly in cultivating an image centered on outdoor recreation, arts, and healthy living. A prominent downtown smoking establishment directly contradicts this carefully developed community brand.
4. **Precedent for Future Exceptions:** Approving this substantial modification could invite further requests to weaken our smoke-free provisions from other businesses seeking similar exceptions.

While I understand the applicant's interest in establishing this business, the specific location across from a cultural institution that serves children and families is particularly problematic. If the Council feels compelled to accommodate such an establishment, I would strongly urge consideration of alternative locations further removed from cultural and educational facilities.

I strongly urge you to vote AGAINST holding the third reading of this ordinance on Monday, April 7. This proposed amendment should not become law. Our current ordinance has effectively protected public health while accommodating business interests, and there is no compelling reason to weaken these protections.

The decision you make will have lasting consequences for our downtown environment, our cultural institutions and restaurants, and the health of our community members. I implore you to maintain the current provisions of our Smoke-Free Air Ordinance without compromise.

Thank you for your thoughtful consideration of these concerns and your ongoing service to our community.

Respectfully submitted,

Jennifer Wells Green

Jennifer Wells Green  
Executive Director

[jwgreen@svmoa.org](mailto:jwgreen@svmoa.org) | 208.726.9491 x118 | [svmoa.org](http://svmoa.org)



**Sun Valley  
Museum of Art**

## Cyndy King

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**From:** Laura Schaaf <laschaaf@gmail.com>  
**Sent:** Monday, April 7, 2025 9:06 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses



Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Laura Schaaf Calvert

## Cyndy King

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**From:** Anne Nielsen <anneandclay@yahoo.com>  
**Sent:** Monday, April 7, 2025 9:13 AM  
**To:** Participate  
**Subject:** OPPOSE -change in the Ketchum Smoke-Free Air Ordinance #1259.

Hello,

I'm writing in response to an article I read today and to let you know that **I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.**

**There are several of us concerned and some of our key points for why include:**

1. **Threat to Vulnerable Museum Visitors:** The Sun Valley Museum of Art regularly hosts school groups, children's programs, and family activities. Increased secondhand smoke in proximity to our entrance would disproportionately affect these vulnerable populations, potentially discouraging participation in our educational programs.
2. **Health Impact on Adjacent Businesses:** Smoke does not respect property boundaries. Despite ventilation claims, neighboring establishments—including our museum, nearby restaurants, and retail stores—would be affected by residual smoke when patrons enter and exit the facility.
3. **Contradiction to Ketchum's Wellness Image:** Our community has invested significantly in cultivating an image centered on outdoor recreation, arts, and healthy living. A prominent downtown smoking establishment directly contradicts this carefully developed community brand.
4. **Precedent for Future Exceptions:** Approving this substantial modification could invite further requests to weaken our smoke-free provisions from other businesses seeking similar exceptions.

Thank you,  
Anne Nielsen  
206-890-3518  
PO Box 1644  
Sun Valley 83353

**Cyndy King**

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**From:** carolyn reece <carolyncreece@gmail.com>  
**Sent:** Monday, April 7, 2025 9:13 AM  
**To:** Participate  
**Subject:** Ordinance #1259

**I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.**  
**Carolyn Reece**

## Cyndy King

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**From:** Austin Will <austinawill@gmail.com>  
**Sent:** Monday, April 7, 2025 9:09 AM  
**To:** Participate  
**Cc:** Alexandra Brown  
**Subject:** Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to support the proposed amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This change is crucial for allowing wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It aligns with the City of Ketchum's Comprehensive Plan to support local businesses, diversify the economy, and activate underutilized spaces.

As a member of this community, I believe that accessible indoor wellness spaces are vital in a town like Ketchum. Studios like Fit Me SV and others promote recovery and longevity, enhancing the outdoor lifestyle. Downtown spaces are increasingly being taken by out-of-town chains or converted for luxury use, making it difficult for small businesses to survive.

The amendment would:

- Provide affordable, year-round wellness options
- Support small, woman-owned businesses
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment for the health and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Austin Will

Wood River Valley Resident

**Cyndy King**

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**From:** Beth Scheer <beth.scheer@gmail.com>  
**Sent:** Monday, April 7, 2025 9:06 AM  
**To:** Participate  
**Subject:** Ordinance #1259

**"I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.**

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Beth Scheer  
415.806.2959  
[beth.scheer@gmail.com](mailto:beth.scheer@gmail.com)

## Cyndy King

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**From:** Heidi Worcester <hpworcester@comcast.net>  
**Sent:** Monday, April 7, 2025 10:17 AM  
**To:** Participate  
**Subject:** "I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259."

To the City Council,

I highly object to ordinance changes requested by the Tobacco Shop and Cigar Lounge. Group smoking in a public environment would cause a significant impact to the businesses and community around the shop. The detrimental health impact would not only be to those that choose to participate but those who not have a choice. It would especially impact children. This change opens the door to irreparable damage.

Heidi P. Worcester

**Cyndy King**

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**From:** Mari Swanson <mari@bartlettblinds.com>  
**Sent:** Monday, April 7, 2025 10:09 AM  
**To:** Participate  
**Subject:** Ordinance 1259

**I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.  
This does violates smoke free air, and changes the ethos of a healthy, smoke free, city.**

**Mari Swanson**

## Cyndy King

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**From:** diane langstraat <dianenezich@hotmail.com>  
**Sent:** Monday, April 7, 2025 9:55 AM  
**To:** Participate  
**Subject:** Smoke Free ordinance

I strongly OPPOSE a change to the smoke free ordinance to accommodate a smoke shop in downtown Ketchum. The thought of walking down the street in our beautiful community and smelling cigar smoke doesn't align with the values and beauty of our community.

I feel it can be detrimental to our local small businesses since community members, like myself, would intentionally avoid an area that smells of smoke.

Not to mention room, we live in a community that has a high fire risk and the often suffers from poor air quality in the hot summer months. Why would we consider modifying a bill would add to the poor air quality?

We are the stewards of our community and I urge you to vote "no" on this proposition.

Thank you,  
Diane Langstraat  
Elkhorn community members.

Sent from my iPhone



## Cyndy King

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**From:** Russell Sprole <russell.sprole@gmail.com>  
**Sent:** Monday, April 7, 2025 9:52 AM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Amanda Breen  
**Subject:** Please do not Loosen Tobacco Shop Regulations

To the Ketchum City Council,

I strongly oppose changing local tobacco regulations for the sake of one business. If anything, there should be a conditional use permit for this business. Please do not change ordinances and laws for the sake of one business, a business that will do little to improve our community and more likely harm our community.

Thank you.

-Russell Sprole

[russell.sprole@gmail.com](mailto:russell.sprole@gmail.com)

203.912.4845



Sent via [Superhuman](#)

## Cyndy King

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**From:** Jordan Fitzgerald <jordanelizabeth.fitzgerald@gmail.com>  
**Sent:** Monday, April 7, 2025 9:45 AM  
**To:** Participate  
**Subject:** Public Comment - Smoke-Free Air Ordinance #1259  
**Attachments:** Public Comment - Smoke-Free Air Ordinance #1259.pdf

Hi - here is my public comment.

Thank you

--

Jordan Fitzgerald

Grounded Design Studio  
(208) 720-3982

## Cyndy King

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**From:** Courtney Gilbert <CGilbert@svmoa.org>  
**Sent:** Monday, April 7, 2025 11:14 AM  
**To:** Participate  
**Subject:** Please vote no on change to Ketchum Smoke-Free Air Ordinance

Dear Ketchum City Council Members,

I am writing as an employee of the Sun Valley Museum of Art to ask you to vote no on the third reading of the proposed amendments to the Ketchum Smoke-Free Air Ordinance #1259, Chapter 8.10.040. The amendments would allow a cigar lounge with indoor smoking to operate directly across the street from our organization.

We are an educational organization hosting more than 1500 school children each year, in addition to students who drop in to use our public maker space after school and families who attend our free Afternoon Art and other programs. Inevitably, smoke and the strong odors associated with cigar consumption are going to escape the proposed business and affect the young people we serve – both physically and in terms of normalizing and glamorizing tobacco use.

Critically, changing a municipal code at the request of one business sets a terrible precedent for future code change requests. And changing this particular ordinance raises the possibility of numerous smoking lounges around Ketchum in the future, which is completely misaligned with the character of the town and the way we market ourselves to visitors.

Thank you for your service and for considering my comments.

Sincerely,  
Courtney Gilbert

**Courtney Gilbert, Ph.D.**

Assistant Director & Curator

she/her

[svmoa.org](http://svmoa.org) | 208.726.9491 x117



## Cyndy King

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**From:** Jake Peters <jkptrs@gmail.com>  
**Sent:** Monday, April 7, 2025 11:05 AM  
**To:** Participate  
**Subject:** Cigar Lounges - really?

I am NOT in favor of changing the Ketchum Smoke-Free Air Ordinance #1259, Chapter 8.10.040.

- No good reason to change a health-oriented rule in a health-oriented community
- Attracts riff raff. Name 3 people that smoke cigars that you wanna' be friends with?
- If people want to smoke cigars they can do it in their own homes and not in "public"

That's all.

P.S. I recommend that we change Ketchum's tagline from Nordictown USA to The Nail Cutter Capital of the world! EDJY.com

Jake Peters  
P.O. Box 3486  
Ketchum, ID 83340

208-409-5561 cell

## Cyndy King

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**From:** Kingsley H. Murphy <nakllc@yahoo.com>  
**Sent:** Monday, April 7, 2025 10:59 AM  
**To:** Participate  
**Subject:** Item 11

I am opposed to Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code. This ordinance would affect the city in a much greater extent than people realize. I understand this ordinance was put through in order to facilitate a new specific smoke shop on Washington Street. I don't believe ordinances should be changed in order to accommodate one individual business. This whole process should have been done as conditional use permit. Then the adjoining neighbors would understand what was happening next to them. At this time they do not! I would like to reiterate that changing a city ordinance to accommodate one business is bad policy. Please vote no on this third reading

Kingsley H. Murphy  
P. O. Box 6570  
Ketchum, Idaho  
83340  
Mobile: 208-720-0403

## Cyndy King

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**From:** Ellen James <ereedjames@gmail.com>  
**Sent:** Monday, April 7, 2025 10:51 AM  
**To:** Participate  
**Subject:** Opposing the "Cigar Shop" amendment!!

What is happening to our town of Ketchum?? If cigar smokers are allowed to pollute the air outdoors at 5th and Washington, where will this slippery slope take us? The idea of it is absolutely outrageous--the reality is unimaginable. If this exception is allowed, it would be harmful to human health and a stain on our community. I am totally opposed to this amendment, for these reasons among others:

1. **Threat to Vulnerable Museum Visitors:** The Sun Valley Museum of Art regularly hosts school groups, children's programs, and family activities. Increased secondhand smoke in proximity to our entrance would disproportionately affect these vulnerable populations, potentially discouraging participation in our educational programs.
2. **Health Impact on Adjacent Businesses:** Smoke does not respect property boundaries. Despite ventilation claims, neighboring establishments—including our museum, nearby restaurants, and retail stores—would be affected by residual smoke when patrons enter and exit the facility.
3. **Contradiction to Ketchum's Wellness Image:** Our community has invested significantly in cultivating an image centered on outdoor recreation, arts, and healthy living. A prominent downtown smoking establishment directly contradicts this carefully developed community brand.
4. **Precedent for Future Exceptions:** Approving this substantial modification could invite further requests to weaken our smoke-free provisions from other businesses seeking similar exceptions.

Ellen F James  
Ketchum resident  
Sent from my iPhone

## Cyndy King

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**From:** Trina Peters <trinapeters@gmail.com>  
**Sent:** Monday, April 7, 2025 10:49 AM  
**To:** Participate  
**Subject:** Smoke Free Air Ordinance

City Council members:

I am writing as a 24-year Ketchum resident (and Board member of the Sun Valley Museum of Art) to vehemently oppose a third reading and possible amendment to the Ketchum Smoke-Free Air Ordinance #1259, Chapter 8.10.040 of the Ketchum Municipal Code regarding the "Exclusive Retail Tobacconist" definition. Changing a longstanding ordinance that underscores our community's commitment to healthy living and a smoke free environment is incredibly short-sighted. This would be done to accommodate just one business, but could potentially have much broader, long term impacts throughout the City. Please also consider the fact that there are two educational institutions serving many young children that are adjacent and across the street from the property. To reiterate again, the proposed change is short sighted and the issue, if pursued, warrants a more rigorous analysis and certainly a broader based debate with greater disclosure to the community. I just learned of this two days ago, and I am certain that most City residents have no idea that the intent behind Smoke-Free Air Ordinance might not be upheld by the Council.

I hope you will vote AGAINST a third reading and amendment to the Ordinance. Thank you, Trina Peters

Trina Peters  
208-440-5561

## Cyndy King

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**From:** Julie Syrdal <jbsyrdal@gmail.com>  
**Sent:** Monday, April 7, 2025 10:34 AM  
**To:** Participate  
**Subject:** I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.

Dear City Hall,

How this got this amendment got this far, I don't understand. Having a smoke shop in downtown Ketchum seems to stand against everything the community of Sun Valley represents: healthy and active people who cherish the outdoors, particularly clean mountain air. For those of us coming from big cities, we know first hand the negative effects smoke shops have on our neighborhoods.

What message would this send to the children who live in the area or are visiting from elsewhere?

People that want to smoke should do so in the privacy of their own homes. Not in and around the streets of Ketchum.

This sounds like something Aspen might embrace. We are not Aspen nor do we want to be.

I oppose #1259.

Thank you,  
Julie Syrdal  
Sheep Meadow Road, 83340



**Cyndy King**

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**From:** Rick Worcester <worcester@mac.com>  
**Sent:** Monday, April 7, 2025 10:28 AM  
**To:** Participate  
**Subject:** Ketchum Smoke-Free Air Ordinance

**Please, please, please Ketchum City Council, do not amend the Ketchum Smoke-Free Air Ordinance. The proposed Cigar Shop may benefit a few but the vast majority of the community will be harmed. Common sense should prevail, leave the ordinance as currently written. Thanks for your serious consideration of this matter.**

**Rick**

## Cyndy King

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**From:** Beena Mannan <beena@dawnusa.org>  
**Sent:** Monday, April 7, 2025 10:24 AM  
**To:** Participate  
**Subject:** Opposition to Proposed Amendment to Ketchum Smoke-Free Air Ordinance #1259

Dear Members of the Ketchum City Council,

My name is Beena Mannan, and I am writing as both a resident of Ketchum and a board member of the Sun Valley Museum of Art (SVMoA) to express my strong opposition to the proposed amendment to the Smoke-Free Air Ordinance that would allow for a tobacco shop and cigar lounge with indoor smoking directly across the street from our Museum, at the corner of 5th and Washington.

SVMoA is a vital part of our community's cultural and educational life. Each year, the Museum welcomes more than 4,000 children and students through field trips, workshops, and arts-based learning. These are school-aged visitors, teens, and families who rely on the Museum as a safe, enriching space. Allowing a smoking establishment to operate in such close proximity would undermine this mission and send a message that is inconsistent with Ketchum's values.

Our city has long cultivated a reputation for healthy, outdoor living and community wellness. Introducing an indoor smoking lounge in the heart of downtown not only contradicts that identity but also threatens public health and the character of our pedestrian-friendly, family-oriented environment. Even with ventilation systems in place, smoke from patrons entering and exiting the building will inevitably impact those nearby—including vulnerable populations such as children and seniors.

Moreover, weakening the existing ordinance could open the door to further exemptions in the future, fundamentally altering our downtown core and eroding community standards that prioritize quality of life.

While I appreciate the desire to support local businesses, this particular location is not appropriate for a smoking lounge. I respectfully urge you to vote against the proposed amendment and uphold the existing ordinance to protect the integrity of our public spaces, cultural institutions, and community health.

Thank you for your service and thoughtful consideration.

Sincerely,

Beena Mannan  
Board Member, Sun Valley Museum of Art  
Resident, Ketchum, Idaho

## Cyndy King

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**From:** jennifer case <jennifercase211@gmail.com>  
**Sent:** Monday, April 7, 2025 10:18 AM  
**To:** Participate  
**Cc:** jennifer case  
**Subject:** I strongly oppose any amendment to Ketchums Smoke Fee Air ordinance!!

I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance 1259.

If people choose to put their health at risk , let them. But they don't and shouldn't have nay right to impose that 2nd hand smoke on others who live in Sun Valley specifically to stay active and healthy!

jennifer case  
box 3558 Ketchum  
670 Second Street East, Ketchum

## Cyndy King

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**From:** Austin Sprole <austin.sprole@gmail.com>  
**Sent:** Monday, April 7, 2025 11:41 AM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Amanda Breen  
**Subject:** Oppose Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code

To the Ketchum City Council,

As a lifelong Ketchum resident, I strongly oppose changing local tobacco regulations for the sake of one business. There could be a conditional use permit for this business, but please do not change ordinances and laws for the sake of one business, a business that will do little to improve our community and more likely harm our community.

I strongly oppose changing this ordinance.

Best,  
Austin Sprole

Sent with [Mixmax](#)



## Cyndy King

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**From:** Lisa Stelck <lstelck@icloud.com>  
**Sent:** Monday, April 7, 2025 11:45 AM  
**To:** Participate  
**Subject:** Ordinance 1259

### **I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259!!!!**

Our city does not need to encourage cigar smoking in a town that values its fresh air and healthy lifestyle.

As a frequent visitor to the businesses and museum surrounding this venue I am appalled that I would have to inhale cigar smoke from multiple smokers when I am in close proximity.

Please oppose this amendment change.

Lisa Stelck

Lisa Stelck  
Sun Valley Real Estate, LLC  
Christie's International Real Estate  
300 N. Main Street  
Ketchum, Idaho 83340-2277

(208) 720 4667 cell  
(208) 726 6000 office  
(208) 726 1717 fax

[lstelck@me.com](mailto:lstelck@me.com)  
[www.lisastelck.com](http://www.lisastelck.com)

## Cyndy King

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**From:** Bill Boeger <bioboegy@mac.com>  
**Sent:** Monday, April 7, 2025 11:56 AM  
**To:** Participate  
**Subject:** Ordinance 1259

Dear Council Members -

I'm writing to convey my objection to ordinance 1259. We pride ourselves on a healthy lifestyle and cherish the clean mountain air. Cigars emit a uniquely obnoxious odor and have no place anywhere near public areas. Obviously, an individual has the right to smoke a cigar in the privacy of their own homes, but please don't approve an ordinance that allows this to occur in downtown Ketchum.

Thank you.

Bill Boeger

## Cyndy King

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**From:** Rebecca Waycott <rebeccawaycott@gmail.com>  
**Sent:** Monday, April 7, 2025 12:13 PM  
**To:** Participate; Spencer Cordovano; Tripp Hutchinson; Neil Bradshaw; Amanda Breen; Paige Nied

To Ketchum City Council,

I am writing to express my opposition to Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code.

To change a whole city ordinance for one business does not make any sense, and the fact that neighbors have not been notified does not seem right. Even if the cigar smoking is limited to indoors, the smell will permeate to adjoining neighbors as well as the sidewalk and street affecting pedestrians, bike riders, etc.

Please vote no on the 3rd reading.

Sincerely, Rebecca Waycott

## Cyndy King

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**From:** Caroline Woodham <caroline@woodhamphoto.com>  
**Sent:** Monday, April 7, 2025 12:46 PM  
**To:** Participate  
**Subject:** Smoke Shop

We oppose Ordinance 1259. We oppose mostly to learn about this last minute. We have been compromised by the city's last minute meetings on important things that favor.....who knows what and whom but certainly not the townspeople? Do the long time residence not matter - is this a revenue thing? Are you favoring special interest business people but disregarding the general population in Ketchum. This idea is widely inappropriate for the area and the vibe or our outstanding community. Please make opportunities for a longer review process and making good decisions.

--

[Caroline Woodham Photography](#)

+1 (208) 720-3634



## Cyndy King

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**From:** Peter Daly <pb414@gmail.com>  
**Sent:** Monday, April 7, 2025 1:23 PM  
**To:** Participate  
**Subject:** Tobacco Shop ordinance

I am extremely opposed and troubled by the proposed adoption of Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code.

This ordinance is an accomodation for one business without consultation with the adjoining neighbors or residents of town.

Passage of this ordinance will affect the city to a much greater extent than people realize and opens up the possibility of other, unilateral moves by the City council without full input of Ketchum's citizens. Ordinances should not be changed in order to accommodate one individual business without regard to the rest of the community.

What happened to the conditional use permit process? Do the adjoining neighbors understand what was happening next to them? Has anyone discussed the change with them?

Please vote no on this third reading

--

Cheers.

Peter B.

Daly

C) 650.796.7282



## Cyndy King

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**From:** Lindsay Boeger <lindsay.boeger@gmail.com>  
**Sent:** Monday, April 7, 2025 1:32 PM  
**To:** Participate  
**Subject:** Opposition to proposed amendment to ordinance #1259

Hello,

I am a Sun Valley resident and writing to oppose the proposed amendment to change the Ketchum smoke-free air ordinance #1259.

I believe this amendment poses a threat to any individuals - residents and visitors alike - in the area, especially children. The Sun Valley Museum of Art is right there, and it regularly hosts school groups, kids' programs, and family activities. Increased secondhand smoke in proximity would disproportionately affect these kids. I believe it would also negatively impact adjacent businesses and be in direct contradiction to Ketchum's wellness image. It would also set a dangerous precedent for future exceptions.

Please vote no on this proposed change.

Thank you,  
Lindsay Boeger

## Cyndy King

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**From:** Brad Harrington <harringtonbrad94@gmail.com>  
**Sent:** Monday, April 7, 2025 2:03 PM  
**To:** Participate  
**Subject:** I am a proponent of the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259

Sent from my iPhone

**Cyndy King**

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**From:** Gina P <ginapoole10@gmail.com>  
**Sent:** Monday, April 7, 2025 4:12 PM  
**To:** Participate  
**Subject:** Comp Plan

Dear Mayor, City Council Members, Planning & Zoning Commissioners and Staff,

April 7, 2025

After reviewing the most recent draft of the Comp Plan I'd like to bring to your attention a concern about proposed development in the Mixed Use Industrial area (MUI). The height allowance states "up to three stories; however, up to **five** stories along Highway 75 north of 10<sup>th</sup> Street." This height allowance could be contradictory to the Plan's stated goal of protecting Ketchum's natural assets. Five story buildings situated along Highway 75 could potentially obstruct *views from major roads*. This proposed height allowance should be defined to align with the goals of the FLUM. It is important to ensure that views will not be obstructed as one drives north and south along the highway.

***PROTECTING KETCHUM'S NATURAL ASSETS*** *The FLUM illustrates a connected system of open space to conserve natural features, including the Big Wood River, Warm Springs Creek, and Trail Creek, sage-covered hillsides, forested areas, and views from major roads. Goals and policies throughout this Plan support the protection of Ketchum's natural assets.*

Thank you for your time and consideration.

Sincerely,

Gina

Gina Poole

**Cyndy King**

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**From:** kevin wynn <kevynq@gmail.com>  
**Sent:** Monday, April 7, 2025 6:18 PM  
**To:** Participate  
**Subject:** Tobacco Shop & Smoke Lounge

**I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259.**

**Please don't allow our fresh mountain air to be tainted. Keep it inside please!!!!**

**Thank you,  
Kevyn Wynn**

## Cyndy King

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**From:** Jennifer Wells Green <jwgreen@svmoa.org>  
**Sent:** Monday, April 7, 2025 8:35 PM  
**To:** Participate  
**Subject:** correction regarding City Council meeting on 4/7/2025  
**Attachments:** Outlook-image001.j

Dear City Council Members,

I am writing to correct mischaracterizations made by the applicant, Jason Decker, regarding our interaction on April 4, 2025.

For the public record, I wish to clarify two specific points:

1. I never contacted the broker representing the property under discussion.
2. I did tell the applicant that "had I known a cigar lounge was the intended use for the space, I would have explored finding another business or tenant for it or maybe look at it for the Museum." At no time has the Museum ever had a discussion about the possibility of leasing the building and we have no plans to pursue a lease of that building.

I request that this correction be entered into the public record to ensure accuracy in the proceedings.

Respectfully,

Jennifer Wells Green

Jennifer Wells Green  
Executive Director  
[jwgreen@svmoa.org](mailto:jwgreen@svmoa.org) | 208.726.9491 x118 | [svmoa.org](https://svmoa.org)



## Cyndy King

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**From:** GILLIAN WYNN <freegilly@me.com>  
**Sent:** Tuesday, April 8, 2025 1:16 AM  
**To:** Participate  
**Subject:** proposed amendment to smoke free code

absolutely oppose this amendment! This is a terrible idea and goes against the healthy lifestyle and well-being of our community.

gillian wynn  
219 Bitterroot Rd., Sun Valley, ID 83353

Sent from my iPhone

## Cyndy King

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Tuesday, April 8, 2025 8:17 AM  
**To:** Participate  
**Subject:** Density/Single family homes

My opinion follows: Do not increase density in any zone in the comp plan. All homes in all zones ( and future zones) constructed in accordance with the 2014 comp plan should be granted all the rights and privileges of single family zoning. Do not make any homes non conforming! Homes are where families live! We have the Community School that helps bring families to and retain families in Ketchum. These families and future families of the Community School need single-family homes. If there are not single-family opportunities in Ketchum, more families will succumb to the gravitational pull of the down-valley high school. These folks tend to be affluent and will not live in condos as Bradshaw wishes. They will not live in penthouses. They will leave Ketchum for Hailey. Let's keep in mind we have Council members who took advantage of private school options. Endlessly, Bradshaw's policies and policy proposals divide our community. The public shows up at endless meetings only because they must defend their community. The community continues to writhe in pain from Bradshaw's countless mistakes. Now the unpopular South African mayor (67 per cent voted against) wants to assail the American Dream of Single family home ownership. He tells us we need to decide who we are as a community. Not so, we know who we are, he doesn't get it because he is an expat of South Africa. Let's also remember that his South African brethren, Elon, is putting our beloved forests at risk and arbitrarily firing our friends at the forest service. What does Elon know about our love of the forests in our valley. Slash and burn, slash and burn. I didn't see Bradshaw at the protest on Saturday. Was he having tea with Elon?? Also, many of us have been telling Bradshaw that the LI district is a good place for workforce housing. He disregards our suggestions time and time again so he can display his arrogance and place massive, ugly housing projects in our faces in all the wrong places as he searches for votes. I applaud the forest service for doing what the Mayor has refused to do. I look forward to supporting the forest service proposal. Don't buy into Bradshaw's wrecking ball approach. Reject his proposals and restore harmony in this community. Many of us live in single-family homes right now. Will we be chased out of Ketchum? You decide!!!

Ketchum is a small, mountain town of 3500 folks. It has existed for 144 years. Without Bradshaw's aggressive South African style, it will be just fine for the next 144 years.

Mark Maykranz  
A very concerned citizen!  
Sent from my iPhone



## Cyndy King

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**From:** Hailey Rheinschild <hrheinschild@gmail.com>  
**Sent:** Tuesday, April 8, 2025 8:14 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Hailey Rheinschild

Excuse any typos, sent from my iPhone

## Cyndy King

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**From:** Ashley Anderson <araanderson@comcast.net>  
**Sent:** Tuesday, April 8, 2025 7:33 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I grew up in Ketchum - attended Hemingway and graduated from The Community School. I've seen so much change over the years, some good and some bad. I fully support the change in code Kat is requesting not only for her studio but for other wellness businesses.

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,  
Ashley Anderson

Sent from my iPhone

## Cyndy King

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**From:** Aaron Tate <aa.tateii@gmail.com>  
**Sent:** Tuesday, April 8, 2025 6:55 AM  
**To:** Participate  
**Subject:** Comment - Remove Footnote 37

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 light industrial areas.

As a full time Ketchum resident who dreams of being able to afford to stay, we need to make it easier for a local, woman owned business to get a foothold in town. Businesses like Fit me SV are critical ‘third spaces’ that our community needs. Please consider removing Footnote 37, for the good of our community.

Thank you,

Aaron Tate

## Cyndy King

---

**From:** Cassie Abel <cassie@wild-rye.com>  
**Sent:** Tuesday, April 8, 2025 8:32 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment **in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020** – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- Supporting local, independent businesses (Goal E-1)
- Diversifying the local economy and expanding year-round recreational opportunities (Goal E-2, Policy CHW-4.3)
- Activating underutilized spaces with clean, community-serving businesses

As a member of this community and a former owner of the specific space in question, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

While many of these businesses operate downtown, available space is extremely limited. Downtown commercial properties are increasingly being snapped up by out-of-town chains that can outbid local businesses (like Johnny Was, Faherty, and Elaine Kim) or converted into bachelor pads and storage units by wealthy tourists. The City is allowing this trend to continue, making it harder for small, local business owners to secure affordable spaces.

This forces independent wellness businesses like Fit Me SV to look to the Light Industrial area. However, even when a business, like Fit Me for example, finds the perfect ground-floor location, Footnote 37 prohibits them from operating there simply because it's not on the second floor. This outdated restriction creates unnecessary barriers for local entrepreneurs, making it increasingly difficult to find suitable spaces to operate and sustain a living.

This amendment would also:

- Provide affordable, year-round wellness options
- Help build a stronger, healthier, and more inclusive community
- Support small, woman-owned businesses that are deeply invested in the future of Ketchum

- Increase vitality in LI zones by encouraging clean, low-impact businesses

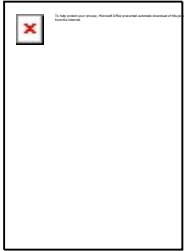
Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and consideration.

Sincerely,

Cassie Abel

108 Turf Drive, Ketchum



**Cassie Abel (she/her)**

Founder & CEO

**m.** 206.819.7611

**w.** wild-rye.com

**a.** Ketchum, Idaho



## Cyndy King

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**From:** Tara Mcfarlane <hello@maudesinketchum.com>  
**Sent:** Tuesday, April 8, 2025 9:12 AM  
**To:** Participate  
**Subject:** In Support of Text Amendment Request to Remove Footnote 37 in KMC 17.12.020

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

The current zoning law footnote seems unnecessary and is preventing community growth of small businesses. Please consider its removal.

Thank you all so much for doing such important work.

-Tara McFarlane



## Cyndy King

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**From:** KELLY MARTIN <kellyjanemartin@icloud.com>  
**Sent:** Tuesday, April 8, 2025 9:15 AM  
**To:** Participate  
**Subject:** Proposed new comprehensive plan Ketchum

As long time homeowners on Sabala Street in west Ketchum, we are urging the City Planning and Zoning and city Council to not upgrade Sabala st, Bordeaux St, nor any area in west Ketchum. We strongly believe our neighborhood should remain low density. The same argument should be applied to Warm Springs as well. No one we have spoken to wants this upzone. Our little streets in west Ketchum are not the answer to Blaine county's community housing! We are in favor of affordable (attainable is a more realistic word) housing, but Salaba st. And Bordeaux St. are not where density should be allowed.

Years ago Bob Kantor proposed a new city in Blaine County to be built on the south side of Timmerman Hill. Bob was way before his time. What a great concept! New homes, new school, new infrastructure and great outdoor opportunities for starter families! Open space, Safe environment and in Blaine county! As great idea that today Bob Kantor says is still a viable idea. The land is there. It was turned down by the County Commisioners but it can be resurrected.

Please listen to the citizens of Ketchum. You are working for us, the tax payers, people that have had businesses that supported our town for decades and deserve to be listened to.

Thank you for your time and concern in reading our email.

Bruce and Kelly Martin

211 Sabala St. Ketchum

Sent from my iPad

## Cyndy King

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**From:** Alli Rathfon <allirathfon@gmail.com>  
**Sent:** Tuesday, April 8, 2025 9:49 AM  
**To:** Participate  
**Subject:** Ketchum Footnote 37 DO THE RIGHT THING :)

Dear Planning & Zoning Commission,

I am writing to submit my public comment in support of the proposed text amendment to remove Footnote 37 in KMC 17.12.020 – District Use Matrix, specifically for the Health & Fitness Facility-Wellness Focus use in the LI-1, LI-2, and LI-3 districts.

This amendment is important because it would allow wellness-focused fitness studios, like Fit Me SV, to operate on the ground floor of newer buildings in the Light Industrial zones. It supports the City of Ketchum's 2014 Comprehensive Plan, which emphasizes:

- \* Supporting local, independent businesses (Goal E-1)
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As a member of this community, I strongly believe that accessible, indoor movement spaces are essential, especially in an active mountain town like Ketchum. Wellness-focused health & fitness facilities like Fit Me SV, Gather Yoga, The Mill, The Tonic Method, High Altitude, Rob Freeman, Miles Made, Monarch, The Lab, and Centered all promote longevity, recovery, and injury prevention, complementing the outdoor lifestyle that defines Ketchum.

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This amendment would also:

- \* Provide affordable, year-round wellness options
- \* Help build a stronger, healthier, and more inclusive community

- \* Support small, woman-owned businesses that are deeply invested in the future of Ketchum
- \* Increase vitality in LI zones by encouraging clean, low-impact businesses

Please consider approving this amendment not just for one business, but for the overall health, well-being, and economic vitality of Ketchum.

Thank you for your time and taking part of keeping Ketchum what Ketchum is meant to be. A space to connect, live and build community.

Sincerely,

Allison Rathfon

Ketchum Community Member

**From:** bob@sunvalleyrealtors.org  
**Sent:** Tuesday, April 8, 2025 10:31 AM  
**To:** Participate; Neil Morrow; Susan Passovoy; Tim Carter; Matthew McGraw; Brenda Moczygemba  
**Cc:** Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Morgan Landers; Abby Rivin  
**Subject:** Comprehensive Plan Comments  
**Importance:** High

**Mayor, City Council, Planning & Zoning Commissioners and Staff:**

In addition to our previously submitted concerns regarding the downzoning the Retail Core with its potential to raise the cost of doing business for local business owners past the point of feasibility, the Sun Valley Board of Realtors ("SVBR") has several additional concerns with some of the broad concepts stated in the draft of the comprehensive plan. We have outlined these below and suggest solutions to each of our concerns. Larger context, detail and support can be provided if desired. We trust you will consider our ideas and make appropriate changes to the plan in response.

References to zoning districts below are as they are depicted in the draft Future Land Use Plan ("FLUM") provided with the second comprehensive plan draft, unless otherwise noted.

**1. Concern: Community Members Do Not Support Additional Density in Neighborhoods – Neither Do We:**

We support your constituents and our customers in the call for no increase in density in the low ("LDR") and medium density ("MDR") residential zoning districts over what is presently allowed in the zoning code, with exceptions for sites with extremely close proximity to Bald Mountain access points (i.e. in the Mixed Use Activity Center, or "MUAC").

**Solution:** The search for additional workforce housing density should be refocused to the downtown core (Community Mixed Use "CMU" and Retail Core "RC" and Mixed Use Industrial "MUI" areas, away from lower density existing neighborhoods and in appropriate portions of Ketchum's Areas of City Impact. Portions of the High Density Residential district could be included where high density multifamily properties are already present, but not in neighborhoods that are predominantly single family, duplex, townhouse (joined or separated) uses now, unless new developments match the configuration and scale of existing properties.

**1a. Question: Does the Revised MDR Allow the Single Family Residential Use that the Public Expects?**

We agree with the addition of single family residential as a use to the MDR, however the language on page 98 of the comprehensive plan significantly limits the size (a single family home must be "small" which is not defined) and single family homes are designated as a "secondary use" rather than a primary use. We believe the residents who requested this change do not fully understand the potential limits the comprehensive plan language places on them. Could you please i) define "small" for the public, both in absolute terms and in terms of whether the public could replace any existing single family home in the MDR in the event it was destroyed by fire, and ii) make clear the impacts of single family homes being designated as secondary uses, rather than primary uses?

**1b. Concern: Forcing More Units into Neighborhoods Will Not Supply More Affordable Units to Ketchum's Workforce.**

Demand based on our amazing quality of place, reduced supply for both financial markets driven and regulatory reasons, and rapidly increasing building costs, all conspire to make affordability impossible for many purchasers dependent on Blaine County wage rates, in the absence of philanthropic or subsidized development scenarios. Increased supply resulting from mandated smaller units or more units per acre in Ketchum's neighborhoods will only produce a higher quantity of unaffordable units while changing the neighborhoods' character and putting additional strain on traffic and emergency services infrastructure for no apparent benefit to residents and the workforce.

**Solution:** See the solution to point 1. above, to locate workforce housing in locations where necessary guardrails on pricing and design can be better addressed.

**2. Concern: New Medium Density (“MDR”) and High Density Residential (“HDR”) Zones Produce Non-Conforming Existing Homes.**

Existing “larger” single family homes will be non-conforming under new MDR zone uses, subject to the definition of “small” (please see 1a. above). Single family homes in the HDR zoning district are not a permitted use (see page 100 of the plan) making all existing single family homes in the HDR non-conforming. The potential negative impacts of owning non-conforming property are many, including i) they cannot be rebuilt to present size or configuration, ii) mortgage financing is unavailable or more expensive, iii) property value is reduced due to the inability to replace, extensively renovate or finance, iv) owners have difficulty selling and are subject to extended for sale periods for all previously mentioned reasons.

**Solution:** Owners of homes in Ketchum’s neighborhoods should not be subject to adverse effects from their homes becoming non-conforming after they purchased them in good faith based on existing conditions. The use language in the comprehensive plan should be changed and subsequently the zoning code should be written so that any homes becoming non-conforming in the MDR and HDR as part of the comprehensive plan process are exempt from requirements that would reduce the size of them in a rebuild or material alteration scenario, and/or result in a reduction in value attributed to changes required by non-conformance.

**3. Concern: Potential for Huge Impact on Ketchum from Sun Valley Company Development:**

Ketchum is the retail, restaurant and entertainment venue for many Sun Valley residents. Sun Valley Company has several thousand more market rate units in planning that could be built during the contemplated life of this comprehensive plan, with occupants likely to utilize Ketchum services regularly.

**Solution:** We believe that the Ketchum comprehensive plan should, at the least, acknowledge this potential impact. It should also explain how material increases in Sun Valley residents that regularly use Ketchum services and amenities would be addressed. Strain on Ketchum’s infrastructure, employee housing, parking, mobility planning, Retail Core uses and premises costs for local businesses, library, theatre, arts, and other amenities seem likely.

**4. Concern: Balanced Perspectives Not Presented in Comprehensive Plan Discussion of Short Term Rentals:**

Chapter 3, page 36 of the second draft of the comprehensive plan begins the discussion of the “Diverse Community Housing Options” core value. There are two paragraphs in the right-hand column of this page entitled “High Cost of Housing” and “Rise of Short Term Rentals” that are included under the “Where We Are Today” sub-heading. In both paragraphs, the discussion of short term rentals (“STRs”) is incomplete and one-sided, likely leading to inaccurate conclusions by the reader. This is not to suggest that positions taken in this section of the comprehensive plan should not be taken if the KPZ and KCC believe that is what the citizens of Ketchum desire, however doing so without providing the reader with balanced information leaves any discussion of STRs lacking credibility, with negative implications for the objectivity of the entire plan.

**Solution:** Language such as this should be included on page 36: “...Short term rentals play a crucial role in supporting Ketchum’s tourist economy and make meeting demand for lodging accommodation possible. Short term rentals provide a more diverse pool of lodging alternatives than those offered by traditional hotel lodging vendors, offering lodging opportunities to users requiring different price points or configurations.”

The inaccurate implication from the comprehensive plan text on page 36 is that STRs, the quantity of which have been dropping at least since January 2018, are a major cause of the undersupply of workforce housing in Ketchum, and that the “rise” (despite dropping quantities) of them needs to be more restrictively controlled locally to help solve this problem. Such commentary needs to be balanced to include language describing the economic importance of STRs to Ketchum financially, and in support of its and Blaine County’s tourism economy. Over 1,200 or 19% of Blaine County’s

tourism jobs are a result of overnight visitors staying in STRs, and the importance of diversity of user that STRs facilitate through their broader range of lodging price points and unit configurations should not be ignored in the plan.

As was shown by the recent successful FIS World Cup event, STR accommodations, which comprise 50% of lodging revenue and 56% of lodging units available for rent in Blaine County, are crucial to Ketchum's ability to meet demand. Only 3% to 8% of STRs would be affordable for purchasers earning up to 120% of AMI revealing that targeting STRs as a source of workforce housing is unlikely to result in a meaningful increase in its supply. A similar conclusion regarding affordability of STRs for rent appears to be supported by Ketchum's recent decision to terminate the Lease to Locals program that sought to pay homeowners to convert STRs to long term rentals. All statistics quoted can be sourced upon request.

Please feel free to contact us for additional information.

Bob Crosby  
Government Affairs Director  
Sun Valley Board of REALTORS  
208-721-8353

## Cyndy King

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**From:** Amanda Breen  
**Sent:** Friday, April 11, 2025 10:09 AM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: Marriott Hotel

Public comment.

---

**From:** Julie Brewer <julienb@cruzio.com>  
**Sent:** Friday, April 11, 2025 10:03 AM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>  
**Subject:** Marriott Hotel

Good morning,

I'm writing to voice my concerns about building a Marriott in downtown Ketchum. I hate the idea of a huge high rise chain hotel. We don't need another hotel for one thing. For another, a huge high rise building like that doesn't fit at all with the desired character of Ketchum. The people who live here don't want big, boxy, high rise buildings. We want buildings with lower profiles and some small town character. We don't need more traffic and more people vying for parking spots. We don't have a need for more hotel rooms. I wouldn't be surprised if we have excess hotel room capacity already. Please do more to maintain the charm of our town and the quality of life here.

By the way, the amount of construction going on in our downtown is too much. It's disrupting commerce and quality of life. Please don't add another huge project and another huge hotel.

Thank you for considering my views,

Julie Brewer

**Cyndy King**

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**From:** Michael Jones <michaelarthurjones@gmail.com>  
**Sent:** Thursday, April 10, 2025 9:59 AM  
**To:** Participate  
**Subject:** Proposed amendment to change the Ketchum Smoke-Free Air Ordinance

I oppose the proposed amendment to change the Ketchum Smoke-Free Air Ordinance #1259

Michael A. Jones  
115 Telemark Road  
PO Box 651  
Ketchum, ID 83340



**From:** Stu Ryan <Stu.Ryan@rydout.com>  
**Sent:** Thursday, April 10, 2025 11:43 AM  
**To:** Neil Bradshaw; Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Neil Morrow; Brenda Moczygemba; Tim Carter; Matthew McGraw; Susan Passovoy  
**Cc:** Participate  
**Subject:** Potential problems for owners of non-conforming properties

## **Lahaina's Lessons for Los Angeles**

### **Nearly two years after a deadly fire destroyed homes and businesses in Maui, rebuilding efforts are wrapped up in red tape.**

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By  
Keli'i Akina  
April 6, 2025 4:16 pm ET

California Gov. Gavin Newsom suspended his state's coastal-commission rules within a week of the January wildfires that incinerated parts of Los Angeles. But Hawaii's response to the August 2023 fires that razed the historic port town of Lahaina and claimed more than 100 lives has been another story. Nearing two years after the deadly Maui fires, Hawaii lawmakers have finally gotten around to removing the major state and county barriers that have hindered reconstruction.

Maui County took eight months to set up a private permitting office to handle the rush of rebuilding applications, and only last month did the county council and mayor approve a bill that allows the reconstruction of "nonconforming" buildings that didn't meet current zoning code. Those were great victories, and they certainly will make recovery easier for Maui residents after any future disasters. But Lahaina residents struggling to rebuild now are still beset by many inflexible state and county regulatory barriers.

Among these are Hawaii's Coastal Zone Management Act, which applies two sets of regulations to construction along the coast: the special management area (SMA) and the shoreline setback. Obtaining permits to build under either set of these regulations can be arduous, time-consuming and costly. During the past decade, Maui County has approved an average of only four SMA use permits a year. During that same period, the country granted 456 shoreline approvals, but most were for renovations or maintenance.

With so many structures in these areas destroyed by the 2023 fires, it might have been reasonable to expect a response similar to California's—immediate waivers followed by legislation to provide regulatory relief. But that's not what happened.

To his credit, Gov. Josh Green acted before the state Legislature, which has yet to pass regulatory relief for Lahaina residents. Soon after the fires he suspended several laws to speed up recovery efforts. But it wasn't until October 2024, more than a year after the fires, that the governor added multifamily homes to the existing SMA exemption for single-family homes. And it wasn't until early February that he finally exempted most other rebuilding projects from the SMA regulations.

Those exemptions are laudable, but there still have been no changes to the shoreline-setback rules, which generally apply to properties within 200 feet of the water. There is no proposed state legislation to loosen the rules, and Maui County hasn't acted on the issue either.

For restaurants such as Kimo's and Fleetwood's that are seeking to rebuild along Lahaina's famous Front Street, which runs parallel to the coastline, this poses great uncertainty. These and many other businesses and homes are completely within the shoreline setback; rebuilding is impossible without county approval. For homeowner Lynn Barr, whose Front Street property was destroyed by the fires, the current shoreline rules would allow her to rebuild, but only on a third of her property and not on the same footprint as before.

The only good news here is that the Legislature is considering a measure, Senate Bill 1296, that would permanently exempt all disaster-related reconstruction from the SMA rules and codify the governor's waiver for future disasters. But shoreline property owners would still have to deal with the shoreline rules.

Natural disasters are unfortunate facts of life. Hawaii's morass of inflexible rules and regulations has made it difficult for Lahaina to bounce back. Lawmakers across the country should take note of the structural factors slowing down Hawaii's response. Act now to avoid finding yourselves in the same predicament after some future tragedy.

*Mr. Akina is president and CEO of the Grassroot Institute of Hawaii.*

*Stu*

J. Stuart Ryan  
301 Sabala St.  
Ketchum, ID

[stu.ryan@rydout.com](mailto:stu.ryan@rydout.com)  
Phone: 415-608-0080

## Cyndy King

---

**From:** Amanda Breen  
**Sent:** Monday, April 14, 2025 3:40 PM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: No on PEG Marriott

Public comment.

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**From:** Blakesley Chappellet <bachappellet@gmail.com>  
**Sent:** Monday, April 14, 2025 2:48 PM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Neil Bradshaw <NBradshaw@ketchumidaho.org>  
**Subject:** No on PEG Marriott

I am reaching out to voice my opposition to the PEG Marriott project currently under review with P&Z.

We have had a family home in Ketchum for over 20 years and have just acquired another property in Gimlet

The gateway to our beautiful western town should not be three large modern hotels. Especially a massive 72' tall hotel jammed into a one acre lot.

Permitting this structure will dramatically change the character of the town in a negative way. We thought the city had a 35' limit on buildings. How can you even consider a 72' structure? It will be the largest building in Ketchum!

Permitting this will set a precedent and allow others to further destroy the quaint nature of the town. Vail and Aspen are full of high rise condos and large hotels. They are more like a metropolis than a Western town. We, and most people we know who have homes in the wood river valley, are here, not there, for just this reason. We sold our house in Vail to be in a quieter and more authentic mountain town.

Sun Valley Co has protected their entrance to retain the charm. We have all worked to protect Reinheimer Ranch from development. The city of Ketchum seems to be working against the wishes of tax paying citizens and Sun Valley Co.

We ask the city to consider how permitting this hotel will impact parking and traffic associated with hotel workers and guests. We also want you to weigh the need for additional hotel rooms given current hotel occupancy rates- factoring in a 40-room hotel about to come online. Is there is a demand for more rooms?

Next, look at flight capacity into the SUN airport. How will hotel guests get into the area? Do current flights have capacity to accommodate filling 140 new hotel rooms?

To me, everything about this project will make life worse for Ketchum Residents.

- a massive dominating building welcoming you to town
- more traffic
- higher demand for parking
- multi- year construction disruption

Please reject this project! Or at the very least, stick to your 35' height restriction, legal setbacks etc. there should be no variances allowed on this project!!!

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Sent from my iPhone

## Cyndy King

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**From:** Amanda Breen  
**Sent:** Monday, April 14, 2025 3:42 PM  
**To:** Cyndy King  
**Cc:** Daniel Hansen  
**Subject:** Fw: Marriott/Limelight

Public comment.

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Monday, April 14, 2025 7:30 AM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>  
**Subject:** Marriott/Limelight

I am opposed to granting the Marriott another extension. Look how the hotel formula ruined Jackson Hole in just 6 years. Drive over to Jackson and talk to the locals. Look around. Do not make the same mistakes. The Marriott is way too large and tall. It will cannibalize rooms from the older hotels and dump a bunch of low-paying jobs and housing needs on our community. This project was always very unpopular- let's end it.

Ridiculous to let Limelite do more penthouses! No one likes these silly policies. Don't forget this is an election year.

Do not follow the policies of a very unpopular mayor. Distinguish yourselves.

Best,  
Mark

FOR SALE | Investment Opportunity

## 251 South Main Street

Ketchum, ID



Colliers has been retained to solicit offers for the fully entitled full-block site at the entrance of the world-renowned Sun Valley/ Ketchum, ID. This is a tremendous opportunity to develop a destination hotel or residential project in one of the top-rated mountain towns in the United States. The 1.05-acre Property is located at 251 South Main Street, on the southwest corner of Main Street and River Street (the "Property" or "Development"). The owner has spent several years developing a spectacular hotel program, obtaining all necessary approvals and finalizing design plans, which a buyer can use to begin construction within months. Ketchum is a high-barrier-to-entry market; the property's location, scale of project and in-place entitlements are placeable.

