



**CITY OF KETCHUM, IDAHO**

CITY COUNCIL

Monday, August 18, 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/86846229069>

Webinar ID:868 4622 9069

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

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

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

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

**COMMUNICATIONS FROM MAYOR AND COUNCILORS**

1. Public Comments submitted

**CONSENT AGENDA:**

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

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

- [6.](#) Recommendation to approve alcohol beverage license renewals - Business & Tax Specialist Kelsie Choma
- [7.](#) Recommendation to approve Wagon Days street closures – Director of Community Engagement Daniel Hansen
- [8.](#) Recommendation to approve Memorandum of Understanding 25-012 with Papoose Club – Director of Community Engagement Daniel Hansen
- [9.](#) Recommendation to approve compliance and administration contract with Placemate Inc. for Lease to Locals and Rental Preservation Program - Housing Policy and Program Strategist Rian Rooney
- [10.](#) Recommendation to approve Resolution 25-016 for the reappointment of Brenda Moczygemba to the Planning and Zoning Commission for a term expiring September 8, 2028 - Director of Planning & Building Morgan Landers
- [11.](#) Recommendation to approve Decision on Administrative Appeal P25-008, Design Review Extension for PEG Hotel - City Attorney Matt Johnson and Planning & Building Director Morgan Landers

**PUBLIC HEARING:**

- [12.](#) Recommendation to conduct public hearing and second reading of Ordinance 1265 - FY 2026 Budget – Director of Finance Brent Davis
- [13.](#) Recommendation to conduct public hearing and consolidate the second and third readings by title only of Ordinance 1266 prohibiting use of compression brakes within city limits - City Administrator Jade Riley
- [14.](#) Recommendation to hold a public hearing, review, and provide direction on the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications - Senior Planner Abby Rivin

**NEW BUSINESS:**

- [15.](#) Review and discussion of revisions to the Cohesive Ketchum Comprehensive Plan – Planning & Building Director Morgan Landers
16. Recommendation to approve Memorandum of Understanding 25-007 with the Ketchum Fire District – City Administrator Jade Riley
- [17.](#) Recommendation to approve restriping to four travel lanes on Highway 75 (Serenade Avenue to River Street) - Senior Project Manager Ben Whipple
- [18.](#) Recommendation to approve city-wide implementation of wildlife resistant carts - City Administrator Jade Riley
19. Briefing regarding November Municipal Elections - City Administrator Jade Riley
- [20.](#) Recommendation to review and provide policy direction regarding snowmelt installation within the public rights-of-way - Associate Planner Paige Nied

**ADJOURNMENT:**



## Dawn Hofheimer

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**From:** Courtney Hamilton  
**Sent:** Monday, August 4, 2025 4:05 PM  
**To:** Participate; AllCouncil  
**Subject:** Fw: Public comment

### COURTNEY HAMILTON | CITY OF KETCHUM

City Council Member

P.O. Box 2315 | 191 5<sup>th</sup> Street West | Ketchum, ID 83340

mobile: 208.481.1211

[chamilton@ketchumidaho.org](mailto:chamilton@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

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Courtney Hamilton  
208.481.1211

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

From: **Erika Daly** <[erikasdaly@gmail.com](mailto:erikasdaly@gmail.com)>

Date: Mon, Aug 4, 2025 at 4:03 PM

Subject: Public comment

To: Courtney Hamilton

I would like to write in support of Ketchums comprehensive plan. I grew up in Ketchum, I work in Ketchum, my kids go to school in Ketchum, and we own a condo in Ketchum. After having a second child, we quickly realized we outgrew our small condo and could not make it work for our family. As such, we relocated to Hailey. Ya ya, tale as old as time...you say. But it doesn't have to be. In supporting the housing portion of the comprehensive plan, Ketchum may be able to attract and retain families and increase its vibrancy and economic viability. Hemingway enrollment might be full again, small businesses in Ketchum might have employees, and parking just might not be an issue because families ride their bikes and walk! The list goes on and on. And while I do love Hailey, I'd like to one day see Ketchum full of families (with more than one kid) who live, work, and care about the amazing mountain town it is.

Erika Daly

## Dawn Hofheimer

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**From:** Judy Whitmyre <jwhitmyre1@gmail.com>  
**Sent:** Tuesday, August 5, 2025 12:59 PM  
**To:** Participate  
**Subject:** Tripp Hutchinson

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

I attended the July 6th and the August 4th City Council meetings.  
One of our city council members was dressed like a 14 year old boy.  
I'm not a fan of dress codes but I would think that someone with common sense and in his position would dress appropriately while attending a CCmeeting. But, we all know that this Council member does not exhibit common sense. He should be asked to resign after stealing property from the airport. He is truly an embarrassment to the city of Ketchum and an embarrassment to the council.

I wonder what I was thinking when I voted to have youth on our city council. It's apparent they do not have the life experiences to make important thoughtful and educated decisions.

Judy Whitmyre

## Dawn Hofheimer

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**From:** Heidi Schernthanner <heidischernthanner@gmail.com>  
**Sent:** Tuesday, August 5, 2025 9:22 AM  
**To:** Participate  
**Subject:** Re: Comments / Comprehensive Plan

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

Thank you City of Ketchum Staff, Council & Mayor for taking the time to work towards solutions that will help create clarity & intent with the land use segment of the comprehensive plan.

Heidi Schernthanner  
Sun Valley, Idaho  
208.720.4312

On Fri, Aug 1, 2025, 3:11 PM Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)> wrote:

Thank you for your email Heidi,

Your public comment will go to City Council for their next meeting on 08/04/25.

Regards,

CITY OF KETCHUM COMMUNITY ENGAGEMENT TEAM

P.O. Box 2315 | [191 Fifth St. W. | Ketchum, ID 83340](#)

o: 208.726.3841 | f: 208.726.7812

[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) | [ketchumidaho.org](http://ketchumidaho.org)

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**From:** Heidi Schernthanner <[heidischernthanner@gmail.com](mailto:heidischernthanner@gmail.com)>  
**Sent:** Friday, August 1, 2025 2:52 PM  
**To:** Participate <[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)>  
**Subject:** Comments / Comprehensive Plan

## City of Ketchum Superstars!

I want to begin with a thank you to all! The time, wisdom and leg work that has gone into the Comprehensive Plan is remarkable. I am grateful to have had the opportunity to step back and have conversations and learn more about what could be for the City and the Community. One aspect that has been helpful are the neighborhood talks, and perhaps more people are aware of the process that takes us toward the beginning of zoning changes. Thank you again for your expertise and patience.

After attending Thursday's chat, I want to be clear with where I stand. This note is 'in response to the list of requests from WS Residents that was available on Thursday. I disagree with the requests. Here are 3 of mine.

1 – I suggest a green space change in the Warm Springs Area. I would like to see the green space dropped down to the three subdivided lots on Hillside drive. This will help provide a continued wild buffer on the westside of Wanderers Way / Heidelberg Hill.

2 – The idea of rural character was expressed as a value. I would also agree that looking at rural / open space is needed and needs to be included as mixed density opportunities.

Overall, I am okay with the Med & High Density designations if this is necessary. I am not happy about them but I do understand the value of them IF this is used as a possibility to create community / deed restricted housing opportunities. Otherwise, these designations are only assets to any developer with deep pockets. Of which of late, few show happy results. I call for more mixed density opportunities. With a positive result of density looking at the small bungalow designs of some of the Cutter's projects.

3 – Then there is the height issue as an easy target to dislike. Again, this could be an opportunity to over build for max floor space and needs to be tightened up with design review elements of existing neighborhoods. A zoning aspect and the need to keep moving forward is my recommendation. There are plenty of 3 story buildings that set fair examples that fit into neighborhood designs, not just the box.

In closing, I will continue to voice the need for mixed density versus a one size fits all. One size fits all is not a universally accepted good. Over the years, changes with the Comprehensive Plan have not received support from all who could be impacted by it. Knowing there is flexibility in this plan allows for the exploration of mixed density, this act would assist rural character of each area of impact.

Lastly, I agree with comments that state the need to address the Code is a priority. Standing in West Ketchum last week gives clear demonstrations as to how the Code has been pushed to the maximum. And NO one wants this to happen again in the future. If moving forward to the Code necessitates passing the Comp Plan or at least parts of the Comp Plan, it's time to move forward.

Thank you for your time & diligence!  
May we all bring future to the community,  
Sincerely,

Heidi Schernthanner

Ketchum / Sun Valley, Idaho



## Dawn Hofheimer

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**From:** Linda Woodcock <lwoodcock@cox.net>  
**Sent:** Monday, August 4, 2025 9:18 PM  
**To:** Participate  
**Subject:** Affordable Units...

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

TO: Ketchum City Council

RE: Reclassifying Affordable Units in a Consent Agenda

Mayor and City Council,

I am writing this letter to voice my opposition to a “consent agenda vote” on reclassifying Affordable Units, as this will adversely impact many of our neighbors and needs to have a longterm sustainable solution. This Solution must included: full input from affordable unit owners & the community at large. There are legal liabilities involved that need further study to prevent needless and expensive litigation.

BCHA proposed: “solutions do nothing to prevent this from happening to other affordable unit owners in the future.” So now is the time to act responsibly to find a lasting and sustainable solution to this issue.

It is not reasonable to decide this in a “Consent Agenda” without full community discussion of these changes and allowing participants to be involved in crafting lasting solutions.

I respectfully request that you set aside voting regarding : “changing the category of these units” until you have given greater consideration to this concern.

Sincerely,

Linda Woodcock  
resident since 1974

## Dawn Hofheimer

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**From:** annbondcrossland@aol.com  
**Sent:** Tuesday, August 5, 2025 2:37 PM  
**To:** Participate  
**Subject:** Fw: Suggestions for enhancing mass transit in and out of the Wood River Valley  
**Attachments:** Scanned from a Xerox Multifunction Printer (1).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Board and Council Members,

I am attaching a proposal to improve the mass transit system through the Wood River Valley. The intention of this proposal is to offer the locals, whether small business owners and employees in the Wood River Valley, an opportunity to be able to commute to and from Ketchum, without having to deal with the on going traffic situation and lack of parking. I have shared my ideas with many local employees commuting to and from Hailey and Bellevue as well as several small business owners, and they all suggested I share this with the local administration for City of Ketchum. I felt it was my duty, as a concerned citizen, to pass my proposed plan on to you. Many of these ideas, and suggestions, may have already been brought to your attention, but I am hopeful that some portions of this improved transit plan may be incorporated into the present or future transit plan.

Thank you for taking your time to review this.

Sincerely,

Ann Bond  
annbondcrossland@aol.com  
(970) 948-1844

# Proposal to Improve Mass Transit System in Wood River Valley

As most residents agree, we are facing an urgent situation on how to be able to assist a necessary work force in this valley to keep the businesses thriving. During a recent meeting, someone mentioned the idea that there should be a precedence for the transit situation we are facing. There is a precedence. It is Aspen. I spoke with several local business owners and they all mentioned that they personally would ride the bus as much as possible and thought it would increase profits for their business if some of these improvements could be made to the transit system.

Points to consider:

1. Year round Population of Aspen in the late 1980's was around 5,000. This is very similar to Ketchum. Both communities have a work force that is coming from "down valley" into town to work.
2. Similar geographies between communities. Aspen located at the end of a valley with Hwy 82, the main road leading into town with workers commuting up to 1.5 hours each way.  
Local communities distances from Aspen: Snowmass Village 9-10 miles, Basalt 18 miles, Carbondale 29-31, Glenwood Springs 41-44 miles, Silt 64 miles, Rifle 68 miles.



## Solutions to improve the mass transit system.

1. Increase frequency of routes (every 20 minutes) in peak season, while reducing routes low season.
2. Have a localized "transit station" near to St. Luke's Hospital or other, that provides additional local routes to Sun Valley, Downtown Ketchum and Warm Springs.
3. Have an HOV lane for portions of the route designated for busses and commuters coming from Down Valley to transit station.
4. Summer, have special busses built specially to accommodate bicycles inside the bus that can be changed to regular seats in winter.( Aspen's RFTA BRT)
5. Have more frequent "direct routes" to and from transit hubs like the VelociRFTA routes offered between Aspen and Glenwood Springs)
6. Have additional "local routes" to and from down valley that may take longer but accommodate more specific stops.
7. Have public parking available at both the up valley and down valley transit station.
8. To fund the proposal have a tiered bus pass to include a monthly pass, a punch pass, an employee pass and a seniors ( ride for free pass). This would encourage many more employees, local patrons and business owners, to use the bus system and not have to worry about being stuck in traffic or finding parking in town.

After living in Aspen for 30 +years, moving there in the late 80's, the transit system (RFTA) became a necessity for me to get to and from my place of employment. I have spoken to several business owners in the valley and they definitely loved this proposal providing them an easier commute to and from work with a potential of increased revenue due to the easy and accessibility for local residents.

Helpful Website as a starting point :

Transit System :[RFTA.com](http://RFTA.com)

Ann Bond

(970) 948-1844

[annbondcrossland@aol.com](mailto:annbondcrossland@aol.com)

## Dawn Hofheimer

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**From:** Julie Johnson <jjnourishme@gmail.com>  
**Sent:** Wednesday, August 6, 2025 9:54 AM  
**To:** Tripp Hutchinson; Carissa Cooper; Carissa Cooper; Participate  
**Subject:** Trail Creek Bridge 4 lanes versus 2 lanes

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

Hi Tripp;

At the city council meeting you said you would rather have 2 lanes crossing Trail Creek bridge with a center lane.

All the commuters and business owners feel this would frustrate drivers and those of us doing business on Main street. We feel it would be more efficient and less frustrating for drivers to exit Ketchum in 4 lanes.

A center lane on the bridge makes no sense, it will confuse drivers. Center lanes are the most hazardous lanes in road configurations. It is a 'no mans' area.

After slogging through three years of road construction the people deserve a more fluid passageway into Ketchum upon completion of the 4 lane redo of highway 75.

Thank you  
JWJ

P.S. NourishMe employees have a lot to say about this.  
Get ready.

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Nourishme & Julie Foods

Julie Johnson NTP  
151 north main st.  
Ketchum, ID 83340  
208 928 7604 /fax 928 7605

August 6<sup>th</sup>, 2025

I am writing to state my unwavering support for the Limelight Hotel. The Limelight is one of our strongest participants with pre-function space and direct access for guests, performers, and patrons alike.

We have collaborated many, many times over the years to coordinate pre and post functions and value the Limelight participation with the Argyros immensely.

Any additional potential patron who could reside near the Argyros within the Limelight residences is strongly encouraged as we highly value any and all residents and/or guests visiting Ketchum for our various shows, musical events, and presentations. Our featured performers regularly stay with the Limelight, many utilizing the condominiums as homes away from home and are always treated wonderfully.

I see no reason the current proposal for “room-to-condo” conversion by the Limelight should not go forward immediately.

Thank you.

A handwritten signature in black ink, appearing to read 'Tim Mott', with a stylized flourish at the end.

Tim Mott the Chairman of Board and Founder of the Argyros Theatre.

## Dawn Hofheimer

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**From:** susancneaman@gmail.com  
**Sent:** Thursday, August 7, 2025 2:47 PM  
**To:** Participate  
**Subject:** Bike path proposed for trail creek bridge

I am writing to express my concern as well as others( who do not write to express their concerns 🙄 ) on the proposal to change the highway coming into town from a four lane down to a two lane in order to include a bike path. We have a bike path that is safe that has various ways through town to connect on to it. The experienced road biker can ride with traffic if they choose to ...but to open it up to families to use a path into town through a congested area is extremely dangerous. With two and a possible third hotel will make this a very busy area and dangerous for pedestrians on bike with kids . Traffic and bikers is a dangerous combination.

To make sure the highway is efficient it needs to include two more lanes totaling four!!!

I hope you will move forward with the 4 lane plan.

Thank you,

Susan Neaman

Sent from my iPhone

## Dawn Hofheimer

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**From:** Lee Chubb <contact@leechubb.com>  
**Sent:** Thursday, August 7, 2025 4:47 PM  
**To:** Participate  
**Subject:** Next Comp Plan Meeting

The Mountain Express states that the next comp plan meeting will be held September 2nd, and I am writing to request that it be delayed from September 2nd to the subsequent council meeting in September. It is too close to the Labor Day holiday and citizens will either still be out of town or fairly run down from the holiday.

I made this point during the walk and talks and was told that the meeting would definitely not be held September 2nd, so I am frustrated to find that it will be.

Lee Chubb

## Dawn Hofheimer

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**From:** marlow.smrt@gmail.com  
**Sent:** Friday, August 8, 2025 9:09 AM  
**To:** Participate; council@sunvalleyidaho.gov  
**Cc:** ejones@mtexpress.com  
**Subject:** FW: e-bikes

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

Fyi...

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**From:** marlow.smrt@gmail.com <marlow.smrt@gmail.com>  
**Sent:** Friday, August 8, 2025 8:54 AM  
**To:** emily.rodrique@haileycityhall.org  
**Cc:** ejones@mtexpress.com  
**Subject:** e-bikes

Read the article on e-bikes. Please see below. Travis Smart 208-450-9000

This is what ChatGTP produced:

*I live in a small community, about 15,000 total residents. some believe that e-bikes are becoming a concern because they go fast and kids and adults on e-bikes do not obey regular traffic signals. What can be done?*

**ChatGPT said:**

In a community of around 15,000 residents, e-bikes can feel like both a blessing and a headache — they make getting around easy, but when riders ignore traffic rules or travel at high speeds, it can create real safety concerns for pedestrians, drivers, and the riders themselves.

The most effective approach usually combines **education, enforcement, and infrastructure** rather than relying on only one. Here's a breakdown:

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### 1. Education & Awareness

- **School-based programs** – Work with local schools to include e-bike safety lessons in assemblies, PE classes, or driver's ed. This can cover speed control, helmet use, and obeying traffic laws.
- **Community workshops** – Partner with local bike shops or law enforcement to host free "E-bike Safety Days" with demonstrations and test rides.
- **Social media & flyers** – Run short campaigns on community pages reminding people that e-bikes are subject to the same rules as cars and regular bikes.