*Call for Offers Due Friday, January 31st by 3:00PM MT.*

[Click to View](#) 

[Offering Memorandum](#)

**Asset Type**  
Land - Hospitality

**Parcel Size**  
1.05 Acres

**Bradley Burwell**

212 716 3730  
[Bradley.Burwell@colliers.com](mailto:Bradley.Burwell@colliers.com)

**Jimmy Roumanis**

208 908 8998  
[jimmy.roumanis@colliers.com](mailto:jimmy.roumanis@colliers.com)

**Colliers**



# 251 South Main Street | Investment Highlights

[Click to View Offering Memorandum](#)



Location, Location, Location

The Property is spectacularly located at the entrance to Ketchum/Sun Valley on the corner of Main Street and River Street. This provides unparalleled visibility, access to downtown Ketchum and the resort's amenities, and tremendous unimpeded vistas of the surrounding mountains.

Fully Entitled Project with Near Complete Plans

The Development is offered with full entitlements to develop a hotel with an increase in total project density. AJC Architects and Edge ID have developed a well-thought-out program and plans that a buyer can easily complete and use to price the project as well as pull building permits within short order. Ketchum is an incredibly high-barrier-to-entry market for development; replicating these entitlements would take several years.

Excellent Designed Hotel and Program

The beautifully designed project includes 96 hotel rooms and suites as well as an additional 15 employee housing units, three food & beverage venues, 4,250 square feet of meeting space, 84 parking spaces and other high-end amenities. The owner and City of Ketchum spent nearly three years working together to develop a program ideal for the market and community. The conceptualized Hotel will demand top-of-market RevPAR while generating significant additional income from F&B, parking and other revenue sources.

Under-Supplied Lodging Market

Despite global recognition, consistently ranking as one of the top mountain resorts in North America, and having ample airlift, Ketchum/Sun Valley has few lodging options. Beyond the Sun Valley Resort and Aspen Skiing Company's Limelight Hotel, there are only a few small inns and motels. A 72-room luxury hotel is currently under construction in Ketchum and this Development will further develop the resort's ability to accommodate higher-rated customers and take on larger, city-wide events.

Tribute by Marriott

The owner has secured the Tribute by Marriott branding for this hotel, which could be transferred to a new owner. Marriott's global distribution system and Bonvoy loyalty program is best in the business, providing an owner and manager a great competitive advantage. Ideal for this resort, the Tribute hotels provide a one-of-a-kind look and feel unique to the destination. The design by Edge ID leverages building materials native to Ketchum (i.e. black lava stone and quality wood), incorporates Ketchum's rich history and culture, and runs with the "mountain-modern" design aesthetic that creates a warm, welcoming, and unique experience that will exist nowhere else.

Strong Residential Market

Since 2019, Sun Valley/Ketchum has experienced a 150% increase in property sale values as square foot pricing leaped from under \$500 per square foot to over \$1,200 in Ketchum. New condos in the market are pricing near \$1,500 per square foot with some projects, including one fractional ownership project selling north of \$2,500 per square foot. A developer has the opportunity to develop the entitled project and potentially sell it as a condo hotel or timeshare units at pricing above that of an ongoing hotel.

## Cyndy King

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**From:** Kim Maykranz <stoefflerdesigns@hotmail.com>  
**Sent:** Monday, April 14, 2025 7:44 PM  
**To:** Amanda Breen; Courtney Hamilton; Tripp Hutchinson; Spencer Cordovano; Participate  
**Subject:** Marriott

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

Hi Amanda, et al, I am totally opposed to extending the zoning approval for the Marriott. You were wrong to approve it when you knew the community did not want the project. You displayed unbridled hubris. Now, you have a chance for a do over.

The project is way too big. Show humility Amanda. None of us has the right to indelibly change the footprint of our historic mountain town in such a massive way. These hotels pay their help very poorly and will saddle our community with housing needs that we cannot afford. You are also going to cannibalize our smaller hotels out of existence, like what happened in Aspen.

Wrong project, wrong town! Stop letting the mayor ruin our town and our harmony. It's endless with his stupid behavior- he is clueless about our ethos; it's all about him.

Thanks,  
Kim Stoeffler  
Ketchum

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City of Ketchum

## International Dark Sky Week Proclamation

- Whereas,** the aesthetic beauty and wonder of a natural night sky is a shared heritage of all humankind; and
- Whereas,** the experience of standing under a starry night sky inspires feelings of wonder and awe, encouraging a growing interest in science and nature, particularly among young people and visitors; and
- Whereas,** 80 percent of the world’s population lives under a dome of light pollution—excessive artificial lighting at night that disrupts natural darkness—and may never experience the visual wonder or ecological and health benefits of living under a dark sky; and
- Whereas,** DarkSky International, the globally recognized authority on light pollution, recognizes International Dark-Sky Week to raise awareness of the effects of light pollution, provide free education, resources, and solutions to the public, and encourage the protection of and enjoyment of dark skies and responsible outdoor lighting.

**NOW THEREFORE,** I, Neil Bradshaw, Mayor of the City of Ketchum, do hereby proclaim April 21-28, 2025, as International Dark Sky Week and ask each resident to join me not only in observing and pondering upon this important week but also in raising awareness and support for protecting our precious dark sky as a resource.



**CITY OF KETCHUM**  
**MINUTES OF THE CITY COUNCIL**  
Monday, April 7, 2025  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** *(00:00:22 in video)*

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

**ROLL CALL CITY COUNCIL**

Mayor Neil Bradshaw  
Spencer Cordovano  
Amanda Breen  
Courtney Hamilton  
Tripp Hutchinson

**ALSO PRESENT:**

Jade Riley—City Administrator  
Brent Davis—Finance Director & City Treasurer  
Trent Donat—City Clerk & Business Manager  
Ben Whipple—Senior Project Manager  
Morgan Landers—Director of Planning and Building *(via teleconference)*  
Paige Nied—Associate Planner  
Rory Tong—Applicant for the Cigar Bar  
Jason Decker—Applicant for the Cigar Bar

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

Tripp Hutchinson *(00:00:57 in video)*  
Courtney Hamilton *(00:03:42 in video)*  
Spencer Cordovano *(00:04:17 in video)*  
Amanda Breen *(00:07:08 in video)*  
Neil Bradshaw *(00:07:27 in video)*

**2. Proclamation: Week of the Young Child**

Read by: Neil Bradshaw *(00:08:32 in video)*  
Tripp Hutchinson commented *(00:09:39 in video)*

**CONSENT AGENDA:**

- Spencer Cordovano asked for discussion on item #8. *(00:11:03 in video)*
- Neil advised approving the consent agenda items #3 - #10 excluding #8 prior to going into a discussion.

**Motion to approve consent agenda items #3 - #10 excluding item #8.**

**MOVER:** Courtney Hamilton *(00:11:10 in video)*

**SECONDER:** Tripp Hutchinson

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

**RESULT:** Unanimous

**Comments, questions, and discussion regarding consent item #8.** *(00:11:35 in video)*

Daniel Hansen joined the conversation. (00:12:59 in video)

**Motion to approve the closure for the Baldy Bash special event.**

**MOVER:** Tripp Hutchinson (00:17:30 in video)

**SECONDER:** Courtney Hamilton

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

**RESULT:** Unanimous

**PUBLIC HEARING:**

**11.** Recommendation to hold a public hearing and conduct the third reading of Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code.

Introduction by: Neil Bradshaw (00:17:46 in video)

**Questions, comments, and discussion by Council. (00:18:19 in video)**

**Public Hearing Open:** (00:20:02 in video)

Susan Scovell (00:20:26 in video)

Jennifer Wells Green (00:21:06 in video)

Matthew White (00:24:24 in video)

Perry Boyle (00:28:01 in video)

Kelly Corroon (00:29:46 in video)

Kingsley Murphy (00:31:49 in video)

**Public Hearing Closed:** (00:33:35 in video)

**Questions, comments, and discussion by Council. (00:33:53 in video)**

Joined by: Paige Nied throughout the discussion.

Joined by: Jade Riley throughout the discussion.

Joined by: Rory Tong and Jason Decker (00:48:21 in video)

**Motion to approve the third reading of Ordinance 1259.**

**MOVER:** Spencer Cordovano (01:05:41 in video)

**SECONDER:** None

**Motion to deny the third reading of Ordinance 1259.**

**MOVER:** Courtney Hamilton (01:06:00 in video)

**SECONDER:** Amanda Breen

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

**NAYS:** Spencer Cordovano

**RESULT:** Motion Passed

**12.** Request to reconsider the February 20, 2025, decision by the Traffic Authority regarding public right-of-way management on East 10th Street and North Leadville Avenue.

Introduction by: Neil Bradshaw (01:06:29 in video)

Explanation to council: Jade Riley (01:07:00 in video)

**Public Hearing Open:** (01:12:20 in video)

Bill Glenn (01:12:37 in video)

- Spencer Cordovano (01:18:29 in video)
- Neil Bradshaw (01:19:12 in video)

Scott Curtis (01:20:05 in video)

- Jade Riley (01:23:37 in video)

Scott Curtis (01:24:59 in video)

Ryan Dean (01:25:36 in video)

- Spencer Cordovano (01:29:46 in video)

Duffy Whitmer (01:30:52 in video)

Liz Roque (01:31:21 in video)

**Public Hearing Closed:** (01:32:25 in video)

**Comments, questions, and discussion among Council and staff.** (01:32:27 in video)

Ryan Dean made a comment. (01:46:39 in video)

**Motion to continue the amendments to the parking along 10<sup>th</sup> Street as approved by the Traffic Authority and revisit this at Traffic Authority in several months' time.**

**MOVER:** Courtney Hamilton (01:48:05 in video)

**SECONDER:** Tripp Hutchinson

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

**RESULT: Unanimous**

**NEW BUSINESS:**

**13.** FY 2026 Budget Development Kick-Off and Long-Term Financial Strategies.

Presented by: Brent Davis (01:48:30 in video)

**Comments, questions, and discussion by the Council and staff throughout presentation.**

**14.** Monthly Review of Fiscal Year 2025's Citywide Work Plan.

Presented by: Jade Riley (02:41:32 in video)

**Comments, questions, and discussion by the Council throughout presentation.**

**EXECUTIVE SESSION:**

**15.** Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency

**Motion to move into an executive session pursuant to Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency.**

**MOVER:** Amanda Breen (03:09:04 in video)

**SECONDER:** Spencer Cordovano

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

**RESULT: Unanimous**

**ADJOURNMENT:**

**Motion to adjourn.** (03:09:37 in video)

**MOVER:** Spencer Cordovano

**SECONDER:** Amanda Breen

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

**RESULT: Adjourned**

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Neil Bradshaw, Mayor

**ATTEST:**

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Trent Donat, City Clerk



City of Ketchum

## CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

### Recommended Motion:

Motion to approve the monthly and quarterly reports provided by the City Treasurer.

### Reasons for Recommendation:

Idaho State Statute 50-208 establishes requirements for monthly financial reports from the City Treasurer to the Council. The Statute provides that the Treasurer “render an accounting to the city council showing the financial condition of the treasury at the date of such accounting.”

Idaho State Statute 50-1011 establishes an additional requirement for a quarterly financial report “indicating salaries, capital outlay and a percentage comparison to the original appropriation.” Such quarterly reports require publication on the City website within 30 days of the end of the quarter pursuant to 50-208.

Finally, 50- 708 creates the requirement that “at least once in each quarter of each year, the council shall examine by review of a quarterly treasurer’s report included upon the city council agenda the accounts and doings subject to management by the chief financial officer of the city.”

### Sustainability Impact:

No Sustainability impact

### Financial Impact:

No Financial Impact

### Attachments:

1. Monthly Financial Report
2. Quarterly Financial Report
3. FY 2025 Financial Statement YTD March

# MONTHLY FINANCIAL REPORT

MARCH 2025



## Report Contents

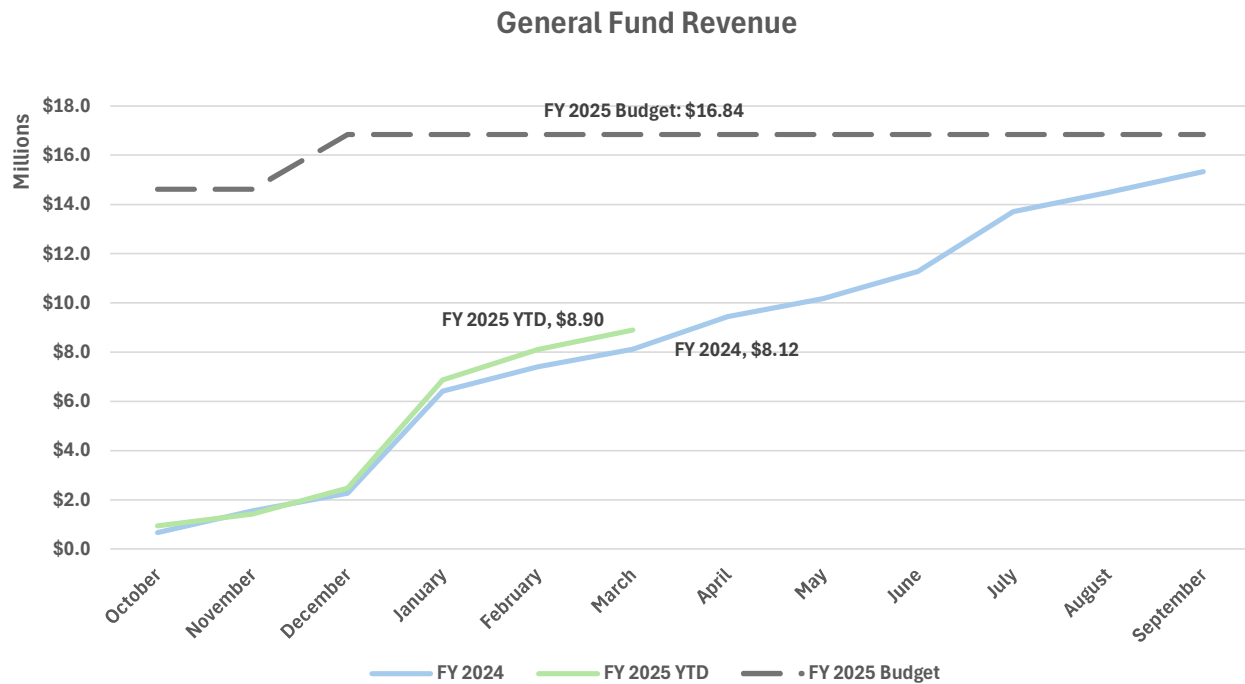
General Fund Summary Financials .....	Pages 1-4
Capital Improvement Fund Financials.....	Page 5
Original LOT Summary Financials .....	Pages 6-9
Additional LOT Summary Financials .....	Page 10
In-Lieu Housing Fund Summary Financials .....	Page 11
Community Housing Fund Summary Financials .....	Pages 12-13
Enterprise Funds Summary Financials .....	Pages 14-17

**Note:** All other fund summaries and balance sheet information are shown in the comprehensive financial statement, which is posted on the city website. Please see the URL below.

[ketchumidaho.org/administration/page/revenue-expenditure-report](https://ketchumidaho.org/administration/page/revenue-expenditure-report)



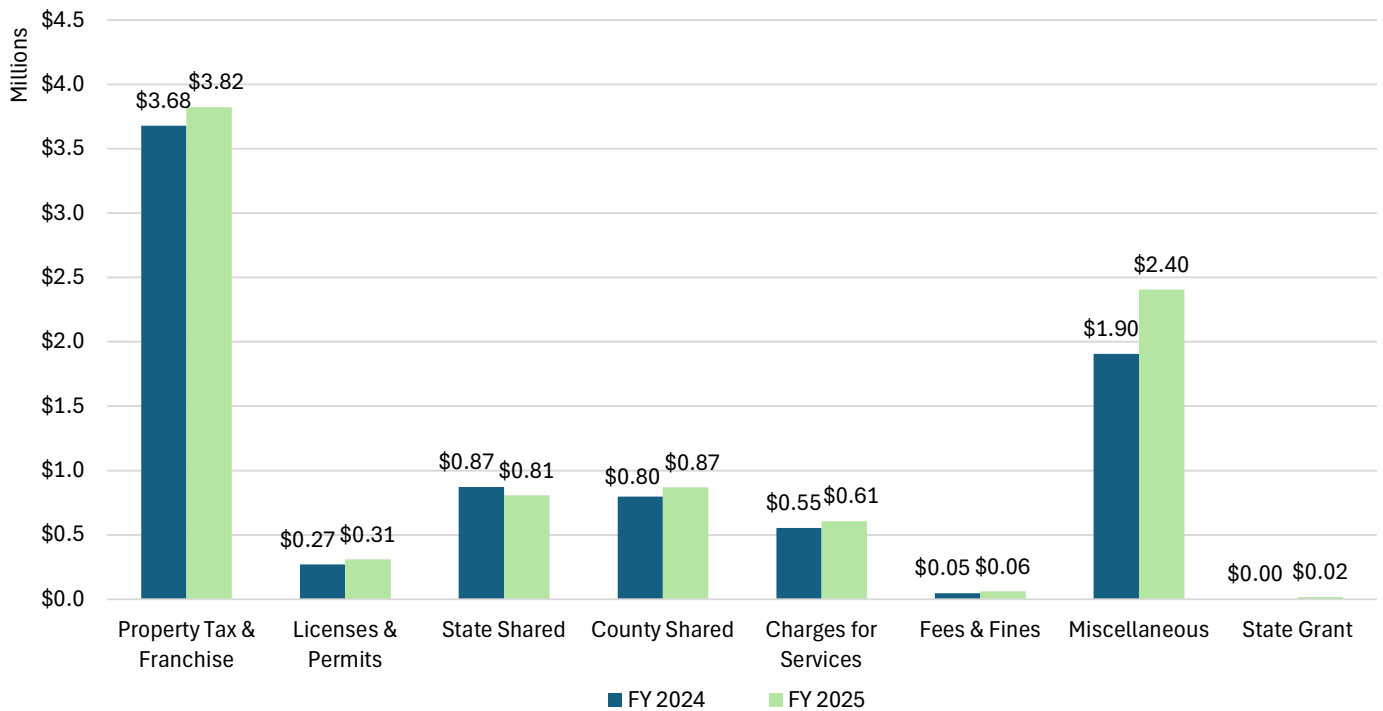
# General Fund



General Fund revenues are up \$776k, or 9.5%, fiscal year to date compared to FY 2024. The primary reason is an increase in special fire assignment (IDL) revenue within Miscellaneous revenue coupled with increased property tax revenue as projected and an increase in revenue from other funds as a result of General Fund support (administrative overhead).



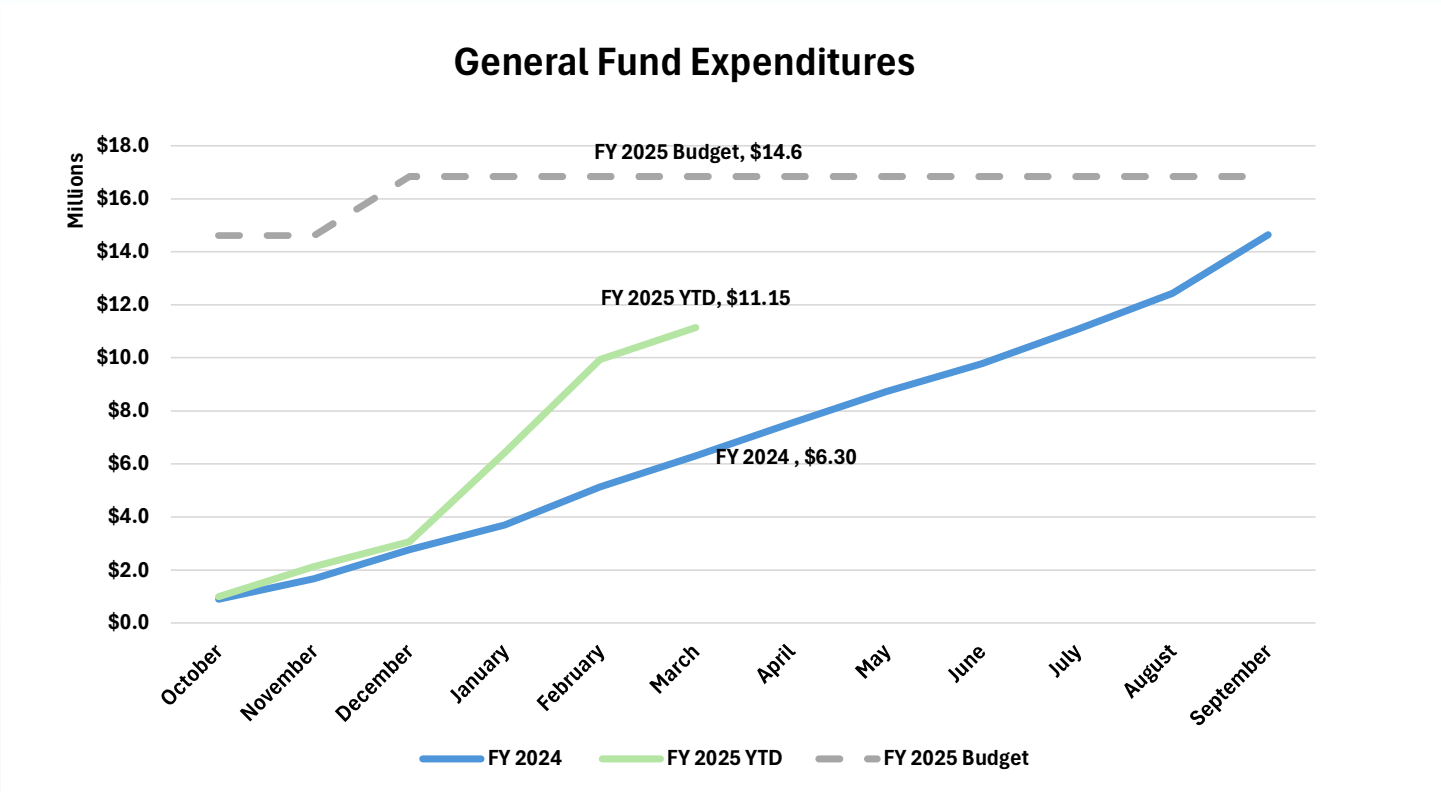
General Fund Revenues by Category YTD



As mentioned prior, the material difference in the chart above is an increase in Miscellaneous revenues. This is primarily due to the timing and aggregate amount of reimbursements received for IDL Fire assignments.

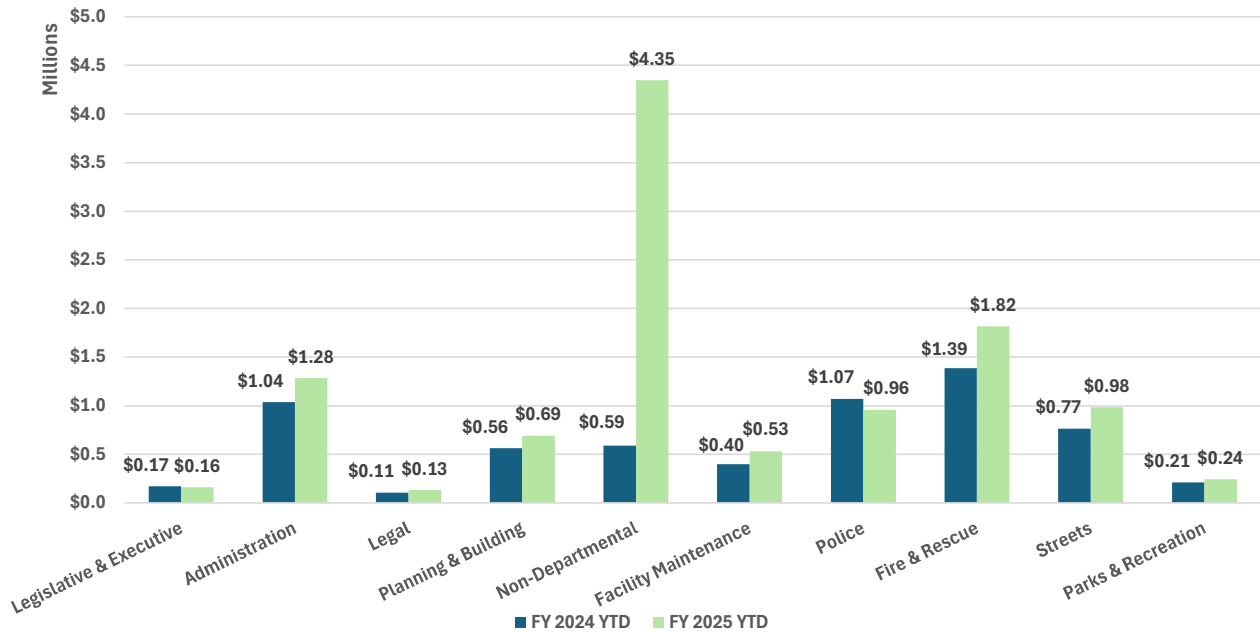


# General Fund Expenditures



General Fund Expenditures are up \$4.8M, or 77%, fiscal year to date compared to FY 2024. See the departmental breakdown on the next page.

## GENERAL FUND EXPENDITURES by Department



The departments listed below have material year-over-year differences. Please see the explanations below:

- **Administration:** Expenses are up year-over-year due to full staffing and the timing of both technology and contract for service expenses.
- **Non-Departmental:** Expenses are up due to property acquisition, as well as the end-of-year commitments/transfers to Housing and the Capital Improvement Plan.
- **Facility Maintenance:** Expenses have increased year-over-year due to the timing of both professional services and repair & maintenance expenses.
- **Police:** Expenses are down year-over-year due to the timing of contract payments made to the Blaine County Sheriff's Office.
- **Fire & Rescue:** Paid on-call, working out of class, and overtime expenses are all tracking above FY 2024. The central finance office and the department will continue to monitor personnel expenses.
- **Streets:** Expenses are up primary due to no personnel savings through vacancy coupled with increased professional services due to a heavier snow hauling environment in FY 2025 compared to FY 2024.





# Capital Improvement Fund

## Fund Balance Status/Projection

<b>FY 2025 Beginning Fund Balance</b>	<b>5,250,319</b>
---------------------------------------	------------------

### **FY 2025 BUDGET**

#### **REVENUES**

Approved Budget	3,387,678
-----------------	-----------

YTD Revenue	2,378,620
-------------	-----------

#### **EXPENDITURES**

Approved Budget	6,994,411
-----------------	-----------

YTD Expenditures	2,131,040
------------------	-----------

<b>Net Position</b>	<b>247,580</b>
---------------------	----------------

<b>Current Fund Balance</b>	<b>5,497,899</b>
-----------------------------	------------------

### **PROJECTION**

<b>Projected FY 2025 EOY Fund Balance</b>	<b>1,643,586</b>
---	------------------

#### **Less Approved Adjustments**

Main Street Budget Increase	394,751
-----------------------------	---------

Powerline Undergrounding (5th & Spruce)	160,000
---	---------

Road Barriers (50%)	43,323
---------------------	--------

#### **Less Pending Adjustments**

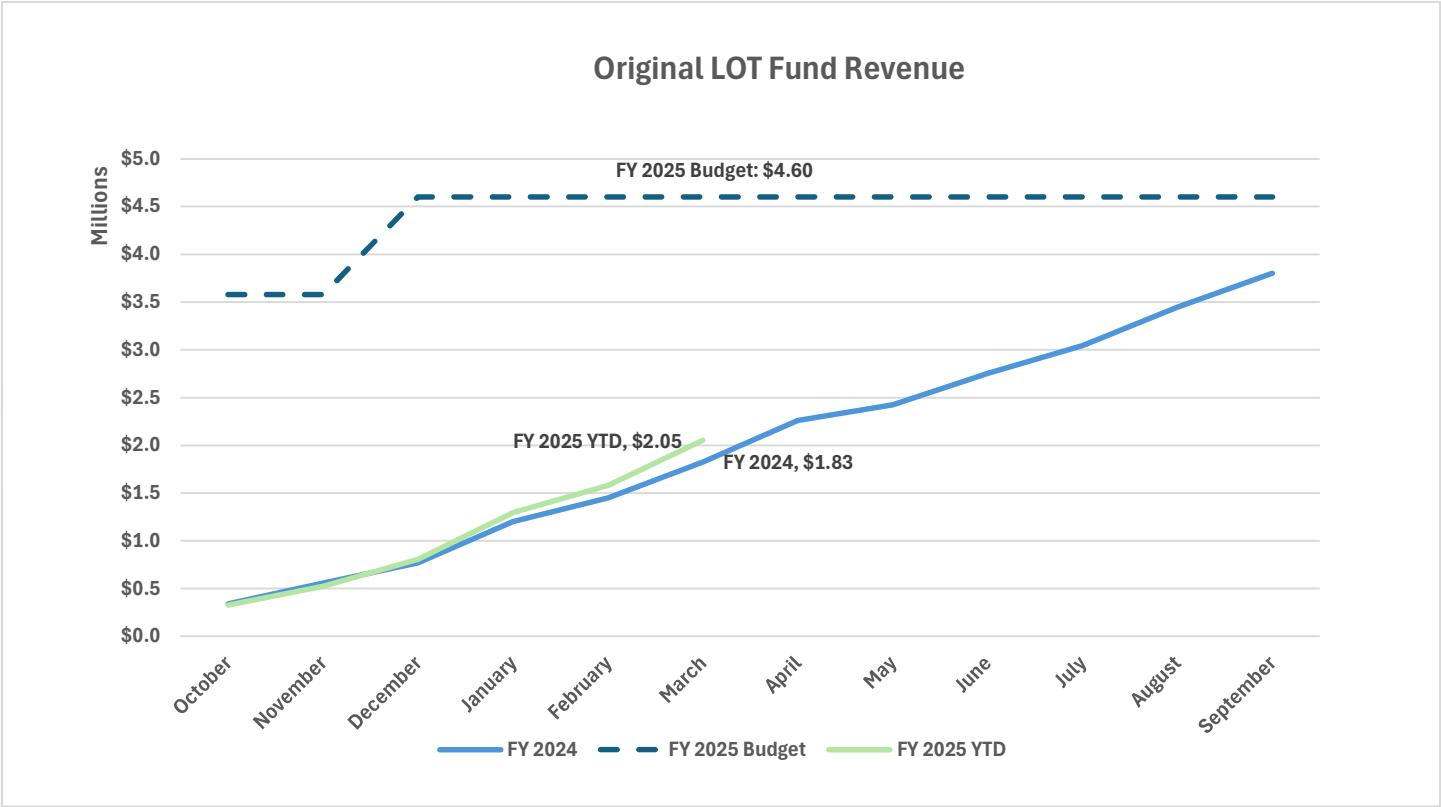
291 N 2nd Ave Critical Rehab*	243,125
-------------------------------	---------

<b>Adjusted FY 2025 EOY Projected Fund Balance</b>	<b>802,388</b>
--	----------------

\*Future Reimbursement Planned

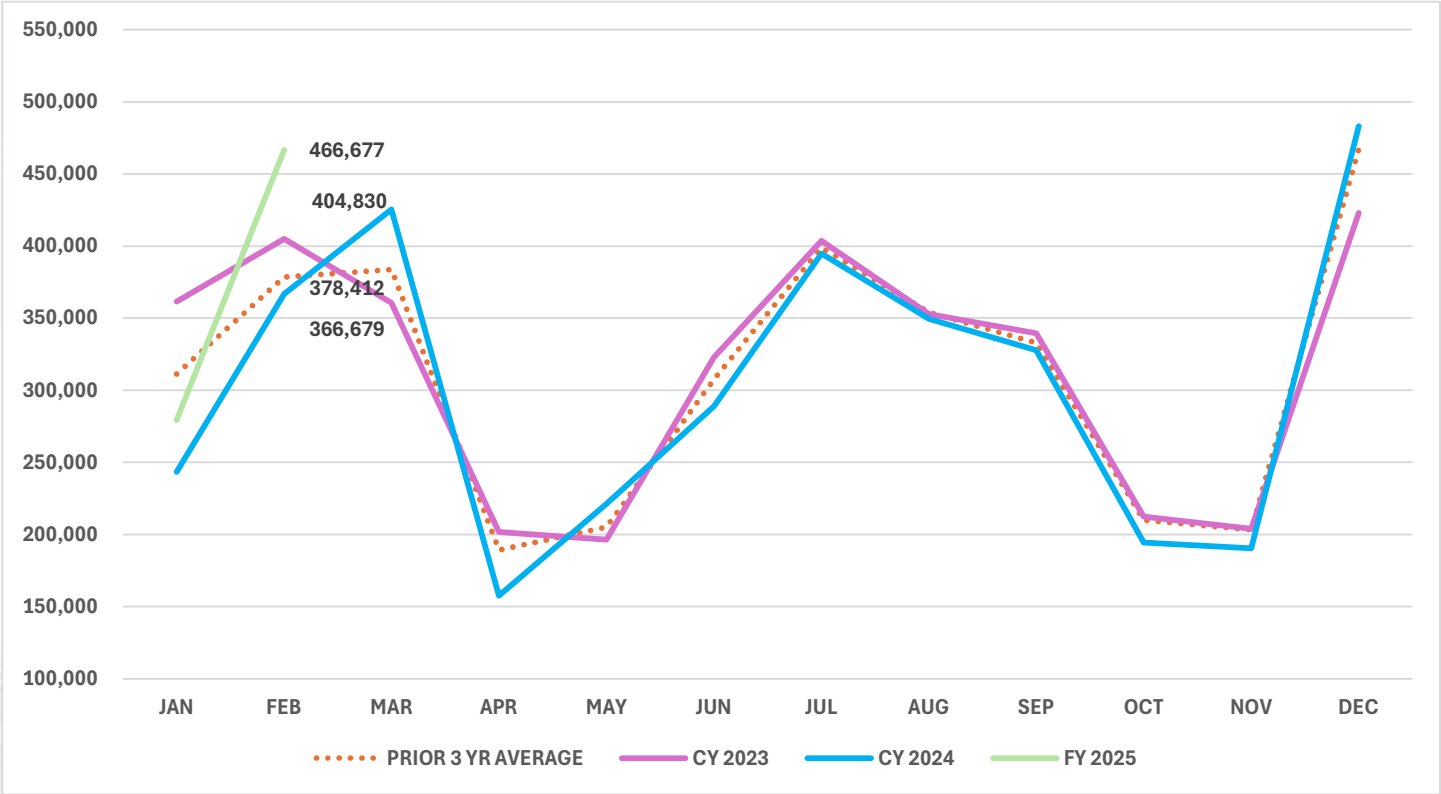


# Original LOT Fund



Original LOT revenue is up \$226k, or 12.4%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.

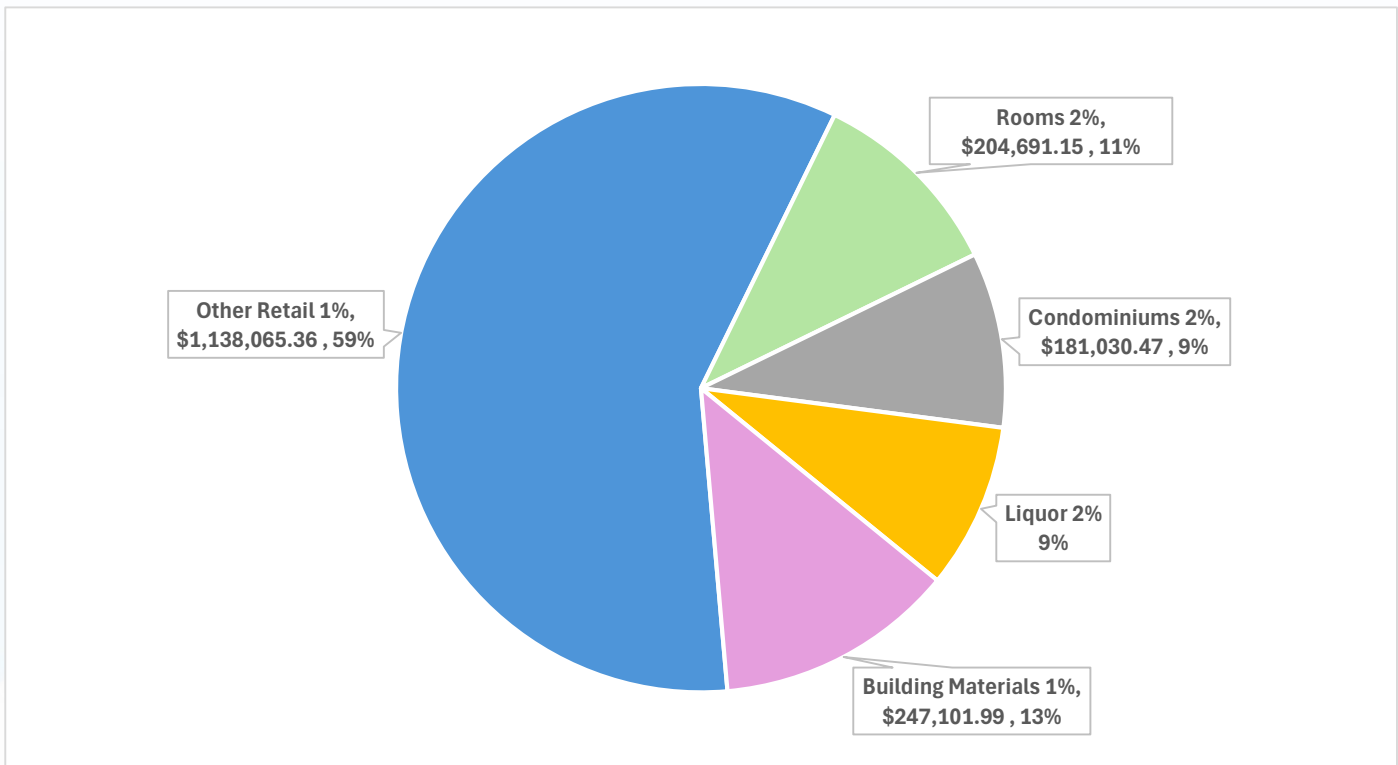
# Original LOT "Month of Sale" Data



February 2025 month-of-sale receipts were up \$99.9k, or 27.3%, compared to February 2024 MOS and 26.5% above the previous three-year average (2022-2024).



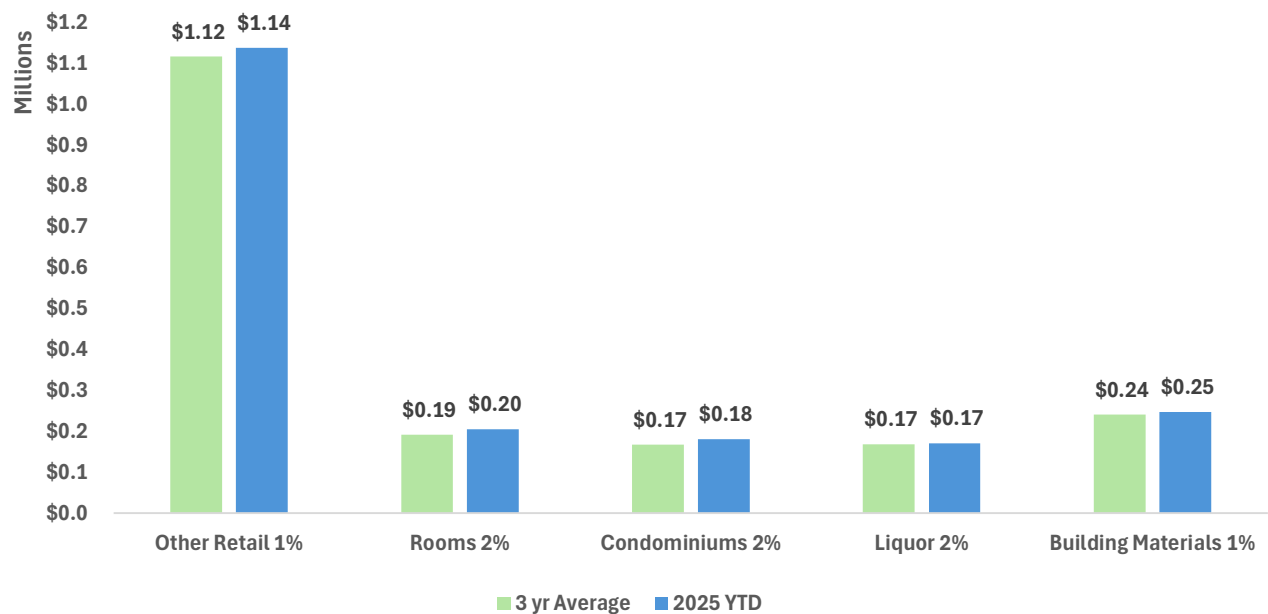
## Original LOT Sector Percentage of Total



The chart above shows the percentage share of each of the sectors for FY 2025 YTD.



## Original LOT Sector Performance



The chart above shows the current 2025 fiscal year-to-date amount for each business sector compared to the prior three-year average. Based on fiscal year-to-date totals, here is how each sector compares to the previous 3-year average:

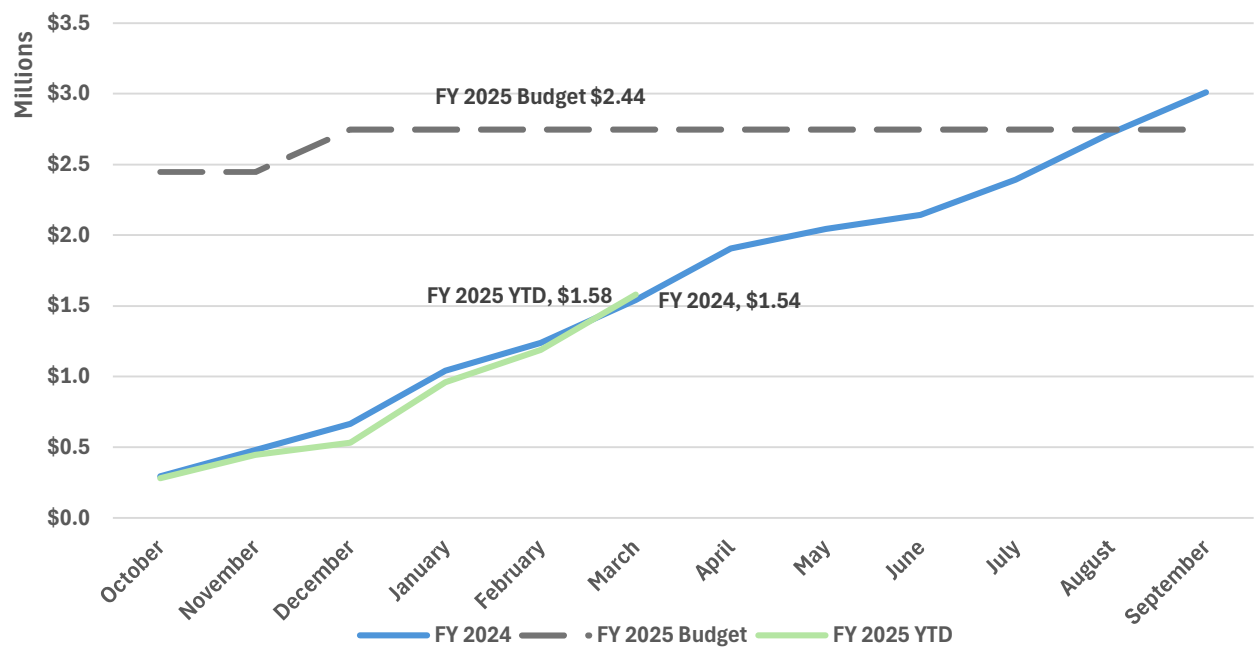
Retail: Up 2.0%  
Rooms: Up 7.1%  
Condominiums: Up 8.5%  
Liquor: Up 2.1%  
Building Materials: Up 2.5%





# Additional LOT Fund

Additional 1% LOT Fund Revenue



Additional LOT fund revenue received in March 2025 (February MOS) was up \$88k, or 29.4%, compared to March 2024. Lodging was up just over 10%, while Sales, Liquor, and Building were all up over 30% individually.

## In-Lieu Housing Fund

<b>FY 2025 Beginning Fund Balance</b>	<b>1,779,662</b>
---------------------------------------	------------------

### **FY 2025 BUDGET**

#### **REVENUES**

	<b>YTD</b>
Approved Budget	2,394,874
YTD Revenue	22,452

#### **EXPENDITURES**

Approved Budget	2,394,874
YTD Expenditures	1,180,000

<b>Net Position</b>	<b>(1,157,548)</b>
---------------------	--------------------

<b>Current Fund Balance</b>	<b>622,113</b>
-----------------------------	----------------

Pending Revenue	
200 N. Leadville	421,650
108 Ritchie Drive Townhowns	2,453,000

The In-Lieu Housing Fund remains in sound financial position.



## Community Housing Fund

<b>FY 2025 Beginning Fund Balance</b>	<b>128,744</b>
---------------------------------------	----------------

### **FY 2025 BUDGET**

#### **REVENUES**

	<b>YTD</b>
Approved Budget	3,074,045
YTD Revenue	2,698,118

#### **EXPENDITURES**

Approved Budget	2,992,315
YTD Expenditures	925,747

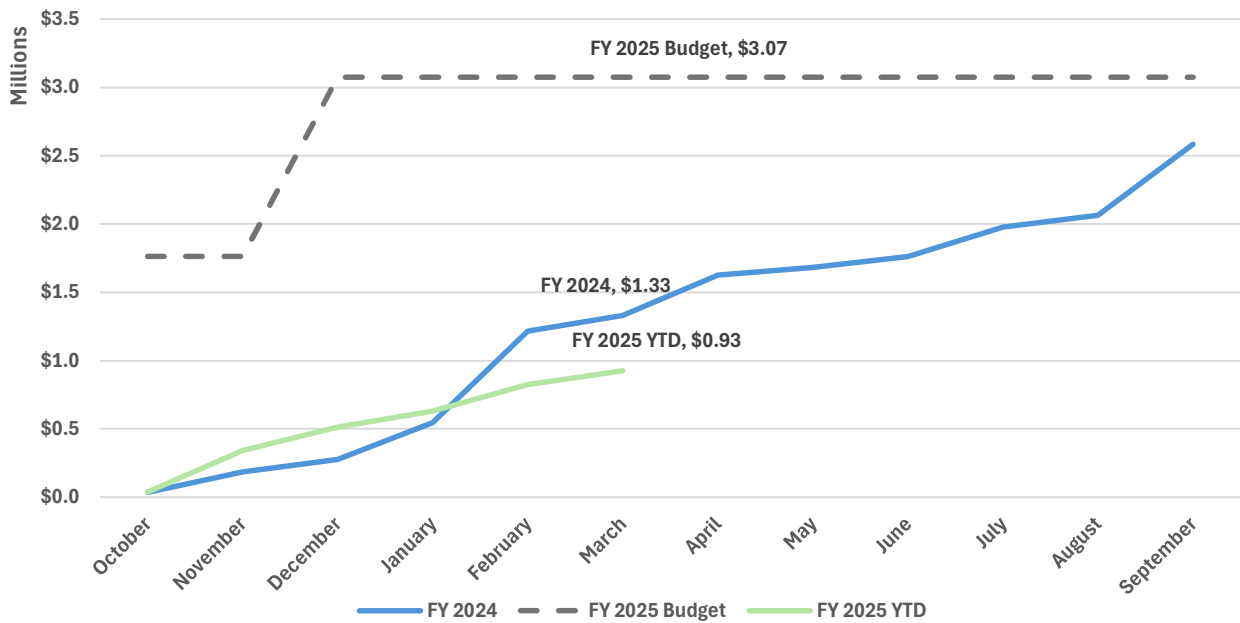
<b>Net Position</b>	<b>1,772,371</b>
---------------------	------------------

<b>Current Fund Balance</b>	<b>1,901,115</b>
-----------------------------	------------------

The Community Housing Fund remains in sound financial position with the fund balance dedicated to executing housing initiatives.