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### 2. Enforcement

- **Police traffic stops & warnings** – Early on, a "warning ticket" approach can raise awareness before moving to fines.
- **School resource officers** – If many riders are teens, have officers patrol school start/end times in high-traffic areas.
- **Helmet and age law enforcement** – If your state has e-bike age restrictions or helmet laws, enforce them consistently.

### 3. Infrastructure Adjustments

- **Clear signage** – Mark bike lanes, trail speed limits, and “no riding” pedestrian zones.
- **Speed-limiting measures** – Post lower speed limits in high-pedestrian areas (some towns set 10–15 mph for e-bikes on shared paths).
- **Dedicated e-bike routes** – Separate e-bike and foot traffic where possible, especially in parks or near downtown.

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### 4. Policy & Local Ordinances

- **Adopt local e-bike rules** – Your city council can create ordinances about where e-bikes are allowed, speed caps, and whether throttle-only e-bikes can use certain paths.
- **Require lights & reflectors** – Especially for night riding, this improves visibility for drivers.
- **Registration programs** – Voluntary or required registration can help with accountability and theft prevention.

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### 5. Positive Peer Influence

- **Youth ambassador program** – Involve local teens who ride e-bikes in promoting safe riding. Peer influence often works better than adult lectures.
- **Community challenges** – “Safe Rider of the Month” or discounts from local businesses for riders caught following the rules.

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A good starting point in a small town like yours would be **a short-term public awareness push + light enforcement at key intersections**, then revisit in a few months to see if compliance improves before making heavier rules.

If you’d like, I can put together a **sample 3-month action plan** that your community leaders could actually implement without a huge budget. That way, it’s more than just “someone should do something” — it’s a ready-to-go strategy.

Yes, please.

#### ChatGPT said:

Here’s a **3-Month E-Bike Safety Action Plan** tailored for a community of about 15,000 residents. It keeps costs low, focuses on quick wins, and builds momentum for longer-term solutions.

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#### Month 1 – Awareness & Education

**Goal:** Get everyone talking about e-bike safety and knowing the rules.

**Actions:**

1. **Kickoff Announcement**
  - Mayor, city council, or police chief issues a public statement:  
“E-bikes are welcome, but safety is everyone’s job.”
  - Post on social media, local news, and community boards.
2. **School Outreach**
  - 20-minute safety talks in middle/high schools about obeying stop signs, riding predictably, and helmet use.
  - Hand out simple “E-Bike Rules” cards.
3. **Community Safety Day**
  - Partner with a local bike shop for a Saturday event:
    - Free helmet fittings
    - Demonstrations of safe riding
    - Speed demonstrations (so people see how fast e-bikes actually are)
  - Offer small prizes (gift cards, ice cream vouchers) for kids who pass a short safety quiz.
4. **Signs & Reminders**
  - Post temporary “E-bikes follow traffic laws” and “Slow for Pedestrians” signs in busy areas.

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## Month 2 – Light Enforcement & Visibility

**Goal:** Start changing behavior without alienating riders.

**Actions:**

1. **Targeted Patrols**
  - Police focus on key areas (school routes, downtown, popular trails) during peak riding hours.
  - First offense: verbal or written warning explaining the rule.
  - Second offense: small fine (if local ordinances allow).
2. **Helmet & Lighting Checks**
  - Give out free or discounted lights and helmets to riders caught without them.
  - Partner with local businesses to sponsor supplies.
3. **Social Media “Caught Doing It Right”**
  - Post weekly shout-outs with photos of riders obeying the rules.
  - Offer small rewards like free coffee or smoothies.

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## Month 3 – Reinforce & Adjust

**Goal:** Cement habits and prepare for long-term rules.

**Actions:**

1. **Community Survey**
  - Ask residents for feedback:
    - Are things safer?
    - Where are problem areas?
    - Should speed limits or bike lane changes be considered?
2. **Policy Proposal**
  - If needed, present ordinance updates to city council:
    - Clear definition of e-bike classes
    - Speed limits in certain zones
    - Helmet requirements for under-18
    - Where throttle-only e-bikes are restricted
3. **Permanent Infrastructure Adjustments**
  - Install permanent signs or paint clearer bike lane markings in high-use zones.
  - Consider speed limit decals directly on bike paths.
4. **Celebration Ride**
  - End with a community ride that models safe behavior — led by police, local leaders, and teen ambassadors.

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## Keys to Success

- **Lead with education, not punishment** — people respond better to “we want you safe” than “you’re in trouble.”
- **Get teens involved early** — peers influence each other more than adults do.
- **Make safety visible and rewarding** — praise good behavior as often as you correct bad.

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If you want, I can also **draft the actual flyer, social media posts, and a one-page “E-Bike Rules” handout** that your city or school could start using right away so this plan is ready to roll. That would make it nearly plug-and-play for your local leaders.

*yes, please.*

## ChatGPT said:

Perfect — here’s a **ready-to-use e-bike safety packet** you could hand directly to a school principal, city council member, or local police department.

It includes:



1. **Community Flyer** (print or PDF)
  2. **Social Media Posts** (Facebook, Instagram, Nextdoor)
  3. **One-Page “E-Bike Rules” Handout**
- 

## 1. Community Flyer – 8.5x11, simple, bold colors

### Headline:

 **E-Bike Safety Starts With You** 


### Body Text:


E-bikes are a fun, fast, and eco-friendly way to get around — but they come with responsibility. In our community, riders must follow the same traffic laws as cars and traditional bikes.


### Top 5 E-Bike Safety Rules in [Your Town Name]


1. **Obey stop signs and traffic lights** — no exceptions.
2. **Ride on the right side of the road** and in bike lanes where available.
3. **Wear a helmet** — it’s the best protection in a crash.
4. **Slow down in pedestrian areas** — 10–15 mph max.
5. **Use lights at night** — front white light & rear red reflector.

### Community Safety Event

 Date: Saturday, [insert date]

 Location: [local park or school lot]

 Free helmet fittings, safety demos, and e-bike test rides.

 Prizes for safe riders!

### Footer:




Brought to you by [Police Dept., City of X, Local Bike Shop]

*Ride smart. Ride safe. Protect yourself and others.*

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## 2. Social Media Post Templates

### Post 1 – Launch

 **Attention E-Bike Riders** – In [Town Name], e-bikes follow the same rules as cars and bicycles. That means stopping at stop signs, using lights at night, and slowing down in crowded areas.    
Let’s keep our roads and trails safe for everyone! #EBikeSafety #OurTownCares

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### Post 2 – Safety Tip of the Week


 **E-Bike Tip:** Your stopping distance on an e-bike is longer than on a regular bike. Start braking sooner, especially at intersections.  
Ride safe. Protect yourself. Protect others. #RideSmart #EBikeSafety


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### Post 3 – Event Invite

 **Join Us for E-Bike Safety Day!** 

 Saturday, [date] – [location]

 Free helmet fittings

 Safety demonstrations

 Fun prizes for riders who pass our safety quiz

Let’s make [Town Name] the safest place to ride! #CommunityFirst #EBikeSafety

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## 3. One-Page “E-Bike Rules” Handout

### Front:

### Know the Rules – Ride with Respect

- Stop at **stop signs** and **red lights**
- Yield to pedestrians
- Ride on the right side, with traffic
- Don’t weave between cars

- Use bike lanes when available
- Signal turns with your hand
- Slow down near walkers and pets
- Wear your helmet — it's just smart
- Use lights & reflectors at night
- No riding two people unless the bike is built for it

**Back:**

#### **Why It Matters**

- Most e-bike crashes happen because a rider ignored traffic laws.
- Speed + inexperience = more severe injuries.
- Safe riders help keep trails, paths, and streets open to e-bikes.

📌 **Report unsafe riding:** [Police Dept. non-emergency number]

📌 **Questions about local laws?** Visit [city website or link]

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If you want, I can also make this into a **visually polished, print-ready PDF packet** with colors, images, and your town's name/logo so it's literally ready to hand out or post online without any extra work. That way you could just email it to your city clerk or school district and they could start distributing it immediately.

Thanks, Travis Smart

## Dawn Hofheimer

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**From:** Patricimo <packinpizza@yahoo.com>  
**Sent:** Friday, August 8, 2025 3:56 PM  
**To:** Participate  
**Subject:** Wtf?  
**Attachments:** lv\_0\_20250808155254.mp4

How long are we going to put up with this? This is EVERYDAY on Warm Springs. This child is driving in the middle of the road like a motorcycle, texting nonetheless. I'm honestly flabbergasted we let this continue.

## Dawn Hofheimer

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**From:** Courtney Hamilton  
**Sent:** Monday, August 11, 2025 9:06 AM  
**To:** Participate  
**Subject:** Fw: Council meeting/ Nov. election

### COURTNEY HAMILTON | CITY OF KETCHUM

City Council Member

P.O. Box 2315 | 191 5<sup>th</sup> Street West | Ketchum, ID 83340

mobile: 208.481.1211

[chamilton@ketchumidaho.org](mailto:chamilton@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

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**From:** Mark Maykranz <mmaykranz@hotmail.com>  
**Sent:** Tuesday, August 5, 2025 4:13:54 PM  
**To:** Amanda Breen <ABreen@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>  
**Subject:** Council meeting/ Nov. election

Hi Amanda and Courtney,

Hope things are well. I thought you both did a nice job comporting yourselves in the meeting last evening. The mayor did as well. I sense a slight shift in the direction of council's respect for our community's wishes. Hopefully, said shift can move into the seismic range. The "Build it and They Will Come" reign of terror needs to come to an end.

We built the huge Limelight because "They will Come," and now we are shrinking it because they didn't (54 per cent occ.). We are once again in the throes of approving the Marriott, so "they will come," but they will not- we will just lower the occupancies of the existing hotels and increase the need for housing. We approved numerous massive buildings with incentivized penthouses to fund Bluebirds, but now many sit empty and unsold and threaten our real estate market because after they were built and diminished the character of our sweet town, "they didn't come." And when enough people "didn't come" for Bluebird, we advertised for people in Twin, reclassified Nannie's as essential workers, and housed retirees in workforce housing that was sold to the community as a project for essential workers. Etc. Etc. These endless mistakes lead to a breach of trust, not because you women do not have integrity, but because so many of us do not believe in the soundness of your decision-making skills in the public realm.

Both of you women have served the Community for going on 8 years. That is a long time. You are both lovely, caring people, but I hope you can follow the Mayor's lead and step away from public office for at least several terms. To run again would be an unimaginable display of hubris. It is time for fresh ideas steeped in pragmatics. This next election should speak to a mandate, not an election divided 5 or 6 ways with no clear outcome. If you are truly here for the community, show it by standing down. If your drive to serve persists, revisit the topic in 6 or 8 years or seek to serve on advisory boards.

Most Sincerely,  
Mark Maykranz  
Sent from my iPhone

## Dawn Hofheimer

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**From:** Abby Rivin  
**Sent:** Tuesday, August 12, 2025 3:53 PM  
**To:** Participate  
**Cc:** Dawn Hofheimer; Daniel Hansen; Cyndy King  
**Subject:** 8.18 CC Meeting: Public Comment Letters  
**Attachments:** Support ltrs - mottwhitmanbatesgarry.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

Hi Participate Team,

Attached please find a pdf of compiled public comment letters regarding the Limelight Hotel PUD CUP & DA Amendment Applications to include in the public comment packet for the upcoming August 18 City Council Meeting.

Best,  
Abby

### **ABBY RIVIN, AICP | CITY OF KETCHUM**

#### **Senior Planner**

P.O. Box 2315 | 191 5<sup>th</sup> Street W | Ketchum, ID 83340

office: 208-726-7801 | direct: 208-727-5082

[arivin@ketchumidaho.org](mailto:arivin@ketchumidaho.org) | [www.ketchumidaho.org](http://www.ketchumidaho.org)

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**From:** jim Garrison <jim.d.garrison@outlook.com>  
**Sent:** Tuesday, August 12, 2025 11:30 AM  
**To:** Morgan Landers <MLanders@ketchumidaho.org>; Abby Rivin <ARivin@ketchumidaho.org>  
**Cc:** Reed, Andrew <areed@aspenhospitality.co>; Curnow, John <jcurnow@limelighthotels.com>  
**Subject:** LLK Support letters

Thanks Morgan,

Letters attached - since issues with the download at Planning - (probably operator error).

Jim G.

August 6<sup>th</sup>, 2025

I am writing to state my unwavering support for the Limelight Hotel. The Limelight is one of our strongest participants with pre-function space and direct access for guests, performers, and patrons alike.

We have collaborated many, many times over the years to coordinate pre and post functions and value the Limelight participation with the Argyros immensely.

Any additional potential patron who could reside near the Argyros within the Limelight residences is strongly encouraged as we highly value any and all residents and/or guests visiting Ketchum for our various shows, musical events, and presentations. Our featured performers regularly stay with the Limelight, many utilizing the condominiums as homes away from home and are always treated wonderfully.

I see no reason the current proposal for "room-to-condo" conversion by the Limelight should not go forward immediately.

Thank you.

A handwritten signature in black ink, appearing to read "Tim Mott". The signature is stylized with a large, looped "T" and a cursive "Mott".

Tim Mott the Chairman of Board and Founder of the Argyros Theatre.

## Douglas Whitman letter

August 5, 2025

To: Ketchum City Council, planning dept.

From: Douglas Whitman, Limelight resident

RE: Hotel room conversion project

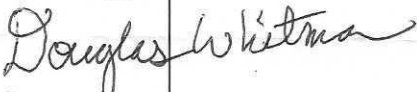
Good evening Council. My name is Douglas Whitman and I am a resident owner in the Limelight since it opened almost 10 years ago.

I fully endorse and support the proposed plan of the ownership of the Limelight to convert the 4<sup>th</sup> floor guest rooms to resident condominiums and ownership. It is important to me as an owner that the Limelight is encouraged and capable of investing in upgrades to all areas and facilities in the building in order to maintain the value and condition of the property. My observation is that the users of the condos, both rentals or owners, are more family oriented and add to the town and community in a positive manner.

The Limelight and the owners have been supportive of the community and charitable to local needs. Personally, I believe that there is a danger of government overreach here. What the Limelight management wants to do seems more than reasonable and given their history of supporting the community, I hope you will trust their professional judgement for what they do internally on an existing structure.

I hope this project will go forward and allow the Limelight to become even better. Thank you for your consideration.

Sincerely,



Douglas Whitman

“My name is Jeff Bates. I’ve lived in Ketchum near the Limelight for about 20 years. I raised my family here and expect I will soon seek to downsize to something smaller and easier to maintain, as many do at a certain stage. Accordingly, I’m interested in seeing what a new condominium at the Limelight might offer.

I regularly enjoy meeting friends at the Limelight, a glass of wine, some music and the great environment to be enjoyed there. The staff and management are exceptional, polite, attentive, and many have become friends.

I am the perfect potential new resident there if it works out. The residences are wonderful, clean, up to date and accessible. The amenities of shuttle services, food services, storage, underground parking and other facilities are well appointed and constructed – and more than any other project in town offers at this time.

I can see no reason why the change from seldom used guest rooms to owned condominiums would be controversial or difficult for this body to approve. Further, I don’t understand why it is the business of the City at this point to permit or condition it in any way. It’s an existing business that should be able to legally operate as it sees fit.

Let’s get this done – there seem to be many more significant items for the Council to discuss.

Thank you.”



Garry Pearson letter

Submitted to City website

Dear City Council,

My name is Garry Pearson and I have been a Ketchum resident for 13 years.

I am writing in support of the Limelight condominium proposal in front of you.

I am a frequent visitor to the Limelight holding regular morning business meetings in their open public meeting spaces – and at no charge – even for an occasional morning coffee.

I also believe the addition of both residences and guest rooms have been a welcome and valued addition to Ketchum proper and the Valley generally.

As with any business in Ketchum or this valley, they must be allowed to function and internally operate their business as they deem appropriate. And, I see this request/proposal as motivated in precisely that vein.

As it meets all conditions of approval including agreement to fund an excessive and unwarranted housing fee of almost \$500,000 this project should be approved forthwith.

Thank you.

Garry Pearson

## Dawn Hofheimer

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**From:** Bruce Hinckley <bdh@alchemiesites.com>  
**Sent:** Wednesday, August 13, 2025 11:54 AM  
**To:** Participate  
**Subject:** Main Street South of Trail Creek

As a resident long-time of the Gem Street area, I have been waiting patiently for the City to properly connect my neighborhood with the addition of safe, pedestrian-friendly sidewalks, crosswalks, bike lanes, and a center turn lane.

This can only be accomplished by constructing the current plan with one northbound lane, one southbound lane, a center turn lane, plus sidewalks and bike lanes on each side of the street.

To consider compromising pedestrian and cyclist safety by constructing two vehicular travel lanes in each direction would increase traffic speeds (in an area where many are already exceeding the speed limit), and make it even more difficult to cross the road as a pedestrian.

So please, do the right thing, and stay with the two lane plan as originally proposed.

Sincerely,  
Bruce D Hinckley  
209 Topaz Street  
Ketchum

## Dawn Hofheimer

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**From:** Randi McEntee <Randi@rpcreativegroup.com>  
**Sent:** Wednesday, August 13, 2025 11:20 AM  
**To:** Participate  
**Subject:** Public Comment for Striping Main Street between Serenade Lane and River Street

This is a public comment regarding the proposed striping of Main Street (highway 75) between Serenade Lane and River Street.

It's very frustrating to see the council considering abandoning the current striping plan in this location in favor of more vehicle travel.

I strongly support the current striping plan with 2 travel lanes (1 northbound, 1 southbound), a turning lane and bike lanes, sidewalks and crosswalks. As a resident of the Gem Streets neighborhood in Ketchum, a turning lane and adequate bike/ped infrastructure are critical to a safe and vibrant neighborhood. There are very few full time residents of this neighborhood who haven't been rear ended or nearly rear ended while trying to pull into our street.

Our residents have been requesting minimum infrastructure improvements for years only to be told that the city was not willing to spend resources on building a sidewalk or even painting a crosswalk because the Idaho Department of Transportation would be rebuilding the roadway at some point in the future. The future is finally here after decades of study, waiting and public input and we were all excited and relieved to be connected to our town via sidewalks and bike lanes. Imagine our disappointment that the city is reconsidering this plan in favor of increasing vehicle traffic and decreasing residents safety and quality of life.

I'm raising my family in this neighborhood and though we are so close, many times I don't let the kids walk or ride into town solo as it's simply unsafe.

I urge the council to consider its residents first and keep the striping plan as originally intended, with 2 travel lanes, a turning lane and bike/ped infrastructure. Please do not give up on making Ketchum a pedestrian and bicycle friendly town!!

Thank you for your consideration,

Randi McEntee  
111 Garnet Street, Ketchum

**Randi McEntee**  
Creative Director | RP CREATIVE

208.720.7988  
[rpcreativegroup.com](http://rpcreativegroup.com)

**Mail:** PO Box 5424, Ketchum, ID 83340

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify us.

**From:** James Hungelmann <jim.hungelmann@gmail.com>  
**Sent:** Wednesday, August 13, 2025 7:14 AM  
**To:** Neil Bradshaw; Courtney Hamilton; Amanda Breen; Spencer Cordovano; Tripp Hutchinson; Participate  
**Subject:** KCC Meeting Aug 18 Genetral Public Comment for Resignation Mr Hutchinson  
**Attachments:** KCC aug 18 2025 .docx

Dear Mayor and Council members:

Enclosed please find a document for the record, text appearing also below.

## **Civil Disobedience or Criminal Excuse?**

### ***In re Hutchinson: Holding Public Officials Accountable (Aug 2025)***

#### **Introduction**

Recently, Ketchum City Council member Tripp Hutchinson admitted to committing theft, an act he has attempted to justify as “civil disobedience.” While his explanations invoke the language of protest, they bear little resemblance to the legal or historical meaning of that term and lack the defining elements of legitimate civil disobedience. Theft for personal or symbolic reasons is still theft under the law.

At the same time, our community recognizes that individuals—particularly those early in public service—can make grave errors, learn from them, and grow. This discussion is offered in the spirit of accountability and clarity, and with the hope that Mr. Hutchinson will take responsibility, gain a deeper understanding of the principles he invokes, and perhaps ultimately return as a more grounded and effective public servant.

#### **1. Foundations**

Civil disobedience in the United States, as in many places around the world, has a proud tradition rooted in moral opposition to unjust laws. Understanding what true civil disobedience entails is crucial for preserving its power as a tool for social change.

Every legitimate civil disobedience protest is grounded in six core principles:

##### **A. Conscientious Objection to Specific Unjust Laws or Policies**

Civil disobedience must target laws violating fundamental rights or fairness—not merely express disagreement with a person or company’s politics. For example, Henry David Thoreau famously refused to pay a poll tax in 1846 to protest slavery and the Mexican-American War, grounding his action in moral opposition to unjust government policies. Similarly, civil rights activists challenged segregation laws codifying racial discrimination. By contrast, claiming civil disobedience to justify stealing from or vandalizing a legally operating business because of its perceived political orientation fundamentally misunderstands the concept and blurs the line between principled protest and personal grievance.

##### **B. Openness and Transparency**

Civil disobedience should be public and transparent. Protesters openly defy laws to attract attention and spark debate. Rosa Parks’s refusal to give up her bus seat in Montgomery in 1955 was a deliberate, visible act inviting

scrutiny and dialogue. Secretly committing illegal acts such as theft or property damage lacks this openness and accountability, making it indistinguishable from ordinary criminal conduct and undermining the protest's legitimacy.

### **C. Nonviolence**

Nonviolence is a cornerstone of effective civil disobedience. Peaceful sit-ins, marches, and symbolic gestures expose injustice without causing harm to others or their property. The Southern Christian Leadership Conference, led by Martin Luther King Jr., championed nonviolent resistance during the civil rights era, including the 1963 Birmingham campaign, winning widespread sympathy. Similarly, the 2016 Standing Rock Sioux protests against the Dakota Access Pipeline were marked by peaceful resistance despite aggressive police responses.

Another powerful example is Muhammad Ali, who refused the Vietnam War draft out of moral conviction and religious faith. His stand was a public and unwavering act of conscience, carried out without violence but at immense personal cost—losing his heavyweight crown, facing criminal conviction, and surrendering the best years of his career in defense of his beliefs. His willingness to accept these consequences highlighted his deep commitment to justice and cemented his status as an iconic figure in American civil disobedience. By contrast, violence or threats of violence shift the focus from the underlying injustice to the protestors' conduct, undermining credibility and provoking backlash.

### **D. Willingness to Accept Legal Consequences**

Genuine civil disobedience involves accepting legal consequences. Historical figures like Susan B. Anthony willingly accepted arrest and fines after illegally voting in 1872 to highlight the injustice of denying women the right to vote. Avoiding consequences or selectively obeying laws signals disrespect for the legal system, weakening moral authority.

### **E. Clear, Specific Objectives Aimed at Meaningful Change**

Civil disobedience must focus on clear, specific injustices to create meaningful change. The Montgomery Bus Boycott (1955–1956), a coordinated and sustained campaign, successfully pressured the city to end segregation on public transit. Random or symbolic acts without organized objectives appear ineffective or self-serving, failing to mobilize support or effect reform.

### **F. Targeting Unjust Laws or Government Actions, Not Private Entities**

Civil disobedience should address unjust laws or government policies — not private individuals or entities lawfully operating within the system. Thoreau's tax protest targeted government policies rather than tax collectors personally. Gandhi's Salt March protested the British salt tax law, not private citizens.

Attacking or stealing from a business solely because of political opposition is criminal retaliation, diminishing the legitimacy of the protest and inviting legal consequences. Focusing on unjust laws preserves civil disobedience as a powerful tool for social change.

## **2. Why Accused Member Hutchinson's Actions Do Not Constitute Civil Disobedience**

Applying these principles to Hutchinson's actions shows his conduct falls far short of genuine civil disobedience.

- **Target:** His protest targeted a legally operating company, not an unjust law or government policy.
- **Transparency:** The theft of art posters was conducted secretly, lacking public declaration or accountability.
- **Nonviolence:** Theft violates property rights and is neither peaceful nor nonviolent.

- **Accountability:** Hutchinson refuses to fully accept legal consequences and uses his public office to downplay the offense. He will not step down and, instead, is pushing for huge salary increases for himself and other city councilors.
- **Purpose:** His actions lack connection to any coherent legal or social reform strategy, appearing driven by personal grievance or political posturing.

In sum, the accused council member's conduct aligns with criminal misconduct, not civil disobedience, and rightly invites legal sanction.

### 3. Misguided Justifications and Dangerous Precedents

The council member's attempt to justify stealing as "civil disobedience" is misguided and irresponsible. Civil disobedience is not a license to break laws based on personal ethics or disagreement with legal conduct. Stealing is theft, violating law and respect for property and community.

Invoking Robert Hunter's lyric:

"Since it costs a lot to win and even more to lose. You and me bound to spend some time wonderin' what to choose."

is emblematic of Hutchinson's vague, sentimental approach, lacking substantive engagement with serious legal and ethical questions. Hunter is a respected lyricist but neither a legal scholar nor moral authority on civil disobedience. Relying on ambiguous poetry as defense reduces the gravity of theft to a shallow flourish.

This cultural allusion acts as a smokescreen — sounding thoughtful without addressing the core issues: law breach, public trust abuse, and refusal to accept responsibility. True leadership and civil disobedience require clear principles, transparent motives, and accountability — not vague musings from song lyrics.

### 4. Flawed Claims and Misinformation

Accused Member Hutchinson's vague claims of "concentration of power" and "corruption" lack concrete evidence and rely on generalized fear. Rationalizing theft with such rhetoric is intellectually lazy and morally hollow.

His conduct sets a dangerous precedent. Elected officials breaking laws and justifying it with vague morality and patriotism erode the rule of law and encourage lawlessness.

Despite the stolen goods exceeding felony thresholds, he was only charged with petty theft misdemeanor — a legal break undermining accountability and discrediting his protest claim.

His privileged background exposes the hollowness of his claims. Unlike historical civil disobedience leaders who risked freedom confronting brutal oppression, he benefits from the systems he pretends to oppose, including family investments and trusts connected to companies tied in various ways to the U.S. military-industrial complex — deepening the irony in protesting government contractors.

If theft is justified due to viewing a company as a "bad actor" despite legal compliance, where does it end? Could violence or harassment also be excused? This dangerously erodes legal and moral boundaries.

### 5. Disabusing the Rhetoric of "Patriotism" and "Shedding Light on Corruption"

Accused Council Member Hutchinson's invocation of patriotism—claiming that "true patriots value morality and humanity over power and profit" and urging citizens to "shed light on corruption"—is a hollow device rather than a sincere call to principled action. While the concern about "concentration of power kept in the dark until it is too late" may sound profound, Hutchinson offers no concrete evidence to support these claims in any context. Without factual basis, such statements serve only as vague and wholly inadequate justifications for his unlawful conduct.

True patriotism means respecting the rule of law, embracing transparency, and accepting accountability. It is about working within democratic systems to bring about change through lawful, constructive means—not justifying theft or evading responsibility by wrapping oneself in the flag. Hutchinson’s self-portrayal as a courageous whistleblower or moral crusader is unfounded and misleading. Rather than shedding light, his actions risk deepening confusion, fostering mistrust, and undermining genuine efforts to combat corruption.

## **6. Disinformation and Responsibility**

The accused council member relies heavily on sensationalized, misleading media alleging ICE abuses. Independent experts and forensic specialists have widely debunked these claims as exaggerated or false. Credible, documented ICE rights violations are extremely rare; many alarming stories have been disproven. By accepting and amplifying misinformation without scrutiny, Hutchinson fell for a campaign designed to distract, inflame tensions, and provoke unrest. This reckless embrace of falsity undermines his credibility and the legitimacy of his “civil disobedience” claims.

Genuine civil disobedience demands the ability to separate truth from fiction through careful examination of credible evidence. When actions are based on rumors, half-truths, or outright misinformation, they cease to be principled protest and instead become reckless gestures that weaponize falsehoods—undermining both the cause and the public’s trust.

## **7. Bigger Threats to Civil Liberties**

If Mr. Hutchinson were genuinely concerned about civil liberties and governmental overreach, he might focus on far greater threats to freedom, such as the Patriot Act — a law widely criticized for granting sweeping surveillance powers that make every citizen a potential suspect. Such measures strike at the very fabric of American liberty, rooted in the principle that the people are sovereign and the government serves them. This stands in stark contrast to systems like China’s, where the government dominates the people. Allowing such a reversal in the United States — without the deliberate consent of the people through a constitutional amendment — would undermine the nation’s founding principles and erode the very liberties it was established to protect.

## **8. Accountability and True Civil Disobedience**

Will the accused council member show the same boldness before a judge, openly requesting sentencing of a year or more in jail for his “civil disobedience”? True civil disobedience requires public acknowledgment and acceptance of legal consequences as moral statements. His refusal reveals mere posturing rather than principled protest.

Evading responsibility, refusing to resign, and using office to justify theft shows disrespect for rule of law and democratic ideals. Mr. Hutchinson sets a dangerous example, eroding trust and encouraging others to ignore legal boundaries under the guise of activism.

His privileged background and lenient misdemeanor charge (despite felony thresholds) expose a troubling double standard. How can he credibly claim to fight “corruption” while benefiting from systems shielding him from accountability?

## **9. The Challenge for the Judiciary**

Judges faced with defendants like Mr. Hutchinson must uphold that no one — regardless of rank — is above the law. Allowing elected officials to evade accountability by trivializing illegal acts undermines public confidence and risks encouraging misconduct.

In sentencing, judges consider a defendant’s remorse and acceptance of responsibility — or lack thereof. Defiance, justification without accountability, and denial weigh strongly against leniency. Continuing in office while minimizing the seriousness of his crimes—and simultaneously pushing for large salary increases—is likely to aggravate sentencing, and it undermines the expectation that public officials must uphold the highest ethical and legal standards.



## 10. Campaign Promises vs. Recent Conduct

During his campaign for Ketchum City Council just two years ago, Accused Council Member Hutchinson emphasized his deep commitment and passion for public service despite his relative youth. He assured voters that serving the community was his genuine interest and priority. Sadly, however, his recent actions stand in stark contrast to those assurances.

### Conclusion

Accused Council Member Hutchinson's actions and attitude represent a profound breach of public trust and an affront to justice and democracy. Cloaking theft as "civil disobedience" is a selfish evasion undermining office integrity and the rule of law.

Public officials set society's tone and must meet the highest accountability standards. Failure risks encouraging lawlessness, weakening protections, and eroding democratic trust. Firm consequences, a clear resignation demand, and renewed public education on true civil disobedience are imperative.

Beyond legal and ethical breaches, Mr. Hutchinson is dangerous to community well-being and democratic health. His poor judgment and reckless rationalizations make him untrustworthy in public service. More concerning, he's a poor role model, especially for youth seeking leadership and clarity. His inability to articulate values or embrace leadership responsibilities reveals a profound lack of self-awareness and integrity, deepening public cynicism and undermining the values he claims to defend.

Accused Council Member Hutchinson needs to leave office immediately; pursue gainful work to appreciate the value of private property; and study American constitutional law and the common law rules of evidence to protect himself from future incidents of self-inflicted harm.

While Mr. Hutchinson's actions warrant strict accountability, there remains a significant opportunity for personal growth, renewed responsibility, and regained community trust. True activism demands both courage and a steadfast commitment to the rule of law—without one, the other loses its power and purpose. If he embraces this moment not as a political fight but as a personal turning point, he can emerge with a deeper understanding of civic responsibility, a stronger moral compass, and the ability to serve with integrity in the future—qualities our community needs and would welcome with open arms.

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## Dawn Hofheimer

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**From:** Harry Griffith <harry@sunvalleyeconomy.org>  
**Sent:** Tuesday, August 12, 2025 2:58 PM  
**To:** Participate  
**Subject:** SVED Support Letter for Aug 18 Council Meeting on Llimelight Conversion Proposal  
**Attachments:** SVED Support Lettre for Limelight Hotel Proposed Unit Conversion.docx

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

See attached for next weeks package. Regards

**Harry Griffith**

Executive Director, Sun Valley Economic Development

[www.SunValleyEconomy.org](http://www.SunValleyEconomy.org)

To: [Participate@ketchum.idaho.gov](mailto:Participate@ketchum.idaho.gov)

**RE: Limelight Hotel Proposed Unit Conversion**

SVED supports the proposed conversion of 11 hotel for rent units to 2 residential for sale units on the terms and conditions recommended by Ketchum Planning and Zoning in their staff report of May 7, 2025. Subsequent discussions by City Council on this proposal of July 21 and August 4 2025 suggesting the Limelight should pay significantly more for this conversion than the recommended ~\$466k in in-lieu fees are mis-guided, illogical and extortionary.

I was very involved with the Limelight's decision to enter this market in 2010. At that time, the Great Recession was biting hard on our Blaine Co economy, with unemployment of 8%, record lows in real estate sales and airport enplanements and hotel occupancy at less than 45%.

Traditional hotel rooms inventory in the North Valley was at a record low of 481 (off their peak of 767 rooms in 1998) and the STR market did not exist. Aspen Ski Co took the risk of investing \$30+ million, knowing they needed a major turn around in the tourism economy combined with a minimum occupancy of 63% in the medium to long term to make the numbers work. SVED also helped with their market entry decision by securing a million dollar Idaho Tax reimbursement incentive.

Fast forward to today. Competition in the occupancy market has heated up substantially. In just the last 5 years, over 130 units were added to Blaine Co traditional hotel inventory in addition to 1000+ STR units. Planned developments will add another 170 units, increasing traditional supply by 32%. In light of these circumstance, the Limelight will struggle to maintain an economically viable occupancy level of 63%. Our economy needs the Limelight's sizable contributions through property taxes, net LOT increases, in-lieu fees, related construction activity and employment.

The proposed conversion helps monetize their residual unit inventory to the benefit of both Limelight and the City of Ketchum, meets the objectives of the Comp Plan and is in compliance with all ordinances.

Respectfully

Harry Griffith, ED Sun Valley Economic Development

August 12, 2025

## Dawn Hofheimer

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**From:** Matt McNeal <matthewmcneal@gmail.com>  
**Sent:** Wednesday, August 13, 2025 12:47 PM  
**To:** Participate  
**Subject:** Public Comment for Striping Main Street between Serenade Lane and River Street

This is a public comment regarding the proposed striping of Main Street (highway 75) between Serenade Lane and River Street.

After years of public input and state and city planning, I am very disappointed to see the council considering abandoning the current striping plan in this location in favor of more vehicle travel.

I support the current plan with 2 travel lanes (1 northbound, 1 southbound), a turning lane and bike lanes, sidewalks and crosswalks. As a resident of the Gem Streets neighborhood in Ketchum, a turning lane and adequate bike/ped infrastructure are critical to a safe and vibrant neighborhood.

Our residents have been requesting minimum infrastructure improvements for years only to be told that the city was not willing to spend resources on building a sidewalk or even painting a crosswalk because the Idaho Department of Transportation would be rebuilding the roadway at some point in the future. The future is finally here after decades of study, waiting and public input and we were all excited and relieved to be connected to our town via sidewalks and bike lanes. Imagine our disappointment that the city is reconsidering this plan in favor of increasing vehicle traffic and decreasing residents safety and quality of life.

I have four children in elementary school in Ketchum. We walk or ride our bikes to school whenever possible but it feels like we are taking our lives in our hands every time we venture out, and we certainly don't feel comfortable letting them take this very short journey without supervision, strictly because there are no safe routes into town without risking an incident with a vehicle.

I urge the council to consider its residents first and keep the striping plan as originally intended, with 2 travel lanes, a turning lane and bike/ped infrastructure. Please do not give up on making Ketchum a pedestrian and bicycle friendly town.