# Community Housing Fund Expenses

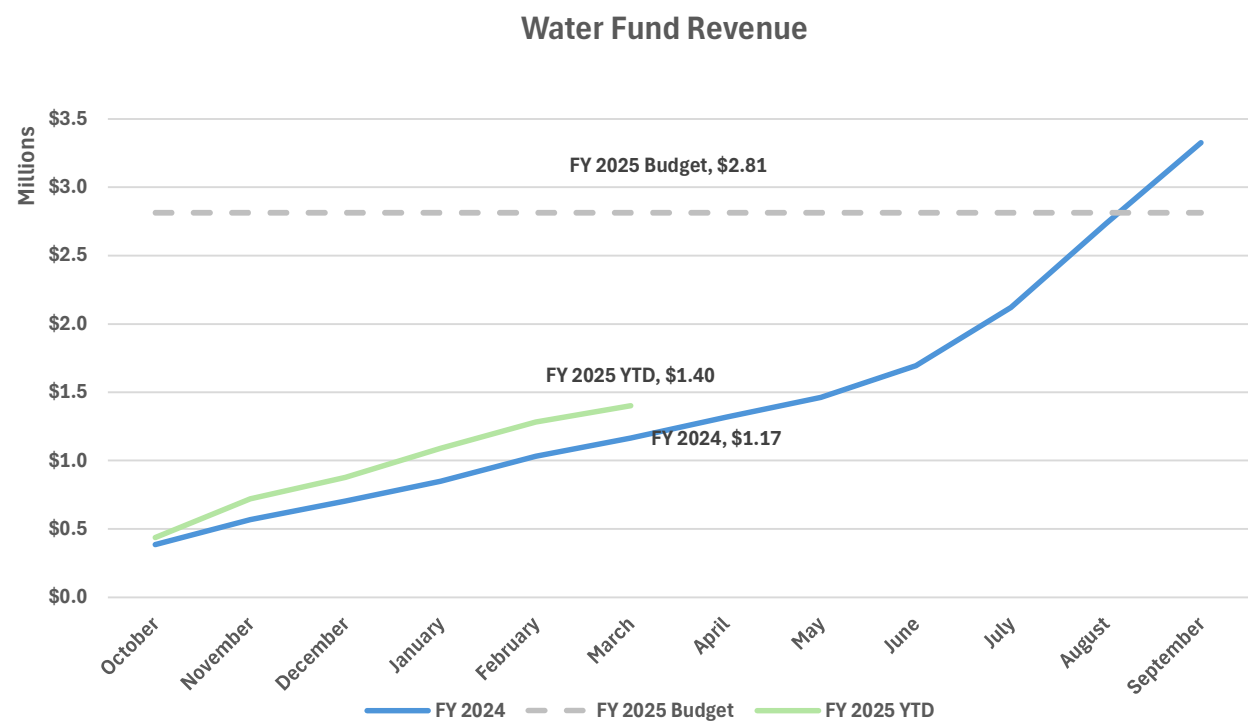


FY 2025 year-to-date expenses are down \$405k, or 30.5%. This is due to the timing of Deed Restriction program expenses.

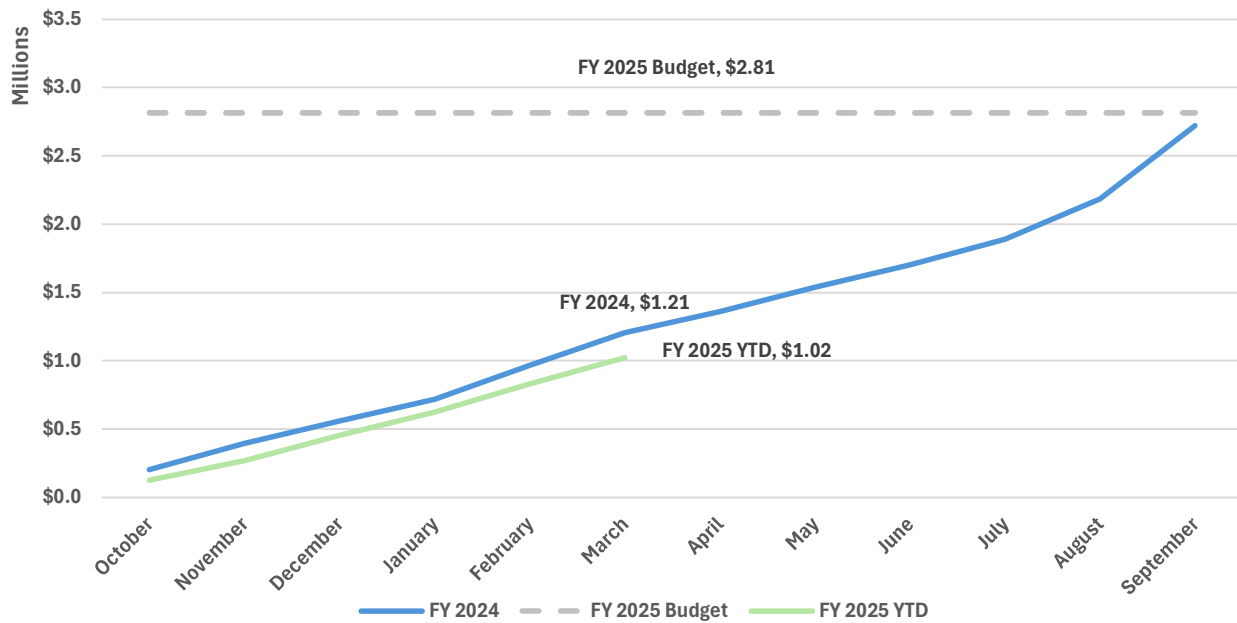


# Enterprise Funds

## Water Fund



## Water Fund Expenditures



Water Fund Operational revenue is up due to increased water charges/usage year-over year, and expenditures are down due to the timing of a transfer to the Water CIP fund that occurred last year and has not occurred FY 2025 YTD.

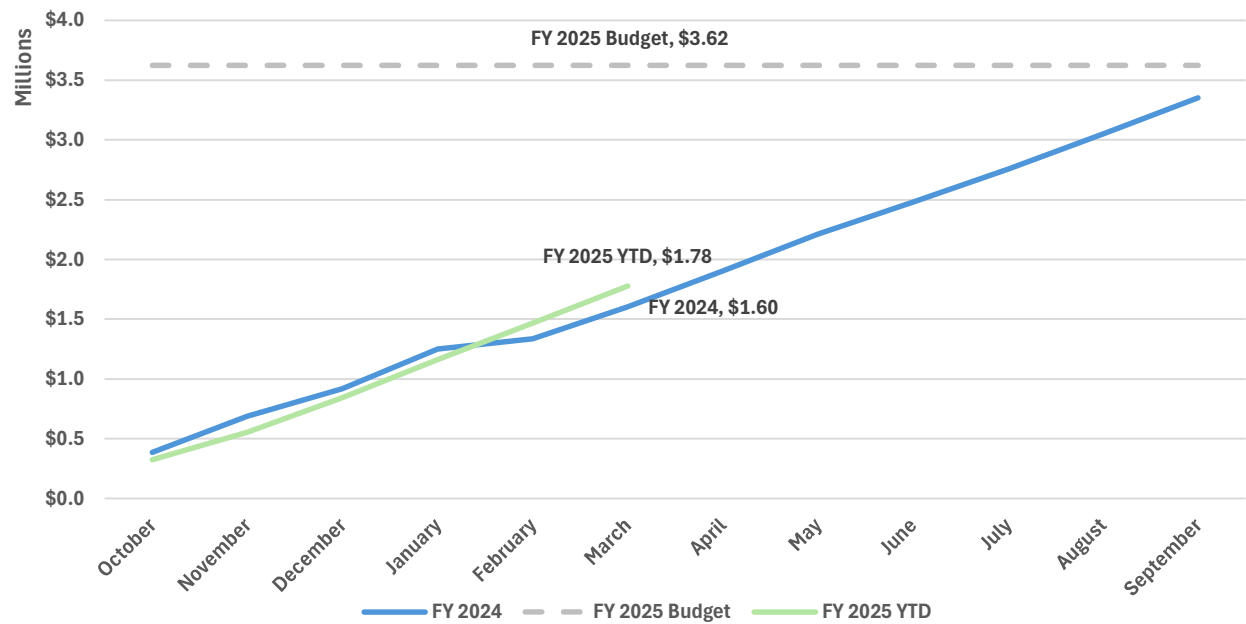
The Water Operational Fund remains in solid financial position, with approximately \$4.4 million in cash & investments, while the Water Capital Fund has approximately \$884k in cash & investments. Both of these amounts are needed for financial stability to account for emergency reserves and the execution of the long-term capital plan.



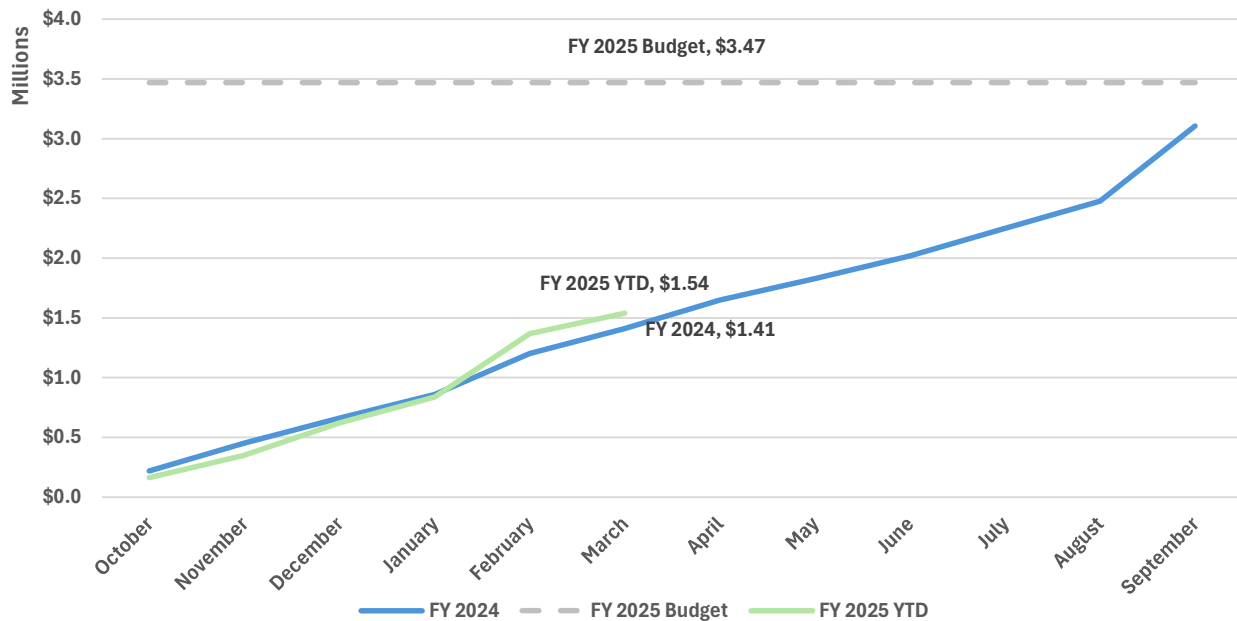


# Wastewater Funds

Wastewater Fund Revenue



## Wastewater Fund Expenditures



Wastewater Fund Operational revenues and expenditures are tracking within expectations.

The Wastewater Operational Fund remains in a solid financial position, with approximately \$3.1 million in cash & investments, while the Wastewater Capital Fund has approximately \$7.4 million in cash & investments, due to bond proceeds that will be spent in the short term as part of the capital improvement plan. The Wastewater Funds are in a good financial position to foster long-term stability while investing heavily in infrastructure needs.







**CITY OF KETCHUM**  
**TREASURER'S QUARTERLY FINANCIAL REPORT**  
**2ND QUARTER FY 2025 - MARCH 31, 2025**

FUND	BUDGET	PERSONNEL	OPERATING & ADM EXPENSES	CAPITAL OUTLAY	TRANSFERS	% EXP.	RECEIPTS
GENERAL	19,084,763	4,134,275	5,505,946	154,208	1,357,677	58.4%	8,900,671
WAGON DAYS	188,000	0	23,183	0	0	12.3%	80,769
GENERAL CIP	6,994,411	0	0	2,131,040	0	30.5%	2,378,620
LOT SALES TAX	4,603,226	0	660,756	0	2,200,771	62.2%	2,052,472
LOT-ADDITIONAL 1%	2,746,378	0	620,758	0	789,963	51.4%	1,579,927
FIRE GO BOND	617,019	0	129,509	0	0	21.0%	416,485
IN-LIEU HOUSING	2,394,874	0	0	680,000	500,000	49.3%	22,452
CITY COUNTY HOUSING	2,992,315	318,360	607,387	0	0	30.9%	2,698,118
WATER	2,814,908	292,769	364,823	5,500	360,150	36.4%	1,402,085
WATER CIP	1,088,000	0	1,580	87,009	0	8.1%	152,033
WASTEWATER	3,470,836	462,922	404,393	0	523,321	40.1%	1,778,366
WASTEWATER CIP	5,382,850	0	0	1,359,926	0	25.3%	1,324,589
POLICE TRUST	7,500	0	0	0	0	0.0%	174
PARKS/REC DEV TRUST	1,130,650	0	9,399	163,930	0	15.3%	158,546
DEVELOPMENT TRUST	650,000	0	20,047	0	0	3.1%	404,366

CITIZENS ARE INVITED TO INSPECT THE DETAILED SUPPORTING RECORDS OF THE ABOVE FINANCIAL STATEMENTS AT:  
<https://ketchumidaho.org/administration/page/city-ketchum-financial-reports>.

**PUBLISHED ON CITY WEBSITE**

BRENT DAVIS: DIRECTOR OF FINANCE/CITY TREASURER

**PUBLISHED 4.23.25 IDAHO MOUNTAIN EXPRESS PER IDAHO CODE 50-1011**

CITY OF KETCHUM  
COMBINED CASH INVESTMENT  
MARCH 31, 2025

COMBINED CASH ACCOUNTS

99-1010-0000	CASH - COMBINED CHECKING	1,468,557.65
99-1020-0000	CASH - XPRESS DEPOSIT ACCOUNT	30,545.85
99-1030-0000	CASH - PARKING OPERATIONS	21,083.20
99-1050-0000	CASH - GRANTS & STR PERMITTING	12,560.00
		<hr/>
	TOTAL COMBINED CASH	1,532,746.70
99-1000-0000	CASH ALLOCATED TO OTHER FUNDS	( 1,532,746.70)
		<hr/>
TOTAL UNALLOCATED CASH		.00
		<hr/>

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	( 4,631,047.53)
2	ALLOCATION TO WAGON DAYS FUND	39,786.64
3	ALLOCATION TO GENERAL CAPITAL IMPROVEMENT FD	1,676,710.82
22	ALLOCATION TO ORIGINAL LOT FUND	( 122,634.17)
25	ALLOCATION TO ADDITIONAL 1%-LOT FUND	518,330.41
41	ALLOCATION TO FIRE BOND FUND	279,354.04
52	ALLOCATION TO IN-LIEU HOUSING FUND	( 335,803.34)
54	ALLOCATION TO COMMUNITY HOUSING	1,901,607.11
63	ALLOCATION TO WATER FUND	867,172.42
64	ALLOCATION TO WATER CAPITAL IMPROVEMENT FUND	177,551.19
65	ALLOCATION TO WASTEWATER FUND	472,491.35
67	ALLOCATION TO WASTEWATER CAPITAL IMPROVE FND	374,197.75
90	ALLOCATION TO POLICE TRUST FUND	735.60
93	ALLOCATION TO PARKS/REC DEV TRUST FUND	( 77,379.95)
94	ALLOCATION TO DEVELOPMENT TRUST FUND	380,394.81
98	ALLOCATION TO URBAN RENEWAL AGENCY	11,279.54
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	1,532,746.69
	ALLOCATION FROM COMBINED CASH FUND - 99-1000-0000	( 1,532,746.70)
		<hr/>
ZERO PROOF IF ALLOCATIONS BALANCE		( .01)
		<hr/>

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

GENERAL FUND

ASSETS

01-1000-0000	CASH - COMBINED	(	4,631,047.53)	
01-1030-0000	PETTY CASH		324.00	
01-1050-0000	TAXES RECEIVABLE--CURRENT		46,277.53	
01-1100-0000	ACCOUNTS RECEIVABLE - A/R	(	37,363.05)	
01-1320-0000	ACCTS RCVBL--IDAHO SHARED REVE		411,263.27	
01-1500-0000	INVESTMENTS-US BANK MIA ACCT		1,761.37	
01-1500-1000	INVESTMENTS-ST.TRS.DIV.BOND FD		397,602.12	
01-1510-0000	INVESTMENTS--GENERAL FUND #911		9,652,720.77	
TOTAL ASSETS				5,841,538.48

LIABILITIES AND EQUITY

LIABILITIES

01-2030-0000	ACCOUNTS PAYABLE	(	65,163.80)	
01-2171-3000	P/R TAXES PBL--PAY REDUCTION		83.44	
01-2171-4000	P/R TAXES PBL -- WORKERS COMP	(	10.06)	
01-2171-9000	P/R DEDUC PBL--HEALTH INSURANC		10,018.73	
01-2172-1000	P/R DEDUC PBL--AFLAC INSURANCE		.16	
01-2172-2000	P/R DEDUC PBL--STD & LTD	(	163.63)	
01-2172-3000	P/R DEDUC PBL--DELTA DENTAL		16.00	
01-2173-0000	P/R DEDUC PBL--RETIREMENT		.11	
01-2173-3000	P/R DEDUC PBL--NATIONWIDE	(	1,069.89)	
01-2175-8000	P/R DEDUC PBL--EMP CAF FSA-MD		111,792.46	
01-2175-9000	P/R DEDUC PBL--EMP CAF FSA-DC	(	13,373.10)	
01-2300-0000	DEPOSITS-PARKS & EVENTS		13,050.00	
01-2310-0000	DEPOSITS-STREET DIG PERMIT		5,000.00	
TOTAL LIABILITIES				60,180.42

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
01-2710-0000	GENERAL FUND BALANCE		8,032,792.55	
	REVENUE OVER EXPENDITURES - YTD	(	2,251,434.49)	
BALANCE - CURRENT DATE			5,781,358.06	
TOTAL FUND EQUITY				5,781,358.06
TOTAL LIABILITIES AND EQUITY				5,841,538.48

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAX &amp; FRANCHISE</u>					
01-3100-1000 GENERAL PROPERTY TAXES	45,669.16	3,509,999.95	5,228,548.83	1,718,548.88	67.1
01-3100-1010 PROPERTY TAX CONTINGENCY	.00	.00	30,000.00	30,000.00	.0
01-3100-1050 PROPERTY TAX REPLACEMENT	10.75	6,825.18	11,714.19	4,889.01	58.3
01-3100-6110 GAS FRANCHISE	.00	41,441.48	100,000.00	58,558.52	41.4
01-3100-6120 T.V. CABLE FRANCHISE	.00	65,367.77	150,000.00	84,632.23	43.6
01-3100-6130 WATER UTILITY ROW FEE (5%)	11,346.76	68,080.56	136,161.11	68,080.55	50.0
01-3100-6140 WASTEWATER UTILITY ROW FEE(5%)	11,956.42	71,738.52	143,477.09	71,738.57	50.0
01-3100-6150 SOLID WASTE FRANCHISE	5,633.57	54,182.68	95,000.00	40,817.32	57.0
01-3100-9000 PENALTY & INTEREST ON TAXES	1,478.61	6,729.19	15,000.00	8,270.81	44.9
TOTAL PROPERTY TAX & FRANCHISE	76,095.27	3,824,365.33	5,909,901.22	2,085,535.89	64.7
<u>LICENSES &amp; PERMITS</u>					
01-3200-1110 BEER LICENSES	250.00	1,819.26	12,700.00	10,880.74	14.3
01-3200-1120 LIQUOR LICENSES	266.96	1,649.64	8,400.00	6,750.36	19.6
01-3200-1130 WINE LICENSES	250.00	2,403.30	13,500.00	11,096.70	17.8
01-3200-1140 CATERING PERMITS	260.00	460.00	1,500.00	1,040.00	30.7
01-3200-1150 OFF-SITE BUS./SPECIAL EVENTS P	475.00	4,167.50	20,000.00	15,832.50	20.8
01-3200-1400 BUSINESS LICENSES	3,344.94	19,710.17	3,300.00	16,410.17	597.3
01-3200-1410 SHORT TERM RENTAL LICENSES	1,527.36	42,878.36	204,624.00	161,745.64	21.0
01-3200-1520 TAXI-LIMO PERMITS	560.00	2,765.00	2,500.00	265.00	110.6
01-3200-2100 BUILDING PERMITS	39,948.40	223,733.75	305,000.00	81,266.25	73.4
01-3200-2140 RIGHT-OF-WAY PERMITS	1,300.00	8,925.00	4,000.00	4,925.00	223.1
01-3200-2160 STREET EXCAVATION PERMIT FEE	.00	450.00	1,500.00	1,050.00	30.0
TOTAL LICENSES & PERMITS	48,182.66	308,961.98	577,024.00	268,062.02	53.5
<u>GRANTS</u>					
01-3300-4100 STATE GRANTS	.00	18,312.00	.00	18,312.00	.0
TOTAL GRANTS	.00	18,312.00	.00	18,312.00	.0
<u>STATE OF IDAHO SHARED REVENUE</u>					
01-3310-5100 STATE LIQUOR APPORTIONMENT	.00	138,362.00	395,000.00	256,638.00	35.0
01-3310-5200 HIGHWAY USER'S REVENUE - STREE	( 48,282.87)	91,683.67	195,071.00	103,387.33	47.0
01-3310-5600 STATE SHARED REVENUE	.00	576,944.71	1,086,365.00	509,420.29	53.1
TOTAL STATE OF IDAHO SHARED REVENUE	( 48,282.87)	806,990.38	1,676,436.00	869,445.62	48.1

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>COUNTY SHARED REVENUE</u>					
01-3320-8400	COUNTY COURT FINES	3,420.90	26,693.54	50,000.00	23,306.46	53.4
01-3320-8600	COUNTY AMBULANCE CONTRACT	280,846.00	842,538.00	1,685,076.00	842,538.00	50.0
	<u>TOTAL COUNTY SHARED REVENUE</u>	<u>284,266.90</u>	<u>869,231.54</u>	<u>1,735,076.00</u>	<u>865,844.46</u>	<u>50.1</u>
	<u>CHARGES FOR SERVICES</u>					
01-3400-1100	PLANNING FEES	10,025.00	66,983.00	90,000.00	23,017.00	74.4
01-3400-1110	BUILDING PLAN CHECK FEES	19,349.71	117,495.25	175,500.00	58,004.75	67.0
01-3400-1120	PLANNING PLAN CHECK FEES	13,152.31	81,143.99	122,850.00	41,706.01	66.1
01-3400-1130	FIRE PLAN CHECK FEES	13,177.31	85,534.68	122,850.00	37,315.32	69.6
01-3400-1500	REPRODUCTION/FINGERPRINT FEES	12.00	87.00	500.00	413.00	17.4
01-3400-2250	SPECIAL FIRE FEES	1,919.00	185,658.69	50,000.00	( 135,658.69)	371.3
01-3400-2260	PUBLIC EDUCATION FEES	1,730.00	8,235.00	.00	( 8,235.00)	.0
01-3400-3600	BANNER FEES	350.00	2,075.00	.00	( 2,075.00)	.0
01-3400-6100	BC SCH DIST.PARK MAINT. CONTR	.00	.00	18,200.00	18,200.00	.0
01-3400-6130	URA PROPERTY MAINTENANCE	.00	18,928.00	.00	( 18,928.00)	.0
01-3400-6300	PARK YOUTH PROGRAM FEES	3,196.63	32,549.95	120,000.00	87,450.05	27.1
01-3400-6320	PARK USER FEES	1,353.49	6,669.51	20,000.00	13,330.49	33.4
01-3400-6700	PARK CONCESSION SALES	762.22	1,574.52	9,000.00	7,425.48	17.5
	<u>TOTAL CHARGES FOR SERVICES</u>	<u>65,027.67</u>	<u>606,934.59</u>	<u>728,900.00</u>	<u>121,965.41</u>	<u>83.3</u>
	<u>FINES &amp; FEES</u>					
01-3500-1100	PARKING FINES	13,571.00	56,118.00	100,000.00	43,882.00	56.1
01-3500-1200	ELECTRIC VEHICLE CHARGING	.00	.00	25.00	25.00	.0
01-3500-1300	PAID PARKING	669.00	2,823.00	2,500.00	( 323.00)	112.9
01-3500-1400	PLANNING & BUILDING FINES	.00	2,200.00	.00	( 2,200.00)	.0
	<u>TOTAL FINES &amp; FEES</u>	<u>14,240.00</u>	<u>61,141.00</u>	<u>102,525.00</u>	<u>41,384.00</u>	<u>59.6</u>

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
01-3700-1000	INTEREST EARNINGS	37,628.21	228,662.67	150,000.00	( 78,662.67)	152.4
01-3700-2000	RENT	.00	1,000.00	6,000.00	5,000.00	16.7
01-3700-2010	RENT-PARK RESERVATIONS	160.00	4,350.00	12,000.00	7,650.00	36.3
01-3700-2020	RENT-491 SUN VALLEY ROAD	.00	34,463.68	66,468.00	32,004.32	51.9
01-3700-3600	REFUNDS & REIMBURSEMENTS	2,400.00	37,238.26	253,400.00	216,161.74	14.7
01-3700-3610	REIMBURSEMENTS-RESORT CITIES	.00	33,500.00	22,000.00	( 11,500.00)	152.3
01-3700-3650	REIMBURSEMENT-BLAINE CITY TOUR	.00	.00	8,000.00	8,000.00	.0
01-3700-7000	MISCELLANEOUS	500.00	2,458.38	.00	( 2,458.38)	.0
01-3700-7010	MISCELLANEOUS-STREET	.00	1,770.96	.00	( 1,770.96)	.0
01-3700-8722	TRANSFER FROM LOT FUND	166,666.67	1,000,000.02	2,000,000.00	999,999.98	50.0
01-3700-8763	REIMBURSEMENT FROM WATER FUND	30,678.17	184,069.02	368,138.00	184,068.98	50.0
01-3700-8765	REIMBURSMNT FROM WASTEWATER FD	62,186.75	373,120.50	746,241.00	373,120.50	50.0
01-3700-8798	URA FND REIM-SALARIES/BENEFITS	6,262.58	45,422.16	125,000.00	79,577.84	36.3
01-3700-8799	IDL FIRE REIMBURSEMENT	24,817.18	311,663.47	200,000.00	( 111,663.47)	155.8
	TOTAL MISCELLANEOUS REVENUE	331,299.56	2,257,719.12	3,957,247.00	1,699,527.88	57.1
	<u>MISCELLANEOUS REVENUE CONT.</u>					
01-3710-8722	LOT FUND REIMB-ADMIN.EXPENSES	416.67	2,500.02	5,000.00	2,499.98	50.0
01-3710-8763	WATER FUND REIMB-ADMIN.EXPENSE	12,398.25	74,389.50	148,779.00	74,389.50	50.0
01-3710-8765	WW FUND REIMB-ADMIN.EXPENSES	11,687.67	70,126.02	140,252.00	70,125.98	50.0
01-3710-8798	URA FUND REIMB-ADMIN. EXPENSES	.00	.00	25,000.00	25,000.00	.0
	TOTAL MISCELLANEOUS REVENUE CONT.	24,502.59	147,015.54	319,031.00	172,015.46	46.1
	<u>FUND BALANCE</u>					
01-3800-9000	FUND BALANCE	.00	.00	4,078,623.00	4,078,623.00	.0
	TOTAL FUND BALANCE	.00	.00	4,078,623.00	4,078,623.00	.0
	TOTAL FUND REVENUE	795,331.78	8,900,671.48	19,084,763.22	10,184,091.74	46.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE &amp; EXECUTIVE</u>					
PERSONAL SERVICES:					
01-4110-1000 SALARIES	12,480.08	68,651.74	120,686.04	52,034.30	56.9
01-4110-2100 FICA TAXES-CITY	925.64	5,057.30	9,232.48	4,175.18	54.8
01-4110-2200 STATE RETIREMENT-CITY	1,492.58	8,210.74	14,434.05	6,223.31	56.9
01-4110-2400 WORKER'S COMPENSATION-CITY	8.60	47.81	157.00	109.19	30.5
01-4110-2500 HEALTH INSURANCE-CITY	11,488.80	68,932.80	137,867.00	68,934.20	50.0
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	4,968.12	8,000.00	3,031.88	62.1
01-4110-2510 DENTAL INSURANCE-CITY	314.00	1,884.00	3,768.00	1,884.00	50.0
01-4110-2515 VISION	174.95	1,003.80	.00	1,003.80)	.0
01-4110-2600 ST & LONG TERM DISABILITY	67.16	402.96	805.92	402.96	50.0
TOTAL PERSONAL SERVICES	26,951.81	159,159.27	294,950.49	135,791.22	54.0
MATERIALS AND SERVICES:					
01-4110-3100 OFFICE SUPPLIES & POSTAGE	.00	23.82	3,167.00	3,143.18	.8
01-4110-3200 OPERATING SUPPLIES	.00	.00	2,125.00	2,125.00	.0
01-4110-4000 ELECTIONS	.00	.00	2,500.00	2,500.00	.0
01-4110-4200 PROFESSIONAL SERVICES	.00	.00	9,460.00	9,460.00	.0
01-4110-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	.00	1,700.00	1,700.00	.0
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG	1,065.49	2,066.42	3,000.00	933.58	68.9
TOTAL MATERIAL AND SERVICES	1,065.49	2,090.24	21,952.00	19,861.76	9.5
CAPITAL OUTLAY:					
01-4110-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	1,000.00	1,000.00	.0
TOTAL LEGISLATIVE & EXECUTIVE	28,017.30	161,249.51	317,902.49	156,652.98	50.7

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE SERVICES</u>					
PERSONAL SERVICES:					
01-4150-1000 SALARIES	77,734.33	525,183.22	965,737.00	440,553.78	54.4
01-4150-1500 PART TIME SALARIES	584.00	8,030.00	10,000.00	1,970.00	80.3
01-4150-1900 OVERTIME	719.59	4,285.32	.00	( 4,285.32)	.0
01-4150-2100 FICA TAXES-CITY	6,097.64	39,257.96	73,879.00	34,621.04	53.1
01-4150-2200 STATE RETIREMENT-CITY	9,809.82	66,225.64	114,270.00	48,044.36	58.0
01-4150-2400 WORKMEN'S COMPENSATION-CITY	80.39	422.04	1,200.00	777.96	35.2
01-4150-2500 HEALTH INSURANCE-CITY	21,260.70	131,005.92	294,644.00	163,638.08	44.5
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	3,221.45	19,000.00	15,778.55	17.0
01-4150-2510 DENTAL INSURANCE-CITY	663.50	4,038.00	8,209.00	4,171.00	49.2
01-4150-2515 VISION	361.47	2,108.72	.00	( 2,108.72)	.0
01-4150-2600 ST & LONG TERM DISABILITY	444.39	2,666.34	5,187.16	2,520.82	51.4
01-4150-2760 OTHER EMPLOYEE BENEFITS	2,107.70	13,200.05	26,400.00	13,199.95	50.0
TOTAL PERSONAL SERVICES	119,863.53	799,644.66	1,518,526.16	718,881.50	52.7
MATERIALS AND SERVICES:					
01-4150-3100 OFFICE SUPPLIES & POSTAGE	3,842.43	14,536.15	25,000.00	10,463.85	58.1
01-4150-3310 STATE SALES TAX-GEN.GOV. & PAR	2.61	53.05	250.00	196.95	21.2
01-4150-4200 PROFESSIONAL SERVICES	14,452.57	78,979.31	.00	( 78,979.31)	.0
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO	970.19	3,752.84	12,000.00	8,247.16	31.3
01-4150-4600 PROPERTY & LIABILITY INSURANCE	.00	126,193.98	116,015.00	( 10,178.98)	108.8
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH	800.00	2,044.00	7,500.00	5,456.00	27.3
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG	3,954.91	11,870.20	20,000.00	8,129.80	59.4
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST	.00	620.30	12,000.00	11,379.70	5.2
01-4150-5100 TELEPHONE & COMMUNICATIONS	2,020.10	41,085.32	43,000.00	1,914.68	95.6
01-4150-5110 COMPUTER NETWORK	20,256.95	95,490.39	80,000.00	( 15,490.39)	119.4
01-4150-5150 COMMUNICATIONS	10,272.45	30,004.43	105,000.00	74,995.57	28.6
01-4150-5200 UTILITIES	1,334.65	10,427.60	42,682.00	32,254.40	24.4
01-4150-6500 CONTRACTS FOR SERVICES	3,485.00	31,801.50	25,000.00	( 6,801.50)	127.2
01-4150-6510 COMPUTER SERVICES	3,635.00	21,810.00	45,500.00	23,690.00	47.9
TOTAL MATERIAL AND SERVICES	65,026.86	468,669.07	533,947.00	65,277.93	87.8
CAPITAL OUTLAY:					
01-4150-7400 OFFICE FURNITURE & EQUIPMENT	672.48	13,406.76	1,000.00	( 12,406.76)	1340.7
TOTAL CAPITAL OUTLAY	672.48	13,406.76	1,000.00	( 12,406.76)	1340.7
TOTAL ADMINISTRATIVE SERVICES	185,562.87	1,281,720.49	2,053,473.16	771,752.67	62.4



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>LEGAL</u>					
	MATERIALS AND SERVICES:					
01-4160-4200	PROFESSIONAL SERVICES	16,500.00	112,326.25	209,803.79	97,477.54	53.5
01-4160-4270	CITY PROSECUTOR	3,883.33	19,416.65	47,998.00	28,581.35	40.5
	TOTAL MATERIAL AND SERVICES	20,383.33	131,742.90	257,801.79	126,058.89	51.1
	TOTAL LEGAL	20,383.33	131,742.90	257,801.79	126,058.89	51.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING &amp; BUILDING</u>					
PERSONAL SERVICES:					
01-4170-1000 SALARIES	32,584.16	217,013.86	509,601.00	292,587.14	42.6
01-4170-1200 PLANNING & ZONING COMMISSION	2,000.00	10,800.00	25,200.00	14,400.00	42.9
01-4170-1900 OVERTIME	181.78	1,255.06	.00	( 1,255.06)	.0
01-4170-2100 FICA TAXES-CITY	2,652.92	18,315.35	76,755.20	58,439.85	23.9
01-4170-2200 STATE RETIREMENT-CITY	4,158.00	28,463.75	59,154.00	30,690.25	48.1
01-4170-2400 WORKER'S COMPENSATION-CITY	254.30	2,003.65	6,220.00	4,216.35	32.2
01-4170-2500 HEALTH INSURANCE-CITY	7,197.24	52,657.11	140,406.00	87,748.89	37.5
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	1,358.65	9,000.00	7,641.35	15.1
01-4170-2510 DENTAL INSURANCE-CITY	229.00	1,621.05	3,990.00	2,368.95	40.6
01-4170-2515 VISION	115.85	796.58	.00	( 796.58)	.0
01-4170-2600 ST & LONG TERM DISABILITY	212.76	1,258.41	3,057.72	1,799.31	41.2
01-4170-2700 VACATION/SICK ACCRUAL PAYOUT	.00	11,453.97	6,793.20	( 4,660.77)	168.6
TOTAL PERSONAL SERVICES	49,586.01	346,997.44	840,177.12	493,179.68	41.3
MATERIALS AND SERVICES:					
01-4170-3100 OFFICE SUPPLIES & POSTAGE	160.87	2,653.12	6,000.00	3,346.88	44.2
01-4170-3200 OPERATING SUPPLIES	.00	5,534.40	1,200.00	( 4,334.40)	461.2
01-4170-4200 PROFESSIONAL SERVICES	19,153.32	128,718.30	245,842.00	117,123.70	52.4
01-4170-4210 PROFESSIONAL SERVICES - IDBS	98,655.12	166,900.20	260,000.00	93,099.80	64.2
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM	2,062.50	8,468.75	10,000.00	1,531.25	84.7
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO	9,536.15	17,256.88	10,000.00	( 7,256.88)	172.6
01-4170-4500 GEOGRAPHIC INFO SYSTEMS	1,830.00	9,730.00	10,000.00	270.00	97.3
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	1,261.98	4,000.00	2,738.02	31.6
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	4,747.87	10,000.00	5,252.13	47.5
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM	.00	51.00	3,000.00	2,949.00	1.7
01-4170-5100 TELEPHONE & COMMUNICATIONS	30.00	180.00	.00	( 180.00)	.0
01-4170-6910 OTHER PURCHASED SERVICES	.00	.00	2,000.00	2,000.00	.0
TOTAL MATERIAL AND SERVICES	131,427.96	345,502.50	562,042.00	216,539.50	61.5
CAPITAL OUTLAY:					
01-4170-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	1,000.00	1,000.00	.0
TOTAL PLANNING & BUILDING	181,013.97	692,499.94	1,403,219.12	710,719.18	49.4

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL</u>					
PERSONAL SERVICES:					
01-4193-1000 SALARIES	4,095.00	29,510.00	70,980.00	41,470.00	41.6
01-4193-2100 FICA TAXES-CITY	313.27	2,257.53	5,429.97	3,172.44	41.6
01-4193-2200 STATE RETIREMENT-CITY	489.76	3,529.39	8,489.21	4,959.82	41.6
01-4193-2400 WORKMEN'S COMPENSATION-CITY	4.09	29.70	75.00	45.30	39.6
01-4193-2500 HEALTH INSURANCE-CITY	1,210.00	7,260.00	14,520.00	7,260.00	50.0
01-4193-2510 DENTAL INSURANCE-CITY	42.00	192.41	504.00	311.59	38.2
01-4193-2515 VISION	16.00	54.08	.00	( 54.08)	.0
TOTAL PERSONAL SERVICES	6,170.12	42,833.11	99,998.18	57,165.07	42.8
MATERIALS AND SERVICES:					
01-4193-4200 PROFESSIONAL SERVICE	2,160.50	38,203.60	163,296.00	125,092.40	23.4
01-4193-4210 RESORT CITIES	.00	8,000.00	25,000.00	17,000.00	32.0
01-4193-4220 IT PROFESSIONAL SERVICES	.00	.00	178,260.00	178,260.00	.0
01-4193-4250 BLAINE CITY TOUR	.00	.00	8,000.00	8,000.00	.0
01-4193-4400 PROPERTY ACQUISITION	.00	2,248,345.91	2,248,346.00	.09	100.0
01-4193-4500 1ST/WASHINGTON RENT	.00	.00	18,000.00	18,000.00	.0
01-4193-4901 CULTURE PROJECTS	1,056.38	1,056.38	.00	( 1,056.38)	.0
01-4193-6500 CONTRACT FOR SERVICE	.00	66,140.00	131,904.00	65,764.00	50.1
01-4193-6900 MISCELLANEOUS EXPENSE	.00	475,000.00	475,000.00	.00	100.0
TOTAL MATERIAL AND SERVICES	3,216.88	2,836,745.89	3,247,806.00	411,060.11	87.3
OTHER EXPENDITURES:					
01-4193-8803 TRANSFER TO GENERAL CIP FUND	.00	847,677.00	847,677.00	.00	100.0
01-4193-8804 TRANSFER TO CITY/CO HOUSING	.00	500,000.00	500,000.00	.00	100.0
01-4193-8893 TRANSFER TO PARK TRUST-KAC	.00	10,000.00	10,000.00	.00	100.0
01-4193-9910 MERIT/COMPENSATION ADJUSTMENTS	.00	3,189.38	140,000.00	136,810.62	2.3
01-4193-9930 GENERAL FUND OP. CONTINGENCY	6,298.75	108,737.64	429,826.06	321,088.42	25.3
TOTAL OTHER EXPENDITURES	6,298.75	1,469,604.02	1,927,503.06	457,899.04	76.2
TOTAL NON-DEPARTMENTAL	15,685.75	4,349,183.02	5,275,307.24	926,124.22	82.4

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINTENANCE</u>					
PERSONAL SERVICES:					
01-4194-1000 SALARIES	21,981.82	164,064.00	362,894.00	198,830.00	45.2
01-4194-1500 PART-TIME/SEASONAL	.00	.00	60,921.00	60,921.00	.0
01-4194-1800 SHIFT COVERAGE ON CALL	109.18	2,487.08	5,000.00	2,512.92	49.7
01-4194-1900 OVERTIME	571.65	5,062.10	8,500.00	3,437.90	59.6
01-4194-2100 FICA TAXES - CITY	2,077.46	14,040.56	32,422.00	18,381.44	43.3
01-4194-2200 STATE RETIREMENT - CITY	2,826.89	19,306.45	48,822.00	29,515.55	39.5
01-4194-2400 WORKER'S COMPENSATION-CITY	372.00	2,525.43	3,983.00	1,457.57	63.4
01-4194-2500 HEALTH INSURANCE - CITY	10,193.86	61,163.16	162,596.00	101,432.84	37.6
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	1,778.23	10,000.00	8,221.77	17.8
01-4194-2510 DENTAL INSURANCE-CITY	290.42	1,733.25	4,566.00	2,832.75	38.0
01-4194-2515 VISION	167.03	940.32	.00 (	940.32)	.0
01-4194-2600 LONG TERM DISABILITY	147.51	885.06	2,114.62	1,229.56	41.9
01-4194-2800 STATE UNEMPLOYMENT INSURANCE	.00	2,840.00	8,000.00	5,160.00	35.5
TOTAL PERSONAL SERVICES	38,737.82	276,825.64	709,818.62	432,992.98	39.0
MATERIALS AND SERVICES:					
01-4194-3100 OFFICE SUPPLIES & POSTAGE	.00	.00	300.00	300.00	.0
01-4194-3200 OPERATING SUPPLIES	25.63	3,171.86	10,000.00	6,828.14	31.7
01-4194-3500 MOTOR FUELS & LUBRICANTS	51.00	897.11	16,000.00	15,102.89	5.6
01-4194-4200 PROFESSIONAL SERVICES	27,009.00	73,159.65	62,718.00 (	10,441.65)	116.7
01-4194-4210 PROFESSIONAL SERVC-CITY TREES	.00	135.00	15,000.00	14,865.00	.9
01-4194-4220 PROF SERV-CITY BEAUTIFICATION	1,664.00	39,253.97	85,000.00	45,746.03	46.2
01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	305.00	440.00	135.00	69.3
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	1,317.08	1,000.00 (	317.08)	131.7
01-4194-5100 TELEPHONE & COMMUNICATIONS	30.00	180.00	720.00	540.00	25.0
01-4194-5200 UTILITIES	2,133.25	22,725.59	36,000.00	13,274.41	63.1
01-4194-5300 CUSTODIAL & CLEANING SERVICES	4,637.00	23,251.77	80,000.00	56,748.23	29.1
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS	1,837.49	39,747.50	56,000.00	16,252.50	71.0
01-4194-5910 REPAIR & MAINT-491 SV ROAD	3,436.85	30,063.75	77,000.00	46,936.25	39.0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR	4,590.41	16,470.17	48,100.00	31,629.83	34.2
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI	36.90	379.77	3,500.00	3,120.23	10.9
01-4194-6100 REPAIR & MAINT--MACHINERY & EQ	212.77	726.93	6,000.00	5,273.07	12.1
01-4194-6950 MAINTENANCE	940.04	4,764.54	36,000.00	31,235.46	13.2
TOTAL MATERIAL AND SERVICES	46,604.34	256,549.69	533,778.00	277,228.31	48.1
TOTAL FACILITY MAINTENANCE	85,342.16	533,375.33	1,243,596.62	710,221.29	42.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
PERSONAL SERVICES:					
01-4210-1000 SALARIES	11,409.83	64,966.76	115,690.00	50,723.24	56.2
01-4210-1500 PART-TIME	.00	.00	27,851.00	27,851.00	.0
01-4210-1900 OVERTIME	1,625.35	4,735.18	5,000.00	264.82	94.7
01-4210-2100 FICA TAXES-CITY	970.92	5,172.64	10,981.00	5,808.36	47.1
01-4210-2200 STATE RETIREMENT-CITY	1,222.71	7,312.64	17,167.00	9,854.36	42.6
01-4210-2400 WORKMEN'S COMPENSATION-CITY	294.15	1,620.75	4,637.00	3,016.25	35.0
01-4210-2500 HEALTH INSURANCE-CITY	6,711.56	40,269.36	80,539.00	40,269.64	50.0
01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	487.01	4,000.00	3,512.99	12.2
01-4210-2510 DENTAL INSURANCE-CITY	169.00	1,014.00	2,028.00	1,014.00	50.0
01-4210-2515 VISION	97.80	586.80	.00 (	586.80)	.0
01-4210-2600 ST & LONG TERM DISABILITY	56.71	340.26	680.52	340.26	50.0
TOTAL PERSONAL SERVICES	22,558.03	126,505.40	268,573.52	142,068.12	47.1
MATERIALS AND SERVICES:					
01-4210-3100 OFFICE SUPPLIES & POSTAGE	486.00	1,121.75	5,000.00	3,878.25	22.4
01-4210-3200 OPERATING SUPPLIES	.00	24.68	300.00	275.32	8.2
01-4210-3500 MOTOR FUELS & LUBRICANTS	625.99	2,626.38	7,000.00	4,373.62	37.5
01-4210-3600 COMPUTER SOFTWARE	.00	.00	2,000.00	2,000.00	.0
01-4210-3610 PARKING OPS PROCESSING FEES	4,351.03	9,092.83	26,000.00	16,907.17	35.0
01-4210-3620 PARKING OPS EQUIPMENT FEES	117.34	1,040.76	11,000.00	9,959.24	9.5
01-4210-4200 PROFESSIONAL SERVICES	1,456.00	10,584.00	59,750.00	49,166.00	17.7
01-4210-4250 PROF.SERVICES-BCSO CONTRACT	159,837.92	803,848.82	1,918,054.67	1,114,205.85	41.9
01-4210-4900 PERSONNEL TRAINING/TRAVEL/MTG	256.60	339.26	.00 (	339.26)	.0
01-4210-5100 TELEPHONE & COMMUNICATIONS	171.04	1,683.06	4,350.00	2,666.94	38.7
01-4210-6000 REPAIR & MAINT--AUTOMOTIVE EQU	221.34	1,219.17	13,000.00	11,780.83	9.4
TOTAL MATERIAL AND SERVICES	167,523.26	831,580.71	2,046,454.67	1,214,873.96	40.6
CAPITAL OUTLAY:					
01-4210-7500 AUTOMOTIVE EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	5,000.00	5,000.00	.0
TOTAL POLICE	190,081.29	958,086.11	2,320,028.19	1,361,942.08	41.3