Matt McNeal  
330 Topaz Street, Ketchum

**From:** Matthew Harrigan <matthew.harrigan@gmail.com>  
**Sent:** Wednesday, August 13, 2025 2:00 PM  
**To:** Participate  
**Cc:** Sonja Harrigan  
**Subject:** Public Comment – Main Street (Highway 75) Striping Between Serenade Lane and River Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

This is a public comment on the proposed striping of Main Street (Highway 75) between Serenade Lane and River Street.

Ketchum has spent years gathering public input, working with the Idaho Department of Transportation, and developing a safety-focused plan for this stretch of Main Street. Now, with construction finally underway, the council is considering abandoning that approved design for the sake of adding more vehicle lanes. This is a mistake — and it puts lives at risk.

The approved plan — one lane northbound, one lane southbound, a dedicated center turn lane, and continuous bike lanes, sidewalks, and crosswalks — is the safest and most balanced design for our community. As residents of the Gem Streets neighborhood at 101 Emerald Street and parents of two boys who bike to school, we depend on safe, connected infrastructure. Without it, children, seniors, and anyone walking or biking remain exposed to dangerous traffic conditions.

For years, basic safety improvements were deferred because we were told this project would fix the problem. If the council walks away from the approved design now, it will waste years of planning, ignore public consensus, and signal that vehicle throughput matters more than the safety of residents.

Right now, my boys cannot safely travel into town on their own. Fast-moving traffic and the lack of protected space make it too dangerous. This project is our one opportunity in a generation to change that. If we miss it, we may not get another chance for decades.

We urge you to keep the approved striping plan in full — not water it down, not compromise it away — and make good on the promises made to Ketchum’s residents.

Concerned Parents,  
Matthew & Sonja Harrigan  
101 Emerald Street, Ketchum

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Matthew Harrigan  
415.271.2394 (mobile)

Sent from my iPhone. Please excuse typos.

## Dawn Hofheimer

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**From:** Sean McEntee <seanfj62@gmail.com>  
**Sent:** Wednesday, August 13, 2025 3:06 PM  
**To:** Participate  
**Subject:** Highway 75 striping from Serenade lane to River street.

Hey city counsel-

We were PROMISED a turning lane for this section of the highway. Do you have any idea how unsafe it is turning into the Gem streets when coming south from Ketchum. Everyone is accelerating trying to get home and they are on their phones and local residents are slowing down to cautiously turn left into these narrow streets and BAM we get hit by a plumbing truck.  
Bullshit.

This is YOUR chance to improve the entrance into our amazing town.

4 lanes piling into town ?

Wall to wall vehicles.  
Or sidewalks and bike lanes for the few of us who care about this town. And not trying to make a dime on every decision.

And-  
You know the four lanes is NOT SAFE for a BIKE FRIENDLY TOWN.

Get it right this time.  
Seems to me that you have been getting it wrong and DOING IT WRONG for years now. Think of us - not California. They moved here because there were too many cars and traffic lanes. Now we are them. That sucks.

Sean McEntee  
111 Garnet st

Have a great day.



**CITY OF KETCHUM**  
**MINUTES OF THE CITY COUNCIL**  
Monday, August 04, 2025  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** *(00:53:00 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  
Amanda Breen (remote)  
Courtney Hamilton  
Spencer Cordovano  
Tripp Hutchinson

**ALSO PRESENT:**

Ben Whipple—Senior Project Manager  
Brent Davis—Finance Director & City Treasurer  
Daniel Hansen—Director of Community Engagement  
Jade Riley—City Administrator  
Morgan Landers—Director of Planning and Building (remote)  
Abby Rivin—Senior Planner  
Paige Nied—Associate Planner  
Trent Donat—City Clerk & Business Manager

**COMMUNICATIONS FROM MAYOR AND COUNCIL:**

Neil Bradshaw altered the agenda order with item 8 removed from the consent agenda *(00:01:30 in video)*

**CONSENT AGENDA:**

**Motion to approve Consent Agenda item numbers #2 - #9, minus #8** *(00:01:52 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Spencer Cordovano

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

**RESULT: Motion Passes**

**PUBLIC HEARING:**

**10. Recommendation to conduct a public hearing on the Limelight Hotel Planned Unit Development Conditional Use Permit and Development Agreement Amendment Applications and continue the public hearing to August 18, 2025.**

Presented by: Abby Rivin, Senior Planner *(00:02:30 in video)*

**Questions, comments, and discussion by the Council.** *(00:02:47 in video)*

**Motion to move Item #10 to the August 18, 2025, council meeting** *(00:02:51 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

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

**RESULT: Motion Passes**



## **11. Recommendation to hold a public hearing, review, and provide direction on the Cohesive Ketchum 2025 Comprehensive Plan**

Presented by: Morgan Landers (00:03:15 in video)

### **Questions, comments, and discussion by the Council. (00:21:36 in video)**

Public Hearing Opened (00:31:24 in video)

- Annie DeAngelo (00:32:42 in video)
- Evan White (00:35:16 in video)
- Gerri Pesch (00:37:00 in video)
- Liam Guthrie (00:40:43 in video)
- Taylor Sundali (00:42:22 in video)
- Elizabeth Bunce (00:44:15 in video)
- Pierce Grant (00:45:09 in video)
- Marty Kaplan (00:46:38 in video)
- Diane Skullock (00:49:36 in video)
- Allison Goodwin (00:52:16 in video)
- Rick Flores (00:52:47 in video)
- Ned Burns (00:53:29 in video)
- Heidi Schernthanner (00:56:41 in video)
- Tara Martin (00:59:08 in video)
- Jed Gray (01:02:25 in video)
- Keith Perry (01:05:32 in video)
- Stu Ryan (01:07:22 in video)
- Jim Hungelmann (01:08:26 in video)
- Perry Boyle (01:11:57 in video)
- Pete Prekeges (01:13:54 in video)
- John O'Meara (01:16:54 in video)
- Susan McWeeden (01:18:34 in video)
- Mo Sharmin (01:20:47 in video)
- Yana Weideman (01:21:46 in video)
- Robert Valley (01:25:13 in video)
- Bruce Johnson (01:26:25 in video)
- Barbara Amick (01:27:07 in video)
- Robert Davis (01:30:29 in video)
- Annie Corrock (01:31:17 in video)
- Lee Chubb (Zoom – 01:32:20 in video)
- Tim Mott (Zoom – 01:36:35 in video)
- Gerri Pesch (01:40:00 in video)

Public Hearing Closed (01:44:31 in video)

### **Questions, comments, follow-up by the Council. (01:44:39 in video)**

**No motion. Council directed staff to bring a third draft of the comprehensive plan back to Council at a later date. (03:01:30 in video)**

## **12. Recommendation to hold public hearing and conduct first reading of Ordinance 1267 -**

## **Council/Mayoral Pay**

Presented by: Jade Riley (03:02:57 in video)

### **Questions, comments, and discussion by the Council.** (03:06:55 in video)

Public Hearing Opened (03:15:04 in video)

- Ed Simon (03:15:15 in video)
- Annie Corrock (03:17:50 in video)
- Perry Boyle (03:19:43 in video)
- Ned Burns (03:19:54 in video)
- Ted Grave (03:32:15 in video)
- Yana Wiedeman (03:24:17 in video)
- Juanita Young (Zoom-03:26:18 in video)
- Gwen Rainey (03:27:13 in video)

Public Hearing Closed (03:28:11 in video)

### **Questions, comments and follow up by the Council.** (03:27:46 in video)

**No motion. Item #12 tabled.** (03:36:30 in video)

## **13. Recommendation to conduct public hearing and first reading of Ordinance 1265 - FY 2026 Budget**

Presented by: Brent Davis (03:36:40 in video)

### **Questions, comments, and discussion by the Council** (03:37:59 in video)

Public Hearing Opened (03:40:03 in video)

- Sherriff Morgan Ballis (03:40:12 in video)
- Perry Boyle (03:44:08 in video)
- Ed Simon (03:45:02 in video)

Public Hearing Closed (03:46:44 in video)

### **Questions, comments, and discussion by the Council and staff** (03:46:52 in video)

**Motion to approve the first reading by title only of #1265 and schedule the second reading** (03:55:32 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Spencer Cordovano

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

**RESULT: Motion Passes**

**Reading of Ordinance #1265 by title only.**

Read by: Trent Donat (03:55:57 in video)

## **14. Recommendation to conduct public hearing and first reading of Ordinance 1266 - prohibiting use of compression brakes within city limits**

Presented by: Jade Riley (03:57:25 in video)

Public Hearing Opened (03:59:08 in video)

- Ned Gray (03:59:17 in video)

Public Hearing Closed (04:00:03 in video)

**Questions, comments, and discussion by the Council.** (04:07:00 in video)

**Motion to conduct public reading for Ordinance of #1266 by title only and compress the second and third readings at the same meeting** (04:01:55 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

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

**RESULT: Motion Passes**

**Reading of Ordinance#1266 by title only.**

Read by: Trent Donat, City Clerk (04:02:20 in video)

**15. Recommendation to conduct third reading and adoption of Ordinance 1263 for Intermountain Gas Franchise Agreement**

Presented by: Jade Riley, City Administrator (04:03:18 in video)

Public Hearing Opened (04:04:19 in video)

Public Hearing Closed (04:04:27 in video)

**Motion to perform third reading of Ordinance #1263 for Intermountain Gas Franchise Agreement and adoption of the Ordinance** (04:04:38 in video)

**MOVER:** Spencer Cordovano

**SECONDER:** Courtney Hamilton

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

**RESULT: Motion Passes**

**Reading of Ordinance #1263 by title only.**

Read by: Trent Donat, City Clerk (04:03:57 in video)

**16. Recommendation to approve restriping to four travel lanes on Highway 75 (Serenade Avenue to River Street)**

Presented by: Ben Whipple (04:05:52 in video)

**Questions, comments, and discussion by the Council.** (04:07:15 in video)

Public Hearing Opened (04:14:51 in video)

- Ned Gray (04:14:56 in video)

Public Hearing Closed (04:16:56 in video)

**Motion to engage the community regarding restriping lanes on Highway 75 (Serenade Avenue to River Street) in return for the August 18, 2025, City Council meeting** (04:21:44 In video)

**MOVER:** Courtney Hamilton

**SECONDER:** Amanda Breen

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

**NAYES:** Tripp Hutchinson

**RESULT: Motion Passes**

**ADJOURNMENT:**

**Motion to adjourn.** *(04:22:06 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Spencer Cordovano

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

**RESULT: Adjourned**

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Neil Bradshaw, Mayor

**ATTEST:**

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Trent Donat, City Clerk

## Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"

Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>GENERAL FUND</b>					
<b>01-2175-9000 P/R DEDUC PBL--EMP CAF FSA-DC</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	3,883.22		0
<b>01-3200-2100 BUILDING PERMITS</b>					
PIONEER CABIN COMPANY	071725	Partial refund of review fees, project recalculated	550.00		0
<b>01-3400-1110 BUILDING PLAN CHECK FEES</b>					
PIONEER CABIN COMPANY	071725	Partial refund of review fees, project recalculated	357.50		0
<b>01-3400-1120 PLANNING PLAN CHECK FEES</b>					
PIONEER CABIN COMPANY	071725	Partial refund of review fees, project recalculated	250.25		0
<b>01-3400-1130 FIRE PLAN CHECK FEES</b>					
PIONEER CABIN COMPANY	071725	Partial refund of review fees, project recalculated	250.25		0
<b>01-3500-1100 PARKING FINES</b>					
Botello, Javier	072425	Parking Citation Refund - KET020004045	53.50		0
Total :			5,344.72		
<b>ADMINISTRATIVE SERVICES</b>					
<b>01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	1081182	Cafeteria plan debit card fees	63.00		0
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	3,804.69		0
<b>01-4150-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
BUSINESS AS USUAL INC.	169606	Sales book for Front Desk	9.50		0
BUSINESS AS USUAL INC.	169791	Office supplies and name badge	33.85		0
GEM STATE PAPER & SUPPLY	1144676-01	Coffee creamer	79.51		0
UPS STORE #2444	081125	UPS shipping	2,479.10		0
RAMP	80725	Office Supplies - Pens	14.49		0
RAMP	80725	CSO Citation Envelopes	434.65		0
RAMP	80725	Office Supplies - Flatware	18.89		0
RAMP	80725	Office Supplies - Batteries	13.29		0
RAMP	80725	Office supplies	101.43		0
RAMP	80725	Bathroom brushes	37.22		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4150-3600 COMPUTER SOFTWARE</b>					
RAMP	80725	Adobe Acrobat Subscription	19.99		0
<b>01-4150-4200 PROFESSIONAL SERVICES</b>					
BACKGROUND INVESTATION B	INV-76963	Background check and access fee	31.44		0
WESTERN RECORDS DESTRUCT	767358	Invoice for confidential material destruction and recycling services	226.00		0
RAMP	80725	Elevator invoice	350.00		0
FD VENTURES, LLC	2025-06	Year Contract for Community Engagement/Event Support	3,333.34	25102	0
<b>01-4150-4400 ADVERTISING &amp; LEGAL PUBLICATIO</b>					
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	678.96		0
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	53.36		0
<b>01-4150-4800 DUES, SUBSCRIPTIONS &amp; MEMBERSH</b>					
FRONTIER COMMUNITY RESOU	1640	Annual City Dues	500.00		0
<b>01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
RAMP	80725	Travel DC Conference	1,285.12		0
RAMP	80725	Travel DC Trip	4.38		0
RAMP	80725	Spanish classes for Housing team	79.99		0
RAMP	80725	Front desk coverage	18.33		0
RAMP	80725	Travel DC Trip	14.97		0
RAMP	80725	Team Lunch Meeting	41.92		0
RAMP	80725	Community Engagement Team planning meeting refreshments	22.88		0
RAMP	80725	Lunch Meeting	19.42		0
RAMP	80725	Team Lunch	26.98		0
RAMP	80725	Lunch for staff during event preparations	13.04		0
RAMP	80725	Coffee order to support team	17.50		0
RAMP	80725	Planning meeting refreshments for the Community Engagement Team	116.84		0
RAMP	80725	Coffee order to support team	5.77		0
RAMP	80725	Front Desk Coverage	43.17		0
RAMP	80725	Recruiting Dinner	71.85		0
RAMP	80725	Front desk coverage	17.27		0
RAMP	80725	Spanish classes for Housing team	79.99		0
<b>01-4150-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
CENTURY LINK	333450155 071	Telecommunication services	90.60		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
SYRINGA NETWORKS, LLC	25JUL0294	Monthly network and internet services	4,500.00		0
SYRINGA NETWORKS, LLC	25JUN0291	Telecom and ethernet bandwidth services for June 2025	4,500.00		0
RAMP	80725	Monthly telecommunications service - 8x8	1,308.17		0
RAMP	80725	Camera-Cell Service	244.71		0
RAMP	80725	Monthly telecommunications service	165.00		0
RAMP	80725	Camera-Cell Service	81.57		0
RAMP	80725	Monthly telecommunications service - 8x8	1,308.17		0
<b>01-4150-5110 COMPUTER NETWORK</b>					
LEAF	18833984	Equipment financing for contract number 100-6877711-001	833.10		0
RAMP	80725	Zoom Subscription Fee	158.00		0
RAMP	80725	Microsoft Store Online Services-Extra File Storage	42.88		0
RAMP	80725	Mass texting service	239.00		0
RAMP	80725	Annual URL subscription	23.19		0
RAMP	80725	Mailchimp - Email Marketing Services	300.00		0
RAMP	80725	Admin Computer Network - Cloud Storage	65.72		0
RAMP	80725	Website hosting services	92.76		0
RAMP	80725	reMarkable tablet subscription for software services	3.23		0
RAMP	80725	Wix subscription	288.00		0
RAMP	80725	Wix website subscription	144.00		0
<b>01-4150-5150 COMMUNICATIONS</b>					
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	761.60		0
RAMP	80725	Forest Service Park Signs	96.66		0
RAMP	80725	iStock monthly subscription	74.20		0
RAMP	80725	Washington Ave Parking Signs	790.41		0
Total ADMINISTRATIVE SERVICES:			30,273.10		
<b>LEGAL</b>					
<b>01-4160-4200 PROFESSIONAL SERVICES</b>					
WHITE PETERSON LAW FIRM	24892R 063025	Legal services	16,500.00		0
Total LEGAL:			16,500.00		
<b>PLANNING &amp; BUILDING</b>					
<b>01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	323.53		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4170-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
RAMP	80725	Postal services for planning	10.20		0
<b>01-4170-4210 PROFESSIONAL SERVICES - IDBS</b>					
SAFEBUILT LLC	2169203	Invoice for various building and demolition permits	31,881.24		0
SAFEBUILT LLC	2171295	Building inspection services for various residential and commercial properties	4,718.75		0
<b>01-4170-4400 ADVERTISING &amp; LEGAL PUBLICATIO</b>					
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	761.60		0
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	37.72		0
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	83.72		0
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	69.00		0
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	63.48		0
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	69.00		0
<b>01-4170-4500 GEOGRAPHIC INFO SYSTEMS</b>					
ESRI	900069666	ArcGIS Online Credits 1,000 block software purchase	120.00		0
GEOBILITY LLC	1160	GIS consulting and planning services for July 2025	1,080.00		0
<b>01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
RAMP	80725	Monthly subscription for planning	37.49		0
Total PLANNING & BUILDING:			39,255.73		
<b>NON-DEPARTMENTAL</b>					
<b>01-4193-4200 PROFESSIONAL SERVICE</b>					
DIXON RESOURCES UNLIMITED	4736	Rapid LPR tool monthly service July 2025	2,000.00		0
<b>01-4193-4901 CULTURE PROJECTS</b>					
ATKINSONS' MARKET	03081812	All Hands Meeting Snacks	232.55		0
SUN VALLEY PERFORMING ART	10053	Invoice for venue and technician labor	1,607.50		0
RAMP	80725	All Hands lunch meeting	751.42		0
RAMP	80725	Table rental for All Hands	541.31		0
RAMP	80725	Culture Meeting	167.85		0



Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	80725	Culture Meeting Supplies	6.33		0
<b>01-4193-9930 GENERAL FUND OP. CONTINGENCY</b>					
ASSESSMENT AND COMPLIANC	ACS 25-04	Phase I environmental site assessment	4,600.00		0
RAMP	80725	Inspection 141 Bird Drive	2,675.00		0
RAMP	80725	Server Shelf	133.44		0
RAMP	80725	Phones	1,315.58		0
RAMP	80725	Ketchum Fire District IT setup	2,299.47		0
Total NON-DEPARTMENTAL:			16,330.45		
<b>FACILITY MAINTENANCE</b>					
<b>01-4194-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
RAMP	80725	Fuel	90.85		0
RAMP	80725	Fuel	47.39		0
RAMP	80725	Fuel	74.76		0
RAMP	80725	Fuel	45.10		0
RAMP	80725	Fuel	41.71		0
<b>01-4194-4200 PROFESSIONAL SERVICES</b>					
ROB BECK LLC	7952	Tree removal and stump grinding services for Ore Wagon Museum	1,100.00		0
<b>01-4194-4220 PROF SERV-CITY BEAUTIFICATION</b>					
LILY & FERN, LLC	5712	Monthly flower maintenance installment payment	9,937.48		0
LILY & FERN, LLC	5996	Garden bed maintenance services for July 2025	717.50		0
LILY & FERN, LLC	5997	Garden bed maintenance services	402.50		0
MOSS GARDEN CENTER	240069	Garden center products	25.59		0
<b>01-4194-5200 UTILITIES</b>					
CLEAR CREEK DISPOSAL	1832519	Portable restroom service and rental for skate park location	176.00		0
CLEAR CREEK DISPOSAL	1832520	Commercial waste and restroom service for July services	382.87		0
CLEAR CREEK DISPOSAL	1832521	Commercial waste removal service	195.35		0
CLEAR CREEK DISPOSAL	1832523	Portable restroom rental and waste removal services	587.98		0
INTERMOUNTAIN GAS	32649330001 0	32649330001 130 S 1 Ave	23.45		0
<b>01-4194-5220 RECYCLING PROGRAM-ERC</b>					
A.C. HOUSTON LUMBER CO.	2507-909833	Dremel tools and accessories- Recycle Center	21.98		0
<b>01-4194-5300 CUSTODIAL &amp; CLEANING SERVICES</b>					
WESTERN BUILDING MAINTEN	0148797-IN	Monthly janitorial services for city buildings.	4,637.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4194-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
MOUNTAIN FIRE SPRINKLER	6842868	Fire sprinkler and backflow inspection	360.00		0
<b>01-4194-5910 REPAIR &amp; MAINT-491 SV ROAD</b>					
CLEAR CREEK DISPOSAL	1832524	Solid waste and recycling monthly service	935.13		0
GEM STATE PAPER & SUPPLY	1145347	Supplies: antibacterial soap, bath tissue, seat covers	621.48		0
MOUNTAIN FIRE SPRINKLER	6847656	Fire sprinkler and backflow inspection services with antifreeze testing	385.00		0
<b>01-4194-5950 REPAIR &amp; MAINT-WARM SPRINGS PR</b>					
CLEAR CREEK DISPOSAL	1832522	Monthly waste, liquid, and restroom rental services	322.83		0
CLEAR CREEK LAND CO. LLC	50515	Mobile storage rent for August	115.50		0
IDAHO LUMBER & HARDWARE	35875	Dog park fence construction and supplies	179.96		0
<b>01-4194-6000 REPAIR &amp; MAINT-AUTOMOTIVE EQUI</b>					
WARM SPRINGS AUTO PARTS LL	210570	Seat cover	351.95		0
<b>01-4194-6950 MAINTENANCE</b>					
A.C. HOUSTON LUMBER CO.	2507-907833	Quick links	15.96		0
A.C. HOUSTON LUMBER CO.	2507-908408	Gorilla Tape	12.69		0
A.C. HOUSTON LUMBER CO.	2507-908410	Drill bit	27.99		0
A.C. HOUSTON LUMBER CO.	2507-909235	Hasp, padlock, step drill bit	57.77		0
A.C. HOUSTON LUMBER CO.	2508-911991	Fasteners	.70		0
A.C. HOUSTON LUMBER CO.	2508-912400	Shelf brackets and corner braces	31.97		0
CEM AQUATICS	22579	Splash pad equipment	525.38		0
CEM AQUATICS	22689	Stenner Pump	594.38		0
CHATEAU DRUG CENTER	3023058	Cut-off wheel	17.07		0
CHATEAU DRUG CENTER	3037239	Putty epoxy	7.59		0
CHATEAU DRUG CENTER	3039785	Hex plugs	4.92		0
CHATEAU DRUG CENTER	3041083	Rivet and rivet tool	34.75		0
CHATEAU DRUG CENTER	3045141	Padlock luggage	18.98		0
OHIO GULCH TRANSFER STATIO	331145	Waste disposal services for clean wood and asphalt dirt lumber	11.52		0
PIPECO, INC.	S6043828.001	Rotor parts	171.99		0
WALKER SAND AND GRAVEL	1535031	Imported fill, roadbase, and environmental fee	24.66		0
WARM SPRINGS AUTO PARTS LL	210191	Waterweld	10.90		0
RAMP	80725	Maintenance facility supplies	34.46		0
Total FACILITY MAINTENANCE:			23,383.04		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>POLICE</b>					
<b>01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	2,602.60		0
<b>01-4210-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
RAMP	80725	Fuel for operations	76.81		0
RAMP	80725	Fuel for operations	70.46		0
RAMP	80725	Fuel for operations	68.96		0
RAMP	80725	Fuel for operations	64.57		0
RAMP	80725	Fuel for operations	61.88		0
Total POLICE:			2,945.28		
<b>FIRE &amp; RESCUE</b>					
<b>01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	468.92		0
<b>01-4230-2900 PERFORMANCE AWARDS</b>					
RAMP	80725	Frames for promotion / pinning	43.98		0
A MOVEABLE FEAST	407	KFD event catering	1,925.00		0
<b>01-4230-3200 OPERATING SUPPLIES FIRE</b>					
DAVIS EMBROIDERY INC.	47418	Embroidered polos, shirts, and caps	1,206.43		0
RAMP	80725	Microsoft Office subscription for Fire- prorated	2.52		0
RAMP	80725	AA batteries	79.95		0
RAMP	80725	Microsoft Office subscription for Fire	18.00		0
RAMP	80725	Monroe Canyon Assignment Items	38.62		0
<b>01-4230-3210 OPERATING SUPPLIES EMS</b>					
BOUNDTREE MEDICAL	85873563	Medical supplies- peep filter, electrodes, iv solution, splints	928.85		0
NORCO	44223618	Cylinder rental invoice for July 2025 rental period.	199.95		0
RAMP	80725	Microsoft Office subscription for Fire	18.00		0
RAMP	80725	Microsoft Office subscription for Fire- prorated	2.52		0
<b>01-4230-4200 PROFESSIONAL SERVICES FIRE</b>					
SPEED GOAT TECHNOLOGY LLC	2230243	IT services- July	2,272.50		0
RAMP	80725	Garmin Monthly Charge	40.90		0
RAMP	80725	Emergency communication	40.90		0
RAMP	80725	Microsoft License	23.10		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4230-4210 PROFESSIONAL SERVICES EMS</b>					
SPEED GOAT TECHNOLOGY LLC	2230243	IT services- July	2,272.50		0
RAMP	80725	Emergency communication	40.90		0
RAMP	80725	Garmin Monthly Charge	40.90		0
RAMP	80725	Microsoft License	23.10		0
<b>01-4230-4940 IDL FIRE EXPENSES</b>					
RAMP	80725	White Sage Assignment Fuel	23.36		0
RAMP	80725	White Sage Assignment Fuel	17.37		0
RAMP	80725	White Sage Assignment Meal	39.09		0
RAMP	80725	White Sage Assignment Meal	49.41		0
RAMP	80725	White Sage Assignment Fuel	46.59		0
RAMP	80725	White Sage Assignment Meal	7.74		0
RAMP	80725	White Sage Assignment Meal	58.56		0
RAMP	80725	Monroe Canyon Assignment Meal	102.91		0
RAMP	80725	Monroe Canyon Assignment Fuel	65.19		0
RAMP	80725	Monroe Canyon Assignment Fuel	52.07		0
RAMP	80725	Fairfield Assignment Lodging	1,926.77		0
RAMP	80725	Fairfield Assignment Lodging	141.17		0
RAMP	80725	Fairfield Assignment Items	62.32		0
RAMP	80725	Monroe Canyon Assignment Meal	28.78		0
RAMP	80725	Monroe Canyon Assignment Items	45.27		0
RAMP	80725	Monroe Canyon Assignment Fuel	80.73		0
RAMP	80725	Monroe Canyon Assignment Items	10.15		0
RAMP	80725	Monroe Canyon Assignment Fuel	39.28		0
RAMP	80725	Monroe Canyon Assignment Fuel	100.68		0
RAMP	80725	Fairfield Assignment Items	13.75		0
RAMP	80725	Fairfield Assignment Lodging	56.06		0
RAMP	80725	Fairfield Assignment Items	45.10		0
RAMP	80725	Fairfield Assignment Items	78.77		0
RAMP	80725	Fairfield Assignment Meal	30.11		0
RAMP	80725	Fairfield Assignment Meal	25.94		0
RAMP	80725	Fairfield Assignment Meal	57.22		0
<b>01-4230-5100 TELEPHONE &amp; COMMUNICATION FIRE</b>					
COX BUSINESS	0012401049446	Internet and telephone services	124.30		0
RAMP	80725	Starlink	21.87		0
RAMP	80725	Teams calling plan	3.60		0
RAMP	80725	Starlink monthly services + data upgrade on 101	132.50		0
RAMP	80725	Monthly MTE Bill - Smiley Creek link	9.98		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4230-5110 TELEPHONE &amp; COMMUNICATION EMS</b>					
COX BUSINESS	0012401049446	Internet and telephone services	124.30		0
RAMP	80725	Teams calling plan	3.60		0
RAMP	80725	Starlink	21.86		0
RAMP	80725	Starlink monthly services + data upgrade on 101	132.50		0
RAMP	80725	Monthly MTE Bill - Smiley Creek link	9.97		0
<b>01-4230-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
RAMP	80725	Ice Machine - downstairs	361.79		0
<b>01-4230-6000 REPAIR &amp; MAINT-AUTO EQUIP FIRE</b>					
RAMP	80725	Straps for U-1 and E101	45.75		0
RAMP	80725	E101 mirror	96.40		0
RAMP	80725	Monroe Canyon Wash	10.00		0
RAMP	80725	E101 lightbar	102.26		0
RAMP	80725	E 101 USB A Cable	21.19		0
<b>01-4230-6010 REPAIR &amp; MAINT-AUTO EQUIP EMS</b>					
RAMP	80725	Straps for U-1 and E101	45.75		0
<b>01-4230-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
NORCO	44222711	Monthly cylinder rental charges for industrial gases-industrial	40.92		0
RAMP	80725	Return Credit for Batteries	70.56-		0
RAMP	80725	Socket replacements	3.49		0
RAMP	80725	Sockets	22.86		0
RAMP	80725	Sockets	4.47		0
RAMP	80725	Coveralls- Auto	123.74		0
<b>01-4230-6110 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
NORCO	44222711	Monthly cylinder rental charges for industrial gases-industrial	40.92		0
STRYKER SALES, LLC	9209822531	Gurney batteries	1,318.00		0
RAMP	80725	Sockets	4.46		0
RAMP	80725	Coveralls- Auto	123.73		0
RAMP	80725	Socket replacements	3.50		0
RAMP	80725	Sockets	22.86		0
Total FIRE & RESCUE:			15,797.94		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>STREET</b>					
<b>01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	195.05		0
<b>01-4310-3200 OPERATING SUPPLIES</b>					
BUSINESS AS USUAL INC.	169509	Notary stamp	60.57		4310047
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	83.40		4310047
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	83.40		4310047
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	83.40		4310047
VALLEY WIDE COOPERATIVE	90361/9	Tiedown Straps	45.98		4310044
RAMP	80725	Shop Supplies	29.95		0
<b>01-4310-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
VALLEY WIDE COOPERATIVE	U001B815	Unleaded gas	1,099.34		4310044
<b>01-4310-4200 PROFESSIONAL SERVICES</b>					
AWSI/DISA	667422	FMCSA Clearinghouse limited queries	15.00		4310047
AWSI/DISA	667422	FMCSA Clearinghouse limited queries	15.00		4310047
AWSI/DISA	667422	FMCSA Clearinghouse limited queries	15.00		4310047
AWSI/DISA	667422	FMCSA Clearinghouse limited queries	15.00		4310047
<b>01-4310-5200 UTILITIES</b>					
INTERMOUNTAIN GAS	32649330001 0	32649330001 200 E 10 St/911 Warm Springs	65.20		4310047
<b>01-4310-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b>					
NAPA AUTO PARTS	231192	Caliper bolts	29.74		4310044
<b>01-4310-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
CLEARWATER POWER EQUIPME	83861	Carburetor for power broom	59.59		4310044
NAPA AUTO PARTS	217247	Bearings for tool cat repair	343.74		4310044
NAPA AUTO PARTS	230950	Crimp wheel	12.06		4310044
WESTERN STATES CAT	IN003272664	Hose assembly part for 966 Loader	311.19		4310044
WESTERN STATES CAT	IN003274362	Hose assembly part for 966 Loader	281.78		4310044
<b>01-4310-6910 OTHER PURCHASED SERVICES</b>					
CINTAS	4239306704	Mat and coverall rental services	16.92		4310047
NORCO	44222787	Cylinder rental	271.25		4310044

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4310-6920 SIGNS &amp; SIGNALIZATION</b>					
A.C. HOUSTON LUMBER CO.	2507-908226	Washers, nuts, and bolts for signs	36.91		4310040
A.C. HOUSTON LUMBER CO.	2507-908268	Hex bolts	16.20		4310040
<b>01-4310-6950 MAINTENANCE &amp; IMPROVEMENTS</b>					
A.C. HOUSTON LUMBER CO.	2508-912301	Spray paint	43.96		4310040
COLOR HAUS, INC.	R7PVL	Painting supplies	107.88		4310033
SHERWIN-WILLIAMS CO.	2928-9	Paint and supplies for facility maintenance	155.20		4310033
WALKER SAND AND GRAVEL	1491459	Commercial roadbase	222.86		4310033
WALKER SAND AND GRAVEL	1526485	Imported fill	170.52		4310033
WALKER SAND AND GRAVEL	1527777	Aggregates and environmental fee for road maintenance/repair materials	293.70		4310033
WALKER SAND AND GRAVEL	1530172	Natural sand and environmental fee materials	130.25		4310033
WALKER SAND AND GRAVEL	1535031	Imported fill, roadbase, and environmental fee	234.99		4310033
ROAD WORK AHEAD TRAFFIC S	28501	Custom stencil production and materials	382.62		4310040
ROAD WORK AHEAD TRAFFIC S	28597	Custom signs and production costs with freight	446.68		4310040
IDAHO EQUIPMENT	108795	Rental invoice for concrete saw equipment.	60.00		4310033
Total STREET:			5,434.33		
<b>RECREATION</b>					
<b>01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	445.46		0
<b>01-4510-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
BUSINESS AS USUAL INC.	169947	Staplers	67.90		0
<b>01-4510-3200 OPERATING SUPPLIES</b>					
A.C. HOUSTON LUMBER CO.	2507-908616	Lumber	5.33		0
A.C. HOUSTON LUMBER CO.	2508-910297	Lime	24.31		0
A.C. HOUSTON LUMBER CO.	2508-911891	Lumber and paint supplies	26.95		0
A.C. HOUSTON LUMBER CO.	2508-911952	Wasp and hornet spray	25.98		0
CHATEAU DRUG CENTER	3036488	Office pens	4.74		0
JANE'S ARTIFACTS	64843	Office supplies	30.62		0
RAMP	80725	Boiler filters	64.99		0
<b>01-4510-3250 RECREATION SUPPLIES</b>					
CHATEAU DRUG CENTER	3040656	Ping pong balls, frisbees, tape measure	33.21		0
RAMP	80725	Friday adventure	5.00		0
RAMP	80725	Friday adventure	31.55		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	80725	Friday adventure	7.06		0
RAMP	80725	Recreation supplies	48.98		0
RAMP	80725	Recreation supplies	21.82		0
RAMP	80725	Swim supply	54.49		0
RAMP	80725	Friday Adventure	82.06		0
RAMP	80725	Friday adventure	214.00		0
<b>01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY</b>					
ATKINSONS' MARKET	4037417	Ice cubes	9.45		0
Total RECREATION:			1,203.90		
Total GENERAL FUND:			156,468.49		
<b>GENERAL CAPITAL IMPROVEMENT FUND</b>					
<b>GENERAL CIP EXPENDITURES</b>					
<b>03-4193-7135 MAIN STREET REHAB</b>					
BACKWOODS MOUNTAIN SPOR	72925	Gift voucher reimbursement	300.00		713503
BUSINESS AS USUAL INC.	73025	Gift voucher reimbursement	330.00		713503
THE BURGER GRILL	072925	Gift Voucher Reimbursement	990.00		713503
Total GENERAL CIP EXPENDITURES:			1,620.00		
<b>POLICE CIP EXPENDITURES</b>					
<b>03-4210-7100 POLICE VEHICLE (NEW)</b>					
MOTOROLA SOLUTIONS	8282154381	Mobile video and camera system hardware and accessories	5,588.00		0
Total POLICE CIP EXPENDITURES:			5,588.00		
<b>FIRE &amp; RESCUE CIP EXPENDITURES</b>					
<b>03-4230-7100 UTILITY/PICK-UP TRUCK</b>					
RAMP	80725	New engine equipment	787.50		0
RAMP	80725	New engine equipment	316.78		0
RAMP	80725	Filler plates for center console	575.21		0
<b>03-4230-7120 RADIOS (PORTABLE)</b>					
WHITE CLOUD COMMUNICATIO	109139	Radio equipment with accessories and installation kit.	3,687.60		0



Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total FIRE & RESCUE CIP EXPENDITURES:			5,367.09		
<b>STREETS CIP EXPENDITURES</b>					
<b>03-4310-7125 ELGIN EAGLE - SWEEPER</b>					
FIRST AMERICAN EQUIPMENT F	465257	STREET SWEEPER LEASE PURCHASE	52,737.87	25127	0
Total STREETS CIP EXPENDITURES:			52,737.87		
Total GENERAL CAPITAL IMPROVEMENT FD:			65,312.96		
<b>ORIGINAL LOT FUND</b>					
<b>ORIGINAL LOT TAX</b>					
<b>22-4910-6060 EVENTS/PROMOTIONS</b>					
CLEAR CREEK DISPOSAL	1832518	Portable restroom rental and service	364.47		491005
EXPRESS PUBLISHING, INC.	10002196 0630	Newspaper advertising, legal notices, and publication charges	1,276.00		491035
RAMP	80725	Ketchum Alive Lodging - Cancellation Refund	247.48-		491005
RAMP	80725	Ketchum Alive Lodging	247.48		491005
RAMP	80725	Meta Ads	101.68		491035
RAMP	80725	Ketchum Alive Lodging - Cancellation Refund	247.48-		491005
RAMP	80725	Hand truck for Ketch'em Alive sound equipment	126.37		491005
RAMP	80725	Ketchum Alive Lodging	247.48		491005
RAMP	80725	Ketch'em Alive lodging	209.43		491005
RAMP	80725	Ketch'em Alive lodging	209.43		491005
<b>22-4910-6080 MOUNTAIN RIDES</b>					
MOUNTAIN RIDES	12798	Quarterly partnership contribution for FY2025	206,000.00		0
Total ORIGINAL LOT TAX:			208,287.38		
Total ORIGINAL LOT FUND:			208,287.38		
<b>ADDITIONAL 1%-LOT FUND</b>					
<b>ADDITIONAL 1%-LOT</b>					
<b>25-4910-4220 SUN VALLEY AIR SERVICE BOARD</b>					
SUN VALLEY AIR SERVICE BOA	80425	June MOS 2025	141,822.74		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total ADDITIONAL 1%-LOT:			141,822.74		
Total ADDITIONAL 1%-LOT FUND:			141,822.74		
<b>FIRE BOND FUND</b>					
<b>FIRE BOND FUND EXP/TRNFRS</b>					
<b>41-4800-8100 DEBT SRVC ACCT PRINCIPAL-FIRE</b>					
ZIONS BANK	4899909 08052	4899909 Principal	355,000.00		0
<b>41-4800-8200 DEBT SRVC ACCT INTEREST-FIRE</b>					
ZIONS BANK	4899909 08052	4899909 Interest	129,509.38		0
Total FIRE BOND FUND EXP/TRNFRS:			484,509.38		
Total FIRE BOND FUND:			484,509.38		
<b>COMMUNITY HOUSING</b>					
<b>COMMUNITY HOUSING EXPENSE</b>					
<b>54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	154.13		0
<b>54-4410-3100 GENERAL OFFICE</b>					
BUSINESS AS USUAL INC.	169838	Index cards, binder	25.55		0
RAMP	80725	Refund for Monthly Subscription	.71-		0
RAMP	80725	Collaboration Certificate Course Registration	1,640.50		0
RAMP	80725	Monthly Subscription - Barons	5.30		0
RAMP	80725	Monthly Subscription	30.99		0
RAMP	80725	LinkedIn monthly subscription	52.49		0
RAMP	80725	Monthly Subscription - The New York Times	28.00		0
RAMP	80725	Monthly Subscription - WSJ	8.48		0
RAMP	80725	Hiring/Recruiting Assessments	72.00		0
RAMP	80725	Keyboard	39.99		0
RAMP	80725	Housing Department team building, lunch	163.59		0
RAMP	80725	Needed computer supply	9.99		0
RAMP	80725	Drapery hardware for Housing	2,175.00		0
RAMP	80725	Invoice back to BCHA	178.01		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>54-4410-3200 LIFT TOWER LODGE OPERATIONS</b>					
OHIO GULCH TRANSFER STATIO	329671	Waste disposal	13.26		0
OHIO GULCH TRANSFER STATIO	329824	Waste disposal	13.26		0
<b>54-4410-4200 PROFESSIONAL SERVICES</b>					
THORNTON HEATING	66709	HVAC labor and parts for dryer vent	872.76		0
RIAN ROONEY	22	Consulting on housing goals and policy update.	12,330.00		0
BOULDER MOUNTAIN PROPERT	B3802	Monthly Property Management Fee	320.00		0
<b>54-4410-4210 LEASE TO LOCALS INCENTIVES</b>					
KR 2019 FAMILY TRUST	07302025	Lease to Locals Final Payment	3,000.00		0
PENROSE, LANA	07302025	Lease to Locals Final Payment	1,250.00		0
GOKEY, REED	081925	RPP Payment 1	1,200.00		0
CREWS, JOHN E	081925	RPP Payment 1	1,500.00		0
SCHERNTANNER LLC	081925	RPP Payment 1	1,800.00		0
SMITH, BRUCE	081925	RPP Payment 1	1,500.00		0
123 HEADY LLC	081925	RPP Payment 1	1,500.00		0
MORSE, JILL	081925	RPP Payment 1	1,500.00		0
<b>54-4410-4215 LEASE TO LOCALS PROF SERVICES</b>					
PLACEMATE, INC	1843	Monthly Program Support	6,000.00		0
PLACEMATE, INC	1854	Monthly Program Support	6,000.00		0
<b>54-4410-4225 DEED RESTRICTIONS</b>					
BLAINE COUNTY TITLE, INC	073125	OPP Deed Restriction - 206 Bird Dr	107,775.00		0
PARKSIDE VILLAGE OWNERS	95611	HOA and capital reserve dues	400.00		0
PIONEER TITLE COMPANY	883045	141 Bird Drive Closing Statement Amount	894,617.54		0
<b>54-4410-5200 LIFT TOWER LODGE UTILITIES</b>					
CLEAR CREEK DISPOSAL	1832516	Commercial waste removal and rental service	539.47		0
COX BUSINESS	0012401037719	Internet service	325.98		0
<b>54-4410-5900 LIFT TOWER LDG REPAIR &amp; MAINT</b>					
CHATEAU DRUG CENTER	3027876	Door seal, aerator insert, battery, and caulk	67.41		0
CHATEAU DRUG CENTER	3029361	Door trim, wall plate, and outlet	24.86		0
CHATEAU DRUG CENTER	3034896	Switch box, wall plate	10.62		0
CHATEAU DRUG CENTER	3039020	Cleaning supplies	43.66		0
CHATEAU DRUG CENTER	3043485	Lithium batteries	27.54		0
L.L. GREEN'S HARDWARE	A776115	Shower and cleaning items	92.45		0
SAWTOOTH PLUMBING & HEATI	48402	Plumbing diagnostic and repairs: labor, parts, material charges	294.86		0
RAMP	80725	Microwave for LTL	89.32		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total COMMUNITY HOUSING EXPENSE:			1,047,691.30		
Total COMMUNITY HOUSING:			1,047,691.30		
<b>WATER FUND</b>					
<b>WATER EXPENDITURES</b>					
<b>63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	1,812.15		0
<b>63-4340-3120 DATA PROCESSING</b>					
BILLING DOCUMENT SPECIALIS	101736	Utility billing postage, and address statement services	610.18		0
<b>63-4340-3200 OPERATING SUPPLIES</b>					
BUSINESS AS USUAL INC.	169758	Charging cable	23.50		0
CHATEAU DRUG CENTER	3037150	Hardware, storage box	23.73		0
CINTAS	4239306561	Mat and mop services	34.71		0
PIPECO, INC.	S6018149.001	Blue marking paint	71.35		0
PIPECO, INC.	S6050584.001	Blue marking paint	178.37		0
TREASURE VALLEY COFFEE INC	2160:11119394	Beverage Sticks	65.58		0
<b>63-4340-3800 CHEMICALS</b>					
OXARC INC	32381802	Sodium hypochlorite chemical supply	686.44		0
OXARC INC	32386429	Chlorine chemical	351.72		0
<b>63-4340-4200 PROFESSIONAL SERVICES</b>					
DIG LINE	0077006-IN	Monthly fee and assessment for underground utility locating services	128.70		0
ROBERTS ELECTRIC	13340	Electrical troubleshooting and labor for valve issue repair	300.00		0
ROBERTS ELECTRIC	13350	Micro switch replacement and labor electrical services	721.75		0
AWSI/DISA	667422	FMCSA Clearinghouse limited queries	15.00		0
AWSI/DISA	667422	FMCSA Clearinghouse limited queries	15.00		0
<b>63-4340-5200 UTILITIES</b>					
INTERMOUNTAIN GAS	32649330001 0	32649330001 110 River Ranch A	7.73		0
<b>63-4340-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
WARM SPRINGS AUTO PARTS LL	210053	Auto parts	32.84		0
WARM SPRINGS AUTO PARTS LL	210444	Solar battery	64.95		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>63-4340-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
NAPA AUTO PARTS	231248	Bussmann Fuse parts	18.98		0
MOUNTAINLAND SUPPLY COMP	S107124050.00	Pipe couplings	603.47		0
Total WATER EXPENDITURES:			5,766.15		
<b>WATER DEBT SERVICE EXPENDITRES</b>					
<b>63-4800-8300 DEBT SRVC ACCT PRINCIPAL-2015B</b>					
ZIONS BANK	072425	ID BOND BANK AUTH REV BONDS SERIES 2015B	34,980.33		0
<b>63-4800-8400 DEBT SRVC ACCT INTEREST-2015B</b>					
ZIONS BANK	072425	ID BOND BANK AUTH REV BONDS SERIES 2015B	52,000.00		0
Total WATER DEBT SERVICE EXPENDITRES:			86,980.33		
Total WATER FUND:			92,746.48		
<b>WATER CAPITAL IMPROVEMENT FUND</b>					
<b>WATER CIP EXPENDITURES</b>					
<b>64-4340-7650 WATER METERS</b>					
FERGUSON ENTERPRISES, LLC	931672	RADIO REPLACEMENT AND METERS	2,462.66	25030	0
Total WATER CIP EXPENDITURES:			2,462.66		
Total WATER CAPITAL IMPROVEMENT FUND:			2,462.66		
<b>WASTEWATER FUND</b>					
<b>WASTEWATER EXPENDITURES</b>					
<b>65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-NATIONAL BENEFIT SERVI	CP418701	HRA July 2025	1,084.60		0
<b>65-4350-3120 DATA PROCESSING</b>					
BILLING DOCUMENT SPECIALIS	101736	Utility billing postage, and address statement services	610.18		0
<b>65-4350-3200 OPERATING SUPPLIES</b>					
CINTAS	4239306561	Mat and mop services	61.31		0
NORTH CENTRAL LABORATORI	522521	Lab supplies	775.48		0
UPS STORE #2444	MMN7FR5D08	Shipment of water samples	16.90		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
UPS STORE #2444	MMN7FR5GQ	UPS shipping for water samples	17.62		0
UPS STORE #2444	MMN7FR5KF	Shipment for water samples	.22		0
UPS STORE #2444	MMN7FR5KF	Shipment for water samples	17.29		0
UPS STORE #2444	MMN7FR5PB	UPS shipping for water samples	16.11		0
RAMP	80725	Shipping wastewater supplies	19.07		0
<b>65-4350-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
RAMP	80725	Tanker Fuel	300.01		0
<b>65-4350-4200 PROFESSIONAL SERVICES</b>					
ANALYTICAL LABORATORIES, I	2505693	Wastewater monitoring and analysis services	606.67		0
AWSI/DISA	667422	FMCSA Clearinghouse limited queries	15.00		0
<b>65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
RAMP	80725	Wastewater personnel training	97.97		0
RAMP	80725	Wastewater License Renewal	150.00		0
RAMP	80725	Operator License Renewal	120.00		0
RAMP	80725	Training for wastewater personnel	125.00		0
RAMP	80725	Training for wastewater personnel	125.00		0
<b>65-4350-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
CENTURY LINK	333803119 071	Telecommunication services	84.37		0
<b>65-4350-5200 UTILITIES</b>					
INTERMOUNTAIN GAS	32649330001 0	32649330001 110 River Ranch Rd Grit, C, Sludge Loading	46.35		0
INTERMOUNTAIN GAS	32649330001 0	32649330001 110 River Ranch A	7.72		0
<b>65-4350-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
LES SCHWAB	11700953899	Tire repair and mounting services for a tanker trailer	93.98		0
<b>65-4350-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
CHATEAU DRUG CENTER	3041908	Appliance bulb	3.79		0
PIPECO, INC.	S6035665.001	WAS line repair parts	63.50		0
<b>65-4350-6900 COLLECTION SYSTEM SERVICES/CHA</b>					
A.C. HOUSTON LUMBER CO.	2508-911269	Construction adhesive	43.96		0
DIG LINE	0077006-IN	Monthly fee and assessment for underground utility locating services	128.70		0
PIPECO, INC.	S5921718.001	Marking paint	51.76		0
PIPECO, INC.	S6049156.001	Irrigation supply and green marking paint	142.70		0
MOUNTAINLAND SUPPLY COMP	S107214853.00	Invoice for ductile iron blind flange, bolt pack, and flexible coupling	39.15		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WASTEWATER EXPENDITURES:			4,864.41		
<b>WASTEWATER DEBT SERVICE EXP</b>					
<b>65-4800-8500 DEBT SRVC ACCT PRNCPL-S2023</b>					
ZIONS BANK	4899911 08052	4899911 Principal	199,597.87		0
<b>65-4800-8600 DEBT SRVC ACCT INTEREST-S2023</b>					
ZIONS BANK	4899911 08052	4899911 Interest	150,200.00		0
Total WASTEWATER DEBT SERVICE EXP:			349,797.87		
Total WASTEWATER FUND:			354,662.28		
<b>WASTEWATER CAPITAL IMPROVE FND</b>					
<b>WASTEWATER CIP EXPENDITURES</b>					
<b>67-4350-7815 AERATION BASINS BLOWERS &amp; ELEC</b>					
HDR ENGINEERING, INC.	1200740213	TASK ORDER #3: SERVICES DURING CONSTRUCTION FOR AERATION UPGRADES PROJECT	18,500.60	24055	0
HDR ENGINEERING, INC.	1200747101	TASK ORDER #3: SERVICES DURING CONSTRUCTION FOR AERATION UPGRADES PROJECT	13,962.34	24055	0
RAMP	80725	Cable grips	40.06		0
<b>67-4350-7818 ROTARY DRUM THICK &amp; DEWATERING</b>					
HDR ENGINEERING, INC.	1200740224A	TASK ORDER #5 - SOLIDS DEWATERING DESIGN	11,532.31	24071	0
HDR ENGINEERING, INC.	1200740224B	TO 6: Services during Construction	5,837.19	25116	0
HDR ENGINEERING, INC.	1200747102	TO 6: Services during Construction	19,207.22	25116	0
MOUNTAINLAND SUPPLY COMP	S107214853.00	Invoice for ductile iron blind flange, bolt pack, and flexible coupling	217.50		0
MOUNTAINLAND SUPPLY COMP	S107214853.00	Invoice for ductile iron blind flange, bolt pack, and flexible coupling	16.64		0
RAMP	80725	Digester Building asbestos test kit	38.95		0
ENGINEERED STRUCTURES, INC	Q106-1	Dewatering Improvements Project Construction	390,819.55	25119	0
Total WASTEWATER CIP EXPENDITURES:			460,172.36		
Total WASTEWATER CAPITAL IMPROVE FND:			460,172.36		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>PARKS/REC DEV TRUST FUND</b>					
<b>PARKS/REC TRUST EXPENDITURES</b>					
<b>93-4900-6200 PARK MEMORIAL BENCH/TREES</b>					
MASON'S TROPHIES & GIFTS	107550	Bronze memorial plaque	296.09		0
<b>93-4900-7700 WATCH ME GROW GARDEN</b>					
MOSS GARDEN CENTER	239883	Tomato cages	28.73		0
WEBB LANDSCAPING	K-IN-206470	Garden supply	37.99		0
WEBB LANDSCAPING	K-IN-207175	Seed and fertilizer	25.59		0
Total PARKS/REC TRUST EXPENDITURES:			388.40		
Total PARKS/REC DEV TRUST FUND:			388.40		
Grand Totals:			3,014,524.43		

## 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:

Motion to approve the monthly financial 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.”