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE &amp; RESCUE</u>					
PERSONAL SERVICES:					
01-4230-1000 SALARIES	109,982.23	695,879.81	1,470,123.00	774,243.19	47.3
01-4230-1500 PAID ON-CALL WAGES	23,281.00	153,473.41	135,000.00	( 18,473.41)	113.7
01-4230-1700 WOOC (WORKING OUT OF CLASS)	5,077.76	50,176.74	8,000.00	( 42,176.74)	627.2
01-4230-1900 OVERTIME	11,875.20	110,054.60	120,000.00	9,945.40	91.7
01-4230-2100 FICA TAXES-CITY	11,322.73	78,141.86	132,584.00	54,442.14	58.9
01-4230-2300 FIREMEN'S RETIREMENT-CITY	18,422.61	123,502.52	234,125.00	110,622.48	52.8
01-4230-2310 DEF.COMP-PD ON CALL/PT EMP	.00	.00	12,000.00	12,000.00	.0
01-4230-2400 WORKMEN'S COMPENSATION-CITY	4,383.38	29,999.15	40,000.00	10,000.85	75.0
01-4230-2500 HEALTH INSURANCE-CITY	33,114.12	196,708.04	369,852.00	173,143.96	53.2
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	2,398.92	26,000.00	23,601.08	9.2
01-4230-2510 DENTAL INSURANCE-CITY	939.50	5,700.00	11,040.00	5,340.00	51.6
01-4230-2515 VISION	545.10	3,077.70	.00	( 3,077.70)	.0
01-4230-2530 EMPLOYEE MEDICAL SERVICES	.00	2,313.00	.00	( 2,313.00)	.0
01-4230-2535 VEBA	5,100.00	30,600.00	57,600.00	27,000.00	53.1
01-4230-2540 MERP-MEDICAL EXP REIMBURSEMENT	600.00	3,600.00	7,200.00	3,600.00	50.0
01-4230-2600 ST & LONG TERM DISABILITY	653.29	4,083.10	8,310.64	4,227.54	49.1
01-4230-2700 VACATION/SICK ACCRUAL PAYOUT	.00	25,300.13	25,000.00	( 300.13)	101.2
01-4230-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	3,000.00	3,000.00	.0
01-4230-2900 PERFORMANCE AWARDS	314.92	5,054.46	4,200.00	( 854.46)	120.3
TOTAL PERSONAL SERVICES	225,611.84	1,520,063.44	2,664,034.64	1,143,971.20	57.1
MATERIALS AND SERVICES:					
01-4230-3200 OPERATING SUPPLIES FIRE	457.95	6,248.90	45,000.00	38,751.10	13.9
01-4230-3210 OPERATING SUPPLIES EMS	6,199.20	27,924.09	63,000.00	35,075.91	44.3
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE	617.64	2,712.82	8,000.00	5,287.18	33.9
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS	710.95	2,806.10	8,000.00	5,193.90	35.1
01-4230-4200 PROFESSIONAL SERVICES FIRE	6,237.82	17,020.09	27,000.00	9,979.91	63.0
01-4230-4210 PROFESSIONAL SERVICES EMS	6,711.66	14,598.19	20,000.00	5,401.81	73.0
01-4230-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	110.00	.00	( 110.00)	.0
01-4230-4900 TRAINING/TRAVEL/MTG FIRE	735.95	3,235.80	16,000.00	12,764.20	20.2
01-4230-4910 TRAINING EMS	340.00	3,350.12	12,000.00	8,649.88	27.9
01-4230-4920 TRAINING-FACILITY	301.31	721.90	12,000.00	11,278.10	6.0
01-4230-4930 PUBLIC EDUCATION	.00	5,644.39	.00	( 5,644.39)	.0
01-4230-4940 IDL FIRE EXPENSES	.00	914.50	200,000.00	199,085.50	.5
01-4230-5100 TELEPHONE & COMMUNICATION FIRE	164.31	8,451.62	21,000.00	12,548.38	40.3
01-4230-5110 TELEPHONE & COMMUNICATION EMS	164.31	8,431.51	21,000.00	12,568.49	40.2
01-4230-5200 UTILITIES	2,480.25	13,707.88	45,600.00	31,892.12	30.1
01-4230-5900 REPAIR & MAINTENANCE-BUILDINGS	7,971.55	9,668.20	24,000.00	14,331.80	40.3
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE	304.33	18,781.46	18,000.00	( 781.46)	104.3
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS	313.11	5,120.15	12,000.00	6,879.85	42.7
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ	198.61	2,511.04	60,000.00	57,488.96	4.2
01-4230-6110 REPAIR & MAINT--MACHINERY & EQ	198.61	2,426.01	2,500.00	73.99	97.0
01-4230-6200 REPAIR & MAINT--FACILITY	.00	1,565.09	.00	( 1,565.09)	.0
01-4230-6900 OTHER PURCHASED SERVICES FIRE	.00	.00	3,250.00	3,250.00	.0
01-4230-6910 OTHER PURCHASED SERVICES EMS	.00	.00	7,000.00	7,000.00	.0
TOTAL MATERIAL AND SERVICES	34,107.56	155,949.86	625,350.00	469,400.14	24.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
CAPITAL OUTLAY:					
01-4230-7700 LEASE-AERIAL TOWER	.00	.00	58,430.00	58,430.00	.0
01-4230-7710 LEASE-ENFORCER PUC PUMPERKB790	.00	140,801.73	141,000.00	198.27	99.9
TOTAL CAPITAL OUTLAY	.00	140,801.73	199,430.00	58,628.27	70.6
TOTAL FIRE & RESCUE	259,719.40	1,816,815.03	3,488,814.64	1,671,999.61	52.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET</u>					
PERSONAL SERVICES:					
01-4310-1000 SALARIES	62,789.23	374,318.74	719,144.00	344,825.26	52.1
01-4310-1500 PART-TIME	.00	.00	65,800.00	65,800.00	.0
01-4310-1800 SHIFT COVERAGE ON CALL	1,814.10	17,847.96	17,500.00	( 347.96)	102.0
01-4310-1900 OVERTIME	2,143.13	35,915.58	35,000.00	( 915.58)	102.6
01-4310-2100 FICA TAXES-CITY	5,077.69	32,556.34	60,977.70	28,421.36	53.4
01-4310-2200 STATE RETIREMENT-CITY	7,044.02	48,699.02	87,463.00	38,763.98	55.7
01-4310-2400 WORKER'S COMPENSATION-CITY	546.09	11,131.19	27,628.00	16,496.81	40.3
01-4310-2500 HEALTH INSURANCE-CITY	18,057.08	109,657.99	216,685.00	107,027.01	50.6
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	905.45	15,500.00	14,594.55	5.8
01-4310-2510 DENTAL INSURANCE-CITY	546.62	3,325.92	6,576.00	3,250.08	50.6
01-4310-2515 VISION	262.27	1,565.36	.00	( 1,565.36)	.0
01-4310-2600 ST & LONG TERM DISABILITY	350.72	2,103.73	4,323.06	2,219.33	48.7
01-4310-2800 STATE UNEMPLOYMENT INSURANCE	.00	33.44	6,000.00	5,966.56	.6
TOTAL PERSONAL SERVICES	98,630.95	638,060.72	1,262,596.76	624,536.04	50.5
MATERIALS AND SERVICES:					
01-4310-3200 OPERATING SUPPLIES	1,718.03	10,075.81	16,240.00	6,164.19	62.0
01-4310-3400 MINOR EQUIPMENT	.00	693.61	3,800.00	3,106.39	18.3
01-4310-3500 MOTOR FUELS & LUBRICANTS	12,673.55	68,334.64	109,092.00	40,757.36	62.6
01-4310-3600 COMPUTER SOFTWARE	6,000.00	6,000.00	6,800.00	800.00	88.2
01-4310-4200 PROFESSIONAL SERVICES	82,733.25	167,789.99	204,000.00	36,210.01	82.3
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	340.00	4,515.00	4,175.00	7.5
01-4310-5100 TELEPHONE & COMMUNICATIONS	30.00	180.00	7,000.00	6,820.00	2.6
01-4310-5200 UTILITIES	2,029.73	8,992.99	19,500.00	10,507.01	46.1
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU	390.64	1,571.06	8,700.00	7,128.94	18.1
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ	3,605.84	34,666.72	98,650.00	63,983.28	35.1
01-4310-6910 OTHER PURCHASED SERVICES	1,782.15	4,858.29	16,000.00	11,141.71	30.4
01-4310-6920 SIGNS & SIGNALIZATION	.00	4,352.61	16,000.00	11,647.39	27.2
01-4310-6930 STREET LIGHTING	1,785.47	13,970.66	18,500.00	4,529.34	75.5
01-4310-6950 MAINTENANCE & IMPROVEMENTS	1,325.75	24,295.80	338,300.00	314,004.20	7.2
TOTAL MATERIAL AND SERVICES	114,074.41	346,122.18	867,097.00	520,974.82	39.9
TOTAL STREET	212,705.36	984,182.90	2,129,693.76	1,145,510.86	46.2



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
PERSONAL SERVICES:					
01-4510-1000 SALARIES	21,411.11	137,922.93	275,420.00	137,497.07	50.1
01-4510-1500 PART-TIME/SEASONAL	1,599.75	8,912.28	85,000.00	76,087.72	10.5
01-4510-1900 OVERTIME	.00	833.25	.00	833.25	.0
01-4510-2100 FICA TAXES - CITY	1,735.93	11,150.25	27,540.00	16,389.75	40.5
01-4510-2200 STATE RETIREMENT - CITY	2,533.86	16,503.32	43,056.00	26,552.68	38.3
01-4510-2400 WORKER'S COMPENSATION - CITY	362.04	2,320.19	7,700.00	5,379.81	30.1
01-4510-2500 HEALTH INSURANCE - CITY	6,985.78	41,914.68	83,829.00	41,914.32	50.0
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	1,903.10	5,000.00	3,096.90	38.1
01-4510-2510 DENTAL INSURANCE-CITY	210.50	1,263.00	2,526.00	1,263.00	50.0
01-4510-2515 VISION	114.70	642.80	.00	642.80	.0
01-4510-2600 ST & LONG TERM DISABILITY	136.55	819.30	1,612.80	793.50	50.8
01-4510-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	1,000.00	1,000.00	.0
TOTAL PERSONAL SERVICES	35,090.22	224,185.10	532,683.80	308,498.70	42.1
MATERIALS AND SERVICES:					
01-4510-3100 OFFICE SUPPLIES & POSTAGE	.00	30.51	1,000.00	969.49	3.1
01-4510-3200 OPERATING SUPPLIES	151.16	1,297.52	4,500.00	3,202.48	28.8
01-4510-3250 RECREATION SUPPLIES	( 1.38)	3,176.95	11,000.00	7,823.05	28.9
01-4510-3280 YOUTH GOLF	.00	.00	1,000.00	1,000.00	.0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY	862.08	3,538.96	7,500.00	3,961.04	47.2
01-4510-3310 STATE SALES TAX-PARK	938.90	2,618.29	8,500.00	5,881.71	30.8
01-4510-3500 MOTOR FUELS & LUBRICANTS	312.13	1,426.21	3,500.00	2,073.79	40.8
01-4510-4200 PROFESSIONAL SERVICE	857.50	2,034.16	3,842.00	1,807.84	53.0
01-4510-4410 ADVERTISING & PUBLICATIONS	.00	524.40	1,000.00	475.60	52.4
01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	.00	500.00	500.00	.0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	.00	1,000.00	1,000.00	.0
01-4510-5100 TELEPHONE & COMMUNICATIONS	.00	.00	1,500.00	1,500.00	.0
01-4510-5200 UTILITIES	511.81	2,039.56	11,400.00	9,360.44	17.9
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	607.54	3,500.00	2,892.46	17.4
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ	43.90	1,771.54	2,500.00	728.46	70.9
TOTAL MATERIAL AND SERVICES	3,676.10	19,065.64	62,242.00	43,176.36	30.6
TOTAL RECREATION	38,766.32	243,250.74	594,925.80	351,675.06	40.9
TOTAL FUND EXPENDITURES	1,217,277.75	11,152,105.97	19,084,762.81	7,932,656.84	58.4
NET REVENUE OVER EXPENDITURES	( 421,945.97)	( 2,251,434.49)	.41	2,251,434.90	(54913

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

WAGON DAYS FUND

ASSETS

02-1000-0000	CASH - COMBINED	39,786.64	
02-1510-0000	INVESTMENTS--WAGON DAYS #1625	5,639.67	
02-1520-0000	WAGON DAYS- US BANK #2315	17,172.52	
	TOTAL ASSETS		62,598.83

LIABILITIES AND EQUITY

LIABILITIES

02-2030-0000	ACCOUNTS PAYABLE	( 250.00)	
	TOTAL LIABILITIES		( 250.00)

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
02-2710-0000	WAGON DAYS FUND BALANCE	5,263.59	
	REVENUE OVER EXPENDITURES - YTD	57,585.24	
	BALANCE - CURRENT DATE	62,848.83	
	TOTAL FUND EQUITY		62,848.83
	TOTAL LIABILITIES AND EQUITY		62,598.83

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WAGON DAYS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WAGON DAYS REVENUE</u>					
02-3400-1100	WAGON DAYS FEES	.00	1,500.00	1,500.00	.00	100.0
02-3400-6700	SALES-SOUVENIRS,TICKET,PICNIC	.00	.00	6,000.00	6,000.00	.0
	<u>TOTAL WAGON DAYS REVENUE</u>	<u>.00</u>	<u>1,500.00</u>	<u>7,500.00</u>	<u>6,000.00</u>	<u>20.0</u>
	<u>MISCELLANEOUS REVENUE</u>					
02-3700-1000	INTEREST EARNINGS	( 5,556.68)	139.85	150.00	10.15	93.2
02-3700-3600	REFUNDS & REIMBURSEMENTS	.00	2,100.00	.00	( 2,100.00)	.0
02-3700-6500	SPONSORSHIPS	.00	7,507.96	10,000.00	2,492.04	75.1
02-3700-7000	RESERVED SEATING	.00	.00	3,500.00	3,500.00	.0
02-3700-8722	TRANSFER FROM LOT	.00	69,520.83	166,850.00	97,329.17	41.7
	<u>TOTAL MISCELLANEOUS REVENUE</u>	<u>( 5,556.68)</u>	<u>79,268.64</u>	<u>180,500.00</u>	<u>101,231.36</u>	<u>43.9</u>
	<u>TOTAL FUND REVENUE</u>	<u>( 5,556.68)</u>	<u>80,768.64</u>	<u>188,000.00</u>	<u>107,231.36</u>	<u>43.0</u>

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WAGON DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WAGON DAYS EXPENDITURES</u>					
PERSONAL SERVICES:					
02-4530-2900 AWARDS	.00	.00	5,300.00	5,300.00	.0
TOTAL PERSONAL SERVICES	.00	.00	5,300.00	5,300.00	.0
MATERIALS AND SERVICES:					
02-4530-3100 OFFICE SUPPLIES & POSTAGE	.00	1,863.00	400.00	( 1,463.00)	465.8
02-4530-3200 OPERATING SUPPLIES	.00	198.00	9,000.00	8,802.00	2.2
02-4530-3250 SOUVENIRS SUPPLIES	.00	850.00	6,500.00	5,650.00	13.1
02-4530-3310 STATE SALES TAX	.00	212.82	800.00	587.18	26.6
02-4530-4200 PROFESSIONAL SERVICES	.00	14,444.44	72,000.00	57,555.56	20.1
02-4530-4210 PARADE PARTCPNT/FIDDLERS/POETS	.00	.00	50,000.00	50,000.00	.0
02-4530-4220 GRAND MARSHAL DINNER	.00	130.65	5,500.00	5,369.35	2.4
02-4530-4230 HISTORY/CHILDREN'S ACTIVITIES	.00	71.00	5,000.00	4,929.00	1.4
02-4530-4240 CONCERT	.00	.00	21,000.00	21,000.00	.0
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO	.00	5,054.64	8,000.00	2,945.36	63.2
02-4530-5210 SOLID WASTE COLLECTION	.00	358.85	4,500.00	4,141.15	8.0
TOTAL MATERIAL AND SERVICES	.00	23,183.40	182,700.00	159,516.60	12.7
TOTAL WAGON DAYS EXPENDITURES	.00	23,183.40	188,000.00	164,816.60	12.3
TOTAL FUND EXPENDITURES	.00	23,183.40	188,000.00	164,816.60	12.3
NET REVENUE OVER EXPENDITURES	( 5,556.68)	57,585.24	.00	( 57,585.24)	.0

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

ASSETS

03-1000-0000	CASH - COMBINED	1,676,710.82	
03-1510-0000	INVESTMENTS--GEN CIP #2572	3,821,138.51	
	TOTAL ASSETS		5,497,849.33

LIABILITIES AND EQUITY

LIABILITIES

03-2030-0000	ACCOUNTS PAYABLE	( 50.00)	
	TOTAL LIABILITIES		( 50.00)

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
03-2710-0000	GEN CAPITAL IMPRVMT BALANCE	5,250,319.45	
	REVENUE OVER EXPENDITURES - YTD	247,579.88	
	BALANCE - CURRENT DATE	5,497,899.33	
	TOTAL FUND EQUITY		5,497,899.33
	TOTAL LIABILITIES AND EQUITY		5,497,849.33

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>GENERAL CIP REVENUE</u>					
03-3100-6100	IDAHO POWER FRANCHISE	.00	147,133.20	300,000.00	152,866.80	49.0
	TOTAL GENERAL CIP REVENUE	.00	147,133.20	300,000.00	152,866.80	49.0
	<u>SOURCE 3400</u>					
03-3400-7200	STREET IMPACT FEES	.00	8,984.00	.00 (	8,984.00)	.0
03-3400-7210	PARKS & RECREATION IMPACT FEE	.00	2,094.00	.00 (	2,094.00)	.0
03-3400-7220	FIRE & RESCUE IMPACT FEES	.00	4,184.00	.00 (	4,184.00)	.0
03-3400-7230	POLICE IMPACT FEES	.00	208.00	.00 (	208.00)	.0
	TOTAL SOURCE 3400	.00	15,470.00	.00 (	15,470.00)	.0
	<u>MISCELLANEOUS REVENUE</u>					
03-3700-1000	INTEREST EARNINGS	13,088.73	115,603.44	.00 (	115,603.44)	.0
03-3700-3600	REFUNDS & REIMBURSEMENTS	.00	62,916.00	62,501.00 (	415.00)	100.7
03-3700-3610	WOOD RIVER LAND TRUST REIMB	.00	38,395.60	.00 (	38,395.60)	.0
03-3700-3650	FIRE DEPARTMENT DONATIONS	30.00	20,175.00	.00 (	20,175.00)	.0
03-3700-8701	TRANSFER FROM GENERAL FUND	.00	847,677.00	847,677.00	.00	100.0
03-3700-8722	TRANSFER FROM LOT FUND	21,875.00	1,131,250.00	1,262,500.00	131,250.00	89.6
03-3700-8795	OTHER DONATIONS & REIMBURSEMEN	.00	.00	150,000.00	150,000.00	.0
03-3700-8798	URA FUNDING	.00	.00	765,000.00	765,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	34,993.73	2,216,017.04	3,087,678.00	871,660.96	71.8
	<u>FUND BALANCE</u>					
03-3800-9000	FUND BALANCE	.00	.00	3,596,733.00	3,596,733.00	.0
	TOTAL FUND BALANCE	.00	.00	3,596,733.00	3,596,733.00	.0
	TOTAL FUND REVENUE	34,993.73	2,378,620.24	6,984,411.00	4,605,790.76	34.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4193-7110 DOWNTOWN CORE SIDEWALK INFILL	7,707.59	55,050.09	500,000.00	444,949.91	11.0
03-4193-7135 MAIN STREET REHAB	382.50	1,007,777.27	3,492,204.00	2,484,426.73	28.9
03-4193-7145 5TH STREET SIDEWALK REPLACE	.00	2,290.00	.00	( 2,290.00)	.0
03-4193-7150 BIKE NETWORK IMPROVEMENTS	.00	10,743.50	80,000.00	69,256.50	13.4
03-4193-7180 POWER LINE UNDERGROUNDING	.00	703,450.00	700,632.00	( 2,818.00)	100.4
03-4193-7195 MAIN STREET DESIGN & RECONSTR	1,886.75	1,886.75	.00	( 1,886.75)	.0
03-4193-7200 TECHNOLOGY UPGRADES	10,439.59	69,865.10	199,575.00	129,709.90	35.0
03-4193-7205 WEBSITE REBUILD	.00	.00	60,000.00	60,000.00	.0
03-4193-7210 SUSTAINABILITY	.00	2,900.84	.00	( 2,900.84)	.0
03-4193-7500 PARKING MANAGEMENT	.00	.00	95,000.00	95,000.00	.0
03-4193-7607 SIDEWALK CURB AND GUTTER	.00	8,038.00	.00	( 8,038.00)	.0
03-4193-7611 PAVEMENT MANAGEMENT PROG	1,500.48	2,191.23	600,000.00	597,808.77	.4
03-4193-7613 ROAD BARRIERS	43,322.59	43,322.59	.00	( 43,322.59)	.0
TOTAL CAPITAL OUTLAY	65,239.50	1,907,515.37	5,727,411.00	3,819,895.63	33.3
OTHER EXPENDITURES:					
03-4193-9930 GENERAL FUND CIP CONTINGENCY	.00	960.00	.00	( 960.00)	.0
TOTAL OTHER EXPENDITURES	.00	960.00	.00	( 960.00)	.0
TOTAL GENERAL CIP EXPENDITURES	65,239.50	1,908,475.37	5,727,411.00	3,818,935.63	33.3

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINT CIP EXPENDITURE</u>					
CAPITAL OUTLAY:					
03-4194-7000 WARM SPRINGS PRESERVE PHASE I	.00	35,725.75	.00 (	35,725.75)	.0
03-4194-7110 FORD RANGER	.00	.00	35,000.00	35,000.00	.0
03-4194-7120 ATKINSON PARK IRRIG UPGRADES	.00	.00	50,000.00	50,000.00	.0
03-4194-7135 FOREST SRV PARK RENOVATION	.00	.00	175,000.00	175,000.00	.0
03-4194-7140 BONNING CABIN PRESERVATION	.00	28,974.00	50,000.00	21,026.00	58.0
03-4194-7155 ROTARY PARK REHABILATION	.00	.00	124,500.00	124,500.00	.0
03-4194-7156 ORE WAGON R&M	.00	.00	170,000.00	170,000.00	.0
03-4194-7160 TOWNE SQUARE DESIGN SCOPE	.00	56,000.00	.00 (	56,000.00)	.0
03-4194-7170 TRASH CANS (CITYWIDE) REPLACE	.00	4,150.00	20,000.00	15,850.00	20.8
03-4194-7180 WATER CONSERVATION UPGRADES	.00	.00	20,000.00	20,000.00	.0
03-4194-7200 SOLAR (FIRE)	.00	.00	150,000.00	150,000.00	.0
03-4194-7602 MOWER REPLACEMENT	.00	.00	34,000.00	34,000.00	.0
03-4194-7603 GRAVELY ZERO TURN MOWER	.00	.00	16,000.00	16,000.00	.0
TOTAL CAPITAL OUTLAY	.00	124,849.75	844,500.00	719,650.25	14.8
TOTAL FACILITY MAINT CIP EXPENDITURE	.00	124,849.75	844,500.00	719,650.25	14.8



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>POLICE CIP EXPENDITURES</u>					
	CAPITAL OUTLAY:					
03-4210-7100	POLICE VEHICLE (NEW)	.00	.00	60,000.00	60,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	60,000.00	60,000.00	.0
	TOTAL POLICE CIP EXPENDITURES	.00	.00	60,000.00	60,000.00	.0

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE &amp; RESCUE CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4230-7100 UTILITY/PICK-UP TRUCK	11,489.34	11,489.34	110,000.00	98,510.66	10.4
03-4230-7115 FIREFIGHTIN EQ (TOOLS)	.00	2,855.41	15,000.00	12,144.59	19.0
03-4230-7120 RADIOS (PORTABLE)	.00	612.35	14,000.00	13,387.65	4.4
03-4230-7125 RESCUE (CITY PROVIDED)	1,734.00	2,078.71	30,000.00	27,921.29	6.9
03-4230-7130 PPE (TURNOUT GEAR)	2,744.48	11,714.85	32,000.00	20,285.15	36.6
03-4230-7135 MEDICAL (CITY PROVIDED)	.00	.00	4,000.00	4,000.00	.0
03-4230-7140 SHOP TOOLS	.00	676.12	2,500.00	1,823.88	27.0
TOTAL CAPITAL OUTLAY	15,967.82	29,426.78	207,500.00	178,073.22	14.2
TOTAL FIRE & RESCUE CIP EXPENDITURES	15,967.82	29,426.78	207,500.00	178,073.22	14.2

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>STREETS CIP EXPENDITURES</u>					
	CAPITAL OUTLAY:					
03-4310-7125	ELGIN EAGLE - SWEEPER	.00	.00	50,000.00	50,000.00	.0
03-4310-7140	140 GRADER (TBD) - (LEASE/PURC	.00	56,620.74	50,000.00	( 6,620.74)	113.2
03-4310-7150	CAPITAL EQUIPMENT	.00	9,060.00	.00	( 9,060.00)	.0
03-4310-7600	DODGE DURANGO (2001)	2,424.00	2,424.00	35,000.00	32,576.00	6.9
	TOTAL CAPITAL OUTLAY	2,424.00	68,104.74	135,000.00	66,895.26	50.5
	TOTAL STREETS CIP EXPENDITURES	2,424.00	68,104.74	135,000.00	66,895.26	50.5

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4510-7125 PUMP PARK OVERHAUL	.00	183.72	.00	( 183.72)	.0
03-4510-7130 JOHN DEER GATOR	.00	.00	20,000.00	20,000.00	.0
TOTAL CAPITAL OUTLAY	.00	183.72	20,000.00	19,816.28	.9
TOTAL RECREATION CIP EXPENDITURES	.00	183.72	20,000.00	19,816.28	.9
TOTAL FUND EXPENDITURES	83,631.32	2,131,040.36	6,994,411.00	4,863,370.64	30.5
NET REVENUE OVER EXPENDITURES	( 48,637.59)	247,579.88	( 10,000.00)	( 257,579.88)	2475.8

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

ORIGINAL LOT FUND

ASSETS

22-1000-0000	CASH - COMBINED	(	122,634.17)	
22-1050-0000	TAXES RECEIVABLE		317,078.11	
22-1510-0000	INVESTMENTS-LOT #3183		357,695.39	
	TOTAL ASSETS			552,139.33

LIABILITIES AND EQUITY

LIABILITIES

22-2030-0000	ACCOUNTS PAYABLE	(	1,500.00)	
	TOTAL LIABILITIES		(	1,500.00)

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
22-2710-0000	FUND BALANCE		1,362,693.70	
	REVENUE OVER EXPENDITURES - YTD	(	809,054.37)	
	BALANCE - CURRENT DATE		553,639.33	
	TOTAL FUND EQUITY			553,639.33
	TOTAL LIABILITIES AND EQUITY			552,139.33

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

ORIGINAL LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>ORIGINAL LOT TAX</u>					
22-3100-3000	ORIGINAL LOT TAX	466,676.67	2,018,216.26	3,195,890.00	1,177,673.74	63.2
	TOTAL ORIGINAL LOT TAX	466,676.67	2,018,216.26	3,195,890.00	1,177,673.74	63.2
	<u>MISCELLANEOUS REVENUE</u>					
22-3700-1000	INTEREST EARNINGS	1,225.23	8,383.66	.00	( 8,383.66)	.0
22-3700-3600	REFUNDS & REIMBURSEMENTS	.00	1,400.00	.00	( 1,400.00)	.0
22-3700-8725	TRANSFR FROM ADDITIONAL 1%-LOT	4,078.75	24,472.50	48,945.00	24,472.50	50.0
	TOTAL MISCELLANEOUS REVENUE	5,303.98	34,256.16	48,945.00	14,688.84	70.0
	<u>FUND BALANCE</u>					
22-3800-9000	FUND BALANCE	.00	.00	1,358,391.00	1,358,391.00	.0
	TOTAL FUND BALANCE	.00	.00	1,358,391.00	1,358,391.00	.0
	TOTAL FUND REVENUE	471,980.65	2,052,472.42	4,603,226.00	2,550,753.58	44.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

ORIGINAL LOT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ORIGINAL LOT TAX</u>					
MATERIALS AND SERVICES:					
22-4910-3610 PROCESSING FEE XBP	211.68	1,308.43	1,000.00	( 308.43)	130.8
22-4910-4200 PROFESSIONAL SERVICES	27,000.00	27,000.00	21,591.00	( 5,409.00)	125.1
22-4910-5000 ADMINISTRATIVE EXPENSE-GEN FND	416.67	2,500.02	5,000.00	2,499.98	50.0
22-4910-6060 EVENTS/PROMOTIONS	9,871.50	34,094.01	115,195.00	81,100.99	29.6
22-4910-6070 SVED	.00	.00	15,000.00	15,000.00	.0
22-4910-6075 IDAHO DARK SKY ALLIANCE	.00	2,500.00	2,500.00	.00	100.0
22-4910-6080 MOUNTAIN RIDES	.00	412,000.00	824,000.00	412,000.00	50.0
22-4910-6085 FRIENDS OF THE SAWTOOTH NF	.00	.00	5,000.00	5,000.00	.0
22-4910-6090 CONSOLIDATED DISPATCH	.00	178,127.48	180,512.00	2,384.52	98.7
22-4910-6095 MOUNTAIN HUMANE	.00	3,226.00	4,078.00	852.00	79.1
TOTAL MATERIAL AND SERVICES	37,499.85	660,755.94	1,173,876.00	513,120.06	56.3
OTHER EXPENDITURES:					
22-4910-8801 REIMBURSE GF POLICE/FIRE/AMB	166,666.67	1,000,000.02	2,000,000.00	999,999.98	50.0
22-4910-8802 TRNSFR TO WAGON DAYS FUND	.00	69,520.83	166,850.00	97,329.17	41.7
22-4910-8803 TRANSFER TO GENERAL CIP	21,875.00	1,131,250.00	1,262,500.00	131,250.00	89.6
TOTAL OTHER EXPENDITURES	188,541.67	2,200,770.85	3,429,350.00	1,228,579.15	64.2
TOTAL ORIGINAL LOT TAX	226,041.52	2,861,526.79	4,603,226.00	1,741,699.21	62.2
TOTAL FUND EXPENDITURES	226,041.52	2,861,526.79	4,603,226.00	1,741,699.21	62.2
NET REVENUE OVER EXPENDITURES	245,939.13	( 809,054.37)	.00	809,054.37	.0

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

ADDITIONAL1%-LOT FUND

ASSETS

25-1000-0000	CASH - COMBINED	518,330.41	
	TOTAL ASSETS		518,330.41

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
25-2710-0000	FUND BALANCE	349,124.86	
	REVENUE OVER EXPENDITURES - YTD	169,205.55	
	BALANCE - CURRENT DATE	518,330.41	
	TOTAL FUND EQUITY		518,330.41
	TOTAL LIABILITIES AND EQUITY		518,330.41



CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

ADDITIONAL 1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>ADDITIONAL 1%-LOT</u>					
25-3100-3010	ADDITIONAL 1%	391,235.68	1,579,926.54	2,447,253.00	867,326.46	64.6
	TOTAL ADDITIONAL 1%-LOT	391,235.68	1,579,926.54	2,447,253.00	867,326.46	64.6
	<u>FUND BALANCE</u>					
25-3800-9000	FUND BALANCE	.00	.00	299,125.00	299,125.00	.0
	TOTAL FUND BALANCE	.00	.00	299,125.00	299,125.00	.0
	TOTAL FUND REVENUE	391,235.68	1,579,926.54	2,746,378.00	1,166,451.46	57.5

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

ADDITIONAL 1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>ADDITIONAL 1%-LOT</u>					
	MATERIALS AND SERVICES:					
25-4910-4220	SUN VALLEY AIR SERVICE BOARD	111,994.01	620,757.71	1,199,154.00	578,396.29	51.8
25-4910-4240	SVASB RELEASE FUND BALANCE	.00	.00	299,125.00	299,125.00	.0
	TOTAL MATERIAL AND SERVICES	111,994.01	620,757.71	1,498,279.00	877,521.29	41.4
	OTHER EXPENDITURES:					
25-4910-8822	TRANSFER TO ORIG LOT-DIR COST	4,078.75	24,472.50	48,945.00	24,472.50	50.0
25-4910-8824	TRANSFER TO HOUSING	191,539.09	765,490.78	1,199,154.00	433,663.22	63.8
	TOTAL OTHER EXPENDITURES	195,617.84	789,963.28	1,248,099.00	458,135.72	63.3
	TOTAL ADDITIONAL 1%-LOT	307,611.85	1,410,720.99	2,746,378.00	1,335,657.01	51.4
	TOTAL FUND EXPENDITURES	307,611.85	1,410,720.99	2,746,378.00	1,335,657.01	51.4
	NET REVENUE OVER EXPENDITURES	83,623.83	169,205.55	.00	( 169,205.55)	.0

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

FIRE BOND FUND

ASSETS

41-1000-0000	CASH - COMBINED	279,354.04	
41-1050-0000	TAXES RECEIVABLE--CURRENT	5,738.43	
	TOTAL ASSETS		285,092.47

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
41-2710-0000	FUND BALANCE	( 1,883.51)	
	REVENUE OVER EXPENDITURES - YTD	286,975.98	
	BALANCE - CURRENT DATE	285,092.47	
	TOTAL FUND EQUITY		285,092.47
	TOTAL LIABILITIES AND EQUITY		285,092.47

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>PROPERTY TAX</u>					
41-3100-1000	PROPERTY TAX GO LEVY	5,117.67	415,680.10	617,019.00	201,338.90	67.4
41-3100-9000	PENALTY & INTEREST ON TAXES	165.05	805.26	.00	( 805.26)	.0
	TOTAL PROPERTY TAX	5,282.72	416,485.36	617,019.00	200,533.64	67.5
	TOTAL FUND REVENUE	5,282.72	416,485.36	617,019.00	200,533.64	67.5

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FIRE BOND FUND EXP/TRNFRS</u>					
	MATERIALS AND SERVICES:					
41-4800-4205	PROF SERVICES PAYING AGENT	.00	.00	3,000.00	3,000.00	.0
	TOTAL MATERIAL AND SERVICES	.00	.00	3,000.00	3,000.00	.0
	OTHER EXPENDITURES:					
41-4800-8100	DEBT SRVC ACCT PRINCIPL-FIRE	.00	129,509.38	355,000.00	225,490.62	36.5
41-4800-8200	DEBT SRVC ACCT INTEREST-FIRE	.00	.00	259,019.00	259,019.00	.0
	TOTAL OTHER EXPENDITURES	.00	129,509.38	614,019.00	484,509.62	21.1
	TOTAL FIRE BOND FUND EXP/TRNFRS	.00	129,509.38	617,019.00	487,509.62	21.0
	TOTAL FUND EXPENDITURES	.00	129,509.38	617,019.00	487,509.62	21.0
	NET REVENUE OVER EXPENDITURES	5,282.72	286,975.98	.00	( 286,975.98)	.0

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

IN-LIEU HOUSING FUND

ASSETS

52-1000-0000	CASH - COMBINED	(	335,803.34)	
52-1515-0000	INVESTMENTS--IN-LIEU HOUS#3044		957,916.65	

TOTAL ASSETS				622,113.31
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LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
52-2710-0000	FUND BALANCE		1,779,661.65	
	REVENUE OVER EXPENDITURES - YTD	(	1,157,548.34)	
BALANCE - CURRENT DATE			622,113.31	
TOTAL FUND EQUITY				622,113.31
TOTAL LIABILITIES AND EQUITY				622,113.31

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

IN-LIEU HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
52-3700-1000	INTEREST EARNINGS	3,281.20	22,451.66	5,000.00	( 17,451.66)	449.0
52-3700-7500	IN-LIEU-AFFORDABLE HOUSING FEE	.00	.00	300,000.00	300,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	3,281.20	22,451.66	305,000.00	282,548.34	7.4
	<u>FUND BALANCE</u>					
52-3800-9000	FUND BALANCE	.00	.00	2,089,874.00	2,089,874.00	.0
	TOTAL FUND BALANCE	.00	.00	2,089,874.00	2,089,874.00	.0
	TOTAL FUND REVENUE	3,281.20	22,451.66	2,394,874.00	2,372,422.34	.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

IN-LIEU HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IN-LIEU HOUSING EXPENDITURES</u>					
CAPITAL OUTLAY:					
52-4410-7116 BLUEBIRD VILLAGE HOUSING	.00	680,000.00	680,000.00	.00	100.0
TOTAL CAPITAL OUTLAY	.00	680,000.00	680,000.00	.00	100.0
OTHER EXPENDITURES:					
52-4410-8899 TRANSFER TO HOUSING FUND	.00	500,000.00	500,000.00	.00	100.0
52-4410-9930 COM.HOUSING OP. CONTINGENCY	.00	.00	1,214,874.00	1,214,874.00	.0
TOTAL OTHER EXPENDITURES	.00	500,000.00	1,714,874.00	1,214,874.00	29.2
TOTAL IN-LIEU HOUSING EXPENDITURES	.00	1,180,000.00	2,394,874.00	1,214,874.00	49.3
TOTAL FUND EXPENDITURES	.00	1,180,000.00	2,394,874.00	1,214,874.00	49.3
NET REVENUE OVER EXPENDITURES	3,281.20	( 1,157,548.34)	.00	1,157,548.34	.0



CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

COMMUNITY HOUSING

ASSETS

54-1000-0000	CASH - COMBINED	1,901,607.11	
	TOTAL ASSETS		1,901,607.11

LIABILITIES AND EQUITY

LIABILITIES

54-2030-0000	ACCOUNTS PAYABLE	( 132.15)	
54-2300-0000	DEPOSITS-SEC DEP LTL	625.00	
	TOTAL LIABILITIES		492.85

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
54-2710-0000	FUND BALANCE	128,743.70	
	REVENUE OVER EXPENDITURES - YTD	1,772,370.56	
	BALANCE - CURRENT DATE	1,901,114.26	
	TOTAL FUND EQUITY		1,901,114.26
	TOTAL LIABILITIES AND EQUITY		1,901,607.11

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>COMMUNITY HOUSING REVENUE</u>					
54-3700-2000 LIFT TOWER LODGE RENTS	4,225.00	48,301.81	94,836.00	46,534.19	50.9
54-3700-2010 291 N 2ND AVE RENTS	1,750.00	7,345.20	.00	( 7,345.20)	.0
54-3700-2020 DEED RESTRICTION RENTS	.00	11,200.00	.00	( 11,200.00)	.0
54-3700-3600 REFUNDS & REIMBURSEMENTS(BCHA)	41,309.65	258,663.48	252,055.00	( 6,608.48)	102.6
54-3700-3610 REFUNDS & REIM BLAINE COUNTY	.00	38,625.00	150,000.00	111,375.00	25.8
54-3700-3620 MISCELLANEOUS REVENUE	.00	568,491.69	.00	( 568,491.69)	.0
54-3700-4000 DEED RESTRICTED PROP SALE	.00	.00	378,000.00	378,000.00	.0
54-3700-8701 TRANSFER FROM GENERAL FUND	.00	500,000.00	500,000.00	.00	100.0
54-3700-8705 TRANSFER FROM ADDITIONAL .50%	191,539.09	765,490.78	1,199,154.00	433,663.22	63.8
54-3700-8730 TRANSFER FROM IN-LIEU FUND	.00	500,000.00	500,000.00	.00	100.0
TOTAL COMMUNITY HOUSING REVENUE	238,823.74	2,698,117.96	3,074,045.00	375,927.04	87.8
TOTAL FUND REVENUE	238,823.74	2,698,117.96	3,074,045.00	375,927.04	87.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY HOUSING EXPENSE</u>					
PERSONAL SERVICES:					
54-4410-1000 SALARIES	32,864.62	200,338.83	692,968.00	492,629.17	28.9
54-4410-1500 PART-TIME SALARIES	2,396.80	13,493.07	.00 (	13,493.07)	.0
54-4410-2100 FICA TAXES-CITY	2,618.26	15,937.97	.00 (	15,937.97)	.0
54-4410-2200 STATE RETIREMENT-CITY	4,217.26	25,427.06	.00 (	25,427.06)	.0
54-4410-2400 WORKMEN'S COMPENSATION-CITY	62.79	450.87	.00 (	450.87)	.0
54-4410-2500 HEALTH INSURANCE-CITY	10,341.56	57,627.25	.00 (	57,627.25)	.0
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	1,537.05	.00 (	1,537.05)	.0
54-4410-2510 DENTAL INSURANCE-CITY	301.96	1,681.84	.00 (	1,681.84)	.0
54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)	161.60	841.21	.00 (	841.21)	.0
54-4410-2600 LONG TERM DISABILITY	201.77	1,025.14	.00 (	1,025.14)	.0
TOTAL PERSONAL SERVICES	53,166.62	318,360.29	692,968.00	374,607.71	45.9
MATERIALS AND SERVICES:					
54-4410-3100 GENERAL OFFICE	1,056.98	3,859.55	11,500.00	7,640.45	33.6
54-4410-3200 LIFT TOWER LODGE OPERATIONS	191.21	5,180.02	89,200.00	84,019.98	5.8
54-4410-4200 PROFESSIONAL SERVICES	21,446.38	58,227.47	75,000.00	16,772.53	77.6
54-4410-4210 LEASE TO LOCALS INCENTIVES	.00	31,750.00	200,000.00	168,250.00	15.9
54-4410-4215 LEASE TO LOCALS PROF SERVICES	6,000.00	24,761.56	100,000.00	75,238.44	24.8
54-4410-4225 DEED RESTRICTIONS	3,559.11	135,323.65	1,085,635.00	950,311.35	12.5
54-4410-4250 LIFT TOWER LODGE PROFF SVCS	6,102.35	18,181.90	.00 (	18,181.90)	.0
54-4410-5200 LIFT TOWER LODGE UTILITIES	2,033.24	7,875.96	.00 (	7,875.96)	.0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT	7,481.93	22,219.00	.00 (	22,219.00)	.0
TOTAL MATERIAL AND SERVICES	47,871.20	307,379.11	1,561,335.00	1,253,955.89	19.7
OTHER EXPENDITURES:					
54-4410-8000 REIMBURSEMENT BCHA OP & PROG	.00	300,008.00	357,495.00	57,487.00	83.9
54-4410-8010 REIMBURSE BCHA BLAINE CO CONTR	.00	.00	150,000.00	150,000.00	.0
54-4410-8030 REIMBURSE GENERAL FUND	.00	.00	230,517.00	230,517.00	.0
TOTAL OTHER EXPENDITURES	.00	300,008.00	738,012.00	438,004.00	40.7
TOTAL COMMUNITY HOUSING EXPENSE	101,037.82	925,747.40	2,992,315.00	2,066,567.60	30.9
TOTAL FUND EXPENDITURES	101,037.82	925,747.40	2,992,315.00	2,066,567.60	30.9
NET REVENUE OVER EXPENDITURES	137,785.92	1,772,370.56	81,730.00 (	1,690,640.56)	2168.6

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

WATER FUND

ASSETS

63-1000-0000	CASH - COMBINED	867,172.42	
63-1150-0000	ACCTS RCVBL--WATER	13,823.06	
63-1510-0000	INVESTMENTS-WATER FUND #976	3,528,644.45	
63-1610-0000	FIXED ASSETS--LAND	15,380.00	
63-1620-0000	FIXED ASSETS--BUILDINGS	13,210,514.35	
63-1630-0000	ACCUM DEPRN--BUILDINGS	( 8,287,273.25)	
63-1660-0000	FIXED ASSETS--MACHINERY & EQUI	1,341,870.88	
63-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP	( 430,283.54)	
63-1800-0000	DEFERRED OUTFLOWS OF RESOURCES	53,662.86	
63-1900-0000	UNAMORTIZED BOND DISCOUNT 2016	11,319.77	
TOTAL ASSETS			10,324,831.00

LIABILITIES AND EQUITY

LIABILITIES

63-2300-0000	ACCRUED INTEREST PAYABLE	4,696.54	
63-2330-0000	BONDS PAYABLE-2015B	2,080,000.00	
63-2340-0000	WA REFNDING BONDS PAYABLE 2016	501,000.00	
63-2390-0000	COMPENSATED ABSENCES PAYABLE	49,473.77	
63-2395-0000	NET PENSION LIABILITY	269,901.85	
63-2500-0000	UNAMORTIZED BOND PREMIUM	146,950.83	
TOTAL LIABILITIES			3,052,022.99

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
63-2710-0000	WATER FUND BALANCE	308,928.61	
63-2720-0000	RETAINED EARNINGS	6,585,036.55	
	REVENUE OVER EXPENDITURES - YTD	378,842.85	
BALANCE - CURRENT DATE		7,272,808.01	
TOTAL FUND EQUITY			7,272,808.01
TOTAL LIABILITIES AND EQUITY			10,324,831.00

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WATER REVENUE</u>					
63-3400-6100	WATER CHARGES	130,128.22	1,302,885.93	2,723,222.25	1,420,336.32	47.8
63-3400-6600	WA CONNECT FEE/FIRELINE/METER	.00	.00	23,000.00	23,000.00	.0
	TOTAL WATER REVENUE	130,128.22	1,302,885.93	2,746,222.25	1,443,336.32	47.4
	<u>MISCELLANEOUS REVENUE</u>					
63-3700-1000	INTEREST EARNINGS	12,086.83	82,704.41	10,000.00	( 72,704.41)	827.0
63-3700-3600	REFUNDS & REIMBURSEMENTS	( 21,811.47)	( 21,811.47)	.00	21,811.47	.0
63-3700-7000	MISCELLANEOUS REVENUE	.00	38,306.01	2,500.00	( 35,806.01)	1532.2
	TOTAL MISCELLANEOUS REVENUE	( 9,724.64)	99,198.95	12,500.00	( 86,698.95)	793.6
	<u>FUND BALANCE</u>					
63-3800-9000	FUND BALANCE	.00	.00	56,186.00	56,186.00	.0
	TOTAL FUND BALANCE	.00	.00	56,186.00	56,186.00	.0
	TOTAL FUND REVENUE	120,403.58	1,402,084.88	2,814,908.25	1,412,823.37	49.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
PERSONAL SERVICES:					
63-4340-1000 SALARIES-WATER	27,600.32	183,398.59	426,133.91	242,735.32	43.0
63-4340-1800 SHIFT COVERAGE ON CALL	1,426.43	9,048.36	20,000.00	10,951.64	45.2
63-4340-1900 OVERTIME	786.69	9,540.03	11,000.00	1,459.97	86.7
63-4340-2100 FICA TAXES-CITY	2,232.73	15,235.42	34,129.24	18,893.82	44.6
63-4340-2200 STATE RETIREMENT-CITY	3,565.71	24,157.76	54,673.22	30,515.46	44.2
63-4340-2400 WORKMEN'S COMPENSATION-CITY	479.55	3,278.52	11,513.00	8,234.48	28.5
63-4340-2500 HEALTH INSURANCE-CITY	8,937.91	44,664.61	194,162.80	149,498.19	23.0
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	424.00	12,429.17	12,005.17	3.4
63-4340-2510 DENTAL INSURANCE-CITY	256.50	1,332.19	4,870.92	3,538.73	27.4
63-4340-2515 VISION	137.17	671.15	.00 (	671.15)	.0
63-4340-2600 LONG TERM DISABILITY	169.76	1,018.56	2,701.10	1,682.54	37.7
TOTAL PERSONAL SERVICES	45,592.77	292,769.19	771,613.36	478,844.17	37.9
MATERIALS AND SERVICES:					
63-4340-3100 OFFICE SUPPLIES & POSTAGE	.00	.00	1,000.00	1,000.00	.0
63-4340-3120 DATA PROCESSING	595.93	2,398.87	6,000.00	3,601.13	40.0
63-4340-3200 OPERATING SUPPLIES	1,996.19	11,179.00	16,500.00	5,321.00	67.8
63-4340-3250 LABORATORY/ANALYSIS	238.00	706.00	6,500.00	5,794.00	10.9
63-4340-3400 MINOR EQUIPMENT	.00	2,869.63	2,500.00 (	369.63)	114.8
63-4340-3500 MOTOR FUELS & LUBRICANTS	500.58	3,171.74	10,000.00	6,828.26	31.7
63-4340-3600 COMPUTER SOFTWARE	.00	2,483.96	10,000.00	7,516.04	24.8
63-4340-3800 CHEMICALS	485.82	2,505.07	10,000.00	7,494.93	25.1
63-4340-4200 PROFESSIONAL SERVICES	2,320.73	29,486.86	170,000.00	140,513.14	17.4
63-4340-4300 STATE & WA DISTRICT FEES	306.25	70,062.78	65,000.00 (	5,062.78)	107.8
63-4340-4600 INSURANCE	.00	14,259.29	19,000.00	4,740.71	75.1
63-4340-4800 DUES, SUBSCRIPTIONS, & MEMBERS	.00	252.00	1,000.00	748.00	25.2
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	720.00	5,000.00	4,280.00	14.4
63-4340-5000 ADMINISTRATIVE EXPENSE-GEN FND	12,398.25	74,389.50	148,779.00	74,389.50	50.0
63-4340-5100 TELEPHONE & COMMUNICATIONS	354.22	3,589.27	12,000.00	8,410.73	29.9
63-4340-5200 UTILITIES	8,083.39	40,783.50	120,000.00	79,216.50	34.0
63-4340-5500 RIGHT-OF-WAY FEE (STREET DEPT)	11,346.76	68,080.56	136,161.11	68,080.55	50.0
63-4340-6000 REPAIR & MAINT-AUTO EQUIP	30.23	1,600.52	5,500.00	3,899.48	29.1
63-4340-6100 REPAIR & MAINT-MACH & EQUIP	.00	36,283.97	60,000.00	23,716.03	60.5
63-4340-6910 OTHER PURCHASED SERVICES	.00	.00	10,000.00	10,000.00	.0
TOTAL MATERIAL AND SERVICES	38,656.35	364,822.52	814,940.11	450,117.59	44.8
CAPITAL OUTLAY:					
63-4340-7100 WATER EASEMENTS, LAND, ETC	.00	5,500.00	.00 (	5,500.00)	.0
63-4340-7900 DEPRECIATION EXPENSE	.00	.00	275,000.00	275,000.00	.0
TOTAL CAPITAL OUTLAY	.00	5,500.00	275,000.00	269,500.00	2.0
OTHER EXPENDITURES:					
63-4340-8801 REIMBURSE CITY GENERAL FUND	30,678.17	184,069.02	368,138.00	184,068.98	50.0
63-4340-8864 TRANSFER TO WA CAPITAL IMP FND	20,000.00	120,000.00	240,000.00	120,000.00	50.0
63-4340-9910 MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
TOTAL OTHER EXPENDITURES	50,678.17	304,069.02	643,138.00	339,068.98	47.3

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WATER EXPENDITURES	134,927.29	967,160.73	2,504,691.47	1,537,530.74	38.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER DEBT SERVICE EXPENDITRES</u>					
MATERIALS AND SERVICES:					
63-4800-4200 PROF.SERVICES-PAYING AGENT	.00	.00	500.00	500.00	.0
TOTAL MATERIAL AND SERVICES	.00	.00	500.00	500.00	.0
OTHER EXPENDITURES:					
63-4800-8300 DEBT SRVC ACCT PRINCIPAL-2015B	.00	.00	35,000.00	35,000.00	.0
63-4800-8400 DEBT SRVC ACCT INTEREST-2015B	51,722.60	51,722.60	104,000.00	52,277.40	49.7
63-4800-8600 DEBT SRVC ACCT PRINCIPAL-2016	.00	.00	162,000.00	162,000.00	.0
63-4800-8700 DEBT SRVC ACCT INTEREST-2016	4,358.70	4,358.70	8,717.00	4,358.30	50.0
TOTAL OTHER EXPENDITURES	56,081.30	56,081.30	309,717.00	253,635.70	18.1
TOTAL WATER DEBT SERVICE EXPENDITRES	56,081.30	56,081.30	310,217.00	254,135.70	18.1
TOTAL FUND EXPENDITURES	191,008.59	1,023,242.03	2,814,908.47	1,791,666.44	36.4
NET REVENUE OVER EXPENDITURES	( 70,605.01)	378,842.85	( .22)	( 378,843.07)	17220



CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

WATER CAPITAL IMPROVEMENT FUND

ASSETS

64-1000-0000	CASH - COMBINED	177,551.19	
64-1510-0000	INVESTMENTS--WATER CIP #2138	706,941.11	
	TOTAL ASSETS		884,492.30

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
64-2710-0000	FUND BALANCE	821,048.32	
	REVENUE OVER EXPENDITURES - YTD	63,443.98	
	BALANCE - CURRENT DATE	884,492.30	
	TOTAL FUND EQUITY		884,492.30
	TOTAL LIABILITIES AND EQUITY		884,492.30

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WATER CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WATER CIP REVENUE</u>					
64-3400-7300	WATER CONNECTION FEES	.00	15,464.08	25,000.00	9,535.92	61.9
	TOTAL WATER CIP REVENUE	.00	15,464.08	25,000.00	9,535.92	61.9
	<u>MISCELLANEOUS REVENUE</u>					
64-3700-1000	INTEREST EARNINGS	2,421.52	16,569.29	.00	( 16,569.29)	.0
64-3700-8763	TRANSFER FROM WATER FUND	20,000.00	120,000.00	240,000.00	120,000.00	50.0
	TOTAL MISCELLANEOUS REVENUE	22,421.52	136,569.29	240,000.00	103,430.71	56.9
	<u>FUND BALANCE</u>					
64-3800-9000	FUND BALANCE	.00	.00	823,000.00	823,000.00	.0
	TOTAL FUND BALANCE	.00	.00	823,000.00	823,000.00	.0
	TOTAL FUND REVENUE	22,421.52	152,033.37	1,088,000.00	935,966.63	14.0

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WATER CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER CIP EXPENDITURES</u>					
MATERIALS AND SERVICES:					
64-4340-6900 MISC SERVICES & CHARGES	.00	1,580.00	.00	( 1,580.00)	.0
TOTAL MATERIAL AND SERVICES	.00	1,580.00	.00	( 1,580.00)	.0
CAPITAL OUTLAY:					
64-4340-7135 MAIN STREET	.00	8,900.00	23,000.00	14,100.00	38.7
64-4340-7650 WATER METERS	.00	16,200.00	100,000.00	83,800.00	16.2
64-4340-7800 CONSTRUCTION	12,140.50	27,462.22	110,000.00	82,537.78	25.0
64-4340-7804 REINHEIMER WEST MAILINE EXT	.00	988.75	.00	( 988.75)	.0
64-4340-7806 NEW STAND-BY GENERATOR WA/ADM.	.00	2,345.47	.00	( 2,345.47)	.0
64-4340-7807 WEYYAKING MAINLINE EXT	.00	20,833.75	.00	( 20,833.75)	.0
64-4340-7809 S. KETCHUM WATER LINE PROJ. A	3,419.77	5,144.77	480,000.00	474,855.23	1.1
64-4340-7810 S. KETCHUM WATER LINE PROJ. B	3,409.43	5,134.43	375,000.00	369,865.57	1.4
TOTAL CAPITAL OUTLAY	18,969.70	87,009.39	1,088,000.00	1,000,990.61	8.0
TOTAL WATER CIP EXPENDITURES	18,969.70	88,589.39	1,088,000.00	999,410.61	8.1
TOTAL FUND EXPENDITURES	18,969.70	88,589.39	1,088,000.00	999,410.61	8.1
NET REVENUE OVER EXPENDITURES	3,451.82	63,443.98	.00	( 63,443.98)	.0

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

WASTEWATER FUND

ASSETS

65-1000-0000	CASH - COMBINED	472,491.35	
65-1150-0000	ACCTS RCVBL	48,611.18	
65-1320-0000	DUE FROM OTHER GOV'T UNITS	30,960.10	
65-1500-1000	INVSTMNT-ST.TR.DIV.BND-WW	201,093.97	
65-1510-0000	INVESTMENTS-WASTEWATER #889	2,413,087.10	
65-1620-0000	FIXED ASSETS--BUILDINGS	16,578,988.55	
65-1630-0000	ACCUM DEPRN--BUILDINGS	( 7,429,576.29)	
65-1660-0000	FIXED ASSETS--MACHINERY & EQUI	1,661,875.75	
65-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP	( 686,706.99)	
65-1800-0000	DEFERRED OUTFLOWS OF RESOURCES	71,550.03	
TOTAL ASSETS			13,362,374.75

LIABILITIES AND EQUITY

LIABILITIES

65-2030-0000	ACCOUNTS PAYABLE	3.33	
65-2300-0000	ACCRUED INTEREST PAYABLE	12,513.34	
65-2350-0000	BONDS PAYABLE-S2023	6,100,000.00	
65-2390-0000	COMPENSATED ABSENCES PAYABLE	51,652.82	
65-2395-0000	NET PENSION LIABILITY	359,867.84	
65-2500-0000	UNAMORTIZED BOND PREMIUM	688,553.26	
TOTAL LIABILITIES			7,212,590.59

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
65-2710-0000	WASTEWATER FUND BALANCE	8,235,523.94	
65-2720-0000	RETAINED EARNINGS	( 2,473,470.69)	
	REVENUE OVER EXPENDITURES - YTD	387,730.91	
BALANCE - CURRENT DATE			6,149,784.16
TOTAL FUND EQUITY			6,149,784.16
TOTAL LIABILITIES AND EQUITY			13,362,374.75

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>FEDERAL REVENUE</u>					
65-3300-1200	GRANTS STATE	.00	5,448.00	.00	( 5,448.00)	.0
	TOTAL FEDERAL REVENUE	.00	5,448.00	.00	( 5,448.00)	.0
	<u>WASTEWATER REVENUE</u>					
65-3400-7100	WASTEWATER CHARGES	241,023.27	1,398,604.61	2,869,541.85	1,470,937.24	48.7
65-3400-7300	WASTEWATER INSPECTION FEES	.00	80.00	.00	( 80.00)	.0
65-3400-7800	SUN VALLEY WA & SW DISTRICT CH	61,412.90	315,922.33	737,066.74	421,144.41	42.9
	TOTAL WASTEWATER REVENUE	302,436.17	1,714,606.94	3,606,608.59	1,892,001.65	47.5
	<u>MISCELLANEOUS REVENUE</u>					
65-3700-1000	INTEREST EARNINGS	8,265.66	56,557.97	15,000.00	( 41,557.97)	377.1
65-3700-3600	REFUNDS & REIMBURSEMENTS	.00	1,302.07	.00	( 1,302.07)	.0
65-3700-7000	MISCELLANEOUS REVENUE	.00	451.51	.00	( 451.51)	.0
	TOTAL MISCELLANEOUS REVENUE	8,265.66	58,311.55	15,000.00	( 43,311.55)	388.7
	TOTAL FUND REVENUE	310,701.83	1,778,366.49	3,621,608.59	1,843,242.10	49.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER EXPENDITURES</u>						
PERSONAL SERVICES:						
65-4350-1000	SALARIES-WASTEWATER	41,728.17	270,587.86	525,300.07	254,712.21	51.5
65-4350-1800	SHIFT COVERAGE ON CALL	1,525.88	10,326.48	22,968.00	12,641.52	45.0
65-4350-1900	OVERTIME	661.36	6,160.14	15,000.00	8,839.86	41.1
65-4350-2100	FICA TAXES-CITY	3,272.47	21,440.77	43,090.01	21,649.24	49.8
65-4350-2200	STATE RETIREMENT-CITY	5,252.28	34,334.06	67,366.86	33,032.80	51.0
65-4350-2400	WORKMEN'S COMPENSATION-CITY	606.80	3,980.28	10,545.00	6,564.72	37.8
65-4350-2500	HEALTH INSURANCE-CITY	18,068.69	108,412.14	275,520.48	167,108.34	39.4
65-4350-2505	HEALTH REIMBURSEMENT ACCT(HRA)	.00	1,635.18	16,604.17	14,968.99	9.9
65-4350-2510	DENTAL INSURANCE-CITY	485.00	2,870.84	6,214.62	3,343.78	46.2
65-4350-2515	VISION	286.56	1,601.93	.00	1,601.93)	.0
65-4350-2600	LONG TERM DISABILITY	262.12	1,572.72	3,145.54	1,572.82	50.0
TOTAL PERSONAL SERVICES		72,149.33	462,922.40	985,754.75	522,832.35	47.0
MATERIALS AND SERVICES:						
65-4350-3100	OFFICE SUPPLIES & POSTAGE	.00	6.00	700.00	694.00	.9
65-4350-3120	DATA PROCESSING	595.93	2,398.87	7,500.00	5,101.13	32.0
65-4350-3200	OPERATING SUPPLIES	1,142.48	4,541.84	14,800.00	10,258.16	30.7
65-4350-3400	MINOR EQUIPMENT	.00	741.36	1,500.00	758.64	49.4
65-4350-3500	MOTOR FUELS & LUBRICANTS	1,418.70	2,693.62	20,000.00	17,306.38	13.5
65-4350-3600	COMPUTER SOFTWARE	.00	1,724.43	5,000.00	3,275.57	34.5
65-4350-3800	CHEMICALS	.00	29,904.80	104,500.00	74,595.20	28.6
65-4350-4200	PROFESSIONAL SERVICES	3,506.29	53,574.35	60,000.00	6,425.65	89.3
65-4350-4201	IPDES PERMIT FEE	.00	.00	3,711.00	3,711.00	.0
65-4350-4600	INSURANCE	.00	84,345.73	40,000.00	44,345.73)	210.9
65-4350-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	279.55	2,500.00	2,220.45	11.2
65-4350-5000	ADMINISTRATIVE EXPENSE-GEN FND	11,687.67	70,126.02	140,252.00	70,125.98	50.0
65-4350-5100	TELEPHONE & COMMUNICATIONS	237.11	2,594.85	7,000.00	4,405.15	37.1
65-4350-5200	UTILITIES	3,472.46	59,882.81	175,000.00	115,117.19	34.2
65-4350-5500	RIGHT-OF-WAY FEE (STREET DEPT)	11,956.42	71,738.52	143,477.09	71,738.57	50.0
65-4350-6000	REPAIR & MAINT-AUTO EQUIP	90.26	2,937.10	12,000.00	9,062.90	24.5
65-4350-6100	REPAIR & MAINT-MACH & EQUIP	355.99	1,869.39	70,000.00	68,130.61	2.7
65-4350-6150	OHIO GULCH REPAIR & REPLACE	.00	11.22	500.00	488.78	2.2
65-4350-6900	COLLECTION SYSTEM SERVICES/CHA	5,086.38	15,022.22	65,000.00	49,977.78	23.1
TOTAL MATERIAL AND SERVICES		39,549.69	404,392.68	873,440.09	469,047.41	46.3
CAPITAL OUTLAY:						
65-4350-7900	DEPRECIATION EXPENSE	.00	.00	330,000.00	330,000.00	.0
TOTAL CAPITAL OUTLAY		.00	.00	330,000.00	330,000.00	.0
OTHER EXPENDITURES:						
65-4350-8801	REIMBURSE CITY GENERAL FUND	62,186.75	373,120.50	746,241.00	373,120.50	50.0
65-4350-9910	MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
TOTAL OTHER EXPENDITURES		62,186.75	373,120.50	781,241.00	408,120.50	47.8
TOTAL WASTEWATER EXPENDITURES		173,885.77	1,240,435.58	2,970,435.84	1,730,000.26	41.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER DEBT SERVICE EXP</u>					
OTHER EXPENDITURES:					
65-4800-8500 DEBT SRVC ACCT PRNCPL-S2023	.00	.00	200,000.00	200,000.00	.0
65-4800-8600 DEBT SRVC ACCT INTEREST-S2023	.00	150,200.00	300,400.00	150,200.00	50.0
TOTAL OTHER EXPENDITURES	.00	150,200.00	500,400.00	350,200.00	30.0
TOTAL WASTEWATER DEBT SERVICE EXP	.00	150,200.00	500,400.00	350,200.00	30.0
TOTAL FUND EXPENDITURES	173,885.77	1,390,635.58	3,470,835.84	2,080,200.26	40.1
NET REVENUE OVER EXPENDITURES	136,816.06	387,730.91	150,772.75	( 236,958.16)	257.2

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

WASTEWATER CAPITAL IMPROVE FND

ASSETS

67-1000-0000	CASH - COMBINED	374,197.75	
67-1510-0000	INVESTMENTS--WW CIP #884	7,024,992.92	
	TOTAL ASSETS		7,399,190.67

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
67-2710-0000	FUND BALANCE	7,434,527.69	
	REVENUE OVER EXPENDITURES - YTD	( 35,337.02)	
	BALANCE - CURRENT DATE	7,399,190.67	
	TOTAL FUND EQUITY		7,399,190.67
	TOTAL LIABILITIES AND EQUITY		7,399,190.67



CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WASTEWATER CAPITAL IMPROVE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WASTEWATER CAPITAL REVENUE</u>					
67-3400-7300	WASTEWATER CONNECTION FEES	.00	5,842.00	40,000.00	34,158.00	14.6
67-3400-7800	SUN VALLEY WA & SW DISTRICT CH	29,293.46	1,136,952.89	2,277,067.50	1,140,114.61	49.9
	TOTAL WASTEWATER CAPITAL REVENUE	29,293.46	1,142,794.89	2,317,067.50	1,174,272.61	49.3
	<u>MISCELLANEOUS REVENUE</u>					
67-3700-1000	INTEREST EARNINGS	24,093.04	181,793.80	100,000.00	( 81,793.80)	181.8
	TOTAL MISCELLANEOUS REVENUE	24,093.04	181,793.80	100,000.00	( 81,793.80)	181.8
	<u>FUND BALANCE</u>					
67-3800-9000	FUND BALANCE	.00	.00	2,965,783.00	2,965,783.00	.0
	TOTAL FUND BALANCE	.00	.00	2,965,783.00	2,965,783.00	.0
	TOTAL FUND REVENUE	53,386.50	1,324,588.69	5,382,850.50	4,058,261.81	24.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

WASTEWATER CAPITAL IMPROVE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
67-4350-7809 ENERGY EFFICIENCY PROJECTS	.00	.00	50,000.00	50,000.00	.0
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)	4,930.58	129,466.11	225,000.00	95,533.89	57.5
67-4350-7815 AERATION BASINS BLOWERS & ELEC	58,163.31	981,495.30	2,100,090.00	1,118,594.70	46.7
67-4350-7816 UPGRADE FILTER PLC	.00	.00	50,000.00	50,000.00	.0
67-4350-7818 ROTARY DRUM THICK & DEWATERING	22,300.55	248,964.30	2,924,760.00	2,675,795.70	8.5
67-4350-7819 REPLACE PUMPS	.00	.00	33,000.00	33,000.00	.0
TOTAL CAPITAL OUTLAY	85,394.44	1,359,925.71	5,382,850.00	4,022,924.29	25.3
TOTAL WASTEWATER CIP EXPENDITURES	85,394.44	1,359,925.71	5,382,850.00	4,022,924.29	25.3
TOTAL FUND EXPENDITURES	85,394.44	1,359,925.71	5,382,850.00	4,022,924.29	25.3
NET REVENUE OVER EXPENDITURES	( 32,007.94)	( 35,337.02)	.50	35,337.52	(70674

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

POLICE TRUST FUND

ASSETS

90-1000-0000	CASH - COMBINED	735.60	
90-1510-0000	INVESTMENTS-POLICE TR-JUS#1755	7,047.30	
90-1512-0000	INVESTMENTS-POLICE TR-TRS#2196	361.31	
TOTAL ASSETS			8,144.21

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
90-2710-0000	FUND BALANCE	7,970.55	
	REVENUE OVER EXPENDITURES - YTD	173.66	
BALANCE - CURRENT DATE		8,144.21	
TOTAL FUND EQUITY			8,144.21
TOTAL LIABILITIES AND EQUITY			8,144.21

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

POLICE TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
90-3700-1000	INTEREST EARNINGS	25.38	173.66	.00	( 173.66)	.0
	TOTAL MISCELLANEOUS REVENUE	25.38	173.66	.00	( 173.66)	.0
	<u>FUND BALANCE</u>					
90-3800-9000	FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
	TOTAL FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
	TOTAL FUND REVENUE	25.38	173.66	7,500.00	7,326.34	2.3

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

POLICE TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
90-4900-6910 OTHER PURCHASED SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL MATERIAL AND SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL POLICE TRUST EXPENDITURES	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	7,500.00	7,500.00	.0
NET REVENUE OVER EXPENDITURES	25.38	173.66	.00	( 173.66)	.0

CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

PARKS/REC DEV TRUST FUND

ASSETS

93-1000-0000	CASH - COMBINED	(	77,379.95)	
93-1510-0000	INVESTMENTS--PARK DEV TR #3280		138,799.65	
93-1512-0000	INVESTMENTS--WSP RESTOR #3766		1,077,917.50	
93-1515-0000	WSRESTORE US BANK#2333		154,372.19	
	TOTAL ASSETS			1,293,709.39

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

93-2710-0000	PARK/REC DEV TRUST UNASSIGNED	138,648.14		
93-2710-0001	WARM SPRINGS PRESERVE	1,048,169.79		
93-2710-0002	FIRE DEPARTMENT DONATIONS	805.00		
93-2710-0003	GUY COLES SKATE PARK	100.66		
93-2710-0004	HEMINGWAY SPLASH PARK	500.35		
93-2710-0005	PARK MEM. BENCH/TREE	3,736.51		
93-2710-0006	RIVER PARK	70.00		
93-2710-0007	ICE RINK	25,594.13		
93-2710-0008	KAGAN PARK	4,657.86		
93-2710-0009	PUMP PARK	2,260.25		
93-2710-0010	YOUTH RECREATION SCHOLARSHIPS	7,891.73		
93-2710-0011	JAZZ IN THE PARK	19,778.75		
93-2710-0012	KETCHEM ALIVE	3,145.29		
93-2710-0013	CHILDRENS RECREATION	4,987.00		
93-2710-0014	TREE FUND	1,501.95		
93-2710-0015	LITTLE LEAGUE FIELD	2,529.22		
93-2710-0016	WATCH ME GROW GARDEN	571.90		
93-2710-0017	YOUTH GOLF	19,394.55		
93-2710-0018	KETCHUM ARTS COMMISSION	12,471.15		
93-2710-0019	PERCENT FOR ART	11,678.07		
	REVENUE OVER EXPENDITURES - YTD	(	14,782.91)	
	BALANCE - CURRENT DATE		1,293,709.39	
	TOTAL FUND EQUITY			1,293,709.39
	TOTAL LIABILITIES AND EQUITY			1,293,709.39

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
93-3700-1000 INTEREST EARNINGS	4,179.46	28,591.12	5,000.00	( 23,591.12)	571.8
93-3700-4100 FIRE DEPARTMENT DONATIONS	.00	85.00	.00	( 85.00)	.0
93-3700-5900 WARM SPRINGS PRESERVE	.00	.00	1,000,000.00	1,000,000.00	.0
93-3700-5910 WARM SPRINGS PRES-RESTORATION	443.99	114,331.33	.00	( 114,331.33)	.0
93-3700-6000 GUY COLES SKATE PARK	.00	1,075.00	.00	( 1,075.00)	.0
93-3700-6500 ICE RINK/ZAMBONI	.00	50.00	19,700.00	19,650.00	.3
93-3700-6800 KETCHUM ARTS COMMISSION	.00	9,994.30	23,000.00	13,005.70	43.5
93-3700-6820 DONATIONS FOR KAC	.00	.00	2,500.00	2,500.00	.0
93-3700-6830 KAC COVER ART DONATIONS	.00	.00	1,900.00	1,900.00	.0
93-3700-6840 KAC PERFORMANCE ART	.00	.00	750.00	750.00	.0
93-3700-7000 MISCELLANEOUS DONATIONS	.00	1,000.00	28,700.00	27,700.00	3.5
93-3700-7100 YOUTH RECREATION SCHOLARSHIPS	.00	.00	10,200.00	10,200.00	.0
93-3700-7200 JAZZ IN THE PARK	.00	3,200.00	10,500.00	7,300.00	30.5
93-3700-7300 KETCH'EM ALIVE	.00	675.00	.00	( 675.00)	.0
93-3700-7500 % FOR ARTS CITY HALL	.00	.00	12,000.00	12,000.00	.0
93-3700-7700 WATCH ME GROW GARDEN	.00	( 455.47)	.00	455.47	.0
93-3700-7900 DONATIONS-C. GATES YOUTH GOLF	.00	.00	16,400.00	16,400.00	.0
TOTAL MISCELLANEOUS REVENUE	4,623.45	158,546.28	1,130,650.00	972,103.72	14.0
TOTAL FUND REVENUE	4,623.45	158,546.28	1,130,650.00	972,103.72	14.0

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS/REC TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
93-4900-5900 WARM SPRINGS PRESERVE	.00	.00	1,000,000.00	1,000,000.00	.0
93-4900-5910 WARM SPRINGS PRESR-RESTORATION	.00	3,948.30	.00	( 3,948.30)	.0
93-4900-6200 PARK MEMORIAL BENCH/TREES	.00	4,642.29	.00	( 4,642.29)	.0
93-4900-6500 ICE RINK-PRIVATE	.00	808.28	19,700.00	18,891.72	4.1
93-4900-6800 KETCHUM ARTS COMMISSION	.00	.00	23,000.00	23,000.00	.0
93-4900-6820 KETCHUM ARTS COMMISSION	.00	.00	2,500.00	2,500.00	.0
93-4900-6830 KAC COVER ART DONATIONS	.00	.00	1,900.00	1,900.00	.0
93-4900-6840 KAC PERFORMANCE ART DONATIONS	.00	.00	750.00	750.00	.0
TOTAL MATERIAL AND SERVICES	.00	9,398.87	1,047,850.00	1,038,451.13	.9
CAPITAL OUTLAY:					
93-4900-7000 OTHER DONATION PROGRAMS	.00	.00	33,700.00	33,700.00	.0
93-4900-7100 YOUTH RECREATION SCHOLARSHIPS	.00	.00	10,200.00	10,200.00	.0
93-4900-7200 JAZZ IN THE PARK	.00	.00	10,500.00	10,500.00	.0
93-4900-7500 % FOR ARTS CITY HALL	.00	.00	12,000.00	12,000.00	.0
93-4900-7900 YOUTH GOLF	.00	.00	16,400.00	16,400.00	.0
93-4900-7950 WARM SPRINGS PRESR-RESTORATION	22,875.35	163,930.32	.00	( 163,930.32)	.0
TOTAL CAPITAL OUTLAY	22,875.35	163,930.32	82,800.00	( 81,130.32)	198.0
TOTAL PARKS/REC TRUST EXPENDITURES	22,875.35	173,329.19	1,130,650.00	957,320.81	15.3
TOTAL FUND EXPENDITURES	22,875.35	173,329.19	1,130,650.00	957,320.81	15.3
NET REVENUE OVER EXPENDITURES	( 18,251.90)	( 14,782.91)	.00	14,782.91	.0



CITY OF KETCHUM  
BALANCE SHEET  
MARCH 31, 2025

DEVELOPMENT TRUST FUND

ASSETS

94-1000-0000	CASH - COMBINED	380,394.81	
94-1500-0000	OFFSITE VENDOR DEPOSITS	( 2,500.00)	
94-1501-0000	INVST-ALPENGLOW	( 500.00)	
94-1502-0000	INVST-CONST/PHASE DEV ECT	93,211.22	
	TOTAL ASSETS		470,606.03

LIABILITIES AND EQUITY

LIABILITIES

94-2060-0000	DEVELOPMENT TRUST FUNDS PAYABL	86,287.14	
	TOTAL LIABILITIES		86,287.14

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	384,318.89	
	BALANCE - CURRENT DATE	384,318.89	
	TOTAL FUND EQUITY		384,318.89
	TOTAL LIABILITIES AND EQUITY		470,606.03

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

DEVELOPMENT TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
94-3700-1000 INTEREST EARNINGS	7.12	48.61	.00 (	48.61)	.0
94-3700-7000 MISCELLANEOUS REVENUE	.00	.00	650,000.00	650,000.00	.0
94-3700-8111 KMV BUILDERS	.00	12,827.49	.00 (	12,827.49)	.0
94-3700-8112 KIRSTEN RITZAU	.00	5,700.00	.00 (	5,700.00)	.0
94-3700-8113 ACQUIRE REALITY / ELIAS	115,710.00	115,710.00	.00 (	115,710.00)	.0
94-3700-8114 JOHN & HEIDI JACOBS	83,437.50	83,437.50	.00 (	83,437.50)	.0
94-3700-8115 JOHN & HEIDI JACOBS	53,700.00	53,700.00	.00 (	53,700.00)	.0
94-3700-8116 JORDAN JUDALLAH	62,341.14	62,341.14	.00 (	62,341.14)	.0
94-3700-8117 JORDAN JUDALLAH	70,601.64	70,601.64	.00 (	70,601.64)	.0
TOTAL MISCELLANEOUS REVENUE	385,797.40	404,366.38	650,000.00	245,633.62	62.2
TOTAL FUND REVENUE	385,797.40	404,366.38	650,000.00	245,633.62	62.2

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 6 MONTHS ENDING MARCH 31, 2025

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DEVELOPMENT TRUST EXPENDITURES</u>					
	MATERIALS AND SERVICES:					
94-4900-6910	OTHER MISC. ACCOUNTS	.00	.00	650,000.00	650,000.00	.0
	TOTAL MATERIAL AND SERVICES	.00	.00	650,000.00	650,000.00	.0
	OTHER EXPENDITURES:					
94-4900-8107	POSTER CONSTRUCTION	.00	2,000.00	.00	( 2,000.00)	.0
94-4900-8109	SARAH SMITH	.00	5,220.00	.00	( 5,220.00)	.0
94-4900-8111	KMV BUILDERS	.00	12,827.49	.00	( 12,827.49)	.0
	TOTAL OTHER EXPENDITURES	.00	20,047.49	.00	( 20,047.49)	.0
	TOTAL DEVELOPMENT TRUST EXPENDITURES	.00	20,047.49	650,000.00	629,952.51	3.1
	TOTAL FUND EXPENDITURES	.00	20,047.49	650,000.00	629,952.51	3.1
	NET REVENUE OVER EXPENDITURES	385,797.40	384,318.89	.00	( 384,318.89)	.0

## 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	CP408292	Claims paid invoice for benefit services	4,530.80		0
Total :			4,530.80		
<b>LEGISLATIVE &amp; EXECUTIVE</b>					
<b>01-4110-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	22.95		0
Total LEGISLATIVE & EXECUTIVE:			22.95		
<b>ADMINISTRATIVE SERVICES</b>					
<b>01-4150-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	58.80		0
<b>01-4150-2900 PERFORMANCE AWARDS</b>					
RAMP	40425	Employee Performance Award	56.95		0
<b>01-4150-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
BUSINESS AS USUAL INC.	168791	Binders, dividers	29.80		0
RAMP	40425	Kitchen Supplies	29.99		0
RAMP	40425	City Hall Dog Treats	11.99		0
RAMP	40425	Coffee Order	267.50		0
RAMP	40425	Postal services for Department	31.40		0
RAMP	40425	Office Supplies - Compostable Plasticware	17.09		0
RAMP	40425	Office Supplies - Pens	16.51		0
RAMP	40425	HDMI to USB-C Cables	10.44		0
RAMP	40425	Holiday Gift	100.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4150-3600 COMPUTER SOFTWARE</b>					
RAMP	40425	Donor Software	486.00		0
RAMP	40425	Adobe Acrobat Subscription	19.99		0
<b>01-4150-4200 PROFESSIONAL SERVICES</b>					
CASELLE, INC.	139778	Doculivery Printing and Mailing of W2s and 1095s	173.25		0
CINTAS	4226077116	Facility services with towels and mats	31.94		0
WESTERN RECORDS DESTRUCT	0748669	Confidential document destruction services	113.00		0
TAYLOR JENSEN, CPA	1006	March Accounting Consulting Retainer	1,500.00		0
<b>01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
US BANK	8582 032525	Lunch Meeting	56.18		0
RAMP	40425	Caselle Work Meeting	56.37		0
RAMP	40425	World Cup Meals	14.16		1105
RAMP	40425	World Cup Meals	9.53		1105
RAMP	40425	World Cup Meals	3.44		1105
RAMP	40425	World Cup Meals	26.46		1105
RAMP	40425	World Cup Meals	7.37		1105
RAMP	40425	Work Lunch Meeting	8.63		0
RAMP	40425	Work Lunch	78.09		0
RAMP	40425	Lunch Meeting	23.52		0
RAMP	40425	Contractor Recruiting Meeting	8.32		0
RAMP	40425	World Cup Meals	8.22		1105
RAMP	40425	Work Lunch Meeting	78.57		0
RAMP	40425	World Cup Meals	67.91		1105
RAMP	40425	World Cup Meals	7.22		1105
RAMP	40425	World Cup Meals	44.40		1105
RAMP	40425	World Cup Meals	5.29		1105
RAMP	40425	World Cup Meals	15.60		1105
RAMP	40425	World Cup Meals	9.53		1105
RAMP	40425	World Cup Meals	6.22		1105
RAMP	40425	Working Lunch	22.47		0
RAMP	40425	Meeting with Zions	16.61		0
<b>01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST</b>					
DONAT, TRENT	040925	LUNCH REIMBURSEMENT FOR KCTFOA DISTRICT IV MEETING	74.01		1105
<b>01-4150-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
SYRINGA NETWORKS, LLC	25APR0301	Internet and Ethernet bandwidth services	3,850.00		0
SYRINGA NETWORKS, LLC	25JAN0288	Internet and Ethernet bandwidth services	3,850.00		0
SYRINGA NETWORKS, LLC	25MAR0302	Internet and Ethernet bandwidth services	4,500.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
US BANK	5030 032525	SurveyMonkey Subscription	1,080.00		0
RAMP	40425	Monthly phone system service	1,308.94		0
RAMP	40425	Satellite Internet Service	165.00		0
RAMP	40425	Monthly Telecommunications Service - 8x8	1,309.01		0
<b>01-4150-5110 COMPUTER NETWORK</b>					
CIVICPLUS LLC	330422	Municode Web Civic Open Renewal subscription	5,600.00		0
INTEGRATED TECHNOLOGIES	258478	Contract billing for copies/prints	850.70		0
KETCHUM COMPUTERS, INC.	20990	Monthly IT maintenance and support services	8,979.03		0
PLATT ELECTRIC SUPPLY	6E29888	Electrical supplies for commercial/industrial controls	22.00		0
US BANK	2745 032525	iDrive Subscription	1,499.50		0
SPEED GOAT TECHNOLOGY LLC	2230211	IT support services including cyber security and onsite assistance	5,895.00		0
RAMP	40425	Monthly Zoom Subscription	158.00		0
RAMP	40425	Email Marketing	276.00		0
RAMP	40425	Cloud Storage	58.74		0
RAMP	40425	Video Recording Services	108.00		0
RAMP	40425	Microsoft Online Services	8.00		0
<b>01-4150-5150 COMMUNICATIONS</b>					
US BANK	7937 032525	Express Publishing	88.00		0
US BANK	7937 032525	Meta Ads	144.29		0
US BANK	7937 032525	Traffic Authority Name Plates	85.90		0
US BANK	7937 032525	Stock Photo Subscription	74.20		0
LIMELIGHT HOTEL KETCHUM	2740	Limelight Hotel Ketchum invoice for food and room rental	1,748.40		0
WORTH PRINTING	7147	World cup traffic flow handouts	443.52		1105
WORTH PRINTING	7151	Coroplast signs/A-Frame panels	147.96		0
WORTH PRINTING	7325	Large format architectural prints for Mobility Workshop	19.98		0
WORTH PRINTING	7326	Large format print order for custom prints	39.98		0
RAMP	40425	World Cup Signs	2,315.22		1105
RAMP	40425	Traffic control signs for World Cup	734.20		1105
RAMP	40425	Lunch Meeting to Finalize Community Engagement Contractor Terms	46.82		0
RAMP	40425	World Cup Supplies	17.36		1105
RAMP	40425	Town Hall Meeting Food	337.32		0
<b>01-4150-5200 UTILITIES</b>					
IDAHO POWER	2203990334 04	2203990334 131 E River St, 296 N 1st Ave Light Center	83.56		0
IDAHO POWER	2206570869 04	2206570869 171 E River St	42.14		0
IDAHO POWER	2260077785 03	2260077785 180 E 1st St Whse	173.56		0
IDAHO POWER	2260077785 04	2260077785 180 E 1st St Whse	741.16		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4150-6500 CONTRACTS FOR SERVICES</b>					
ENOURATO, LISA	115	Main Street Project Support and Miscellaneous/CIP Support services	3,995.00		0
<b>01-4150-7400 OFFICE FURNITURE &amp; EQUIPMENT</b>					
RAMP	40425	Finance Label Printer	143.36		0
Total ADMINISTRATIVE SERVICES:			54,542.62		
<b>PLANNING &amp; BUILDING</b>					
<b>01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP408292	Claims paid invoice for benefit services	100.00		0
<b>01-4170-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	19.85		0
<b>01-4170-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
RAMP	40425	Comp Plan Meeting Food	178.45		0
<b>01-4170-3200 OPERATING SUPPLIES</b>					
RAMP	40425	Comp Plan Meeting Food	151.50		0
Total PLANNING & BUILDING:			449.80		
<b>NON-DEPARTMENTAL</b>					
<b>01-4193-6500 CONTRACT FOR SERVICE</b>					
BLAINE COUNTY TREASURER	3	SUSTAINABILITY COORDINATOR 2025	33,070.00	25029	0
<b>01-4193-6900 MISCELLANEOUS EXPENSE</b>					
BLAINE COUNTY TREASURER	2025103	Property tax refund for Idaho Power/Avista	3,355.55		0
<b>01-4193-9930 GENERAL FUND OP. CONTINGENCY</b>					
CIVICPLUS LLC	332754	FIRE DISTRICT WEBSITE DEVELOPMENT	8,129.00	25101	1110
DIXON RESOURCES UNLIMITED	4551	Rapid LPR Tool service for March 2025	2,000.00		0
DIXON RESOURCES UNLIMITED	4574	On-Call Parking Support Services for March 2025	787.50		0
SUWANRIT, FRANK	031925	WORLD CUP FOOD REFUND	85.72		1105
RAMP	40425	Spanish Lessons	509.99		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total NON-DEPARTMENTAL:			47,937.76		
<b>FACILITY MAINTENANCE</b>					
<b>01-4194-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	29.15		0
<b>01-4194-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2503-861372	Gloves	18.99		0
<b>01-4194-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL82928	1001226 - Facilities CFN	95.20		0
<b>01-4194-4200 PROFESSIONAL SERVICES</b>					
IRISH ELECTRIC	39125	Electrical troubleshooting and repairs	1,016.00		0
IRISH ELECTRIC	42125	Electrical repair services	390.00		0
OVERHEAD DOOR COMPANY, IN	579913	Service for doors including labor, parts, and maintenance	374.13		0
<b>01-4194-5200 UTILITIES</b>					
CLEAR CREEK DISPOSAL	0001799955	Quarterly waste removal service	96.42		0
IDAHO POWER	2203313446 03	2203313446 900 N 3rd Ave Rest	26.34		0
IDAHO POWER	2203313446 04	2203313446 900 N 3rd Ave Rest	26.34		0
IDAHO POWER	2208579470 03	2208579470 215 Lewis St Compactor	438.12		0
IDAHO POWER	2208794558 03	2208794558 EV charger	40.19		0
IDAHO POWER	2208794558 04	2208794558 EV Charger	159.47		0
INTERMOUNTAIN GAS	32649330001 0	32649330001 130 S 1 Ave	26.88		0
INTERMOUNTAIN GAS	44919030005 0	44919030005 131 River St	35.33		0
<b>01-4194-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
CHATEAU DRUG CENTER	2990579	T8 lighting products	94.95		0
CHATEAU DRUG CENTER	2990708	LED light bulbs	40.82		0
LUTZ RENTALS	161547-1	Rental of power plane for City Hall	18.36		0
RAMP	40425	Carpet Repairs in Reception	616.00		0
<b>01-4194-5910 REPAIR &amp; MAINT-491 SV ROAD</b>					
CINTAS	4225325011	Facility services with mats for visitor center	48.85		0
CINTAS	4226077345	Mat rental services for visitor center	48.85		0
CINTAS	4226805441	Floor mat rental services	48.85		0
INTERMOUNTAIN GAS	17499804809 0	17499804809 491 E SV Rd	58.90		0
IRISH ELECTRIC	42125	Electrical repair services	300.00		0



Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
COX BUSINESS	0012401034971	0012401034971402 Internet Service at 491 E SV Rd	143.00		0
<b>01-4194-5950 REPAIR &amp; MAINT-WARM SPRINGS PR</b>					
A.C. HOUSTON LUMBER CO.	2504-864648	32 gallon trash can lid	17.99		0
CLEAR CREEK LAND CO. LLC	0000048859	Mobile garbage rental for two units	231.00		0
IDAHO POWER	2226452353 03	2226452353 299 Bald Mtn Rd	114.36		0
PETPICKUPS.COM	34495	Pet waste bags and dog dispenser supplies	4,502.06		0
<b>01-4194-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
CLEARWATER POWER EQUIPME	75724	Equipment service and parts for Exmark Lazer Z mower	626.03		0
<b>01-4194-6950 MAINTENANCE</b>					
A.C. HOUSTON LUMBER CO.	2504-864806	Fasteners	3.96		0
CHATEAU DRUG CENTER	2936538	Insect barrier	28.49		0
RAMP	40425	Belt Sander and Sanding Belts	171.34		0
RAMP	40425	Power Box Cables	147.03		0
Total FACILITY MAINTENANCE:			10,033.40		
<b>POLICE</b>					
<b>01-4210-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	9.80		0
<b>01-4210-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
RAMP	40425	Shoes for Community Service Officers	249.60		0
<b>01-4210-3200 OPERATING SUPPLIES</b>					
CHATEAU DRUG CENTER	033125	Markers, Scissors for Sign Making	18.01		0
<b>01-4210-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
CHRISTENSEN INC.	CL82929	1001227 - CSO CFN	196.23		0
<b>01-4210-3610 PARKING OPS PROCESSING FEES</b>					
DATA TICKET INC	177362	Citation processing services for March 2025	2,298.40		0
<b>01-4210-4200 PROFESSIONAL SERVICES</b>					
MARKY'S SUPER TOW	38929	Towing service for multiple vehicles	728.00		0
<b>01-4210-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
BEISER, GENOA	13952249	World Cup Volunteering food stipend reimbursement	48.50		1105

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	40425	Coffee Order - Starbucks Ketchum - World Cup Volunteers	21.93		1105
RAMP	40425	Coffee Order - Starbucks Ketchum - World Cup Volunteers	59.88		1105
RAMP	40425	Starbucks - Coffee Order - World Cup Volunteers	37.91		1105
RAMP	40425	Coffee Order - Starbucks Ketchum - World Cup Volunteers	34.67		0
RAMP	40425	Coffee Order - Starbucks Ketchum - World Cup Volunteers	45.74		1105
RAMP	40425	Coffee Order - Starbucks Ketchum - World Cup Volunteers	46.92		1105
RAMP	40425	Coffee Order - Starbucks Ketchum - World Cup Volunteers	6.16		1105
RAMP	40425	Starbucks - Coffee Order - World Cup Volunteers	42.38		1105
<b>01-4210-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b>					
WARM SPRINGS AUTO PARTS LL	207279	Prestone Command Die	26.95		0
Total POLICE:			3,871.08		
<b>FIRE &amp; RESCUE</b>					
<b>01-4230-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	78.65		0
<b>01-4230-2530 EMPLOYEE MEDICAL SERVICES</b>					
NBS-NATIONAL BENEFIT SERVI	CP408292	Claims paid invoice for benefit services	1,294.00		0
<b>01-4230-2900 PERFORMANCE AWARDS</b>					
RAMP	40425	World Cup Thank You	100.00		0
<b>01-4230-3200 OPERATING SUPPLIES FIRE</b>					
ATKINSONS' MARKET	03016775	Refreshments for Staff meeting	10.81		0
ATKINSONS' MARKET	03023393	Oat milk, Half and half, Baking soda	5.17		1105
BUSINESS AS USUAL INC.	168722	Incident command supplies - Copy paper, legal pads, markers, organizers. laminating sheets	355.79		1105
BUSINESS AS USUAL INC.	168885	Toner cartridges- Radio Room	300.00		1105
CHATEAU DRUG CENTER	2985058	Bathroom towels	9.99		0
RAMP	40425	Coffee for World Cup	18.11		1105
RAMP	40425	Docking Mount for C12 Vehicle	351.91		0
RAMP	40425	2025 IRPG Wildland Fire Books	729.04		0
RAMP	40425	Label Maker & Tape	29.94		0
RAMP	40425	Replacement Ringer/Washer for Chamois	85.00		0
RAMP	40425	Mail Trays for Workstations	24.60		0
RAMP	40425	Kussmaul Female Connector - Fire Equipment Supplies	76.43		0
RAMP	40425	Coffee for World Cup	18.11		1105
RAMP	40425	Large Format Printer for Operational Maps for FIS World Cup	897.44		1105

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	40425	Cricut Machine	20.00		0
<b>01-4230-3210 OPERATING SUPPLIES EMS</b>					
ATKINSONS' MARKET	03016775	Refreshments for Staff meeting	10.81		0
ATKINSONS' MARKET	03023393	Oat milk, Half and half, Baking soda	5.16		1105
ATKINSONS' MARKET	05905079	Lysol and oranges for EMS practice	17.08		0
BOUNDTREE MEDICAL	85725922	Stopcocks & naso airways	169.25		0
BOUNDTREE MEDICAL	85734300	Endotracheal tubes and sharps containers	79.07		0
BUSINESS AS USUAL INC.	168722	Incident command supplies - Copy paper, legal pads, markers, organizers. laminating sheets	355.79		1105
BUSINESS AS USUAL INC.	168885	Toner cartridges- Radio Room	300.00		1105
CHATEAU DRUG CENTER	2981365	Dry erase markers	8.54		0
CHATEAU DRUG CENTER	2985058	Bathroom towels	10.00		0
NORCO	0043227300	Cylinder rental invoice for medical cylinders	199.95		0
HENRY SCHEIN	39743610	Fentanyl Citrate injection, hydromorphone	207.92		0
RAMP	40425	Large Format Printer for Operational Maps for FIS World Cup	897.44		1105
RAMP	40425	Replacement Ringer/Washer for Chamois	85.00		0
RAMP	40425	Mail Trays for Workstations	24.60		0
RAMP	40425	Kussmaul Female Connector - Fire Equipment Supplies	76.42		0
RAMP	40425	NREMT vouchers	424.00		0
RAMP	40425	Cricut Machine	20.00		0
RAMP	40425	Label Maker & Tape	29.94		0
RAMP	40425	Docking Mount for C12 Vehicle	351.90		0
<b>01-4230-3500 MOTOR FUELS &amp; LUBRICANTS FIRE</b>					
CHRISTENSEN INC.	CL82926	1001221 - Fire CFN	243.79		0
<b>01-4230-3510 MOTOR FUELS &amp; LUBRICANTS EMS</b>					
CHRISTENSEN INC.	CL82926	1001221 - EMS CFN	243.78		0
<b>01-4230-4200 PROFESSIONAL SERVICES FIRE</b>					
RAMP	40425	Registration with Secretary of State - Fire District	72.75		0
RAMP	40425	Refund for Fire District Registration	70.00-		0
RAMP	40425	Monthly Starlink	25.00		0
RAMP	40425	Refund for Fire District Registration	70.00-		0
RAMP	40425	Registration with Secretary of State - Fire District	72.75		0
<b>01-4230-4210 PROFESSIONAL SERVICES EMS</b>					
DEPT. OF HEALTH & WELFARE	00008233	Medic License Renewal	25.00		0
DEPT. OF HEALTH & WELFARE	00008327	AEMT license renewal	25.00		0
RAMP	40425	Monthly Starlink	25.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	40425	NREMT Paramedic Recertification Application Fee	32.00		0
<b>01-4230-4910 TRAINING EMS</b>					
MINIDOKA MEMORIAL HOSPITA	13-05523	BLS Instructor Car	25.00		0
<b>01-4230-4920 TRAINING-FACILITY</b>					
IDAHO POWER	2224210258 04	2224210258 219 Lewis St	67.83		0
<b>01-4230-5100 TELEPHONE &amp; COMMUNICATION FIRE</b>					
MTE COMMUNICATIONS	056983 040125	056983 040125	14.98		0
US BANK	3938 032525	Starlink	25.00		0
RAMP	40425	Streaming Service for FIS World Cup	6.99		1105
RAMP	40425	Streaming Service for FIS World Cup	7.00		1105
<b>01-4230-5110 TELEPHONE &amp; COMMUNICATION EMS</b>					
MTE COMMUNICATIONS	056983 040125	056983 040125	14.97		0
US BANK	3938 032525	Starlink	25.00		0
<b>01-4230-5200 UTILITIES</b>					
IDAHO POWER	2226144497 03	2226144497 107 Saddle Rd	2,141.53		0
INTERMOUNTAIN GAS	26223127833 0	26223127833 107 Saddle Rd	1,665.34		0
INTERMOUNTAIN GAS	26223127833 0	26223127833 107 Saddle Rd	697.73		0
<b>01-4230-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
CHATEAU DRUG CENTER	2985069	Storage box and plastic strips	24.68		0
CHATEAU DRUG CENTER	2991650	Drywall screws	9.49		0
US BANK	3938 032525	Tech Equipment	519.35		0
RAMP	40425	2nd Piece- Dryer/Washer plate- Upstairs Duty	29.08		0
RAMP	40425	Table Cover for Community Room	27.00		0
RAMP	40425	Cover Plate Four Duty Washer	31.18		0
<b>01-4230-6000 REPAIR &amp; MAINT-AUTO EQUIP FIRE</b>					
HUGHES FIRE EQUIPMENT, INC.	621272	Gauge- T1	274.17		0
KUSSMAUL ELECTRONICS CO., I	0000271309	Repair of vehicle charger- C12	237.97		0
US BANK	3938 032525	Car Wash for C12	5.00		0
WARM SPRINGS AUTO PARTS LL	206361	Air filter	15.30		0
WARM SPRINGS AUTO PARTS LL	206900	Washer fluid	5.48		0
RAMP	40425	Hitch for C11	154.50		0
<b>01-4230-6010 REPAIR &amp; MAINT-AUTO EQUIP EMS</b>					
KUSSMAUL ELECTRONICS CO., I	0000271309	Repair of vehicle charger- C12	237.97		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
US BANK	3938 032525	Car Wash for C12	5.00		0
WARM SPRINGS AUTO PARTS LL	206361	Air filter	15.30		0
WARM SPRINGS AUTO PARTS LL	206900	Washer fluid	5.47		0
WARM SPRINGS AUTO PARTS LL	207983	Washer fluid cap A23	8.26		0
RAMP	40425	Hitch for C11	154.50		0
Total FIRE & RESCUE:			14,754.00		
<b>STREET</b>					
<b>01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP408292	Claims paid invoice for benefit services	38.46		0
<b>01-4310-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	26.80		0
<b>01-4310-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2503-860369	Hyde razor scrapers	13.98		4310044
A.C. HOUSTON LUMBER CO.	2503-861120	Scrub brush and mounting tape	47.97		4310044
A.C. HOUSTON LUMBER CO.	2503-861294	Heavy Duty Mounting Tape	59.96		4310044
A.C. HOUSTON LUMBER CO.	2504-863191	Fasteners and spray paint	34.98		4310044
A.C. HOUSTON LUMBER CO.	2504-863982	Gloves, drill bits, and right angle attachment	92.25		4310044
A.C. HOUSTON LUMBER CO.	2504-864164	Fasteners	1.54		4310044
BUSINESS AS USUAL INC.	168734	Plow maps and laminating services	45.00		4310047
D & B SUPPLY INC.	3142	Work pants	79.00		4310044
FASTENAL COMPANY	IDJER113988	Hex nuts and screws	40.28		4310044
FASTENAL COMPANY	IDJER114132	Invoice for fasteners, welding wire, and gloves	291.44		4310047
NORCO	0043179735	Welding supplies	138.21		4310044
NORCO	0043183380	Gas Cylinders	338.55		4310044
TREASURE VALLEY COFFEE INC	2160:10953143	Coffee and tea products	174.15		4310044
RAMP	40425	Snow Plow Breakfasts	20.77		4310047
RAMP	40425	Printer Cover for Street Shop	18.86		4310044
RAMP	40425	Snow Tow Breakfast	22.56		4310037
RAMP	40425	Snow Tow Breakfast	23.54		4310037
<b>01-4310-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
VALLEY WIDE COOPERATIVE	U001A777	Unleaded gas purchase	686.14		4310044
VALLEY WIDE COOPERATIVE	U001A778	Fuel	1,013.76		4310044
<b>01-4310-3600 COMPUTER SOFTWARE</b>					
RAMP	40425	Computer Software	799.00		4310045

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4310-4200 PROFESSIONAL SERVICES</b>					
OVERHEAD DOOR COMPANY, IN	579913	Service for doors including labor, parts, and maintenance	374.00		0
WESTERN STATES CAT	IN003145180	CAT D6T TRACTOR RENTAL	8,098.25	25010	4310037
CANYON EXCAVATION. LLC	3136	Snow hauling services with dump trucks	700.00		4310037
<b>01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
LOCAL HIGHWAY TECHNICAL A	T231325PM-8	T2 Center Classes for pavement maintenance training	80.00		4310047
<b>01-4310-5200 UTILITIES</b>					
INTERMOUNTAIN GAS	32649330001 0	32649330001 911 Warm Springs	155.06		4310047
INTERMOUNTAIN GAS	32649330001 0	32649330001 200 E 10 St	536.43		4310047
INTERMOUNTAIN GAS	49439330009 0	49439330009 260 E 10 St	145.71		4310047
<b>01-4310-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b>					
NAPA AUTO PARTS	219944	Exhaust pipe gasket for 2017 Ram 3500HD	13.64		4310044
<b>01-4310-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
LUTZ RENTALS	161777-1	2-cycle oil purchase for backpack blower	28.14		4310044
METROQUIP, INC.	P31557	Parts invoice for bulb seal and suction hose	1,578.99		4310044
METROQUIP, INC.	P31586	Parts invoice for bulb seal and freight	97.00		4310044
NAPA AUTO PARTS	218384	Return Credit	343.74-		4310044
NAPA AUTO PARTS	219085	Auto parts including pressure hose and return hoses	450.52		4310044
NAPA AUTO PARTS	219133	Battery purchase with 2-year warranty	201.59		4310044
NAPA AUTO PARTS	220036	Return Credit: Core Deposit	21.60-		4310044
WESTERN STATES CAT	IN003129215	Circuit breaker	60.89		4310044
COMMERCIAL TIRE	09-164331	Invoice for tires and related services	521.84		4310044
HIGH DESERT BOBCAT	P12210	Bolts for Bobcat	50.41		4310044
HIGH DESERT BOBCAT	P12315	Bobcat parts invoice for kit boot, nut, and freight	113.62		4310044
RAMP	40425	Ford Lightning Flasher	368.29		4310044
RAMP	40425	Ford Explorer Taillight Replacement	45.91		4310044
<b>01-4310-6910 OTHER PURCHASED SERVICES</b>					
CINTAS	4225325082	Uniform rental and mat service	23.48		4310044
CINTAS	4226077195	Uniform rental services including coveralls and mats	23.48		4310044
CINTAS	4226805395	Uniform rental and mat services	23.48		4310044
CINTAS	5261915804	First aid supplies and service charge	107.48		4310044
NORCO	0043226506	Cylinder rental invoice for gas cylinders	271.25		4310037
OVERHEAD DOOR COMPANY, IN	579578	Door repair service with parts and labor	332.50		4310044
TRAFFICLOGIX	SIN31739	Traffic monitoring equipment with 2-year service	1,800.00		4310044

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4310-6920 SIGNS &amp; SIGNALIZATION</b>					
ECONO SIGNS LLC	10-994692	Traffic signs and barricades for road closure	2,427.12		4310040
ECONO SIGNS LLC	10-995051	School speed limit signs	485.90		4310040
<b>01-4310-6930 STREET LIGHTING</b>					
IDAHO POWER	2200506786 03	2200506786 460 1/2 N Main Street Lights	49.69		4310050
IDAHO POWER	2200506786 04	2200506786 460 1/2 N Main Street Lights	41.33		4310050
IDAHO POWER	2200749261 03	2200749261 Misc Street Lights	387.63		4310050
IDAHO POWER	2201174667 03	2201174667 6th & Main	15.69		4310050
IDAHO POWER	2201174667 04	2201174667 6th & Main	14.51		4310050
IDAHO POWER	2202627564 03	2202627564 411 N Main Light	44.02		4310050
IDAHO POWER	2202627564 04	2202627564 411 N Main St Light	39.93		4310050
IDAHO POWER	2205963446 03	2205963446 421 N Leadville Light	73.56		4310050
IDAHO POWER	2205963446 04	2205963446 421 N Leadville Ave	61.34		4310050
IDAHO POWER	2208791562 03	2208791562 1st & Main	128.19		4310050
IDAHO POWER	2208791562 04	2208791562 1st & Main	66.69		4310050
<b>01-4310-6950 MAINTENANCE &amp; IMPROVEMENTS</b>					
COLOR HAUS, INC.	FFNPC	Yellow traffic marking paint	51.96		4310033
D & B SUPPLY INC.	1219	Heavy duty tarp cover	299.99		4310040
WALKER SAND AND GRAVEL	1474347	Imported clean fill materials	226.59		4310044
Total STREET:			24,257.96		
<b>RECREATION</b>					
<b>01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP408292	Claims paid invoice for benefit services	932.40		0
<b>01-4510-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	22.70		0
<b>01-4510-3250 RECREATION SUPPLIES</b>					
RAMP	40425	Stickers for Bike to School	5.99		0
RAMP	40425	Stickers for Bike to School	37.45		0
RAMP	40425	Friday Adventure	168.00		0
<b>01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY</b>					
ATKINSONS' MARKET	03030134	Half & half, coffee, apples	31.64		0
ATKINSONS' MARKET	05920950	Mandarins and apples	21.60		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
ATKINSONS' MARKET	06848899	Mandarins	9.48		0
SYSCO	24072395531	Miscellaneous Food Items for Concessions: Cheese, chicken, pizza, and muffins	614.96		0
RAMP	40425	Concession Supplies	44.80		0
<b>01-4510-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
LUTZ RENTALS	160682-1	Propane	26.80		0
CHRISTENSEN INC.	CL82927	1001222 - Parks CFN	53.51		0
<b>01-4510-4200 PROFESSIONAL SERVICE</b>					
IRISH ELECTRIC	31325	Electrical repairs at Atkinsons Park including GFCI replacement	404.00		0
<b>01-4510-5200 UTILITIES</b>					
INTERMOUNTAIN GAS	31904030009 0	31904030009 Atkinson Park	116.64		0
Total RECREATION:			2,489.97		
Total GENERAL FUND:			162,890.34		
<b>GENERAL CAPITAL IMPROVEMENT FD</b>					
<b>GENERAL CIP EXPENDITURES</b>					
<b>03-4193-7110 DOWNTOWN CORE SIDEWALK INFILL</b>					
GALENA-BENCHMARK ENGINE	1224(2)-012	Civil design services for River & Leadville intersection	4,978.11		0
<b>03-4193-7135 MAIN STREET REHAB</b>					
ENOURATO, LISA	115	Main Street Project Support and Miscellaneous/CIP Support services	2,762.50		713504
JACOBS ENGINEERING GROUP, I	W3Y29200-001	TO4 CONSTRUCTION SERVICES ROAD	6,667.10	24066	713502
JACOBS ENGINEERING GROUP, I	W3Y29200-001	TO4 CONSTRUCTION SERVICES ROAD	10,000.65	24066	713501
RAMP	40425	Main Street Business Access Signs	933.40		713503
<b>03-4193-7180 POWER LINE UNDERGROUNDING</b>					
COX COMMUNICATIONS	CR-846636	PROJECT 34705250000CR0I59O // 5TH & SPRUCE	21,175.00		0
IDAHO POWER	04032025	POWER LINE UNDERGROUNDING CONTRIBUTION 5TH & SPRUCE	160,838.00		0
<b>03-4193-7200 TECHNOLOGY UPGRADES</b>					
RAMP	40425	Work Computer & Needed Accessories	1,680.60		0
RAMP	40425	Town Square Network Video Recorder Drive	159.99		0



Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total GENERAL CIP EXPENDITURES:			209,195.35		
<b>FIRE &amp; RESCUE CIP EXPENDITURES</b>					
<b>03-4230-7100 UTILITY/PICK-UP TRUCK</b>					
MOUNTAIN HOME AUTO RANCH	47469	FORD F250 4x4	62,263.00	25056	0
<b>03-4230-7120 RADIOS (PORTABLE)</b>					
WHITE CLOUD COMMUNICATIO	108473	Mobile radio and microphone for KNG-M	2,864.39		0
<b>03-4230-7130 PPE (TURNOUT GEAR)</b>					
MES SERVICE COMPANY LLC	IN2235302	Helmets and passport shields- E1	807.40		0
MES SERVICE COMPANY LLC	IN2242387	Wildfire Helmets & Shrouds	439.10		0
Total FIRE & RESCUE CIP EXPENDITURES:			66,373.89		
<b>STREETS CIP EXPENDITURES</b>					
<b>03-4310-7600 DODGE DURANGO (2001)</b>					
MOUNTAIN HOME AUTO RANCH	47451	2024 F-150 FORD LIGHTNING	54,633.00	25038	0
Total STREETS CIP EXPENDITURES:			54,633.00		
Total GENERAL CAPITAL IMPROVEMENT FD:			330,202.24		
<b>ORIGINAL LOT FUND</b>					
<b>ORIGINAL LOT TAX</b>					
<b>22-4910-6070 SVED</b>					
SUN VALLEY ECONOMIC DEVEL	1580	Quarterly Contract for Service	3,750.00		0
SUN VALLEY ECONOMIC DEVEL	1619	Quarterly Contract for Service	3,750.00		0
SUN VALLEY ECONOMIC DEVEL	1636	Quarterly Contract for Service	3,750.00		0
SUN VALLEY ECONOMIC DEVEL	1653	Quarterly Contract for Service	3,750.00		0
Total ORIGINAL LOT TAX:			15,000.00		
Total ORIGINAL LOT FUND:			15,000.00		
<b>COMMUNITY HOUSING</b>					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>54-3700-2000 LIFT TOWER LODGE RENTS</b>					
MORALES, JAVIER	040825	Return of damage deposit for Lift Tower Lodge tenant	150.00		0
Total :			150.00		
<b>COMMUNITY HOUSING EXPENSE</b>					
<b>54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1058107	Cafeteria Plan Debit Card Fees	18.00		0
<b>54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	26.30		0
<b>54-4410-3100 GENERAL OFFICE</b>					
BUSINESS AS USUAL INC.	168322	Binder	8.95		0
BUSINESS AS USUAL INC.	168628	Envelopes	26.00		0
US BANK	7309 032525	New York Times Subscription	28.00		0
US BANK	7309 032525	Docusign Subscription	137.42		0
US BANK	7309 032525	Idaho Statesman Subscription	15.99		0
AT&T MOBILITY LLC	287318858311	FirstNet wireless service charges for multiple devices	23.39		0
RAMP	40425	BOOX Notepad 4	499.99		0
RAMP	40425	Monthly Subscription to The New York Times	28.00		0
RAMP	40425	BOOX Accessories	75.98		0
RAMP	40425	Travel to Denver for Housing Conference	678.94		0
RAMP	40425	Refund for Cancelled Booking	289.18		0
RAMP	40425	Wireless mouses	45.88		0
RAMP	40425	Staffing/Recruiting Tool	72.00		0
RAMP	40425	Registration for Grounded Solutions 2025 Conference	780.00		0
RAMP	40425	Misc. Office Supplies	29.98		0
RAMP	40425	Lodgings for Washington DC Conference	1,296.32		0
RAMP	40425	Seattle Times Monthly Subscription	19.96		0
RAMP	40425	Conference Lodging Booking	289.18		0
RAMP	40425	Registration for Grounded Solutions 2025 Conference	780.00		0
RAMP	40425	Registration for National Women's Affordable Housing Summit 2025	824.75		0
RAMP	40425	Monthly subscription to LinkedIn	52.49		0
RAMP	40425	BOOX Accessories	69.97		0
<b>54-4410-3200 LIFT TOWER LODGE OPERATIONS</b>					
CHATEAU DRUG CENTER	2937258	Markers and padlock	31.32		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>54-4410-4200 PROFESSIONAL SERVICES</b>					
ALBOUM TRANSLATION SERVIC	I-26495	Translation services for Tenant Notices	125.46		0
410 FINANCIAL	CK-2025-01	Accounting Professional Services	187.50		0
<b>54-4410-4225 DEED RESTRICTIONS</b>					
PARKSIDE VILLAGE OWNERS	94983	Monthly HOA and Capital Reserve Dues statement	400.00		0
<b>54-4410-4250 LIFT TOWER LODGE PROFF SVCS</b>					
IRISH ELECTRIC	42125	Electrical repair services	400.00		0
OFFICE BRIGHT INC	2076	Cleaning services for Lift Tower Lodge	140.00		0
SPRAGUE PEST SOLUTIONS	5741325	Rodent interior and exterior pest control service	87.50		0
<b>54-4410-5110 COMPUTER NETWORK</b>					
RAMP	40425	Refund for Unfulfilled Order	586.43-		0
RAMP	40425	BOOX Note Air 4	586.43		0
<b>54-4410-5200 LIFT TOWER LODGE UTILITIES</b>					
CLEAR CREEK LAND CO. LLC	0000048860	Mobile storage rental and delivery fee	259.13		0
IDAHO POWER	2208260063 04	2208260063 703 S Main St	420.08		0
IDAHO POWER	2226910376 04	2226910376 702 S Main St	483.89		0
INTERMOUNTAIN GAS	08335990225 0	08335990225 703 S Main St	99.48		0
INTERMOUNTAIN GAS	08335990225 0	08335990225 703 S Main St	88.62		0
<b>54-4410-5210 291 N 2ND AVE UTILITIES</b>					
IDAHO POWER	2227900418 04	2227900418 291 N 2nd Ave	673.08		0
<b>54-4410-5900 LIFT TOWER LDG REPAIR &amp; MAINT</b>					
CHATEAU DRUG CENTER	2934931	Batteries	18.04		0
OHIO GULCH TRANSFER STATIO	00316474	Transfer station waste disposal ticket	10.00		0
SHERWIN-WILLIAMS CO.	8556-5	Paint and painting supplies purchase	251.59		0
SHERWIN-WILLIAMS CO.	8573-0	Acrylic Lacquer	7.46		0
STANDARD PLUMBING SUPPLY	w8W973	Plumbing supplies including toilet bowls, tanks and seats	413.60		0
RAMP	40425	Flooring supplies for LTL Room Repair	441.10		0
RAMP	40425	Lift Tower Lodge Repair Items	38.64		0
RAMP	40425	Lift Tower Lodge Repair Items	118.72		0
<b>54-4410-8040 BLAINE COUNTY CHARITABLE FUND</b>					
BLAINE COUNTY CHARITABLE	1144	Contract for Services	50,000.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total COMMUNITY HOUSING EXPENSE:			60,233.52		
Total COMMUNITY HOUSING:			60,383.52		
<b>WATER FUND</b>					
<b>WATER EXPENDITURES</b>					
<b>63-4340-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	16.50		0
<b>63-4340-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2504-861767	Masking tape and paper	23.07		0
CINTAS	4226077143	Facility mats and cleaning supplies rental/service	43.17		0
INTEGRATED TECHNOLOGIES	258478	Contract billing for copies/prints	54.66		0
PIPECO, INC.	S5827473.001	Invoice for brass fitting and hose bib	25.64		0
<b>63-4340-3250 LABORATORY/ANALYSIS</b>					
MAGIC VALLEY LABS, INC.	34465	Water and bacteria testing services	156.00		0
<b>63-4340-3600 COMPUTER SOFTWARE</b>					
RAMP	40425	Software for Wastewater/Water Management	257.50		0
<b>63-4340-4200 PROFESSIONAL SERVICES</b>					
KETCHUM COMPUTERS, INC.	20990	Monthly IT maintenance and support services	1,933.00		0
SPEED GOAT TECHNOLOGY LLC	2230211	IT support services including cyber security and onsite assistance	337.50		0
<b>63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
RAMP	40425	Staff Water License Renewal	30.00		0
RAMP	40425	CEU Training	150.00		0
RAMP	40425	Operator License Renewal	30.00		0
<b>63-4340-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
CENTURY LINK	333465565 030	Monthly phone and internet service charges	281.46		0
SYRINGA NETWORKS, LLC	25APR0301	Internet and Ethernet bandwidth services	325.00		0
SYRINGA NETWORKS, LLC	25JAN0288	Internet and Ethernet bandwidth services	325.00		0
AT&T MOBILITY LLC	287318858311	FirstNet wireless service charges for multiple devices	90.72		0
RAMP	40425	Protective Gear for Meter Reading Phone	16.30		0
<b>63-4340-5200 UTILITIES</b>					
DIG LINE	0076326-IN	Monthly fee and DP assessment services	38.10		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
INTERMOUNTAIN GAS	32649330001 0	32649330001 110 River Ranch Rd A	40.31		0
<b>63-4340-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
A.C. HOUSTON LUMBER CO.	2504-862847	5 Torx Bits	76.95		0
SHERWIN-WILLIAMS CO.	8605-0	Paint	32.76		0
RAMP	40425	Mounting bracket for Construction Light Bar	150.66		0
<b>63-4340-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
CHATEAU DRUG CENTER	2991126	Crossbody bag	37.99		0
D & L SUPPLY	0000175090	Invoice for valve box paving risers and water supplies	1,989.00		0
Total WATER EXPENDITURES:			6,461.29		
Total WATER FUND:			6,461.29		
<b>WATER CAPITAL IMPROVEMENT FUND</b>					
<b>WATER CIP EXPENDITURES</b>					
<b>64-4340-7650 WATER METERS</b>					
FERGUSON ENTERPRISES, LLC	0913901	Gaskets, cap screws, nuts, and meter coupling supplies	1,464.84		0
<b>64-4340-7809 S. KETCHUM WATER LINE PROJ. A</b>					
OPAL ENGINEERING, PLLC	1058	Contract engineering services for water main projects	2,466.25		0
<b>64-4340-7810 S. KETCHUM WATER LINE PROJ. B</b>					
OPAL ENGINEERING, PLLC	1058	Contract engineering services for water main projects	2,466.25		0
Total WATER CIP EXPENDITURES:			6,397.34		
Total WATER CAPITAL IMPROVEMENT FUND:			6,397.34		
<b>WASTEWATER FUND</b>					
<b>WASTEWATER EXPENDITURES</b>					
<b>65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP408292	Claims paid invoice for benefit services	55.20		0
<b>65-4350-2515 VISION</b>					
NBS-NATIONAL BENEFIT SERVI	1058418	FSA and HRA Plan Administration Fees for March	45.90		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>65-4350-3200 OPERATING SUPPLIES</b>					
CINTAS	4226077143	Facility mats and cleaning supplies rental/service	76.71		0
GEM STATE PAPER & SUPPLY	1138731	Soap and paper towel supplies	134.29		0
GEM STATE PAPER & SUPPLY	1138947	Detergent, Paper Towel	127.30		0
INTEGRATED TECHNOLOGIES	258478	Contract billing for copies/prints	33.55		0
RAMP	40425	Work Pants	119.98		0
RAMP	40425	Sound and Security Cable	252.40		0
<b>65-4350-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
NAPA AUTO PARTS	220149	Gear Oil	22.58		0
NAPA AUTO PARTS	220398	Oil	17.97		0
VALLEY WIDE COOPERATIVE	U001A718	Invoice for 500 gallons of 2-Dyed Diesel #2	1,484.50		0
<b>65-4350-3800 CHEMICALS</b>					
UNIVAR SOLUTIONS USA INC	52843323	UNIVAR COAGULANT 1160	11,499.05	25084	0
<b>65-4350-4200 PROFESSIONAL SERVICES</b>					
ANALYTICAL LABORATORIES, I	2502278	Laboratory testing services for wastewater monitoring	286.55		0
KETCHUM COMPUTERS, INC.	20990	Monthly IT maintenance and support services	1,352.00		0
SPEED GOAT TECHNOLOGY LLC	2230211	IT support services including cyber security and onsite assistance	22.50		0
<b>65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
RAMP	40425	Wastewater Operator License Renewal	150.00		0
RAMP	40425	Certification Testing	106.00		0
<b>65-4350-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
SYRINGA NETWORKS, LLC	25APR0301	Internet and Ethernet bandwidth services	325.00		0
SYRINGA NETWORKS, LLC	25JAN0288	Internet and Ethernet bandwidth services	325.00		0
<b>65-4350-5200 UTILITIES</b>					
INTERMOUNTAIN GAS	32649330001 0	32649330001 110 River Ranch Rd C	327.07		0
INTERMOUNTAIN GAS	32649330001 0	32649330001 110 River Ranch Rd A	40.31		0
INTERMOUNTAIN GAS	32649330001 0	32649330001 110 River Ranch Rd Sludge Loading Bldg	77.19		0
INTERMOUNTAIN GAS	32649330001 0	32649330001 110 River Ranch Rd Grit Bldg	333.66		0
INTERMOUNTAIN GAS	5820868855 03	5820868855 110 River Ranch Rd Mechanical	24.60		0
<b>65-4350-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
NAPA AUTO PARTS	219521	Shell Rotella T4 Triple oil purchase	17.29		0
<b>65-4350-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
PLATT ELECTRIC SUPPLY	6D58473	Electrical supply item (18T BI-MET)	8.97		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
PLATT ELECTRIC SUPPLY	9Z24621	Milwaukee tools	39.14		0
USA BLUEBOOK	INV00596541	Mercury Float Switch	89.95		0
<b>65-4350-6900 COLLECTION SYSTEM SERVICES/CHA</b>					
A.C. HOUSTON LUMBER CO.	2504-865223	Auger drum	19.99		0
DIG LINE	0076326-IN	Monthly fee and DP assessment services	38.10		0
RAMP	40425	Collections Truck Maintenance	87.48		0
RAMP	40425	Software for Wastewater/Water Management	257.50		0
Total WASTEWATER EXPENDITURES:			17,797.73		
Total WASTEWATER FUND:			17,797.73		
<b>WASTEWATER CAPITAL IMPROVE FND</b>					
<b>WASTEWATER CIP EXPENDITURES</b>					
<b>67-4350-7813 CAPITAL IMP PLAN(NO SHARING)</b>					
HDR ENGINEERING, INC.	1200708451	TASK ORDER #5 - SEWER COLLECTION MASTER PLAN	5,923.00	23007	0
Total WASTEWATER CIP EXPENDITURES:			5,923.00		
Total WASTEWATER CAPITAL IMPROVE FND:			5,923.00		
<b>PARKS/REC DEV TRUST FUND</b>					
<b>PARKS/REC TRUST EXPENDITURES</b>					
<b>93-4900-7700 WATCH ME GROW GARDEN</b>					
WEBB LANDSCAPING	K-IN-200748	Garden supplies and seeds	47.46		0
WEBB LANDSCAPING	K-IN-200749	Potting soil	17.99		0
WEBB LANDSCAPING	K-IN-200793	Garden supplies and seeds	88.44		0
Total PARKS/REC TRUST EXPENDITURES:			153.89		
Total PARKS/REC DEV TRUST FUND:			153.89		
Grand Totals:			605,209.35		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
-------------	----------------	-------------	--------------------	-----------------------	--------------------

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





## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 25959 between the City and the owners of 590 Wood River Drive, John and Marianne Dick.

#### Reasons for Recommendation:

- The improvements will not impact the use or operation of Wood River Drive
- The improvements will not impact drainage or snow removal within the public 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):

The project entails the construction of a new paver driveway with no snowmelt system within the public right-of-way.

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the 590 Wood River Drive project complies with all standards.

#### Sustainability Impact:

None OR state impact here: None

#### Financial Impact:

None OR Adequate funds exist in account:

#### Attachments:

1. Right-of-Way Encroachment Agreement 25959
2. Exhibit "A"
- 3.

**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 25959**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and John A Dick and Marianne H Dick (collectively referred to as "Owner"), whose address is 5035 Princess Anne Rd. La Canada CA 91011-0000.

*RECITALS*

WHEREAS, Owner is the owner of real property described as 590 Wood River Drive ("Subject Property"), located within the City of Ketchum, State of Idaho, and;

WHEREAS, Owner wishes to permit placement of a paver driveway within the right of way on Wood River Drive. 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 landscaping back to the original condition 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 place a paver driveway, as identified in Exhibit "A", within the public right-of-way on Wood River Drive, 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 landscaping that is altered due to the installation and removal 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: \_\_\_\_\_  
John A Dick

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

By: \_\_\_\_\_  
Marianne H Dick

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

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned Notary Public in and for said State, personally appeared \_\_\_\_\_, known 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 \_\_\_\_\_

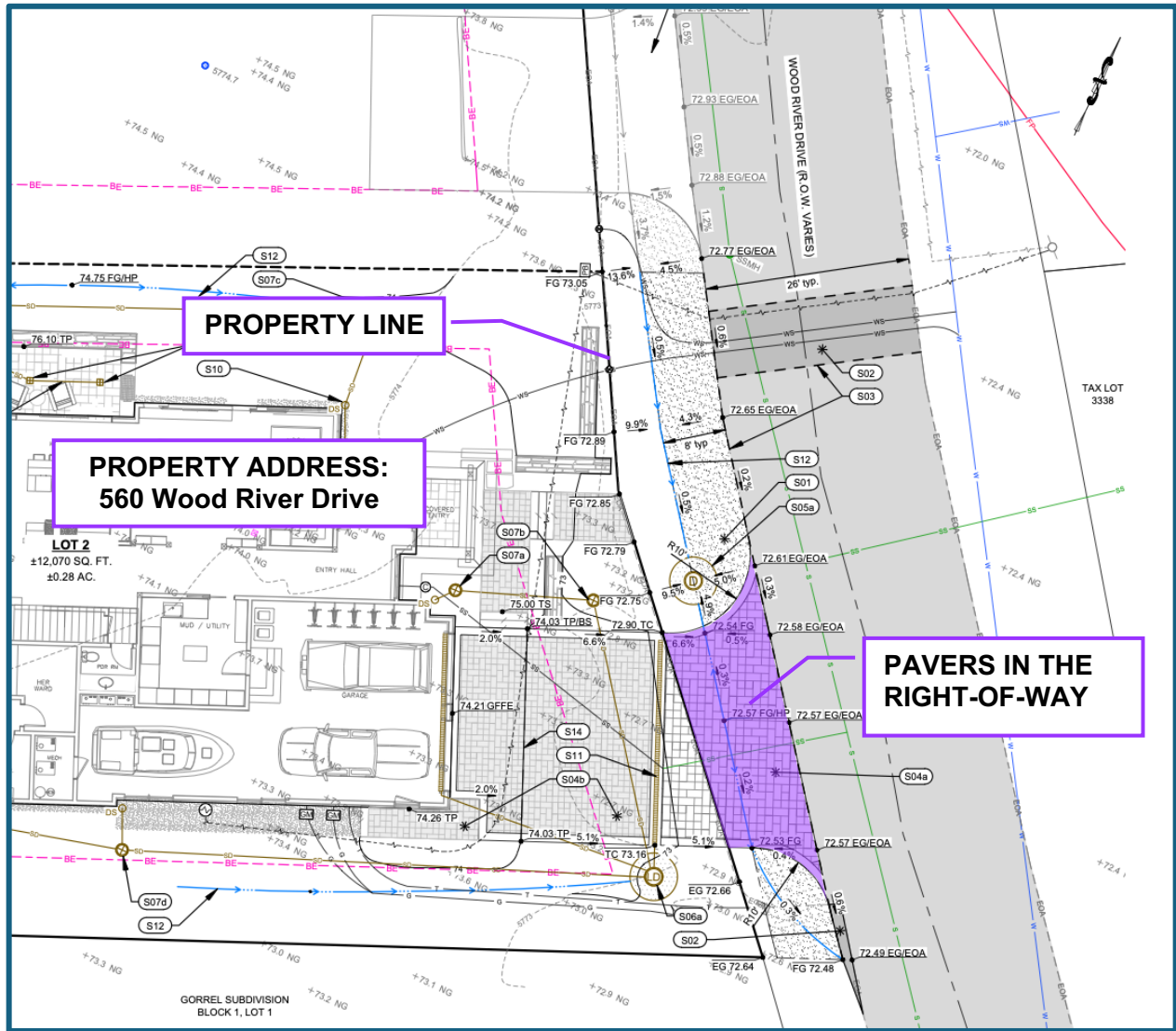
STATE OF IDAHO     )  
  ) ss.  
County of Blaine     )

On this \_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

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

## EXHIBIT "A"



Base figure provided by applicant, prepared by Galena-Benchmark Engineering - Feb. 2025  
 Figure annotated with purple textboxes by City Engineering Robyn Mattison to clarify improvements  
 included in Right-Of-Way Encroachment Agreement No. 25959



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 25960 between the City and the owners of 2207 Warm Springs Road, Sun Valley Idahome, LLC.

#### Reasons for Recommendation:

- The City Engineer and Streets Department recommend the snowmelt system due to the limited parking and snow storage space available at this property.
- The improvements will not impact the use or operation of Warm Springs Road.
- The improvements will not impact drainage or snow removal within the public 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):

The project entails the installation of a paver driveway with snowmelt system to replace an existing paver driveway within the public right-of-way.

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the 2207 Warm Springs Road project complies with all standards.

#### Sustainability Impact:

None OR state impact here: None

#### Financial Impact:

None OR Adequate funds exist in account:

#### Attachments:

1. Right-of-Way Encroachment Agreement 25960
2. Exhibit "A"

**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 25960**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and Sun Valley Idahome LLC (collectively referred to as "Owner"), whose address is 7906 Bosque Blvd Woodway TX 76712-0000.

*RECITALS*

WHEREAS, Owner is the owner of real property described as 2207 Warm Springs Road ("Subject Property"), located within the City of Ketchum, State of Idaho, and;

WHEREAS, Owner wishes to permit placement of a paver driveway with snowmelt system within the right of way on Warm Springs Road. 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 landscaping back to the original condition 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 place a heated paver driveway, as identified in Exhibit "A", within the public right-of-way on Warm Springs Road, 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 landscaping that is altered due to the installation and removal 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: \_\_\_\_\_  
Name: \_\_\_\_\_  
Sun Valley Idahome, LLC

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

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

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned Notary Public in and for said State, personally appeared \_\_\_\_\_, known 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 \_\_\_\_\_

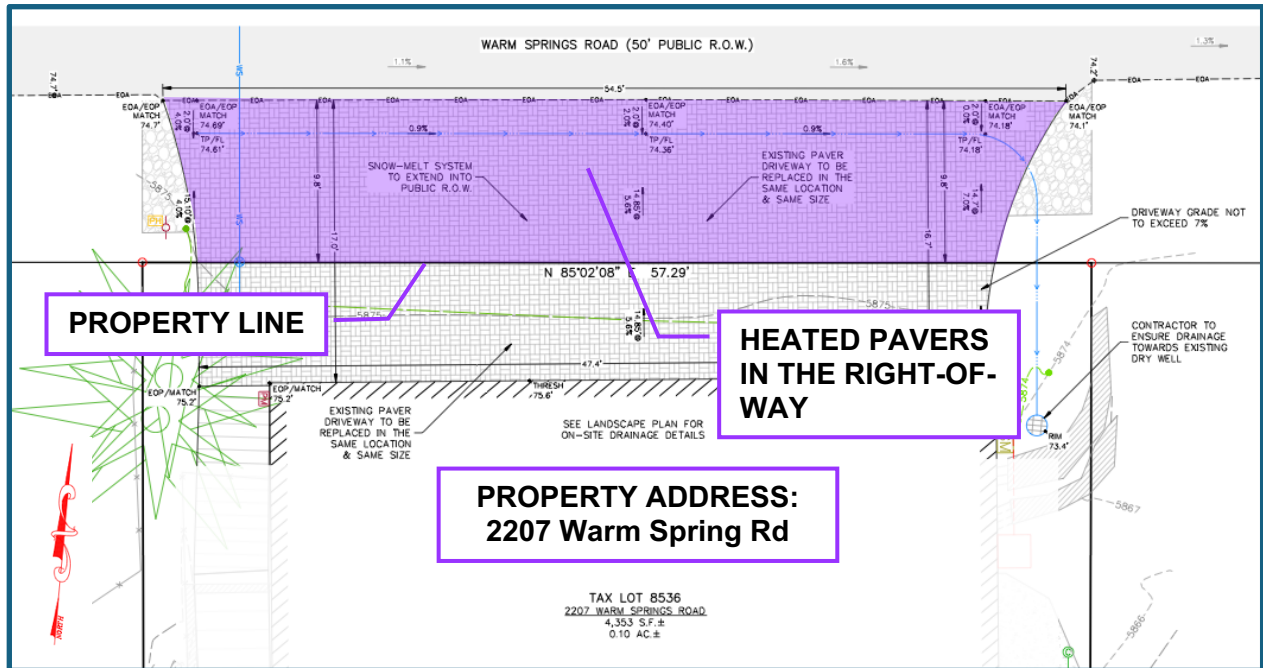
STATE OF IDAHO )  
 ) ss.  
County of Blaine )

On this \_\_\_\_ day of \_\_\_\_\_, 2025 before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

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

## EXHIBIT "A"



Base figure provided by applicant, prepared by Alpine Enterprises Inc. - Jan. 2025  
 Figure annotated with purple textboxes by City Engineering Robyn Mattison to clarify improvements included in Right-Of-Way Encroachment Agreement No. 25960



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	April 21, 2025	Staff Member/Dept:	Abby Rivin, Senior Planner Planning & Building Department
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Agenda Item:	<b>Recommendation to approve 140 West 2<sup>nd</sup> FAR Exceedance Agreement 25963.</b>
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#### Recommended Motion:

"I move to authorize the Mayor to FAR Exceedance Agreement 25963 with 140 West 2 <sup>nd</sup> Street LLC."
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#### Reasons for Recommendation:

- The Planning and Zoning Commission approved the 140 West 2<sup>nd</sup> Design Review Application File No. P24-092 on April 8, 2025. The applicant is proposing to develop a new 9,363-gross-square-foot mixed-use building located at 140 W 2nd Street in the Mixed-Use Subdistrict of the Community Core ("CC-2 Zone"). The project includes an art gallery and showroom space on the ground level, two multi-family dwelling units on the second floor, and a residential penthouse on the third floor.
- The project is proposing to take advantage of the Floor Area Ratio (FAR) bonus in exchange for community housing. The total FAR for the mixed-use development is 1.89, and the project exceeds the 1.0 FAR permitted by-right in the CC-2 Zone by 4,417 square feet.
- Pursuant to Ketchum Municipal Code §17.124.040.040.B2, community housing contributions for FAR exceedances may be satisfied through an in-lieu fee payment. The applicant proposes to mitigate the additional floor area by making a community housing in-lieu fee payment of \$450,600.

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

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#### Sustainability Impact:

None OR state impact here: None
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#### Financial Impact:

None OR Adequate funds exist in account:	None
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#### Attachments:

140 West 2 <sup>nd</sup> FAR Exceedance Agreement 25963
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**FAR EXCEEDANCE  
AGREEMENT #25963**

**Parties:**

City of Ketchum	"City"	P.O. Box 2315, 191 W 5 <sup>th</sup> Street, Ketchum, Idaho 83340
140 West 2 <sup>nd</sup> Street LLC	"Owner"	PO Box 9000, Ketchum, Idaho, 83340

This FAR Exceedance Agreement ("Agreement") is made between the City of Ketchum, a municipal corporation of the state of Idaho, and 140 West 2<sup>nd</sup> Street LLC, a limited liability corporation, the owner of the development project.

**RECITALS**

- A. Pursuant to the City's authority under the Idaho Local Land Use Planning Act, the Ketchum Municipal Code ("K.M.C.") Chapter 17.124 provides for certain development standards, including maximum floor area ratio (FAR) standards under K.M.C. 17.124.040 - Floor Area Ratios and Community Housing. These standards are intended to protect the public interest, health, general welfare, and provision of public services. The City has provided options for development proposals to potentially exceed the allowable FAR in exchange for mitigation of the impacts of such larger development, particularly as focused on affordable community and workforce housing. K.M.C. 17.124.040(B).
- B. Litigation was brought challenging the constitutionality and legality of the City's FAR standards in relation to the inclusionary housing incentive under K.M.C. 17.124.040 that was voluntarily dismissed.
- C. The City has adopted Resolution 17-006 which provides for the Parties to proceed with the FAR standards and options under K.M.C. 17.124.040, so long as the Parties voluntarily opt into a FAR Exceedance Agreement, making clear they are voluntarily opting by contract into use of such FAR standards and mitigation measures and are waiving any claims or demands related to any legal challenge to K.M.C. 17.124.040.

THEREFORE, in consideration of the mutual agreement herein contained and subject to the terms and conditions stated, it is hereby understood and agreed by the Parties as follows:

1. **Attestation of Owner.** Owner, by this Agreement, attests that the City has disclosed potential litigation challenging K.M.C. 17.124. Owner desires to voluntarily proceed on the development proposal, including proposal of exceedance of FAR standards and accompanying mitigation measures, using the approach and standards as set forth in K.M.C. 17.124.

2. **Waiver and Release of Claims.** Owner, by this Agreement, waives and releases any claims, demands, challenges, claims for reimbursement or refund, and/or damages now or in the future deriving from or relying on the outcome of future litigation substantially challenging the validity of K.M.C. 17.124 and its standards. It is Owner's intent to accept and proceed with such standards as outlined in K.M.C. 17.124 for Owner's development plan for purposes of allowable FAR and Owner voluntarily and knowingly accepts the mitigation measures as proposed.
3. **FAR Exceedance Consideration.** In consideration for Owner's attestation and waiver, the City agrees to consider their exceedance proposal and will currently consider and evaluate Owner's proposed FAR exceedance and accompanying mitigation measures within the framework and standards of K.M.C. 17.124.040, attached hereto as Exhibit A and made a part of this Agreement.
4. **Maximum FAR and Mitigation.** The Parties hereby agree to an allowable maximum floor area ratio and accompanying mitigation measures as set forth in Exhibit B, attached hereto and made a part of this Agreement.
5. **Withdrawal.** Owner may withdraw from this Agreement upon thirty days notice to City provided that Owner has not commenced building and has received no benefit from a maximum FAR exceedance. Withdrawal shall cause an immediate reversion to the permitted gross FAR as set forth in Exhibit A: K.M.C. 17.124.040(A) at the time of this Agreement.
6. **Amendments.** This Agreement may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement in writing duly executed by the parties.
7. **No Assignment.** Owner shall not sell, assign, or transfer all or any portion of its interest in this Agreement at any time without consent of the City.
8. **Binding Effect.** This Agreement shall be binding upon the heirs, estates, personal representatives, successors, and assigns of the parties.
9. **Attorney Fees and Costs.** In the event any action is brought to enforce this Agreement, the prevailing party is entitled to an award of reasonable attorney fees and costs.
10. **Notices.** Any notice under this Agreement shall be in writing and shall be treated as duly delivered if the same is personally delivered or deposited in the United States mail, certified, return receipt requested, postage prepaid, and properly addressed to the contacts as specified at the beginning of this Agreement.

11. **Partial Invalidity.** Whenever possible, each provision of this Agreement shall be interpreted in such a way as to be effective and valid under applicable law. If a provision of this Agreement is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.
12. **Waiver:** The rights and remedies of the parties to this Agreement are cumulative and not alternative. Neither the failure nor any delay by any party in exercising any right, power, or privilege under this Agreement or the documents referenced in this Agreement will operate as a waiver of such right, power, or privilege, and no single or partial exercise of any such right, power, or privilege will preclude any other or further exercise of such right, power, or privilege or the exercise of any other right, power, or privilege.
13. **Execution and Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original agreement, but all of which shall be considered one instrument.

DATED THIS \_\_\_\_ DAY OF APRIL 2025.

Owner

City of Ketchum, Idaho

---

Bill Griffin  
Managing Member  
140 West 2<sup>nd</sup> Street LLC

---

Neil Bradshaw, Mayor

Attest:

---

Trent Donat, City Clerk

STATE OF IDAHO,                    )  
  ) ss.  
County of Blaine.                 )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Bill Griffin, known to me to be a managing member of 140 West 2<sup>nd</sup> Street LLC, and 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 \_\_\_\_\_

## 17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING:

A. General Requirements: All new buildings and alterations to existing buildings in the GR-H, T, T-3000, T-4000 and CC zoning districts, unless otherwise specified in this title, shall be subject to the maximum floor area ratio (FAR) described below. Hotels that meet the definition of "hotel" found in [chapter 17.08](#) of this title may exceed the floor area listed in the table below subject to section [17.124.050](#) of this chapter.

Districts	Permitted Gross FAR	Inclusionary Housing Incentive
GR-H	0.5	1.4
T	0.5	1.6
T-3000	0.5	1.6
T-4000	0.5	1.6
CC	1.0	2.25

### B. Inclusionary Housing Incentive:

1. The purpose of this section is to encourage new development to include a reasonable supply of affordable and resident occupied workforce housing for sale or rent, to help meet the demand and needs for housing of the community's employees. Land within the zoning districts specified in the table above may be built to the listed permitted FAR. As an incentive to build community housing units, floor area may be increased up to the maximum FAR listed in said table with inclusionary housing incentive.
2. An increased FAR may be permitted subject to design review approval, and provided, that all of the following conditions are met:
  - a. A minimum of twenty percent (20%) of the total increase in gross floor area above the greater of the permitted FAR is deed restricted in perpetuity as community housing unit(s). Of this gross square footage, a fifteen percent (15%) reduction will be allowed as a standard discount from gross square footage to net livable square footage for community housing units.
  - b. After calculating net livable square footage, an allowance can be made for projects with demonstrated groundwater issues as documented by a registered engineer. Upon determination by the city that groundwater on the subject property precludes underground parking, a credit of three hundred fifty (350) square feet per required parking space shall be subtracted from the net livable square footage prior to the calculation for the twenty percent (20%) deed restricted community housing. Parking space credit shall be rounded to the nearest whole number, and shall not be calculated as fractions.
  - c. Community housing requirements may be paid via a fee in lieu of housing. The community housing units times the fee equals the amount due to the city. The fee in lieu shall be recommended by the governing housing authority on an annual basis and adopted by the city council. For fractions of units, the developer has the option of providing a full housing unit



rather than paying the fee in lieu or working with the city or other nonprofit entity to construct the balance of the community housing unit with additional funds.

- d. All community housing units, either for sale or rent, shall be administered by the governing housing authority, unless otherwise determined by the city council. The governing housing authority shall recommend the types and locations of all proposed community housing units for approval by the city.
  - e. The community housing units shall be targeted for Blaine County housing authority income category 4 (100 percent or less of area median income). The applicant may seek the recommendation of the governing housing authority in the determination of an alternative category with corresponding adjustment in the amount of community housing required. Said recommendation, if mutually agreed upon by the applicant and the commission, may be used in place of category 4. This allowance shall be based on need for the category type. The definition of who may qualify to purchase affordable housing shall be maintained in the guidelines of the governing housing authority as adopted by the city council.
  - f. The city's primary goal is to see the development of and encourage the construction of community housing units, but realizes that other options will also move the city closer to its goal of housing the workforce. With this in mind, the following options for fulfillment of the community housing incentive are available to the applicant outright. These include, but are not limited to:
    - (1) Housing constructed by the applicant on or off site, within the city of Ketchum;
    - (2) Payment of an in lieu fee; or
    - (3) Acquisition of existing housing stock that meets with the governing housing authority's requirements and approval.
  - g. In addition to those outright options noted in this section, the city council may consider alternative proposals by the applicant to fulfill the community housing incentive. The city council has full discretionary power to determine said request. Options for fulfillment of the community housing incentive include, but are not limited to:
    - (1) Land conveyance to the city;
    - (2) Existing housing unit buy down or mortgage buy down; or
    - (3) Other proposals and options as approved by the city council.
3. In the CC district, the maximum floor area incentive applies to buildings up to three (3) stories in height. Buildings above three (3) stories may exceed the 2.25 FAR maximum only in accordance with the pertinent code provisions allowing for a fourth floor (for example, hotels, PUDs and 100 percent community housing project, etc.). For hotel uses, community housing calculations apply to all those portions of the hotel development except the hotel units, which are addressed pursuant to employee housing of this chapter. (Ord. 1135, 2015)

**EXHIBIT B  
EXCEEDANCE AGREEMENT COMPLIANCE**

**PROJECT:** 140 West 2nd

**APPLICATION:** Design Review Application File No. P24-092

**OWNER:** 140 West 2nd Street LLC

**REPRESENTATIVE:** Michael Doty Associates, Architects

**LOCATION:** 140 W 2nd Street (Ketchum Townsite: Block 59: Amended Lot 1A)

**ZONING:** Mixed-Use Subdistrict of the Community Core (CC-2 Zone)

**BACKGROUND:**

1. The applicant is proposing to develop a new 9,363-gross-square-foot mixed-use building located at 140 W 2nd Street (the “subject property”) in the Mixed-Use Subdistrict of the Community Core (“CC-2 Zone”). The project includes an art gallery and showroom space on the ground level, two multi-family dwelling units on the second floor, and a residential penthouse on the third floor. Four off-street parking spaces are provided on site and accessed off the block 59 alleyway.
2. The subject property is an existing nonconforming lot with a substandard width and size. The lot is 45 feet wide and has a total area of 4,946 square feet.
3. The mixed-use building has a proposed Floor Area Ratio (FAR) of 1.89 (9,363 gross sf/4,946 sf subject property area).
4. The City of Ketchum Planning and Zoning Commission (the “Commission”) reviewed and approved the 140 West 2<sup>nd</sup> Design Review Application during their meeting on March 25, 2025. The Commission adopted the Findings of Fact, Conclusions of Law, and Decision for the 140 West 2<sup>nd</sup> Design Review on April 8, 2025.
5. Pursuant to Condition of Approval No. 2 of Design Review Application File No. P24-092, a FAR Exceedance Agreement between the applicant and the City to memorialize the community housing contribution shall be signed and recorded prior to issuance of a building permit for the project.

## EXCEEDANCE ANALYSIS

*An increased FAR may be permitted subject to design review approval, and provided, that all conditions in Ketchum Municipal Code §17.124.040.B.2 are met.*

### Permitted FAR in Community Core Subdistrict 2 (CC-2)

Permitted FAR: 1.0

Permitted FAR with Community Housing: 2.25

### 140 West 2<sup>nd</sup>: Proposed FAR

Proposed Gross Floor Area: 9,363 square feet

Subject Property Area: 4,946 square feet

Proposed FAR: 1.89 (9,363 sf gross floor area/4,946 sf subject property area)

Increase Above Permitted FAR: 4,417 square feet

20% of Increase: 883 square feet

Net Livable (15% Reduction): 751 square feet community housing required

Total Proposed On-Site Community Housing Contribution: 0 feet

Proposed Community Housing In-Lieu Fee: \$450,600 (751 sq ft x \$600/sq ft):

## COMMUNITY HOUSING CONTRIBUTION CONDITIONS

The following conditions apply to the community housing contribution for the 140 West 2<sup>nd</sup> development:

1. The development shall provide a community housing in-lieu fee payment in the amount of \$450,600. Fee payment is due at time of building permit application.
2. If the total gross square footage of the project changes through the course of building permit application, a revised fee in-lieu may be calculated using the methodology outlined above and approved by the Administrator. Substantial increases or decreases in square footage may require an amendment to this agreement at the discretion of the Administrator.



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

"I move to approve Task Order 4 – 2025 Main St 4t to 6th Street for Jacobs Engineering that provides Design and Planning Services for finishing the Main St project."

#### Reasons for Recommendation:

- Task Order 4 is a continuation of Jacob's services rendered from Main St 2024 phase. Includes but not limited to the following:
  - Project Management
  - Design Services
  - Public Involvement Support
  - Construction Management Services
  - Periodic Project Financial Tracking

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

#### Sustainability Impact:

No direct impact.

#### Financial Impact:

None OR Adequate funds exist in account:	Main St: Sufficient funds exist within Capital Fund reserves as previously presented. Cost included in authorized budget increase for the Main St Project approved by Council on March 17 <sup>th</sup>
--	---

#### Attachments:

1. Jacobs Task Order 4 – Planning and Design – 2025 Main St 4t to 6th Street

## **Task Order 4**

### **Scope of Services**

#### **DESIGN AND CONSTRUCTION MANAGEMENT SERVICES for 2025 Main Street Rehabilitation from 4<sup>th</sup> St to 6<sup>th</sup>**

Task Order 4 covers the effort necessary to provide Conformed Drawings, Specs, and Estimate, Public Involvement Support, and Construction Management (CM) Services for the 2025 Roadway Rehabilitation of Main Street from 4<sup>th</sup> St to 6<sup>th</sup> Street. It incorporates revised Streetscape plans from GGLO (scope attached), and additional Traffic Support from HDR (scope attached). This task order also covers Construction Management Services for the Warm Springs Preserve project. These projects are being conducted under the Master Professional Services Agreement, #22841, signed April 12, 2023, between Jacobs Engineering Group, Inc., (Jacobs) and the City of Ketchum (City).

#### **Task Order Team:**

Program Manager: Betsy Roberts  
Program Construction Manager: Travis Casch  
Design Quality Manager: Heather Carroll  
Project Manager: Mateo Franzoia  
Design Engineer/Resident Engineer: Mateo Franzoia  
Financial Support: Corey Glassey  
Sr. Construction Manager: Dale Wilson  
On-Site Construction Observation: Clint Kisler  
Construction Support: Steven Peters

#### **Overall Project Assumptions:**

1. The Construction Contractor will be responsible for developing, applying for, and submitting a final Stormwater Pollution and Prevention Plan (SWPPP) to the Idaho DEQ, as necessary.
2. Specifications for trees, Silva cells, tree grates, light poles, and other street furnishings will be specified by GGLO and incorporated into the construction documents.
3. Technical specifications will follow ITDs standard specification and format. Additional specifications will be provided as needed for special engineering construction items (Jacobs) and streetscape portion of work (GGLO).
4. All work will be located within existing right-of-way or within an easement secured by the City.