Sustainability Impact:

No Sustainability impact

Financial Impact:

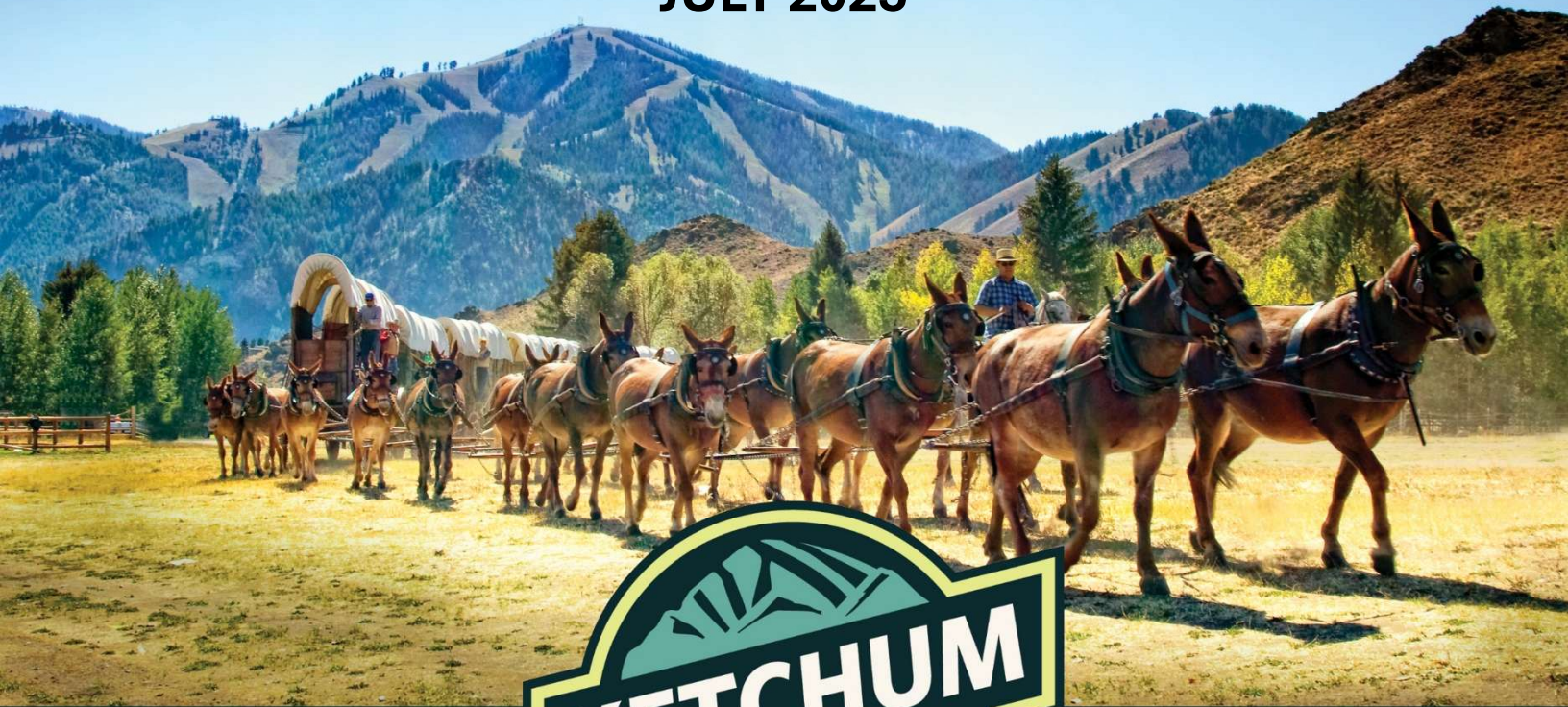
No Financial Impact

Attachments:

- |                                       |
|---------------------------------------|
| 1. Monthly Financial Report July 2025 |
| 2. Financial Statement FYTD July 2025 |

# MONTHLY FINANCIAL REPORT

JULY 2025



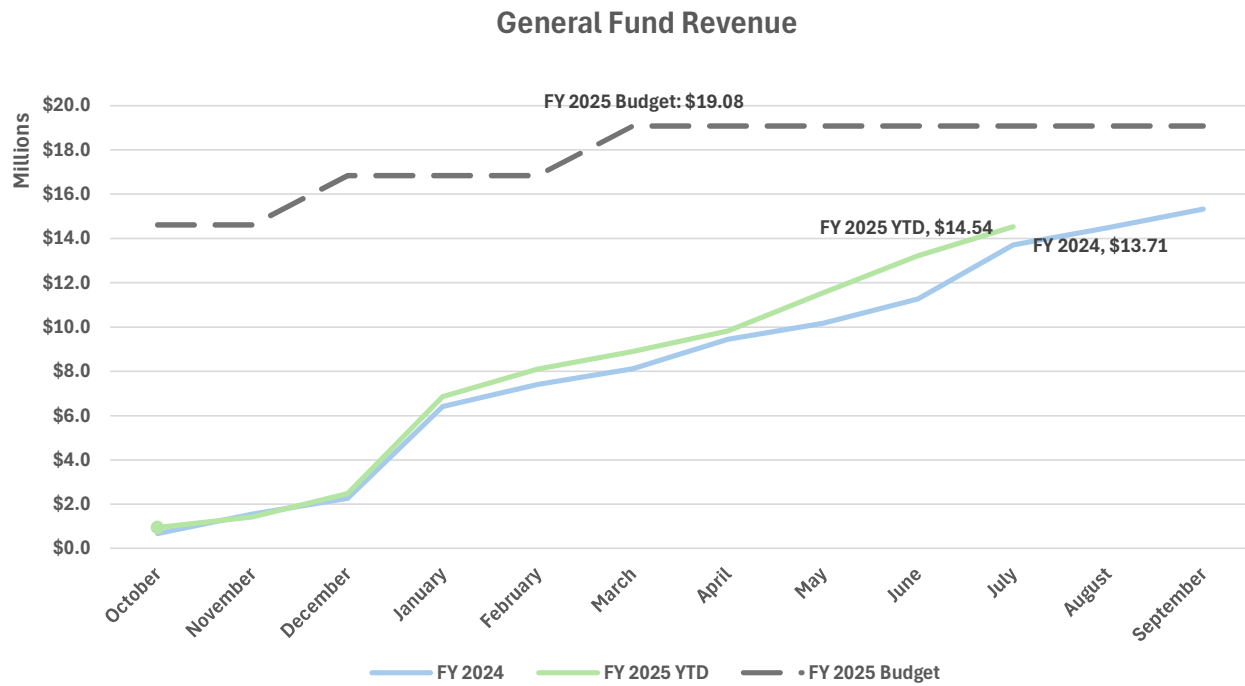
## Report Contents

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)

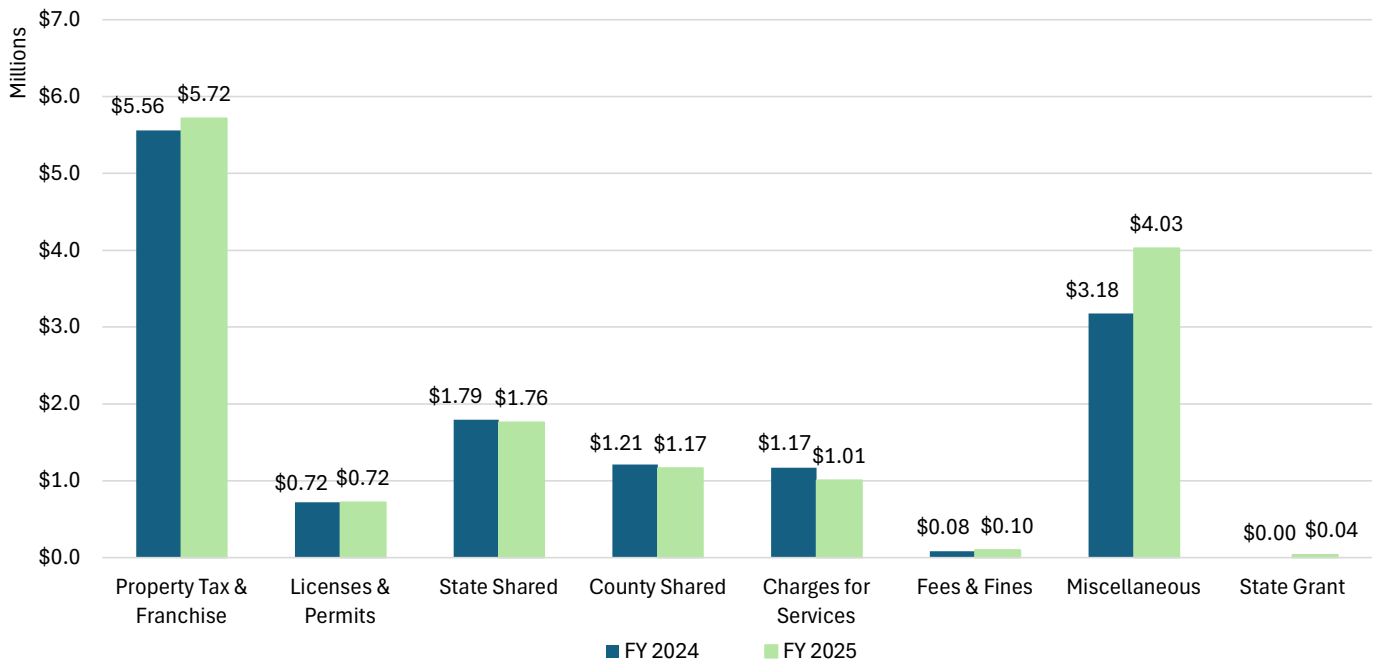
# General Fund



General Fund revenues are up \$824k, or 6.0%, fiscal year to date compared to FY 2024. The primary reason is due to an increase in miscellaneous revenues due to the timing of the IDL fire assignments (\$487k) and various increases in several other accounts.



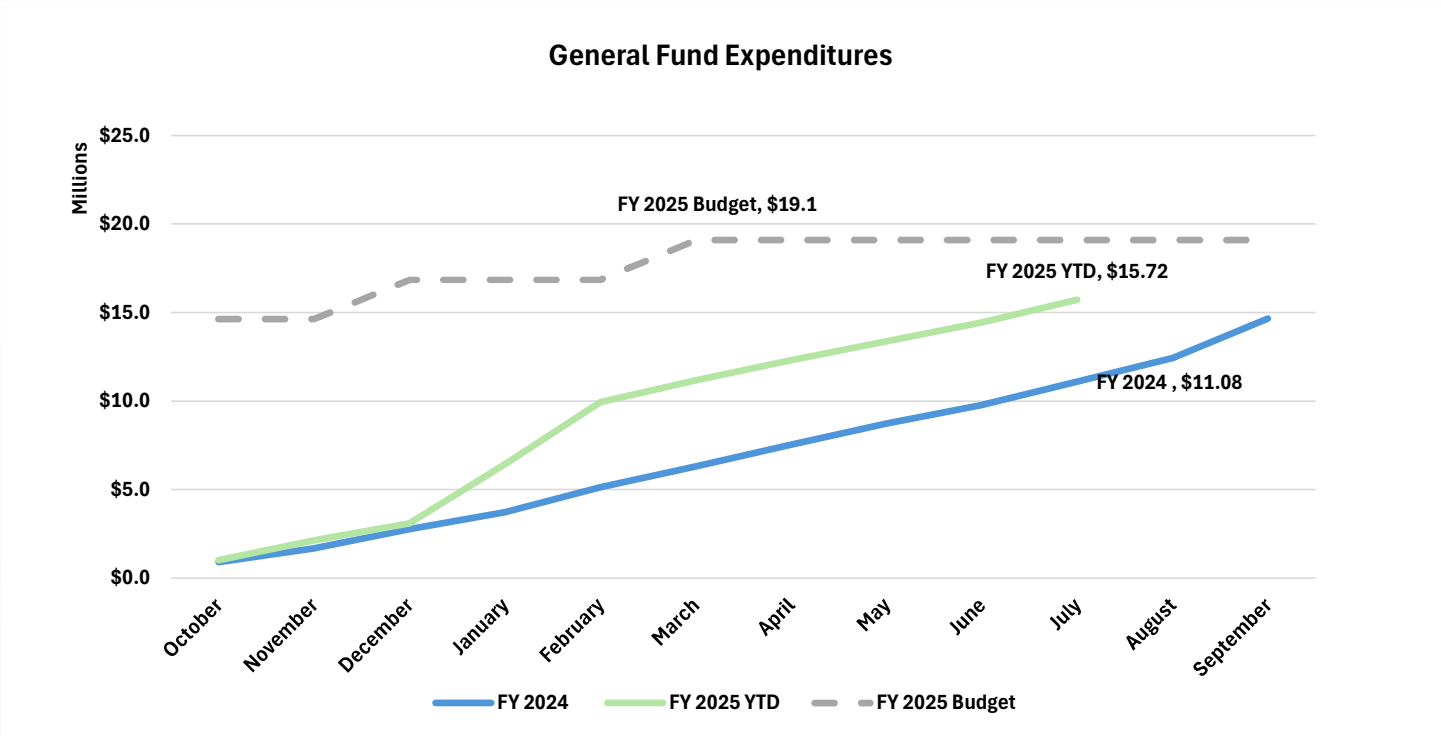
General Fund Revenues by Category YTD



As mentioned prior, miscellaneous revenues explain the year-over-year difference. The other categories are within expectations given slight variances in timing.

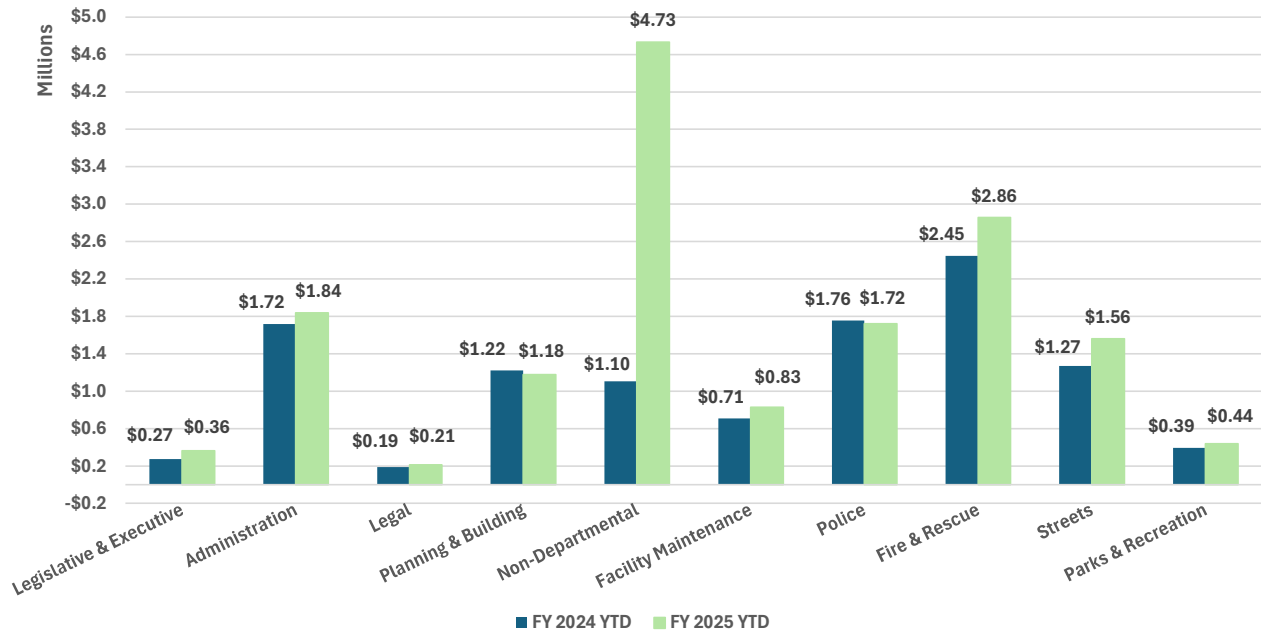


# General Fund Expenditures



General Fund Expenditures are up \$4.6M, or 41.9%, 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:

- **Non-Departmental:** Expenses are up due to the recent 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.
- **Fire & Rescue:** Paid on-call, working out of class, and overtime expenses are all tracking above FY 2024. The Fire department has taken measures to control these expenditures. The year-end result is expected to be positive.
- **Streets:** Expenses are up primary because of two reasons: Personnel costs are up due to the lack of vacancy savings while professional services are up due to a heavier snow hauling environment in FY 2025 compared to FY 2024.





# Capital Improvement Fund

## CAPITAL IMPROVEMENT FUND

### FY 2025 FUND STATUS/PROJECTION

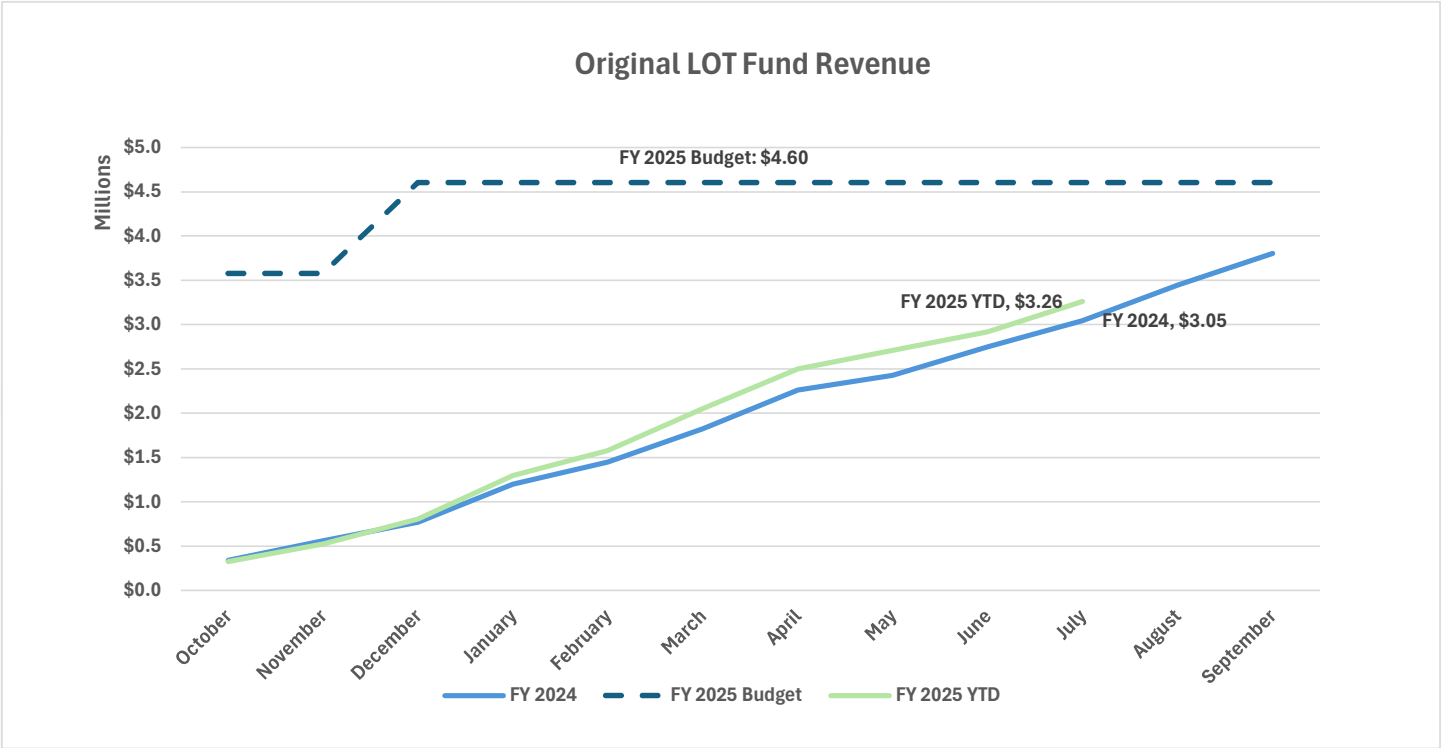
as of 07/31/2025

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	3,712,749
	<b>EXPENDITURES</b>	
4	Approved Budget	6,994,411
5	YTD Expenditures	5,046,044
6	<b>Net Position</b>	<b>(1,333,295)</b>
7	<b>Current Fund Balance</b>	<b>3,917,025</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