## TASK 1 – Project Management for Main Street Rehabilitation

**Objective:** Successful management of the Main St portion of this Task Order and successful coordination of invoicing with City of Ketchum.

**Activities:**

- Lead completion of the Conformed Drawings and Construction Management Services for 2025 Main Street Rehabilitation from 4<sup>th</sup> Street to 6<sup>th</sup> to ensure Scope of Work is reflective of decisions made and is prepared in a timely manner for Council approval.
- Facilitate the 2025 Partnering Meeting including ITD, City of Ketchum, IMC and Jacobs staff and subs.
- The Program Manager will work closely with City Project Manager (PM) to support overall successful design.
- The Jacobs PM will coordinate closely with the City PM to monitor outstanding issues, schedule impacts, design concerns, and construction challenges.
- Jacobs PM will provide updates for the Monthly Progress as part of the invoice.

**Assumptions:**

1. Duration of this project from 4<sup>th</sup> – 6<sup>th</sup> Streets is assumed to be: 24 weeks (November through mid-July)
2. Partnering Meeting will be up to 2 hours long and include up to 6 Jacobs staff; it is anticipated that up to 3 will be in person and others will be virtual. Meeting is anticipated to occur by mid-February.
3. Weekly internal team meetings will be needed requiring up to 3 Jacobs staff per meeting.
4. Weekly external team meetings with City of Ketchum will be needed requiring up to 3 Jacobs staff per meeting.
5. Monthly invoice coordination with Program Manager to ensure invoicing is in alignment with different tasks.

**Deliverables:**

1. Final Scope of Work.
2. Invoice information provided as part of Program Manager overall invoices.
3. Information for Monthly Progress Reports.
4. Notes from meetings or decision points as appropriate.

## TASK 2 – Design Services for Main Street Rehabilitation

### SUBTASK 2.1. Design for 4<sup>th</sup> Street to 6<sup>th</sup> Street

**Objective:** Prepare Conformed Drawings for Main St from 4<sup>th</sup> St to 6<sup>th</sup> St for Contractor and City final review. Produce 100% final stamped sheet set following the review meeting with the City.

**Activities:**

- Incorporate modifications, input, and information gathered over past year's work, including Bike Network intel.
- Incorporate City revisions to previous plans that are being reused, and new comments received.

- Consider Contractor recommendations from 2024 construction experience.
- Perform and address comments following Jacobs Internal QC Review process.
- Coordinate with HDR to design and produce additional sheets for 5<sup>th</sup> St Signal (HDR scope attached).
- Include portion of pathway along SH-75, north of 6<sup>th</sup> St, to where the roadway tapers to a smaller width.

**Assumptions:**

1. Duration of this subtask is assumed to be approximately 10 weeks (start in November through February, with reduction for holiday time away).
2. The plans produced for 4<sup>th</sup> St to 6<sup>th</sup> St will be added as revised sheets.
3. Deliverables will include GGLO sheets.
4. Additional traffic effort will only be performed for 5<sup>th</sup> St signal on Main St. Any other traffic-related requests will need to be carried out in a separate task order.
5. All major revisions from the City and business owners to be collected by January 1<sup>st</sup>, 2025.
6. City will have one (1) week of review time prior to production of final stamped sheets for 4<sup>th</sup> St to 6<sup>th</sup> St.

**Deliverables:**

1. Electronic (PDF) of Draft Revised sheets (Conformed Drawings) for Main St from 4<sup>th</sup> St to 6<sup>th</sup> St including:
  - a. Unstamped Sheets (See Figure 1 below)
  - b. Draft Construction Estimate
  - c. Updated and new Supplemental Special Provisions

*Figure 1: Proposed Plans Sheet List from 4<sup>th</sup> St to 6<sup>th</sup> St*

Sheet Type	Sheet Count
Typical Sections	1
Removal Sheets	9
Plan and Profile Sheets	14
Grading/Staking Sheets	12
Drainage Plan and Profile Sheets	8
ITS & Illumination Sheets	2
Traffic Signal Sheets	10
Striping/Signing Sheets	6
Detail Sheets	3
<b>Total Sheets</b>	<b>65</b>

2. Electronic (PDF) of Final Revised sheets (Conformed Drawings) for Main St from 4<sup>th</sup> St to 6<sup>th</sup> St including:
  - a. Stamped Sheets
  - b. Construction Estimate
  - c. Final updated and new Supplemental Special Provisions

## **TASK 3 – Public Involvement Support for Main Street Rehabilitation**

### **Activities:**

- Develop necessary exhibits to show business improvements and traffic sequencing.
- Create a simplified construction schedule for use in public meetings.
- Support City staff for presentations to Council and public.

### **Assumptions:**

1. Duration of this subtask is assumed to occur February-April.
2. Two separate occasions of Public Involvement meetings with business owners: each occasion will include one evening meeting and a lunch time meeting. Up to 3 Jacobs engineering staff will participate for each occasion.

### **Deliverables:**

1. One (1) Overall Roll Plot Figure
2. Up to four (4) Construction Phasing Exhibits on Poster Board (36"x54")
3. Expected Construction Schedule Milestone Dates

## **TASK 4 – Construction Management Services for Main Street Rehabilitation from 4<sup>th</sup> Street to 6<sup>th</sup> Street**

**Objective:** This will cover the effort necessary to provide Construction Management services and project Financial Tracking for the Main Street from 4<sup>th</sup> St to 6<sup>th</sup> St construction work.

### **SUBTASK 4.1. Preconstruction Meeting for 4<sup>th</sup> Street to 6<sup>th</sup> Street**

**Objective:** Purpose of the meeting is to provide all construction team stakeholders with a summary-level understanding of the upcoming project and identify critical coordination items.

### **Activities:**

- Develop agenda, invite attendees, facilitate meeting, and prepare notes for distribution.
- The Preconstruction Meeting generally includes project-focused City staff, Jacobs Design and Construction Management teams, Contractor Superintendents and Foreman, and utility representatives.

### **Assumptions:**

1. This meeting will occur in April.
2. Meeting will take place on site and is estimated to be 2 hours.
3. Jacobs' Project Manager will facilitate the meeting. Up to 4 Jacobs staff will attend in person (others may attend virtually); anticipated attendees include Design Engineer, Sr. Construction Manager, Program Manager, and Resident Engineer.
4. Meeting notes will be prepared and shared with all in attendance.
5. Jacobs to provide draft list of attendees, City to review and confirm attendees.

### **Deliverables:**

1. Draft Attendee List



2. Meeting Invitation and Agenda
3. Meeting Notes

## SUBTASK 4.2 Construction Management Support for 4<sup>th</sup> Street to 6<sup>th</sup> Street

**Objective:** Provide Resident Engineering support during construction consisting of interpretation of drawings, response to differing field conditions requiring design modification, successful administration of the Quality Management and Observation process, proper and efficient project documentation, and timely resolution of issues.

**Activities:**

- Manage the Construction Project, including activities such as:
  - RE lead Weekly Construction Meetings with participation from up to 2 other Jacobs staff as needed. Provide notes to file and team.
  - Provide Daily Roadwork Activities email to City of Ketchum, Project Team, and other important stakeholders in the community.
  - Manage communications and issue escalation process. Resident Engineer will work closely with Sr. Construction Manager, Design Engineers, and Program Manager to ensure communication is fluid between all parties.
- Coordinate and facilitate documentation process, including items such as:
  - RFIs – Initiate, and respond to, Requests for Information (RFIs) and clarifications to the Contract Documents as appropriate. Provide drawings or sketches to support both when needed.
  - Manage the submittal process, including reviewing and tracking submittals.
  - Create and distribute Work Change Directives and Change Orders. Recommend to the City PM Change Orders, as appropriate, and coordinate with Design Engineers.
  - Review and provide Pay Applications to City. City PM responsible to submit Pay Applications to the City Finance Department.
  - Coordination of record drawings during construction with Contractor.
  - Review and evaluate materials testing data; will provide a reaction or change of direction as needed.
- Coordination of construction activities, including items such as:
  - Construction easement coordination.
  - Coordination with Contractor's surveyor (providing electronic drawing files when needed).
  - Review Contractor schedules and track progress relative to Contract Milestones.
  - Promptly after Contractor considers the Work ready for its intended use, Jacobs will facilitate a walkthrough, in company with City of Ketchum and Contractor, to determine whether the Work is substantially complete based on the Contract Documents. If the Work to be substantially complete, a certificate of Substantial Completion will be delivered to City of Ketchum and Contractor.
  - Coordinate with utilities to understand their projects, to secure their input, and to schedule work most efficiently.
  - Coordination with City and developers regarding their work progress in the City's construction zone.
- Construction Observation activities include items such as:

- Administer consistent, methodical, and proactive approach to observation and monitoring of quality requirements, resulting in Contractor's work generally meeting project's technical requirements.
- Observations are not intended to be exhaustive or to involve detailed inspections of the Work in progress, but rather are to be limited to spot checking and general observation of the Work based on professional judgment to confirm general compliance with design.
- Sr. Construction Manager and Resident Engineer to recommend Work be rejected if such Work is defective under the standards set forth in the Contract Documents. Defective work being either unable to produce a completed Project that conforms to the Contract Documents or jeopardizing the integrity of the Project as a whole.
- Respond to Contractor in field to provide construction document clarification where possible or elevate question/issue to Sr. Construction Manager and Design Engineers.
- Work with Contractor to resolve potential quality challenges in the field. Identify issues pertaining to quality, timing, public interaction, or other potential issues and elevate to Resident Engineer for timely resolution.
- Support City staff with outreach and response to businesses and public.

#### **Assumptions:**

1. Duration of this subtask is assumed to be 16 weeks (April through July).
2. Jacobs is proposing to provide one part-time Resident Engineer on-site (estimated at 20 hr/wk), and one part time Sr. Construction Manager, remote, to cover on-site observation and Contract Administration. This construction team will be supported in the Boise office mainly by 2 Jacobs staff – the Design Engineer (Engineer of Record) and Program Manager.
3. City will assign a Construction PM to act as single point of contact to expedite decision-making throughout construction duration.
4. Submittals will be collected and maintained by the Resident Engineer. RE will review submittals for general conformance with contract documents and distribute to Design Engineer. Design Engineer will review Submittals to determine if they are:
  - Approved and meet contract document requirements or,
  - Rejected and do not meet contract documents. Initiating a Revise and Resubmit.
5. Estimated number of submittals is up to 30. RE will review, log, track, and distribute submittals at 0.75 hour per submittal. Design Engineers will review up to 20 submittals at 1 hour each and 10 submittals at 30 minutes each (total of 25 hours). Below is a list of anticipated submittals:
  - Aggregates – concrete, asphalt (est. 4)
  - Asphalt mix designs (est. 2)
  - Concrete mix designs (est. 2)
  - Catch Basins – boxes & grates (est. 2)
  - Pipe Material (est. 2)
  - Pipe Fittings (est. 5)
  - Trench Backfill (est. 2)
  - Import Material (est. 2)

- CLSM (est. 1)
  - Drain Rock (est. 2)
  - Drywell Materials (est. 3)
  - Truncated Domes (est. 1)
- 6. Estimated number of RFIs is 20. Assume 1 hour per RFI for Design Engineer.
- 7. Sr. Construction Manager will provide lead effort on change orders, work change directives, and requests for quotation such that the effort for Design Engineers does not exceed 90 hours and 15 hours for CADD tech and Document Control Lead. Program Manager time will be included at 10 hours total.
- 8. Review of all shop drawings, samples, and submittals will be for general conformance with the design concept and general compliance with the requirements of the contract for construction. Such review will not relieve the Contractor from their responsibility for performance in accordance with the contract for construction, nor is such review a guarantee that the work covered by the shop drawings, samples, and submittals is free of errors, inconsistencies, or omissions.
- 9. Develop Record Drawings:
  - RE will coordinate the development and maintenance of project notes throughout construction process and will coordinate with Contractor's notes to provide final mark-up set to Design Engineers for use in Record Drawing development.
  - Electronic as-built/record drawings will be created by Design Engineers. Record drawings will be produced by the end of the calendar year and assumes 1 hour/sheet for plan views and 15 min for general and typical section sheets – for a total anticipated effort of 80 hours.
  - Record drawings will be prepared based on information compiled and furnished by others, and may not always represent the exact location, type of various components, or exact way the project was constructed. Jacobs is not responsible for any errors or omissions in the information provided by others incorporated into the record drawings.
  - Record drawings will include the entire project from River through 6<sup>th</sup> Street.
- 10. Coordination with Contractor's surveyor is limited to answering questions and providing electronic information for construction staking only.
- 11. Travel, per diem, and housing expenses are included in the Task Order costs.
- 12. Services are subject to Article 9 in the MSA
- 13. The use of the term "inspection" in relation to Jacobs services is synonymous with "construction observation" and means performing on-site observations of the progress and quality of the Work and determining, in general, if the Work is being performed in general conformance with the Contract Documents; and notifying the City if Work does not generally conform to the Contract Documents or requires special inspection or testing.
- 14. The presence or duties of Jacobs' personnel at a construction site, whether as onsite representatives or otherwise, do not make Jacobs or Jacobs' personnel in any way responsible for those duties that belong to City and/or the construction contractors or other entities, and do not relieve the construction contractors or any other entity of their obligations, duties, and responsibilities, including, but not limited to, all construction methods, means, techniques, sequences, and procedures necessary for coordinating and completing all portions of the

construction work in accordance with the construction contract documents and any health or safety precautions required by such construction work.

15. City to provide office space, as required, for Construction Management team with:

- Secure location for storage of project equipment
- Internet Access and connection to functioning printers and copiers.

**Deliverables:**

1. Submittal review logs and documentation.
2. RFIs and Clarification Drawings.
3. Change Orders.
4. Pay Applications.
5. Weekly Meeting notes.
6. Record Drawings.

### SUBTASK 4.3. Financial SDC for 4<sup>th</sup> Street to 6<sup>th</sup> Street

**Objective:** Develop cost forecasting on the Main St project to ensure current and best understanding of finances.

**Activities:**

- Coordinate with Construction and Design team to incorporate current, accurate cost information in formatted spreadsheet.
- Manage communications and issue escalation process.
- Share information and coordinate with City PM

**Assumptions:**

1. Duration is assumed to be 15 weeks (April through mid-July) at 1 hours/week.
2. Use existing Forecast Spreadsheet
3. Jacobs will not be including City actual costs, but will provide Contractor, Engineer, and other costs directly under Jacobs management.
4. Establish Monthly check in meeting with City PM

**Deliverables:**

1. Updated Finance Report on Sharepoint Site on Monthly basis

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**PERIOD OF PERFORMANCE:** February 2025 through October 2025

**COMPENSATION:**

**Total Project Fee Design: \$224,100**

**4<sup>th</sup> – 6<sup>th</sup> Street**

Jacobs: \$184,100

GGLO: \$40,000

This is a Time & Materials, Not-to-Exceed Amount.

**CONTINGENCY RECOMMENDATION**

Subconsultant HDR has a contract on the 2024 project that will extend into the 2025 season. Additional traffic support may be required from HDR. Consideration of additional contingency of up to \$10,000 is recommended. The Warm Springs Preserve project also have some unknowns with respect to scope, and Ketchum PM availability (if Jacobs needs to fill in more as Ketchum PM gets pulled into other work).



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

I move to approve Alcohol Beverage License for the applicant included in the staff report.

#### Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
- The attached application is for the period of April 21, 2025 – August 31, 2025
- Council approval is requested to complete the process of issuing such beer, wine and liquor licenses

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

In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by September 1<sup>st</sup>. The businesses will be vending beer, wine and liquor on premise (wine is included in the liquor fees) and not to be consumed on premise, per application.

Currently, the following businesses have filed for their license and Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

#### Sustainability Impact:

None

#### Financial Impact:

Revenue: The City will realize a revenue of \$236.85 from approval of these licenses in accordance with the current fee structure.

#### Attachments:

1. Table of License
2. Beer, Wine & Liquor-by-the-Drink License Application

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor</u>
Burita LLC DBA Scout Wine & Cheese	X	X	X	X	



## City of Ketchum

### Beer, Wine & Liquor-by-the Drink License Application

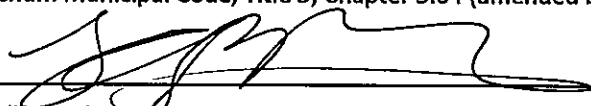
Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at [xpressbillpay.com](http://xpressbillpay.com). For questions, please e-mail [finance@ketchumidaho.org](mailto:finance@ketchumidaho.org) or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Burita LLC</u>		Doing Business As: <u>Scout Wine Bar &amp; Restaurant</u>
Physical Address where license will be displayed: <u>360 East Avenue North, unit 8, Ketchum, ID 83340</u>		
Mailing Address: <u>PO Box 4413, Ketchum, ID 83340</u>		
Recorded Owner of Property: <u>Wood River Rentals, LLC</u>		
Applicant Phone Number: <u>208 720 0607</u>		Applicant Email: <u>elf.vita@gmail.com</u>
STATE LICENSE NO: <u>5B-31762</u> (copy required)		COUNTY LICENSE NO: <u>60</u> (copy required)
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input checked="" type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners:     
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>650.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		



Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

 co-owner  
Applicant Signature Relation to Business

4.15.2025  
Date

\_\_\_\_\_  
City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		



## FY25-Q2 Report to the City of Ketchum



**April 21, 2025**



# Mountain Rides Transportation Authority

FY2025 through March 31, 2025

## ➤ Performance:

- ★ **Ridership:** FY25: 420,000 vs. FY24: 423,000
- ★ **Safety:** No at-fault accidents; no passenger-initiated incidents
- ★ **Community Satisfaction:** Minimal complaints; positive/supportive feedback
- ★ **Environment:** GHG emissions reductions re: BEBs: 484 Tons
- ★ **Fiscal:** Revenue: on budget; Expenses: \$150,000 under budget

## ➤ Projects:

- ★ **Bellevue Facility:** on time, under budget; completion @ ~May 21, 2025
- ★ **Ketchum Main Street & ITD SH-75:** collaboration with project managers; compliance with detours; communications with the public
- ★ **Fleet Electrification:** +2 HD BEBs (Dec 2025); +2 LD BEBs (Fall 2025); @ January 1, 2026, expect to be 100% BEBs on-route

## ➤ Performance+:

- ★ **2025 World Cup Finals:** positive contribution, collaboration, & outcomes



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: April 21, 2025 Staff Member/Dept: Carter Hedberg, Ketchum Arts Commission Chair

Agenda Item: Annual Ketchum Arts Commission report to the City Council

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

It is a priority of the Ketchum Arts Commission to keep the City Council apprised annually regarding the Commission’s operations, finances, and community impact. Topics to be covered in the following presentation include:

- statistics on the economic impact of the arts;
- who the Ketchum Arts commission is and what they do;
- last year’s projects and programming;
- this year’s projects and programming; and
- financial status.

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account:

Attachments:

1. 2025 Arts Commission City Council Report
- 2.
- 3.



# Arts Commission City Council Report

April 21, 2025





# Purpose

**Provide annual Arts Commission updates to keep the City Council in the loop on the Commission's:**

- programs and activities;
- priorities;
- funding; and
- community impact.



# Importance of the arts

The US arts industry generates over \$1 trillion annually (2021)

- This is 4.4 percent of the nation's GDP (only health care/social assistance and retail generate more).

Value added to U.S. GDP by selected sectors: 2021  
(in billions)



Source: Arts and Cultural Production Satellite Account (ACPSA), U.S. Bureau of Economic Analysis and National Endowment for the Arts



68% of US tourism is driven by the arts, cultural heritage, and history industries.

- Cultural tourists spend an average of about \$1,000 per trip (nearly twice as much as other tourists, who spend about \$600).



# What the Arts Commission does

- **Responsible for the location and selection of all public city art**
- **Advises departments regarding the maintenance and repair of the city's public art collection**
- **Raises public awareness/appreciation of the arts**
- **Encourages the preservation/growth of the city's art resources**
- **Supports Ketchum's cultural organizations**
- **Seeks and encourages financial support for the city's art projects**

## Programming examples



**Street art:** decorative manhole covers and crosswalk art throughout Ketchum



**Public sculpture:** three-dimensional art utilizing various media types throughout Ketchum



**Murals and print displays:** photography, painting, illustration, and other media displayed throughout Ketchum





# Commissioners and qualifications

- **Carter Hedberg** (*Chair*): Director of Philanthropy at The Community Library and former residential and commercial interiors professional
- **Sophie Sawyers** (*Vice Chair*): third-grade teacher and former Director of Learning and Engagement with the Sun Valley Museum of Art
- **Meredith Skillman**: Longtime gallery professional, fine arts appraiser, and vocal artist who is the current Registrar at Gail Severn Gallery
- **Mylan Chacon**: U.S. General Services Administration sculpture conservationist and professional artist, fabricator, and public art installer
- **Elizabeth Youmans**: Freelance arts writer and former Idaho Mountain Express Arts Editor
- **Jean Pierre Veillet**: Artist, designer, sculptor, and entrepreneur specializing in large-scale installations in built environments
- **Kristin Poole**: Artistic Director of The Foster Museum and former Sun Valley Museum of Art Artistic Director
- **Wendel Wirth**: Fine art photographer and Idaho Commission on the Arts and National Endowment for the Arts Fellow
- **Rebecca Larson**: Actor, performing artist, and Art Consultant at Sun Valley Contemporary Gallery



# 2024 Projects and programming

- **Evaluation of governing documents and priorities** for recommendation of future updates (Chapter 4.16 [Arts Commission] and Chapter 12.40 [Percent for Public Art] of Ketchum City Code)
- **Selected two new Creative Crosswalk designs** for the Sun Valley Road/East Avenue and Sun Valley Road/Spruce Avenue intersections
- **Reinstalled Creative Crosswalk designs** for the Sun Valley Road/Walnut Avenue and Sun Valley Road/Leadville Avenue intersections
- **Repaired and reinstalled mural on the Recreation building garage door**

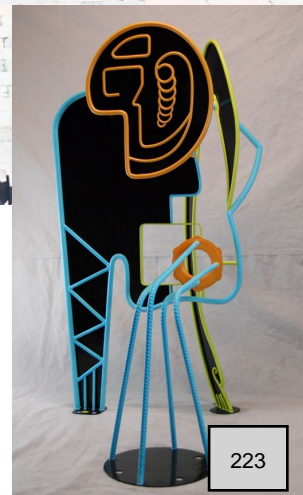






# 2024 Projects and programming *(cont.)*

- **Selected a temporary art installation for the Sun Valley Road and Spruce Avenue intersection**
- **Selected two new sculptures for the Art on 4th exhibit**
- **Evaluated damage to, and stored, Homage to the Limber Pine Sculpture by Jason Middlebrook**
- **Establish city art collection maintenance/restoration responsibilities and budget**
- **Co-produced a public dance instruction class at Ketchum Town Square with the contemporary dance group, BODYTRAFFIC**







# 2024 Projects and programming *(cont.)*

- **Partnered with the Historic Preservation Commission to help develop the Main Street project's art and history priorities and plans**



**ELEVATE THE PRESENCE OF ART & HISTORY DOWNTOWN**  
Create an artful and distinctive Downtown environment that brings Ketchum's history to life

**STRENGTHEN KETCHUM'S REPUTATION AS A CULTURAL HUB**  
Enhance local, national, and international standing as a vibrant arts community and place for heritage tourism

**STIMULATE LEARNING AND UNDERSTANDING OF KETCHUM'S HISTORY**  
Communicate Ketchum's culture and history through public art, architecture, wayfinding, and signage

**MAINTAIN HISTORICAL RELEVANCE AND SENSITIVITY**  
Ensure that new installations demonstrate an appropriate scale and message befitting of Ketchum's history

**DEMONSTRATE LOCAL AND CIVIC PRIDE**  
Connect locals and visitors to Ketchum's history and its commitment to arts and culture

**INSPIRE IMAGINATION**  
Embrace public art as a means to encourage the community to view their surroundings from a fresh perspective

**BECOME AN AGENT FOR CHANGE**  
Educate the community and visitors about the vital importance of historic preservation in a growing and developing western town



# 2025 Projects and priorities

- **Two new Art on 4th sculptures** (to be installed in May)
- **Artwork installations for the Main Street reconstruction project** (to be installed in late spring/early summer)
- **Artwork inventory and condition report**
- **Replace crosswalk art at Walnut Avenue and Sun Valley Road** (call for artists; to be installed in late spring/early summer)
- **Reinstall the current crosswalk artwork at other locations**, with improvements (to be installed in late spring/early summer)
- **Refurbish and reinstall Homage to the Limber Pine** by Jason Middlebrook
- **Repair the printed panel on the Hemingway Mosaic** by Sue Dumke (to be installed this summer)
- **Develop artwork installation maintenance plans and schedules**, and define required installation materials, processes, and maintenance policies for new art acquisitions
- **Determine what installation should be placed permanently at Sun Valley Road and Spruce Avenue**
- **Create building mural guidelines** for Ketchum Downtown Core and work on public/private mural partnerships
- **Partnerships with other arts organizations**



# Financial overview

## Annual income

**\$10,000** for programming/installations

**\$5,000** for art collection maintenance

## Reserves

**\$12,471** account balance

## Percent for Art fund

**\$11,678.07** account balance

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### Notes on Percent for Art collected on recent projects

- Funds were collected for the new City Hall remodel
- Funds were not collected for the Ketchum fire station because it was not eligible (paid for with bonds)
- Funds were not collected for the Sun Valley Road rebuild
- Funds were collected for the Main Street rebuild





# Long-term projects/goals

- **Create policies, procedures, and operational** guidelines that future commissions can use to function at the highest level for years to come
- **Establish programs to assess, value, and maintain current and future art** inventory and protect the city's investment
- **Identify and secure long-term funding** opportunities to expand programming



Questions?





## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: April 21, 2025

Staff Member/Dept: Morgan Landers, AICP – Director of  
Planning and Building

Agenda Item: Cohesive Ketchum - Recommendation to review and provide direction on prioritization of  
code changes for the Phase 3 Code update

Recommended Motion:

No Motion – general council direction only

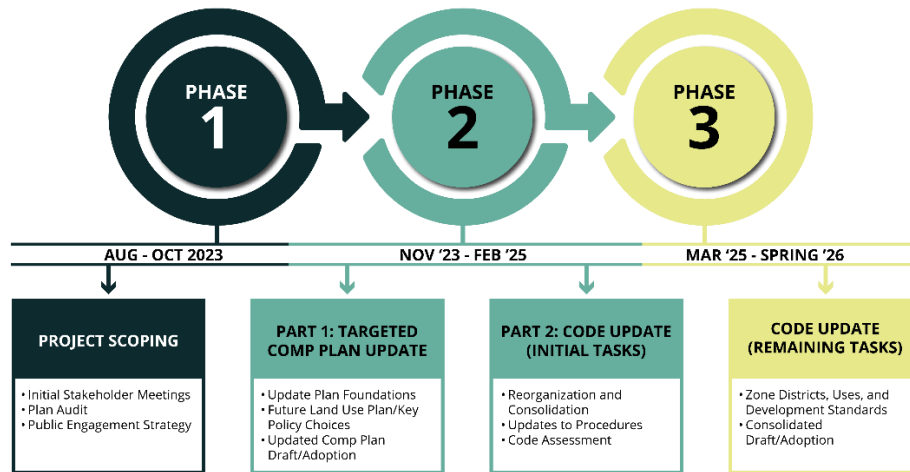
Reasons for Recommendation:

- The 2025 Comprehensive Plan is currently going through the adoption process and has had three public hearings with the Planning and Zoning Commission.
- To ensure a smooth transition between the comprehensive plan update and corresponding code changes, it is time to begin discussions about Phase 3 of the project. Phase 3 includes the more substantive updates to the city's land use regulations to implement the comprehensive plan.
- The Planning and Zoning Commission met in February 2025 to discuss the approach to Phase 3 and have recommendations for the City Council to consider as outlined below.

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

#### INTRODUCTION

As the city continues to work through the Comprehensive Plan update process and the reorganization and consolidation of the existing land use regulations, staff are beginning to look forward to Phase 3 of the project. As noted in the graphic below, Phase 3 includes the substantive updates to the city's land use regulations ("code") to implement the goals and policies outlined in the updated plan. These updates are specific to the details of the zone districts, uses, and development standards by which any future changes to properties will occur. The timeline in the graphic has shifted due to the schedule of the Phase 2 work. Currently, we anticipate adoption of the comprehensive plan and reorganized code in June/July 2025. Additionally, as further discussed below, the Phase 3 work is likely to take up to two years to complete.



The purpose of the discussion is to:

- review the list of necessary code revisions
- determine the best approach to executing the Phase 3 code update process
- determine the priority of those revisions

Once staff and the consultant receive direction from City Council on the Phase 3 approach, we will prepare a more detailed scope of work, schedule, and budget for review and approval by City Council. We will also be finalizing the code assessment memo in May for presentation to the Commission and Council.

#### PROPOSED REVISIONS

Chapter V of the draft 2025 comprehensive plan outlines a variety of code changes necessary to implement the plan. Additionally, Clarion Associates have begun the Code Assessment process that compares the updated plan to the city's zoning regulations, outlines necessary code changes, and provides options for how to achieve the goals. Staff and the consultant team have compiled a preliminary list of code revisions necessary to implement the Comprehensive Plan (Attachment A). This list was generated from the implementation chapter of the draft Comprehensive Plan, feedback from the PZ Commission and City Council during joint work sessions, and items within the Phase 2 code consolidation work that were not completed. To assist in the Council's review of the list, staff grouped the changes into categories, some by topic and others by zone district. It is important to note that revisions outlined in one category may be easily related to revisions in a different category, so the groups are not intended to be an assumption of association or priority.

The categories are:

- Design Guidelines/Standards
- Community Housing
- Downtown (non-housing related)
- Local Business Support
- Hotels and Base Areas
- Light Industrial District
- All Zone Districts
- Residential Areas
- Environmental
- Additional Procedures (Phase 2 carry-over)

To assist in the discussion, staff have provided an estimated level of effort for each revision. The level of effort noted is either low, medium, or high. Levels of effort are determined through an evaluation of:

- *Analysis/Research* – Low effort items won’t require much additional study or research to determine the necessary code changes (i.e. ADUs or signs). High effort items may require additional study and research to evaluate multiple approaches and determine which approach is the most appropriate prior to drafting new regulations.
- *Drafting* – Low effort items generally do not require revisions to multiple sections of code with cross referencing. High effort items may require updates to multiple sections of code, cross references, additional definitions, and creation of graphic imagery or tables which extends the drafting time.
- *Engagement* – Low effort items generally have established community support from previous outreach efforts or may be administrative in nature allowing for changes to be made without extensive outreach and engagement efforts. High effort items will require additional engagement to inform the community of the various issues and evaluate options to ensure the goals of the plan and the community are being met.

### **APPROACH OPTIONS**

There are a couple of ways to approach Phase 3 work. Due to the amount of high effort items, staff and the consultant believe it will take approximately two years to complete all items regardless of which option council recommends. Generally, the work can be completed in one large update encompassing all proposed changes with one new adopted code at the end or in groups of updates with multiple adoptions through the duration of the project. There are pros and cons to each approach as outlined below:

#### **Option #1: One Large Update**

- Pro – comprehensive look at all code revisions simultaneously and how one revision may impact another, reducing potential rework/overlap through the process. Doesn’t require prioritization of items as all items will be addressed at the same time.
- Con – overall timeframe of new code to take effect is longer. Smaller code updates are delayed by more significant changes that take more time for research, drafting, and community engagement. May be difficult to keep the community engaged.

#### **Option #2: Groups of Updates**

- Pro – Can choose how many groups and how many revisions are completed at a time based on priority. Can adopt code revisions in a shorter period of time. Can create groups with a blend of high/medium/low items or could prioritize a full group of low effort items to accomplish updates while high effort items are being worked on. Less amount of development applications that may not align with community goals.
- Con – Requires prioritizing revisions. May require some rework of previously adopted sections depending on future changes to connected issues, creating overlap.

### **PZ COMMISSION RECOMMENDATION**

The Planning and Zoning Commission met in February 2025 to discuss this topic. The Commission’s recommendation to the approach is Option #2, groups of updates with a maximum of three groups. The Commission felt that waiting for a comprehensive update would cause frustration within the community and perhaps result in a loss of momentum. The Commission also provided feedback on the priority by which we should approach the groups as follows:

1. Residential Zone District Work – This includes the items under “All Zone Districts” and “Residential Areas” from the memo and any bonus programs for community housing that would apply to the residential areas. The Commission felt that this work would make the most impact as it covers the broadest amount of the community. It also has the potential to address housing conversations and community character first, which were the community’s top priorities in the community survey from January 2024.
2. Community Housing (Downtown), Design Guidelines/Standards, and Local Business Support items
3. Environmental items
4. Light Industrial

## 5. Non-Housing Related Downtown Items and Hotels/Base Areas

Items in the Additional Procedures list would be woven into the groups to ensure that each group includes some additional work there. Additionally, “low” effort items should also be woven into groups to make progress on those items sooner rather than later. For example: the LI is a lower priority for them, but it would be somewhat easy to clean up the work/live section earlier.

### DISCUSSION AND DIRECTION

Attachment A is formatted as a worksheet where Council members can rank their priority items. Staff recommend noting each individual item as either low, medium, or high priority. This will help Council members determine how many items in a grouping of changes has a frequent number of high priority items, therefore that group of changes should be prioritized sooner rather than later. Staff requests direction from council on the following:

- Do you agree with the Planning and Zoning Commissions recommendation to do a grouped approach to code updates?
- Do you agree with the Planning and Zoning Commission’s recommended prioritization? If not, how would you adjust?

### Sustainability Impact:

One of the priorities with updating the comprehensive plan was to incorporate newly adopted plans, including the Blaine County 5B CAN plan. The 2025 Comprehensive Plan calls out specific goals and policies that assist in the implementation of the 5B CAN plan and reinforces the city’s commitment to sustainability. Many of those goals and policies translate into the city’s land use regulations including revision of the city’s landscape regulations for water conservation, incentives for green building, and promotion of walkable vibrant communities. Phase 3 of the project will help move these ideas into action.

### Financial Impact:

None OR Adequate funds exist in account:

Phase 3 is estimated to cost approximately \$165,000 and is currently funded by the PRO Housing Grant the city received from HUD. At this time, those funds are still in place and available. However, staff recommends that the funds also be included in the Planning and Building professional services budget due to uncertainty of federal grant funding currently.

### Attachments:

1. Code Revision Worksheet

2.

3.

# ATTACHMENT A: CODE REVISIONS WORKSHEET

Design Guidelines/Standards	CC Priority		Level of Effort
Mixed Use (downtown)			High
Multi-family			High
Light Industrial			Medium
<b>Community Housing</b>			
Downtown (FAR density bonus)			High
Base Areas (FAR and Uses)			High
Residential Areas			High
Streamlined review process for Community Housing developments			Low
<b>Downtown (Non-housing related)</b>			
Re-evaluate encroachments above building height/rooftop decks and amenities			Low
Basement Invisible Plane/Underground Parking/FAR conflicts			Low
Reduce the scale of development in Retail Core (height/FAR)			High
Downtown Parking Exemptions (re-evaluate exemptions for residential uses)			Medium
<b>Local Business Support</b>			
Affordable Commercial Space (program and regulations)			High
Expand permitted uses in Light Industrial District (i.e. food trucks, retail, restaurants)			Low
Local Business Priority			Medium
Clarification of Sign Regulations			Low
<b>Hotels and Base Areas</b>			
Update of the Warm Springs Base Overlay			High
Revise the approach and parameters for hotels			Low

### Light Industrial District

Consolidation of districts and height overlays			Medium
Live/Work - where residential portion permitted, size, occupancy type			Low
Hwy 75 Setback			Medium
Parking Requirements for Commercial and Residential			Medium

### All Zone Districts

Align zone districts with adopted FLUM and adoption of an updated zoning map			High
Establish minimum/maximum unit sizes			Medium
Clarification of Nonconformities			Low
Clarification of Nonconformities			Low

### Residential Areas

Adjust dimensional limitations to align with existing characteristics and Land Use Categories in plan (i.e. setbacks for detached townhomes)			High
Review and revise use of detached townhomes (traditional TH development vs recent developments)			Medium
Residential Densities and Community housing (in-lieu payment for SF, or incentive increases for MF)			High
Adjust permitted uses in each district and expand definitions of different housing types based on Land Use Categories			Low
Adjust minimum/maximum lot sizes			Medium
Adjust building coverage and setback requirements based on revised lot sizes			Medium
ADUs - number permitted, accessory to duplexes and townhouses, height allowances for additions to existing structures			Low
Evaluate the allowance of Tiny Homes on Wheels			Low
Incentives/Standards for conversion of SF to MF (zoning and building code)			Medium
Condo/TH conversions (zoning and building code)			Low

## Environmental

Mountain Overlay development criteria (amount of disturbance, size of units, light trespass, wildlife interface)			Low
General development standards (pools, impervious surface, fencing, etc)			Low
Floodplain development (including riparian and wetlands)			Medium
Green Building incentives			Medium
Water Conservation/Efficiency (landscape/irrigation standards)			Medium
Avalanche Overlay clarifications			Low
Clarification of Dark Sky regulations (re. light trespass from interior lights)			Low

## Additional Procedures (Phase 2 carryover)

Clarification of Appeal Procedures			Low
Clarification of Enforcement Procedures			Low
Update and clarify definitions			Medium
Develop Administrative Manual (i.e. application requirements, engineering standards, how-to guides, process details)			Medium



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: April 21, 2025

Staff Member:

Rian Rooney / Housing Dept

Agenda Item: Light Rental Preservation Program Policies

#### Recommended Motion:

I move to approve the Rental Preservation Program Policies and instruct staff to launch the program in June with remaining budget from the current contract with Placemate.

#### Reasons for Recommendation:

- Lease to Locals uptake has slowed. There is demonstrated interest in program participation from existing long-term landlords, who could participate in a light preservation program.
- A preservation program complements other community housing actions and provides a bridge to keep units occupied by local tenants while additional long-term housing units are developed or converted.

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

##### **GOAL 1: Create + Preserve Community Housing**

##### **ACTION:**

- **Explore light preservation program.**

At the March 3 Council Meeting, staff presented an update on the performance of Lease to Locals to date and introduced the concept of pivoting remaining funds to a light, rental preservation program. Council provided direction to wind down Lease to Locals and develop policies for a preservation program launch in May/June. The March 3 staff report is attached.

##### ***Lease to Locals Wind Down***

Since presenting in March, two additional properties are in the process of entering the Lease to Locals program, making a projected total of 6 properties and spend of \$122,497 through May 2025. No properties will be permitted to enter the program after June 1, and remaining funds will be redirected to the rental preservation program.

Even with Lease to Locals winding down, Placemate will continue to administer the program for existing property owners and tenants through the completion of the current fiscal year contract at no additional cost; this work will be covered by the existing flat administration fee of \$6,000/month, which will also cover the rental preservation program. Continued administration of the final Lease to Locals properties will require up to 12 months of work. After September 30, 2025, administration could either be handled internally by staff or by Placemate, which can be determined in conjunction with other program, budget, and staffing considerations. Housing staff will likely not be able to take this responsibility in-house without reducing the team's work scope.



### ***Rental Preservation Program***

The rental preservation program will provide financial incentives to property owners over the course of a three-year period to continue to long-term rent units to local households, with limited allowed increases in rent each year. The program is envisioned as a bridge, preserving existing long-term local rentals, encouraging stability for tenants, and rewarding landlords committed to renting to locals with funds that will incentivize them to continue doing so.

Following Council direction to move forward with a preservation program, staff and Placemate developed and distributed a survey to gauge local interest in the program. The survey was distributed directly to 55 property owners who were identified as long-term landlords in the existing Lease to Locals database (i.e. they had previously expressed interest in Lease to Locals but were ineligible) as well as 31 property owners who indicated interest in a light preservation program through the 2023 Blaine County Housing Needs and Preferences Survey. The survey was also distributed through the Ketchum Housing newsletter.

The survey received 36 unique responses, including 26 respondents who are currently long-term renting, of which 20 indicated they would be likely or very likely to participate in the program. The 26 respondents indicated they have been long-term renting an average of 10.4 years and 5 years to their current tenants.

Staff and Placemate have drafted program policies for the rental preservation program (attached to this staff report). Staff projects that there will be \$177,503 in remaining contract budget at the end of May to launch the preservation program.

- \$24,000 in administration costs over 4 months
- \$1,000 in marketing
- \$152,503 in incentives

Based on the distribution of sizes of housing units participating in Lease to Locals, staff estimate that the incentives will support approximately 17 properties.

### ***Program Policies***

- Eligible properties may not be otherwise subsidized or restricted for local occupancy or affordability.
- At launch, properties must be located within Ketchum city limits. If budget remains, properties located in the North Wood River Valley would be eligible to participate.
- Property must be an existing long-term rental for at least the past 12 months
  - Properties that have participated in Lease to Locals will be excluded from eligibility in this program at launch
- At application, at least 50% of tenant household must work at least 30 hours per week in Blaine County or meet a qualifying exemption. Continued compliance for the program requires that at least 1 member of the household remains a qualified local.
- At application, average Gross Income of all tenants in a household cannot exceed 120% of the area median income
- To enter the program, a new 12-month lease must be signed with no rent increase allowed for the first year
- Properties are not subject to a rent cap, but subsequent rent increases in years 2 and 3 are limited to 3.5% (on average, area median income has annually increased 4% since 2019 and 2% since 2015)
- 45 days prior to the end of each 12-month period and subsequent incentive payment, program administrator will conduct a check-in with landlord and tenants to ensure continued compliance

Incentives are backloaded to encourage continued participation through the entirety of the program (15% at lease signing, followed by 15%, 30%, and 40% at the end of the third 12-month lease, with at least annual compliance check-ins).

	Studio	1 BR	2 BR	3+ BR
<b>Total Incentive Amount</b>	\$6,000	\$8,000	\$10,000	\$12,000
<b>Avg. Incentive Amount / Month</b>	\$167	\$222	\$278	\$333

**Example 2 Bedroom Property Incentives:**

<b>At Lease Signing</b> May 2025	<b>End of Lease 1</b> May 2026	<b>End of Lease 2</b> May 2027	<b>End of Lease 3</b> May 2028
15%	15%	30%	40%
\$1,500	\$1,500	\$3,000	\$4,000

***Property Prioritization***

At the March City Council meeting, council members raised three factors they'd like to be considered in program development and applicant prioritization: 1) time long-term renting, 2) affordability of rent, and 3) location. Staff and Placemate have worked on and discussed the feasibility and mechanics of operationalizing prioritization for the program. In general, clear eligibility rules are simpler and easier to implement than prioritization. In the Town of Truckee Rooted Renters launch, prioritization was driven by time of application following program launch ('first come, first served').

To operationalize a more complex prioritization system, staff and Placemate will set up an initial, one-week application window period that will open June 2 and close June 9. Interested property owners can submit basic information during this period, including unit size and description, time renting, current rent amount, location, etc. Property owners will be advised that this information may be subsequently verified and the City has the discretion to disqualify them from the program in the event information is determined to be untrue. At the conclusion of the application window, Placemate will review applicants and order them by priority. Using the budgeted incentive funds, Placemate will then work through the list, allocating potential funds to each applicant until budget is fully accounted for. Those applicants will then be contacted and will have one week to schedule a call with Placemate to maintain eligibility. Any applicants that do not respond to initial outreach will be disqualified, and the next priority applicant will be contacted.

***Time Long-Term Renting***

Staff and Placemate thought through establishing a prioritization framework to reward long-time landlords, however, it was determined that it is very difficult to verify this information – particularly for rental histories exceeding a few years. For reference and reporting, the initial application can include questions asking how long a landlord has been long-term renting and how long to the current tenants. This information could also be used in a tie-breaker scenario, but staff believes such a situation will be unlikely to occur. It is too difficult, if not impossible, to fairly verify and subsequently sort properties by length of time renting, particularly in the one-week time frame that will be used to prioritize the waitlist. However, in accordance with the program policies, all participating landlords will need to have been already long-term renting to a qualified household for at least 1 year prior to entering the program.

***Affordability of Rent***

In the initial application questions, the landlord will be asked to provide information on the unit, including the unit size and the current rent. This information will subsequently be verified if the landlord proceeds

with participation in the program. Staff and Placemate will take the self-reported information and compare the rent rate to the median rent rate in Ketchum for the equivalent unit size in the past year, as monitored by Blaine County Housing Authority. Properties then can be compared across unit sizes as a percentage of the median rent for their size and sorted into a priority list.

Unit Size	Ketchum Median Rental Rate (April 2024 – March 2025)
Studio	\$1,763
1 BD	\$2,250
2 BD	\$3,000
3 BD	\$3,400

#### *Location*

There was also some discussion from the Council of how to prioritize units by location outside of the City of Ketchum limits. Given the limited budget, participating units should be located within the City of Ketchum. However, if the Council wants to allow units outside of Ketchum to be eligible if all Ketchum applications have been exhausted and budget remains, eligibility could be expanded to locations outside of Ketchum. Staff seeks Council direction on whether to allow for properties outside of Ketchum to participate, recognizing that Ketchum units will be prioritized and may account for the full incentive budget regardless.

If Council wishes to use location as a secondary priority, staff recommend opening the “North Valley” to participation. Eligible units in the North Valley would be sorted by affordability to establish priority once all Ketchum applications have been exhausted.

#### *Next Steps*

With approval of the draft program policies, Placemate and staff will initiate marketing for the program. The program will launch on Monday, June 2, opening a week-long waitlist, during which time property owners can complete and initial application and provide information on their property, including address, current rent, unit description, years long-term renting etc. Priority applicants will be contacted on June 10.

Following the June launch, staff will provide the Council with a program review – and comparison to Truckee’s launch – for consideration during FY26 budget planning to inform the future of the program.

#### *Sustainability Impact:*

The preservation program will provide assistance to continue to house members of the community locally, ensuring that residents are closer to their places of work, recreation, and other needs. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the program preserves existing housing units as locals’ housing, utilizing existing housing stock, land, and resources.

#### *Financial Impact:*

None OR Adequate funds exist in account:	adequate
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#### *Attachments:*

1. Draft Rental Preservation Program Policies
2. March 3 Staff Report – Lease to Locals Update + Light Preservation Program Direction

# RENTAL PRESERVATION PROGRAM POLICIES

## 1. Program Overview

The Rental Preservation Program (“the Program”) offers financial incentives to property owners who agree to continue to rent their property to qualified locals and to lock in affordable rental prices for 3 years. The goals of the Program are to preserve stable, long-term rental housing for local tenants across multiple years, to support existing landlords renting long-term to locals, and to expand the City’s suite of housing programs through a multi-year and efficient preservation solution.

## 2. Program Definitions

The following definitions are relevant to the Program:

- A. **Adult:** An individual who is 18 years of age or older.
- B. **Bedroom:** An enclosed habitable room planned and intended for sleeping, separated from other rooms by a door, and accessible without crossing another bedroom, closet space, or bathroom. A bedroom will have an emergency escape and rescue opening(s), and a minimum floor area of seventy (70) square feet, exclusive of a closet. Additionally, the construction of the room shall have been authorized by a building permit, and the room shall comply with all codes in effect at the time of construction or conversion into a bedroom.
- C. **Child:** An individual who is less than 18 years of age.
- D. **Long-Term Rental:** A property rented directly to full-time tenant(s) on a lease with a minimum term of 12 months.
- F. **Qualified Household:** Any individual renter or group of individual renters living together in one home as their primary residence, where at least half of the adults are Qualified Tenants at time of application. To be considered a Qualified Household, a renter group must be approved by the Program Administrator and the City of Ketchum through the application process laid out in these Program Policies. Qualified Households must meet one of the following income qualifications:
  - a. The average annual gross income of all adult residents of a household (related or unrelated) can be no more than 120% of the area median income as set by the Blaine County Housing Authority. Adult tenants who are full-time students are not included when determining if 50% of the adults in the household are Qualified Tenants or when calculating average household income.
  - b. The income qualification for single parent households with one adult and at least 50% child custody is a household income of 1.5 times of 120% of the area median income for a single person income as set by the Blaine County Housing Authority, which includes all income, including child support.
- G. **Qualified Tenant:** An adult who is not of blood relation to the Property Owner who meets the definition of a Local Employee, Local Senior, or Local Person with a Disability.

- H. **Local Employee:** A person who is employed, self-employed, or offered employment and is working for a minimum of 1,500 hours per calendar year (average of 30 hours per week) for an employer whose business activity is primarily located within Blaine County and who employs person(s) physically working within Blaine County (“Local Employer”).
- Exceptions to the minimum work hours include teachers and military personnel.
  - Breaks in employment requirements due to temporary physical or mental disability, family medical leave, and education or training are not disqualifying.
  - Employers that create and manage short-term rentals are not considered a Local Employer.
- I. **Local Senior:** A person 65 years or older who meets at least one of the following criteria:
- Was a Local Employee for at least five of the six years prior to reaching age 65 (or older) and continued living at least nine out of every twelve month period in Blaine County since reducing work hours or retiring.
  - Was a Local Employee for at least ten of the fifteen years prior to reaching age 65 (or older), and continued living at least nine out of every twelve month period in Blaine County since reducing work hours or retiring.
- J. **Local Person with a Disability:** A person who is any of: 1) a person who has a physical or mental impairment that substantially limits one or more major life activities; 2) a person who has a history or record of such an impairment; or 3) an individual who is perceived by others as having such an impairment. Additionally, a person who either 1) lived in Blaine County at least nine out of every twelve month period for the previous two years, or 2) was a Local Employee immediately prior to their disability.
- K. **Property Owner:** The property owner or ownership group that holds fee title to the Eligible Property.
- L. **Eligible Property:** The housing unit must be a house, condominium, multifamily (4 or fewer unit building), mobile home, or accessory dwelling unit that has been rented consecutively full-time for at least the past 12 months. Excludes deed-restricted, work/live, employer/employee, and otherwise subsidized units including properties that participated in the Lease to Locals program.
- M. **Property Location:** The Eligible Property must be located within Ketchum’s City Limits. Properties in the the Avalanche Zone District are not eligible. If budget remains, Properties located in the North Wood River Valley (area directly North of Ketchum's ACI and South of Ketchum’s ACI to the border of Hailey's ACI) would be able to participate.

### 3. Program Outreach and Marketing

- A. City staff will post application information and materials on the City’s website. City staff will also issue a press release and Program information will be provided to all interested parties.
- B. The Fair Housing logo will be placed on all outreach materials and applications.
- C. The Program Administrator (“the Administrator”) will work closely with local homeowners and local renters providing information for Program eligibility prior to Program launch.
- D. At Program launch, the Administrator will open an application form on their website. The application period will be a minimum of one week after Program launch at which point the City and Administrator will rank and prioritize applications based on rent affordability. If budget remains, the application period may be extended. Administrator has sole discretion

to disqualify Property Owner if self-reported information on Program application is deemed to be untrue.

#### **4. Fair Housing Compliance**

The Property Owner must comply with Ketchum's Resolution 12-002 reaffirming the Federal Fair Housing Act, Policy 9.24, which prohibits discrimination on the basis of sexual orientation and gender identity/expression, and the Federal Fair Housing Act, which prohibits discrimination on the basis of race, color, religion, sex, or national origin.

#### **5. Program Administration**

City of Ketchum Role: The City will administer the Program with support from a third-party administrator. The City is responsible for managing the contract with the Administrator, issuing incentive payments, and Program evaluation.

Program Administrator Role: The Administrator is responsible for operating the customer-facing side of the Program and providing the following services for the City's Program: program development, customer service, marketing, and processing applications per Program Policies. The Administrator is responsible for meeting with City Staff regularly and for providing an annual update to Staff and Council Members on the status and progress of the Program.

#### **6. Property Owner Participation Requirements**

##### Rental Rate Requirements

While there is no maximum cap on rent, participating Property Owner and tenants must retain their existing rent rate upon entering the Program for the first 12 months.

Participating properties in Program are subject to a maximum 3.5% rent increase every 12 months that their property is in the program.

##### Initial Lease Requirements

Property Owner must sign a minimum 12-month lease agreement with a Qualified Household that includes at least one existing tenant.

##### Lease Renewal Requirements

If a Qualified Household has occupied a property for a full 12-month lease term, the subsequent lease term may move to a month-to-month rental agreement with the same Qualified Household. The original 12-month lease may contain a clause that indicates that the lease will roll over to month-to-month at the conclusion of the first lease term, or, at the end of the first 12-month lease term, a new lease agreement with a month-to-month term may be signed.

### Annual Monitoring Requirements

The Administrator will conduct a check-in with the Property Owner and tenants 6 weeks prior to the completion of each 12-month term to verify that the tenant group remains in the property and at least one tenant remains a Qualified Tenant for the Program and to inquire about the plans for the end of the lease term.

### Property Owner Application

To begin participating in the Program, Property Owner must submit the following information and documents as part of a complete application. The Administrator will support Property Owner by collecting the following:

- A. Signed attestation acknowledging terms and conditions of Program.
- B. Signed lease agreement with a Qualified Household for a minimum of 12 months.
- C. Signed Property Owner application.
- D. A check request form for the first incentive payment
- E. Completed W-9.

All applications must be submitted to the City of Ketchum within 60 days of the start date of the lease.

### Unit Participation Limit

A Property Owner may only participate in the Program with one Eligible Property.

## **7. Eligibility Requirements for Tenant Household Groups Applying for Program**

### Household Group Eligibility and Participation

To participate in the Program, a Property Owner must provide housing to a Qualified Household as outlined in Section 2 Program Definitions.

### Tenant Applications

Each Adult applicant in the Qualified Household must submit income and other documentation as part of the application in order to determine total household income and local qualification. Self-employed and business-owning tenants will be required to provide sufficient documentation to substantiate income and local employment for at least 30 hours per week. The documentation required is based on the applicant's employment circumstances, and the Program Administrator will work with Property Owner and tenants to collect the required materials.

Required documentation may include but is not limited to some or all of the following:

- (a) Copy of current driver's license or other photo ID
- (b) Copy of Two (2) paystubs from the past consecutive three (3) months to verify local employment and hours OR

- W-2(s) to verify annual income
- Most recent tax return
- Affidavit of Employment from employer stating hours, pay, and location of employment

(c) If self-employed, financial statements and proof that 50% of their income is earned by serving customers in Blaine County and most recent tax returns containing Schedule K-1.

(d) Social Security Retirement benefits statement

(e) Social Security Disability benefits statement

For persons 65+ and no longer working full-time (30 hrs/week on average), tenant must submit the following:

- Letter from employer verifying former employment or other form of employment verification or tax returns from the five years preceding retirement until most recent tax year.
- Proof of residence in Blaine County since ceasing to work full-time

For persons who are unable to work full-time due to a disability:

- If not receiving disability payments from SSA and if disability is not readily apparent, a note from the tenant's medical or therapeutic provider, including a non-medical service agency or reliable third party, or HUD's Disability Verification form.
- Proof of residency in Blaine County for the previous two (2) years

### Modification of a Tenant Group

Tenants are required to submit applications proving their qualifications for the Program at the beginning of their tenancy.

If at any point in Program participation the tenant(s) and/or household group living in the property changes, the Property Owner must notify the Administrator.

If at any point in Program participation, the entire household group moves out, the Property Owner must replace the household with another Qualified Household who agrees to a new 12-month lease to receive their subsequent incentive payment. Each adult in the new household group must submit a complete tenant application.

If at any point in Program participation, only a portion of the individuals in a Qualified Household group move out, the Property Owner must ensure that the remaining occupant group as a whole remains qualified to receive the subsequent incentive payment. In some instances, the Property Owner will be required to replace the tenants who moved out with new qualified tenants to maintain a Qualified Household group. All new tenants in a household group must submit complete tenant applications. Household groups whose makeup partially changes may either sign on as sublessees from the original household group or may be included on a modified version of the existing lease agreement, or the group as a whole may sign a new 12-month lease agreement.

If at any point during Program participation a property is not being used by a Qualified Household group as their full-time residence, the Property Owner has 90 days from the start of



the tenant group being out of compliance to replace the tenants such that the property is rented to a Qualified Household. These 90 (or fewer) days do not count towards the 36 months of the Program and Property Owner must lease to a Qualified Household for the full 36 months to receive the total incentive payment.

If a new Qualified Household cannot be placed, the Property Owner may be disqualified from receiving the subsequent installment(s) of the incentive disbursements.

## 8. Incentive Payment Distribution

### Incentive Amounts and Schedule

Property Owner participating in the Program are eligible to receive the incentive payments listed in the table below. The total incentive available is based on the size of their housing unit (studio, 1-bedroom, 2-bedroom, 3 or more-bedroom). To receive 100% of the available incentive payments, owners must long-term rent their property to a Qualified Household group for a cumulative total of 36 months.

Incentives will be paid to the Property Owner in four installments, each a percentage of the total incentive payment. Each payment to Property Owner is issued when their property has been rented to a Qualified Household group for the cumulative duration of the indicated period of times below. Payments are progressively larger to incentivize owners to continue renting their property long term after each 12-month period.

	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bedroom</b>	<b>3-Bedroom +</b>
<b>0 Mo (15%) (Application Approved)</b>	\$900	\$1,200	\$1,500	\$1,800
<b>12 Mo (15%)</b>	\$900	\$1,200	\$1,500	\$1,800
<b>24 Mo (30%)</b>	\$1,800	\$2,400	\$3,000	\$3,600
<b>36 Mo (40%)</b>	\$2,400	\$3,200	\$4,000	\$4,800
<b>Total Incentive</b>	<b>\$6,000</b>	<b>\$8,000</b>	<b>\$10,000</b>	<b>\$12,000</b>

### Incentive Payment Responsibility and Required Documents

The Administrator will collect from Program participants the following information depending on how far along the property is in its participation in the Program. Payments will be issued to Property Owner based on the above schedule after the following documentation has been collected and verified by the Administrator and the City. Payments will not be issued if the following information and documentation cannot be collected:

0 Months – Administrator collects:

- A. Property Owner application
- B. Tenant applications for the Qualified Household
- C. 12+ months signed lease
- D. Confirmation of occupancy

12 months of cumulative rental period to a Qualified Household – Administrator collects:

- A. Completed check-ins from Qualified Household and Property Owner including verification that at least one tenant remains a Qualified Tenant
- B. Confirmation of a Qualified Household residing in the property, documented by one of the following:
  - 1. 12-month signed lease, OR;
  - 2. Confirmation that a previous Qualified Household has stayed in property on a month-to-month agreement, OR;
  - 3. Confirmation that a Qualified Household that partially or completely replaced the previous Qualified Household in the middle of the original lease is still in the property
- C. If a Qualified Household has changed any adult tenant members, Qualified Tenant documents from any new adult tenants
- D. If the Qualified Household has completely changed from past occupants to a new Qualified Household, confirmation of move in

24 Months of cumulative rental period to a Qualified Household – Administrator collects:

- A. Completed check-ins from Qualified Household and Property Owner including verification that at least one tenant remains a Qualified Tenant
- B. Confirmation of a Qualified Household residing in the property, documented by one of the following:
  - 1. 12-month signed lease, OR;
  - 2. Confirmation that a previous Qualified Household has stayed in property on a month-to-month agreement, OR;
  - 3. Confirmation that a Qualified Household that partially or completely replaced the previous Qualified Household in the middle of the original lease is still in the property
- C. If a Qualified Household is completely replaced or has changed any adult tenant members, Qualified Tenant documents from any new adult tenants
- D. If the Qualified Household has completely changed from past occupants to a new Qualified Household, confirmation of move in

36 Months of cumulative rental period to a Qualified Household – Administrator collects:

- A. Completed check-ins from Qualified Household and Property Owner including verification that at least one tenant remains a Qualified Tenant

## 9. Contingencies

- A. Sale of property: If the property is sold during the Program term, the Property Owner is disqualified from the Program and no further payments will be made. In this case, the new owners may submit an application to the Program and qualify for incentives as new Program participants if they rent to a Qualified Household with a new, 12-month lease.
- B. Short-Term Renting a Participating Property: Short-term renting is not allowed under any circumstances. If the property is short-term rented it will be disqualified from Program and from receiving subsequent incentive payments.
- C. Property compliance: If the Property is deemed out of compliance with City of Ketchum regulations or in violation of Idaho laws, the incentive payment(s) may be withheld.
- D. Failure to Comply with Lease: If the Property Owner plans to evict any tenant, Property Owner must notify Administrator and City of Ketchum and tenant 30 days in advance and work with tenant to see if an alternative agreement can be reached. Administrator and City of Ketchum may require Property Owner to promptly and adequately respond to mediation services. This applies unless a member of the Qualified Household:
  - 1. is found by Property Owner or Staff to be producing a controlled substance on the property (must provide at least a three (3) day eviction notice);
  - 2. is convicted of assaulting or threatening the Property Owner, their family, employees, or other tenants (must provide at least a three (3) day eviction notice).If domestic violence is suspected, the Property Owner must respect the victim's requests and refer them to the Advocates (24/7 Helpline 208.788.4191).

See Section 7, Modification of a Tenant Group, for requirements when one more more members of a Qualified Household Group leave the property.



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member:

Agenda Item:

#### Recommended Motion:

No motion. Staff seeks guidance from the Council on the future of the Lease to Locals program and consideration of a light preservation program.

#### Reasons for Recommendation:

- Lease to Locals uptake has slowed. There is demonstrated interest in program participation from existing long-term landlords, who could participate in a light preservation program.
- A preservation program complements other community housing actions and provides a bridge to keep units occupied by local tenants while additional long-term housing units are developed or converted.

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

##### **GOAL 1: Create + Preserve Community Housing**

##### **ACTION:**

- **Continue Lease to Locals Program**
- **Explore light preservation program**

Placemate (formerly Landing Locals) went into contract with the City of Ketchum in August 2022, to administer the Lease to Locals program.

As of February 19, 2025, there have now been 35 properties converted for long-term local rental. These 35 units housed 64 people, at an average incentive cost of \$6,971 per unit. To date, 24 units have graduated the program, with at least half of them continuing as long-term rentals. Lease to Locals has allocated \$244,000 in incentives and committed ~\$461,000 in total spend, when including marketing and administration costs.

While staff considers the program to have been successful, especially the speed with which it unlocked new units for locals, the program has begun to show diminishing interest and returns. Due to lower-than-expected volume, between FY23 and FY24, Placemate reduced their administrative fee by 20% (current fee is \$6,000/month). Five months into FY25, the program has converted 4 new units, housing 6 people. One of the primary reported reasons for not participating in the program has been the required caps of allowed rent.

Given current performance, staff seeks Council guidance on the future of the Lease to Locals program and pivoting to a new, rental preservation program in partnership with Placemate.

### ***Future of Lease to Locals***

Staff recognizes that the Lease to Locals program is no longer delivering the conversion that we expect and recommend winding down the program. The wind down process takes up to 1 year of additional administrative work because participating property owners are paid out the second portion of their incentive at the end of the lease.

#### ***Option 1: End Lease to Locals Early. (Staff Recommendation)***

Staff's recommendation is to end the Lease to Locals program early, with a target of ending all new lease allocations in May. This timing would provide some additional runway to convert a few more properties before new allocations are entirely turned off. Staff and Placemate believe there may be opportunity to convert additional properties after the FIS World Cup Finals in March. The spring season changeover from winter may also provide an opening for conversion of homes used as short term rentals or vacation homes during the winter ski season.

If the program were to end in May, staff recommends continuing to utilize Placemate to have their team administer the wind down at a reduced fee through the end of their contract at the end of the fiscal year. Depending on the execution date and length of new leases, the wind down period may stretch up to 12 months. After September 30, 2025, administration could either be handled internally by staff or by Placemate, which can be determined in conjunction with other program, budget, and staffing considerations. Staff do not currently have the capacity to internalize this work without removing other responsibilities and actions from the Housing Department workplan and Housing Action Plan (both BCHA's and Ketchum's).

#### ***Option 2: End Lease to Locals at the End of the Fiscal Year.***

The alternative option is to continue to run the Lease to Locals program as originally planned, through the end of the fiscal year in September 2025. If the Council wishes to continue in this manner, staff and Placemate recommend additional marketing of the program to help reach and convert as many final properties as possible. Placemate estimates that the budget impact of continuing through the end of the fiscal year would be approximately \$103,771 and could convert approximately 8 additional properties.

Remaining Admin Fee	Estimated Marketing Spend	Estimated Incentive Spend	Estimated Total Spend
\$42,000	\$6,000	\$55,771	\$103,771

If planning for a program wind down beginning in October 2025, staff will make a recommendation during FY26 budgeting regarding how best to handle final payments and compliance review for the remaining participants. Housing staff will likely not be able to take this responsibility in-house without reducing the team's work scope. There may also be value and efficiencies in continuing to work with Placemate to wind down the program depending on other factors, including whether the City initiates the preservation program pilot.

### ***Pilot a Preservation Program***

Under Goal 1: Produce + Preserve Housing of Ketchum's Housing Action Plan, strategy #2 is to "*rehabilitate and preserve existing affordable housing (both naturally occurring and deed restricted)*." According to American Community Survey analysis conducted during the 2022 Housing Action Plan, between 2010 and 2019, Ketchum lost 337 long-term rental units. Beginning with the Year 2 Action Plan, staff have included an action to explore a light preservation program. This light preservation program concept emerged from

feedback from property owners who already rent units long-term to locals - often at below-market rates - and therefore were not eligible to participate in the Lease to Locals program.

As operating expenses and the opportunity cost of foregoing short-term renting increases, staff recognize an opportunity to maintain and preserve those existing tenant-landlord relationships by strengthening them through a program that would incentivize and support property owners. The program is envisioned as a 3-year “bridge” program, longer than the Lease to Locals lease terms but significantly shorter and less expensive than a long-term deed restriction purchased via the Ownership and Preservation Program.

The preservation program offers financial certainty to landlords and housing stability to existing tenants for a fixed period. This type of program can help existing owners who are under financial pressures from rising housing costs, capital assessments, property taxes etc. and are at risk of selling or short-term renting properties already used as long-term rentals. This type of program would also complement on-going housing efforts by offering that immediate stability while other developments are constructed and programs are set up and implemented.

Peer communities have also been considering this type of program as a complement to Lease to Locals and other housing initiatives. In summer 2024, Placemate and the Town of Truckee, CA launched a rental preservation program called Rooted Renters. Response to the program from property owners was extremely positive and oversubscribed in under 10 minutes of launching, immediately preserving 23 properties. There is a large waitlist to participate, and an additional cohort is planned to launch in July 2005. In reviewing those results with the Placemate team and considering the remaining budget, staff is recommending incentives that are about 50 – 60% lower than what were provided in Truckee. However, one key difference between Truckee’s program and the proposed policies is that, in the proposed Ketchum policies, there would be no cap on current rents to participate. Placemate is also currently exploring a preservation program in Provincetown, MA (Cape Cod).

Staff and Placemate have now crafted the basic parameters of a Rooted Renters-like preservation program for the City of Ketchum. The program would provide financial incentives to property owners over the course of a three-year period to continue to long-term rent units in Ketchum to local households.

#### *Proposed Program Policy Basics*

- Eligible properties must be located within City of Ketchum
- Property must be an existing long-term rental for at least the past 12 months
  - Properties that have participated in Lease to Locals would be excluded from eligibility in this program at launch
- At least 50% of household must work 30+ hrs/week in Blaine County or meet a qualifying exemption
- Average Gross Income of all tenants in a household cannot exceed 120% of the area median income
- A new 12-month lease must be signed with no rent increase allowed for the first year
- Properties are not subject to a rent cap, but subsequent rent increases in years 2 and 3 are limited to 3.5% (on average, area median income has annually increased 4% since 2019 and 2% since 2015)

Incentives would be backloaded to encourage continued participation through the entirety of the program (15% at lease signing, followed by 15%, 30%, and 40% at the end of the third 12-month lease).

	Studio	1 bed	2 bed	3 bed
<b>Total Incentive Amount</b>	\$6,000	\$8,000	\$10,000	\$12,000
<b>Avg. Incentive Amount / Month</b>	\$167	\$222	\$278	\$333

**Example 2 Bedroom Property Incentives:**

<b>At Lease Signing</b> May 2025	<b>End of Lease 1</b> May 2026	<b>End of Lease 2</b> May 2027	<b>End of Lease 3</b> May 2028
15%	15%	30%	40%
\$1,500	\$1,500	\$3,000	\$4,000

Staff welcomes initial feedback on these policy concepts. If the Council wishes to move forward with a preservation program, staff will work with Placemate to draft complete program policies to be reviewed at a future meeting.

*Option 1: Launch a Preservation Program in May/June (Staff Recommendation)*

Staff recommend working with Placemate to launch a pilot preservation program in May or June, following the end of Lease to Locals and utilizing the remaining budget allocated for Lease to Locals in this fiscal year. Staff and Placemate estimate that the remaining budget could be used to support the preservation of approximately 17 existing rentals for three years with an estimated average incentive of \$9,200 per unit.

Staff feels confident in the proposed May/June launch timeline, given the groundwork already developed on policy parameters and Placemate's experience launching and administering a similar program in Truckee last year. Following a May/June launch, staff could provide the Council with a program review – and comparison to Truckee's launch – for consideration during FY26 budget planning to inform the future of the program.

*Option 2: Plan to launch a pilot preservation program in October to align with the new fiscal year.*

Council could reconsider this program during budget planning this summer and allocate a different amount of funding to support a pilot program launch in the new fiscal year.

*Option 3: Do not launch a pilot preservation program in the near future.* Staff do not recommend this option. Rental preservation is an identified Goal 1 action in the Housing Action Plan and staff recommend pivoting from Lease to Locals to pilot a preservation program while under contract with Placemate and with existing, allocated budget.

**Next Steps**

If the Council wishes to pursue a preservation program and wind down Lease to Locals in May, staff will work with Placemate to refine policies for a preservation program and bring to Council for review and approval in April/May.

**Sustainability Impact:**

Lease to Locals houses members of the community locally, ensuring that residents are closer to their places of work, recreation, and other needs. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the proposed program converts existing housing units into locals' housing, utilizing existing housing stock, land, and resources.

Financial Impact:

None OR Adequate funds exist in account:	adequate
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Attachments: None





## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

No formal motion requested. City Council feedback leading into the June FY 2026 Budget Workshop is requested.

#### Reasons for Recommendation:

The Capital Improvement Plan for the City (non-enterprise) has been the topic of discussion recently, as it relates to funding needs to ensure we are maintaining important capital infrastructure. This includes Streets, Parks, Housing, and Repair & Maintenance.

The attached exhibits include:

1. FY 2025 CIP Fund Status Update
2. Summary of the Draft FY 2026 CIP
3. 5-Year CIP update encompassing FY 2027 – FY 2031

Mayor and City Council feedback is needed in order to finalize the proposed project lists in preparation for the FY 2026 Budget Workshop.

#### Sustainability Impact:

No Sustainability impact

#### Financial Impact:

No Financial Impact

#### Attachments:

1. FY 2025 CIP Fund Status Update
2. Draft FY 2026 CIP
3. Draft 5-Year CIP

## CAPITAL IMPROVEMENT FUND

### FY 2025 FUND STATUS/PROJECTION

as of 03/31/2025

1	<b>FY 2025 Beginning Fund Balance</b>	<b>5,250,319</b>
	<b>FY 2025 BUDGET</b>	
	<b>REVENUES</b>	
2	Approved Budget	3,387,678
3	YTD Revenue	2,378,620
	<b>EXPENDITURES</b>	
4	Approved Budget	6,994,411
5	YTD Expenditures	2,131,040
6	<b>Net Position</b>	<b>247,580</b>
7	<b>Current Fund Balance</b>	<b>5,497,899</b>
	<b>PROJECTION</b>	
8	<b>Projected FY 2025 EOY Fund Balance</b>	<b>1,643,586</b>
9	<b>Less Approved Adjustments</b>	
10	Main Street Budget Increase	394,751
11	Powerline Undergrounding (5th & Spruce)	160,000
12	Road Barriers (50%)	43,323
13	<b>Less Pending Adjustments</b>	
14	291 N 2nd Ave Critical Rehab*	243,125
15	<b>Adjusted FY 2025 EOY Projected Fund Balance</b>	<b>802,388</b>

\*Future Reimbursement Planned

## General CIP Fund (03)

### FY 2026 Budget Build

#### FY 2026 Budget

1	<b>Revenue</b>	
2	IDAHO POWER FRANCHISE	\$ 300,000
3	INTEREST EARNINGS	\$ 25,000
4	TRANSFER FROM GENERAL FUND	TBD
5	TRANSFER FROM LOT FUND	\$ 1,079,600
6	URA FUNDING	\$ 2,600,000
7	FUND BALANCE	\$ 300,000
8	<b>Total Revenue</b>	<b>\$ 4,304,600</b>
9	<b>Expenditures</b>	
10	DOWNTOWN CORE SIDEWALK INFILL (P)	\$ 900,000
11	SNOW BLOWER	\$ 850,000
12	TOWN SQUARE REMODEL PHASE I	\$ 750,000
13	PUBLIC PARKING OPTIONS (P)	\$ 100,000
14	PAVEMENT MANAGEMENT PROGRAM (P)	\$ 600,000
15	LONG-TERM PLANNING & DESIGN (P)	\$ 150,000
16	POWER LINE UNDERGROUNDING (P)	\$ 94,600
17	ATKINSON PARK IRRIG UPGRADES	\$ 150,000
18	BOOM TRUCK	\$ 100,000
19	TECHNOLOGY UPGRADES	\$ 65,000
20	POLICE VEHICLE (NEW)	\$ 60,000
21	TOWN SQUARE ALLEY-ASPHALT	\$ 50,000
22	SUSTAINABILITY	\$ 50,000
23	STREETS READER BOARDS	\$ 45,000
24	ORE WAGON R&M	\$ 25,000
25	CITY HALL ELECTRICAL REPLACEMENT	\$ 15,000
26	VISITOR CENTER BUILDING R&M	\$ 300,000
27	<b>Total Expenditures</b>	<b>\$ 4,304,600</b>
28	(P) DENOTES PARENT PROJECT	

## General CIP Fund (03)


FY 2027 - 2031

### 5-Year CIP

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1	<b>Revenue</b>					
2	IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
3	INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
4	TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	TBD	TBD
5	TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
6	URA FUNDING	\$ 1,500,000	\$ 4,800,000	\$ 2,300,000	\$ 2,300,000	
7	<b>Total Revenue</b>	<b>\$ 2,825,000</b>	<b>\$ 6,125,000</b>	<b>\$ 3,625,000</b>	<b>\$ 3,625,000</b>	<b>\$ 1,325,000</b>
8	<b>Expenditures</b>					
9	DOWNTOWN CORE SIDEWALK INFILL	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
10	PAVEMENT MANAGEMENT PROG	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
11	POWER LINE UNDERGROUNDING	\$ 150,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
12	TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
13	SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
14	REPLACE CITY TRASH CANS	\$ 10,000		\$ 10,000		\$ 10,000
15	TASERS	\$ 7,000		\$ 7,000		\$ 7,000
16	2000 ELGIN GEO VAC TRUCK SWEEPER REPLACEMENT	\$ 450,000				
17	SH-75 PATHWAY CONSTRUCTION	\$ 257,000				
18	ZAMBONI	\$ 60,000				
19	POLICE VEHICLE REPLACEMENT	\$ 60,000				
20	RIFLE REPLACEMENT	\$ 18,000				
21	TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 83,900				
22	CRACK SEALER REPLACEMENT	\$ 90,000				
23	MINI SWEEPER (FACILITIES)		\$ 150,000			
24	SH-75 CORRIDOR SIGNAL UPGRADES		\$ 140,000			
25	TOOL CAT/BOBCAT (RECREATION)		\$ 60,000			
26	KENWORTH REPLACEMENT (STREETS)		\$ 300,000			
27	00' FLAT BED REPLACEMENT (STREETS)		\$ 70,000			
28	HOT PATCHER REPLACEMENT		\$ 100,000			
29	BIKE PARK RELOCATION		\$ 250,000			
30	HOUSING PROJECTS		\$ 3,000,000			
31	4TH ST. PED CORRIDOR		\$ 100,000	\$ 1,150,000		
32	EAST AVENUE RECONSTRUCTION 2ND & 5TH			\$ 1,650,000		
33	88' CHEVY VEHICLE REPLACEMENT			\$ 60,000		
34	CAT 962 LOADER REPLACEMENT (STREETS)			\$ 550,000		
35	WARM SPRINGS/LEWIS ROUNABOUT			\$ 250,000	\$ 1,220,000	
36	VEHICLE REPLACEMENT (STREETS)				\$ 60,000	
37	PLOW REPLACEMENT (STREETS)					\$ 600,000
38	<b>Total Expenditures</b>	<b>\$ 4,200,900</b>	<b>\$ 7,365,000</b>	<b>\$ 6,872,000</b>	<b>\$ 4,475,000</b>	<b>\$ 3,812,000</b>
39	<b>Annual Net Position</b>	<b>\$ (1,375,900)</b>	<b>\$ (1,240,000)</b>	<b>\$ (3,247,000)</b>	<b>\$ (850,000)</b>	<b>\$ (2,487,000)</b>



1

 <b>Current CIP Fund Status</b> (see attachment)		
<b>CAPITAL IMPROVEMENT FUND</b>		
<b>FY 2025 FUND STATUS/PROJECTION</b>		
as of 03/31/2025		
1	<b>FY 2025 Beginning Fund Balance</b>	<b>5,250,319</b>
<b>FY 2025 BUDGET</b>		
<b>REVENUES</b>		
2	Approved Budget	3,387,678
3	YTD Revenue	2,378,620
<b>EXPENDITURES</b>		
4	Approved Budget	6,994,411
5	YTD Expenditures	2,131,040
6	<b>Net Position</b>	<b>247,580</b>
7	<b>Current Fund Balance</b>	<b>5,497,899</b>
<b>PROJECTION</b>		
8	<b>Projected FY 2025 EOY Fund Balance</b>	<b>1,643,586</b>
9	<b>Less Approved Adjustments</b>	
10	Main Street Budget Increase	394,751
11	Powerline Undergrounding (5th & Spruce)	160,000
12	Road Barriers (50%)	43,323
13	<b>Less Pending Adjustments</b>	
14	291 N 2nd Ave Critical Rehab*	243,125
15	<b>Adjusted FY 2025 EOY Projected Fund Balance</b>	<b>802,388</b>
*Future Reimbursement Planned		

2

2



## FY 2026 CIP (see attachment)

**DRAFT**

### General CIP Fund (03)

#### FY 2026 Budget Build

	FY 2026 Budget
<b>1 Revenue</b>	
2 IDAHO POWER FRANCHISE	\$ 300,000
3 INTEREST EARNINGS	\$ 25,000
4 TRANSFER FROM GENERAL FUND	TBD
5 TRANSFER FROM LOT FUND	\$ 1,079,600
6 URA FUNDING	\$ 2,600,000
7 FUND BALANCE	\$ 300,000
8 <b>Total Revenue</b>	<b>\$ 4,304,600</b>

\*\$300k for Visitor Center would need to come from the Fund Balance projected at \$802k on the previous slide, unless tradeoffs are made for items not highlighted green.

9 Expenditures	
10 DOWNTOWN CORE SIDEWALK INFILL (P)	\$ 900,000
11 SNOW BLOWER	\$ 850,000
12 TOWN SQUARE REMODEL PHASE I	\$ 750,000
13 PUBLIC PARKING OPTIONS (P)	\$ 100,000
14 PAVEMENT MANAGEMENT PROGRAM (P)	\$ 600,000
15 LONG-TERM PLANNING & DESIGN (P)	\$ 150,000
16 POWER LINE UNDERGROUNDING (P)	\$ 94,600
17 ATKINSON PARK IRRIG UPGRADES	\$ 150,000
18 BOOM TRUCK	\$ 100,000
19 TECHNOLOGY UPGRADES	\$ 65,000
20 POLICE VEHICLE (NEW)	\$ 60,000
21 TOWN SQUARE ALLEY-ASPHALT	\$ 50,000
22 SUSTAINABILITY	\$ 50,000
23 STREETS READER BOARDS	\$ 45,000
24 ORE WAGON R&M	\$ 25,000
25 CITY HALL ELECTRICAL REPLACEMENT	\$ 15,000
26 VISITOR CENTER BUILDING R&M	\$ 300,000
27 <b>Total Expenditures</b>	<b>\$ 4,304,600</b>

28 (P) DENOTES PARENT PROJECT

3

3



## CIP 5-Year Plan (see attachment)

**DRAFT**

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>1 Revenue</b>						
2 IDAHO POWER FRANCHISE		\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
3 INTEREST EARNINGS		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
4 TRANSFER FROM GENERAL FUND		TBD	TBD	TBD	TBD	TBD
5 TRANSFER FROM LOT FUND		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
6 URA FUNDING		\$ 1,500,000	\$ 4,800,000	\$ 2,300,000	\$ 2,300,000	\$ 1,000,000
7 <b>Total Revenue</b>		<b>\$ 2,825,000</b>	<b>\$ 6,125,000</b>	<b>\$ 3,625,000</b>	<b>\$ 3,625,000</b>	<b>\$ 1,325,000</b>
<b>9 Expenditures</b>						
9 DOWNTOWN CORE SIDEWALK INFILL	STREETS	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
10 PAVEMENT MANAGEMENT PROG	STREETS	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
11 POWER LINE UNDERGROUNDING	FACILITIES	\$ 150,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
12 TECHNOLOGY UPGRADES/REPLACEMENT	ADMIN	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
13 SUSTAINABILITY INFRASTRUCTURE	ADMIN	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
14 REPLACE CITY TRASH CANS	FACILITIES	\$ 10,000		\$ 10,000		\$ 10,000
15 TASERS	POLICE	\$ 7,000		\$ 7,000		\$ 7,000
16 2000 ELGIN GEO VAC TRUCK SWEEPER REPLACEMENT	STREETS	\$ 450,000				
17 SH-75 PATHWAY CONSTRUCTION	STREETS	\$ 257,000				
18 ZAMBONI	PARKS	\$ 60,000				
19 POLICE VEHICLE REPLACEMENT	POLICE	\$ 60,000				
20 RIFLE REPLACEMENT	POLICE	\$ 18,000				
21 TOOL CAT/BOBCAT REPLACEMENT (STREETS)	STREETS	\$ 83,900				
22 CRACK SEALER REPLACEMENT	STREETS	\$ 90,000				
23 MINI SWEEPER (FACILITIES)	FACILITIES		\$ 150,000			
24 SH-75 CORRIDOR SIGNAL UPGRADES	STREETS		\$ 140,000			
25 TOOL CAT/BOBCAT (RECREATION)	PARKS		\$ 60,000			
26 KENWORTH REPLACEMENT (STREETS)	STREETS		\$ 300,000			
27 00' FLAT BED REPLACEMENT (STREETS)	STREETS		\$ 70,000			
28 HOT PATCHER REPLACEMENT	STREETS		\$ 100,000			
29 BIKE PARK RELOCATION	PARKS		\$ 250,000			
30 HOUSING PROJECTS	HOUSING		\$ 3,000,000			
31 4TH ST. PED CORRIDOR	STREETS		\$ 100,000	\$ 1,150,000		
32 EAST AVENUE RECONSTRUCTION 2ND & 5TH	STREETS			\$ 1,650,000		
33 88' CHEVY VEHICLE REPLACEMENT	STREETS			\$ 60,000		
34 CAT 962 LOADER REPLACEMENT (STREETS)	STREETS			\$ 550,000		
35 WARM SPRINGS/LEWIS ROUNDABOUT	STREETS			\$ 250,000	\$ 1,220,000	
36 VEHICLE REPLACEMENT (STREETS)	STREETS				\$ 60,000	
37 PLOW REPLACEMENT (STREETS)	STREETS					\$ 600,000
38 <b>Total Expenditures</b>		<b>\$ 4,200,900</b>	<b>\$ 7,365,000</b>	<b>\$ 6,872,000</b>	<b>\$ 4,475,000</b>	<b>\$ 3,812,000</b>
39 <b>Annual Net Position</b>		<b>\$ (1,375,900)</b>	<b>\$ (1,240,000)</b>	<b>\$ (3,247,000)</b>	<b>\$ (850,000)</b>	<b>\$ (2,487,000)</b>

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4






## Discussion & Direction

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## Looking Forward

**April 30<sup>th</sup>**

- Budget Hearing date shared with County (June 24<sup>th</sup>)

**May 5<sup>th</sup> City Council Meeting**

- Water Fund Budget Forecast
- Wastewater Fund Budget Forecast
- Projected Fee Changes Included

**May 19<sup>th</sup> City Council Meeting**

- Draft Complete City Budget
- Refined CIP Project List
- General Fund Forecast

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## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: April 21, 2025

Staff Member/Dept: Jade Riley – Administration

Agenda Item: Request for Policy Direction Regarding E-Bike Regulations

#### Recommended Motion:

There is no recommended motion. Staff will review a brief presentation that outlines potential changes to city code and then stand for Council direction.

#### Reasons for Recommendations:

- There has been a significant increase in the utilization of e-bikes within town and the valley.
- Historically, cities and land management agencies have classified e-bikes into three classifications based on maximum speed of device and whether the rider must pedal or not.
  - ***These classifications are becoming somewhat outdated as current e-bike models have capabilities that are like mopeds/scooters.***
- Staff will review existing city code and highlight sections that need to be updated to address this issue.
  - “What behaviors does the Council want addressed on public properties?”
    - Multi-use Paths
    - Sidewalks
    - Streets
- Staff will complete an update to city code based on Council direction and will return for First Reading at the next Council meeting.
  - The Council can determine whether it would like to consolidate one of the readings.
  - Any future code changes would be completed in concert with a (1) education, (2) engineering and (3) enforcement plan.

#### Policy Analysis and Background:

##### **Currently, Idaho Code regulates e-bikes in the following three tier manner:**

- **Class 1** – “pedal assist” only when rider is pedaling with top speed of 20mph
- **Class 2** – “throttle assist” can exclusively propel with top speed of 20 mph
- **Class 3** – “pedal assist” with top speed of 28mph

##### **City of Ketchum code currently regulates e-bikes with the following key provisions:**

- Prohibits motorized vehicles on the multi-use paved recreational pathways (“bike path”) but exception made for e-bikes (2019).
- Bicycles and e-bikes are considered vehicles and riders “*shall have all of the rights and all of the duties applicable to the driver of any other vehicle...except as to those provisions which by their nature can have no application*” when ridden on a public roadway.
- “Every person convicted of a violation of any provision of this chapter shall be guilty of an infraction.”
- “The parent of any child and the guardian of any ward shall not authorize or knowingly permit any such child or ward to violate any of the provisions of this chapter.”



- Speed limits: “reasonable and prudent” or as posted in Ketchum (in town is mostly posted as 15 mph and 10 mph adjacent to Warm Springs Road)

**The police department and community engagement teams have received complaints related to e-bikes.**

Overall, the complaints have been more focused on roadway/sidewalk areas versus the bike paths. Many of the issues are already addressed in city code but likely require education and enforcement efforts.

- Excessive speed – 10.12.070
- Riding on the wrong side of the road – 10.12.050
- No front lights (for nighttime riding) – 10.12.130
- Stop sign/light violations – 10.12.040
- No riding on the sidewalk – 10.12.120
- Riding without helmets – **not addressed in state or city code**
- Not yielding to slower modes of transport – **covered in city code**
- E-bikes that are an electric motorcycle, motorbike, moped or an e-bike with a wattage rating higher than 750 W – **not addressed currently**

➤ **Cities have started to move towards regulations that focus much more on desired behavior outcomes (speed, yield to pedestrians, interacting with vehicles) instead of classification of bikes.**

**Recommended policy changes for discussion include:**

- Definition/wording updates
  - Updated definition of e-bike – 10-12-010-C1
  - Consistent penalty definition (citation vs. misdemeanor) 10-12.010-A
- Age requirement to operate e-bike? If so, staff would recommend **age 15** which aligns with Idaho law to operate motorcycles.
- Existing code prohibits bikes on sidewalks, does the Council wish to expand or clarify in relation to skateboards, e-scooters, etc.? In order words, should sidewalks be a “no wheels” zone?
- Helmet requirement? **No requirement for minors currently exist in state or city code**
- Add language below in addition to speed limit requirement 10-12-070-B  
*“A person who uses or rides a bicycle, E-bike, or E-scooter on any public or private property open to public use who inattentively, or carelessly and heedlessly, in light of the circumstances then existing, or without due caution and circumspection, or at such speed or in any other manner as to endanger or be likely to endanger any person or property shall be guilty of reckless or inattentive operation, a misdemeanor and, upon conviction subject to the penalty as provided in section.”*

**Sustainability Impact:**

E-bikes and scooters are an important alternative transportation option. Many cities and transit agencies have begun to factor these into first and last mile of public transit systems.

**Financial Impact:**

None OR Adequate funds exist in account:	There is no immediate financial request, modest funds will be required for any new signage or educational campaign materials.
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**Attachments:**

1. Existing city code for E-Bikes

## **CHAPTER 10.12 BICYCLES, HUMAN PROPELLED VEHICLES, E-BIKES, ALTERNATIVE ELECTRIC MOTORED VEHICLES, OPDMDS, WHEELCHAIRS AND MOTORIZED VEHICLES**

### **10.12.010 Effect of regulations.**

- A. It is a misdemeanor for any person to do any act forbidden or fail to perform any act required in this chapter.
- B. The parent of any child and the guardian of any ward shall not authorize or knowingly permit any such child or ward to violate any of the provisions of this chapter.
- C. An allowed vehicle shall consist of bicycles, human propelled vehicles, e-bikes, alternative electric motored vehicles, OPDMDS and wheelchairs.
  - 1. An e-bike shall be defined as a vehicle designed to be operated by human power with the assistance of an electric motor that has a power totaling no more than 750 watts that: a) enable speeds equal to or less than 20 miles per hour and b) disengage or cease to function when the vehicle's brakes are applied and c) have two tandem wheels or two parallel wheels and one forward wheel, any two of which, are not less than 12 inches in diameter.
  - 2. A wheelchair is defined as a manually-operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion. Wheelchairs and manually-powered mobility aides by individuals with mobility disabilities would qualify the user to obtain an Idaho State handicap parking permit or otherwise allowed under the Americans With Disabilities Act shall be permitted on the City trail system.
  - 3. Alternative electric motored vehicles shall be defined as a vehicle, including but not limited to electric scooters, electric skateboards, and "one wheels", provided: a) those devices have electrical assist(s) totaling no more than 750 watts and enabling speeds equal to or less than 20 mph.
  - 4. OPDMDS shall be defined as: a) devices that have electrical assist(s) totaling no more than 750 watts and enabling speeds equal to or less than 20 mph.
- D. These regulations are applicable to allowed vehicles whenever such vehicle is operated upon any street or upon any public path set aside for the use of bicycles, subject to the exceptions stated in this chapter.
- E. All regulation of allowed vehicles on the City trail system shall be subject to applicable easements.

(Ord. 1197, 2019)

### **10.12.020 Public pathways.**

- A. *Pathways.*
  - 1. This chapter shall apply to any and all portions of the following public property, easements and rights-of-way:
    - a. Former Union Pacific Railroad right-of-way described in exhibit A, on file in the City and made a part of this section;

- 
- b. Pathway easement dedicated to the public within the Northwood PUD large block subdivision plat and within the Bigwood PUD large block subdivision plat; and
    - c. All public pathways within the street and alley rights-of-way of the City of Ketchum, Idaho.
    - d. Any and all portions of the public pathway system, as set forth in this chapter, for use by pedestrians, equestrians, bicycle riders, skiers and snowshoers.
  2. Public pathways shall only be used by pedestrians, equestrians, bicycle riders, skiers, snowshoers, and operators of allowed vehicles.
  3. Except for allowed vehicles, it is unlawful for any person to operate, park or stand any motor vehicle upon any portion of the public pathway system set forth in this chapter except when necessary for construction or maintenance of the pathway with the expressed consent of the City of Ketchum, Idaho. For the purposes of this chapter, "motor vehicle" means and includes, but is not limited to, cars, trucks, motorcycles, mopeds, motor scooters, snow machines and any other motorized means of transportation.

(Ord. 1197, 2019)

#### **10.12.030 Traffic laws apply to persons riding bicycles, e-bikes, and alternative electric motored vehicles.**

Every person riding a bicycle, e-bike, or alternative electric motored vehicle upon a roadway shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle by the laws of the State declaring rules of the road applicable to vehicles or by the Traffic Ordinances of the City applicable to the driver of a vehicle, except as to special regulations in this chapter and except as to those provisions of laws and ordinances which by their nature can have no application.

(Ord. 1197, 2019)

#### **10.12.040 Obedience to traffic control devices.**

- A. Any person operating a bicycle, e-bike, or alternative electric motored vehicle shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
- B. Whenever authorized signs are erected indicating that no right or left or U-turn is permitted, no person operating a bicycle, e-bike, or alternative electric motored vehicle shall disobey the direction of any such sign, except where such person dismounts from the bicycle, e-bike, or alternative electric motored vehicle to make any such turn, in which event, such person shall then obey the regulations applicable to pedestrians.

(Ord. 1197, 2019)

#### **10.12.050 Riding on bicycles, e-bikes, and alternative electric motored vehicles.**

- A. A person propelling a bicycle, e-bike, or alternative electric motored vehicle shall not ride other than upon or astride a permanent and regular seat attached to such bicycle, e-bike, or alternative electric motored vehicle.
- B. No bicycle, e-bike, alternative electric motored vehicle or human propelled vehicle shall be used to carry more persons at one time than the number for which it is designed and equipped.

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- C. An adult rider may carry a child securely attached to his or her person in a backpack or sling or in a child carrier attached to the bicycle, e-bike, or alternative electric motored vehicle.

(Ord. 1197, 2019)

#### **10.12.060 Riding on roadways and bicycle paths.**

- A. Every person operating a bicycle, e-bike, or alternative electric motored vehicle upon a roadway shall ride as near to the right-hand side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
- B. Persons riding bicycles, e-bikes, or alternative electric motored vehicles upon a roadway shall not ride more than two abreast except on paths or parts of roadways set aside for the use of bicycles.

(Ord. 1197, 2019)

#### **10.12.070 Speed limits.**

- A. *Posted speed limits.* No person shall use or operate any allowed vehicle, bicycle, skates, skateboard, rollerblades or operate any other human powered vehicle on the multi-use path system at a speed inconsistent with posted speed limits or statute.
- B. *No posted speed limit.* If no speed limit is posted, no person shall use or operate any allowed vehicle, bicycle, skates, skateboard, rollerblades or operate any other human powered vehicle on the multi-use path system at a speed greater than is reasonable and prudent under the conditions and having regard to the actual and potential hazards then existing. Consistent with the foregoing, every person shall operate an allowed vehicle, bicycle, skates, skateboard, rollerblades or any other human powered vehicle on the multi-use path at a safe and appropriate speed on approaching and crossing an intersection, when approaching and going around a curve, when approaching a hillcrest, when proceeding down a hill, when traveling upon a winding section of the trail system, and when special hazards exist with respect to pedestrians or other traffic or by reason of weather or other conditions of the trail system.
- C. *Firefighters and police officers.* Firefighters and police officers, while operating within the official scope of their duties in an emergency, may exceed the speed limits set forth in this section.
- D. *Penalties.* Any person engaging in skating, skateboarding, rollerblading or operating a bicycle, e-bike, alternative electric motored vehicle or other human powered vehicle in violation of this section shall be guilty of an infraction.

(Ord. 1197, 2019)

#### **10.12.080 Emerging from alley or driveway.**

The operator of a bicycle, e-bike, or alternative electric motored vehicle emerging from an alley, driveway or building shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on such sidewalk or sidewalk area and, upon entering the roadway, shall yield the right-of-way to all vehicles approaching on such roadway.

(Ord. 1197, 2019)

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#### **10.12.090 Clinging to vehicles.**

No person riding upon any bicycle, e-bike, or alternative electric motored vehicle shall attach the same or himself or herself to any streetcar or vehicle upon a roadway.

(Ord. 1197, 2019)

#### **10.12.100 Carrying articles.**

No person operating a bicycle, e-bike, or alternative electric motored vehicle shall carry any package, bundle or article which prevents the rider from keeping at least one hand upon the handlebars.

(Ord. 1197, 2019)

#### **10.12.110 Parking.**

No person shall park a bicycle, e-bike, or alternative electric motored vehicle upon a street, other than upon the roadway against the curb, or upon the sidewalk in a rack to support the bicycle, e-bike, or alternative electric motored vehicle, or against a building, or at the curb, in such a manner as to afford the least obstruction to pedestrian traffic.

(Ord. 1197, 2019)

#### **10.12.120 Riding on sidewalks.**

- A. No person shall ride a bicycle, e-bike, or alternative electric motored vehicle upon a sidewalk within a business district.
- B. The Chief of Police is authorized to erect signs on any sidewalk or roadway prohibiting the riding of bicycles, e-bikes, or alternative electric motored vehicles by any person, and when such signs are in place, no person shall disobey the same.
- C. Whenever any person is riding a bicycle, e-bike, or alternative electric motored vehicle upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

(Ord. 1197, 2019)

#### **10.12.130 Lamps and other equipment on bicycles.**

- A. Every bicycle, e-bike, or alternative electric motored vehicle when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear of a type which shall be visible from all distances from 50 feet to 300 feet to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle. A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the red reflector.
- B. No person shall operate a bicycle, e-bike, or alternative electric motored vehicle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet; except, that a bicycle, e-bike, or alternative electric motored vehicle shall not be equipped with nor shall any persons use upon a bicycle, e-bike, or alternative electric motored vehicle any siren or whistle.

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- C. Every bicycle, e-bike, or alternative electric motored vehicle shall be equipped with a brake which will enable the operator to make the braked wheel skid on dry, level, clean pavement.

(Ord. 1197, 2019)

**10.12.140 Penalty.**

Every person convicted of a violation of any provision of this chapter shall be guilty of an infraction.

(Ord. 1197, 2019)