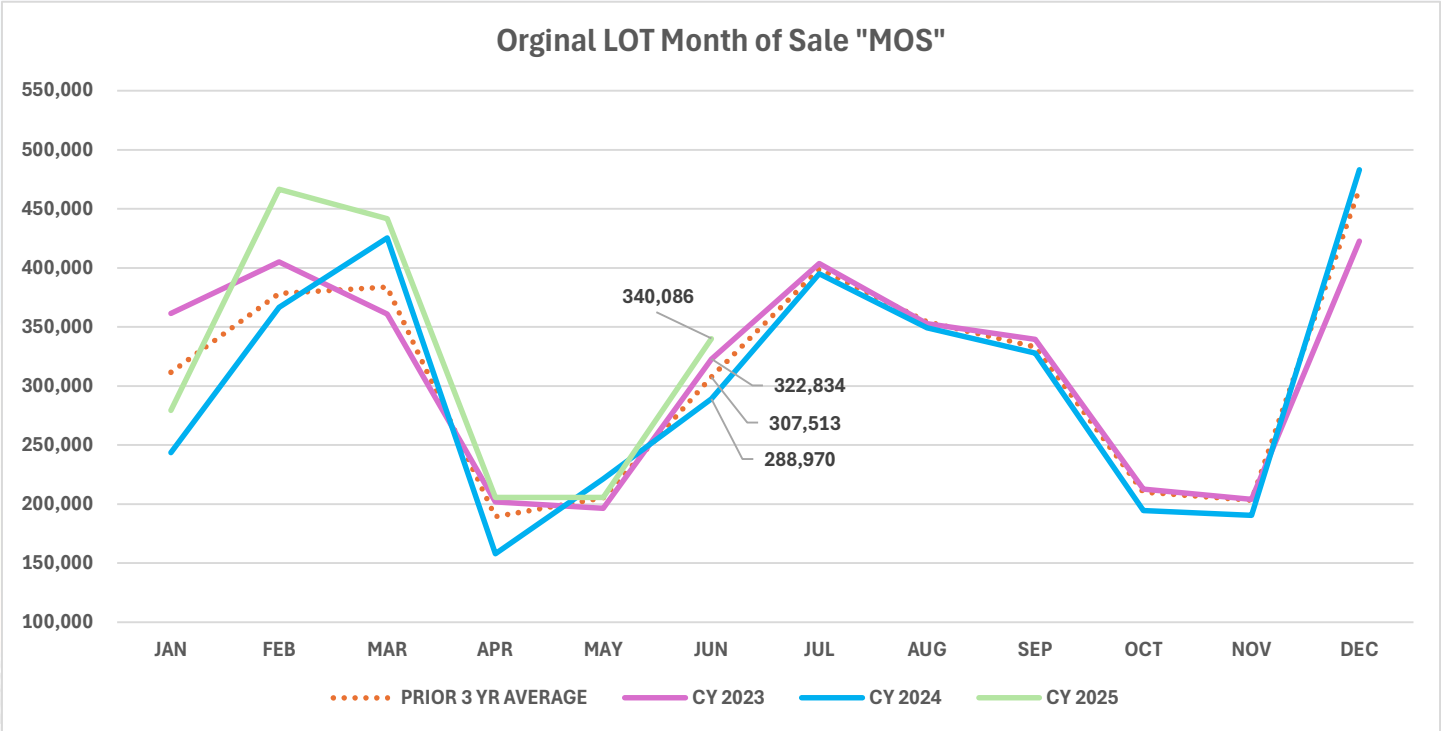
# Original LOT Fund



Original LOT revenues are up \$218k, or 7.2%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.



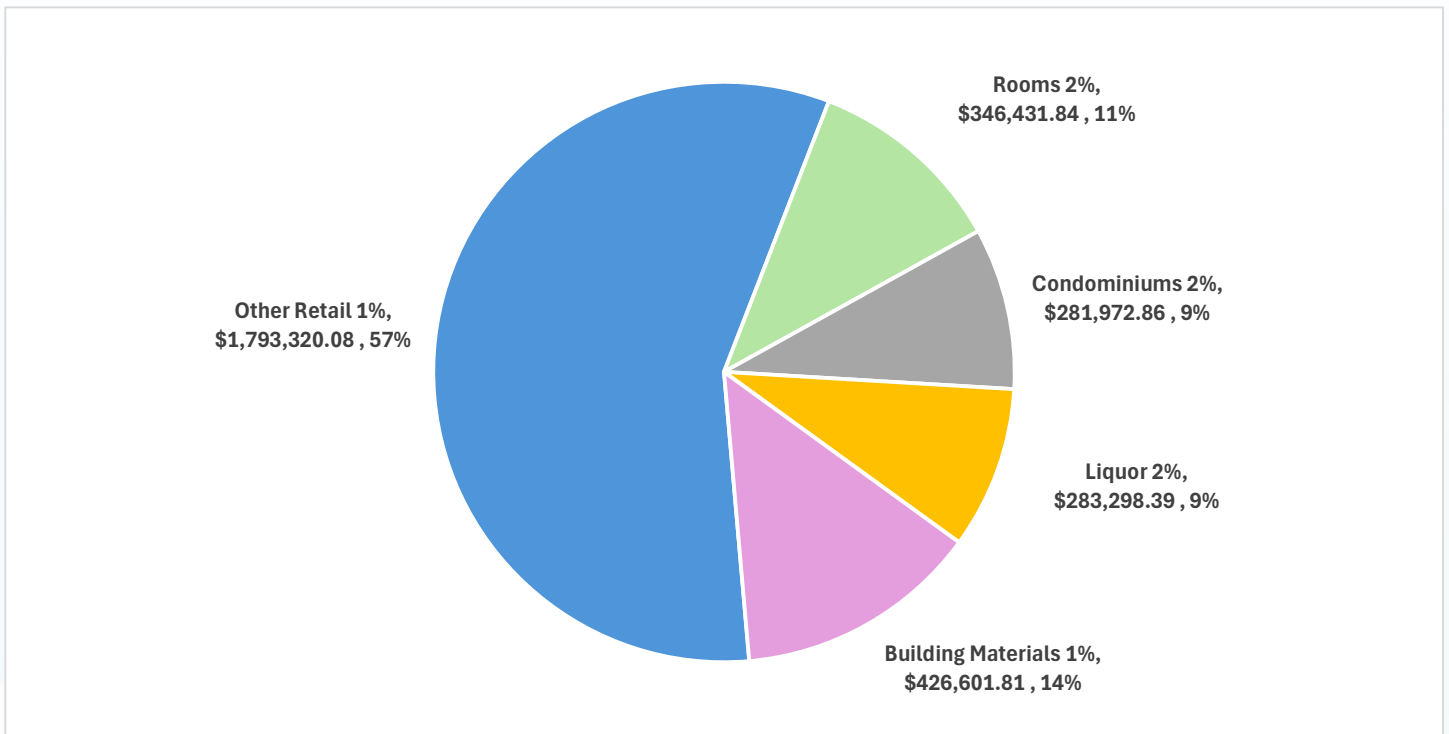
# Original LOT "Month of Sale" Data



June 2025 month-of-sale receipts were up \$51k, or 17.7%, compared to June 2024 and 10.6% above the previous three-year average.

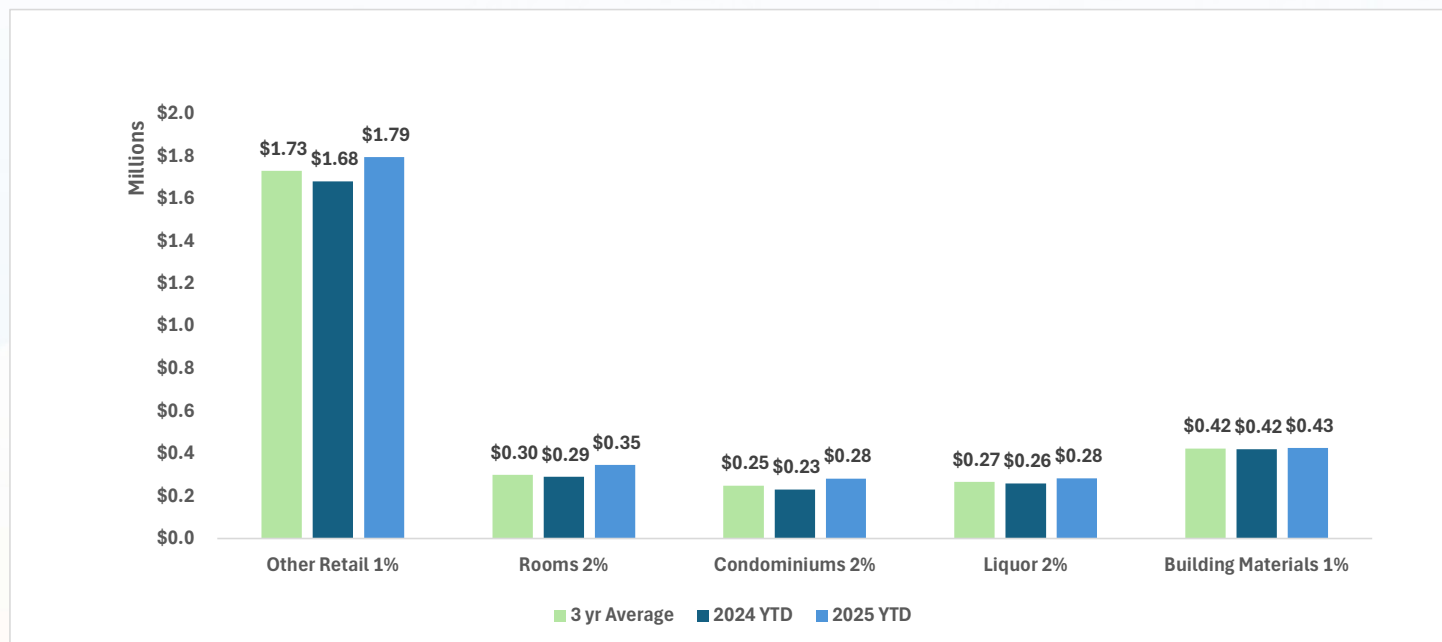


## Original LOT Sector Percentage of Total



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

# 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 and the prior year-to-date. June LOT received proved to be another strong month-of-sale compared to years prior. Based on fiscal year-to-date totals, here is how each sector compares to the previous 3-year average:

- Retail: Up 3.7%
- Rooms: Up 15.6%
- Condominiums: Up 13.3%
- Liquor: Up 6.0%
- Building Materials: Up 0.6%

Based on fiscal year-to-date totals, here is how each sector compares to the same period last year:

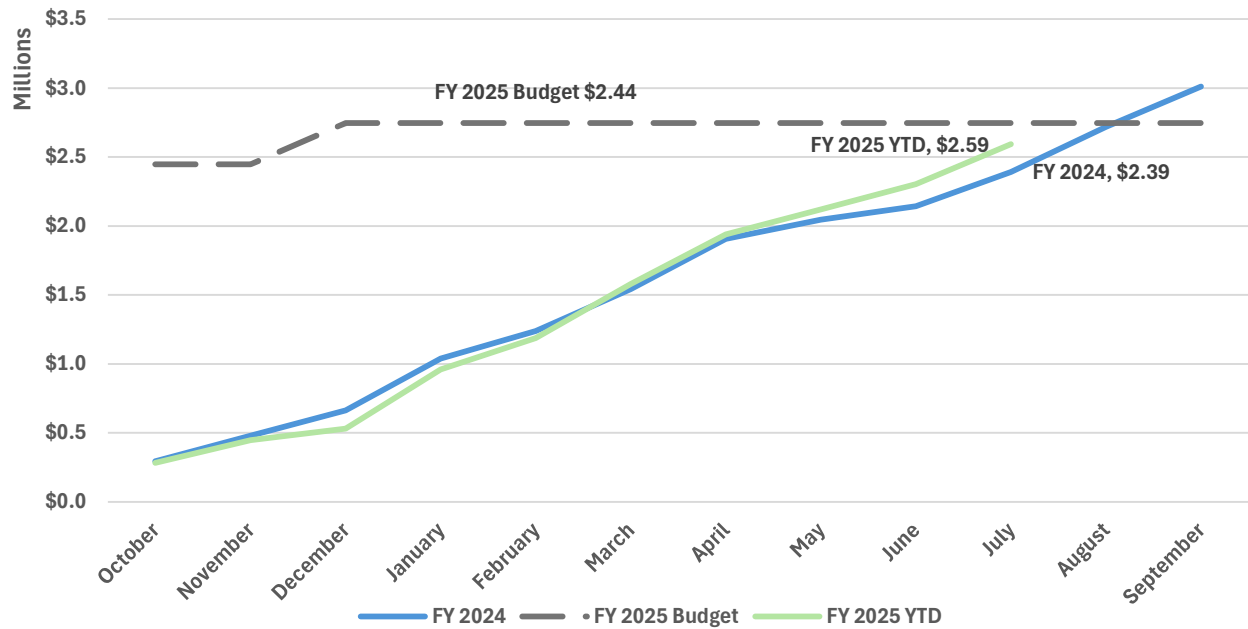
- Retail: Up 6.7%
- Rooms: Up 19.4%
- Condominiums: Up 21.9%
- Liquor: Up 8.9%
- Building Materials: Up 1.6%





# Additional LOT Fund

Additional 1% LOT Fund Revenue



Additional LOT fund revenue received in July 2025 (June MOS) was up \$41kk, or 16.5%, compared to July 2024. Year-to-date Additional LOT collections are up by \$199k or 8.3%.

# In-Lieu Housing Fund

## IN-LIEU HOUSING FUND

July 2025

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

### FY 2025 BUDGET

#### REVENUES

Approved Budget	2,394,874
-----------------	-----------

YTD Revenue	36,542
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#### EXPENDITURES

Approved Budget	2,394,874
-----------------	-----------

YTD Expenditures	1,180,000
------------------	-----------

<b>Net Position</b>	<b>(1,143,458)</b>
---------------------	--------------------

<b>Current Fund Balance</b>	<b>636,203</b>
-----------------------------	----------------

#### Pending Developments *(Amounts as of 6/10/25)*

200 N. Leadville	421,650
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140 W. 2nd	450,600
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Limelight Hotel Conversion	466,200
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108 Ritchie Drive Townhows	2,453,000
----------------------------	-----------

<b>Total</b>	<b>3,791,450</b>
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<b>Potential Future Fund Balance</b>	<b>4,427,653</b>
--------------------------------------	------------------



## 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	3,211,145

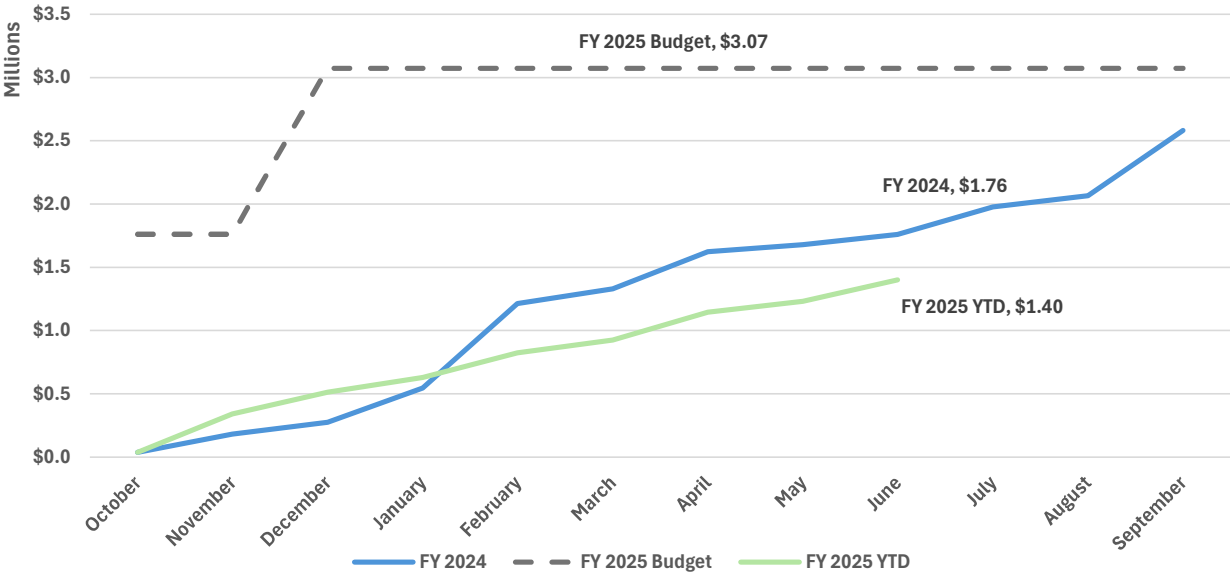
#### **EXPENDITURES**

Approved Budget	2,992,315
YTD Expenditures	1,399,907

<b>Net Position</b>	<b>1,811,238</b>
---------------------	------------------

<b>Current Fund Balance</b>	<b>1,939,982</b>
-----------------------------	------------------

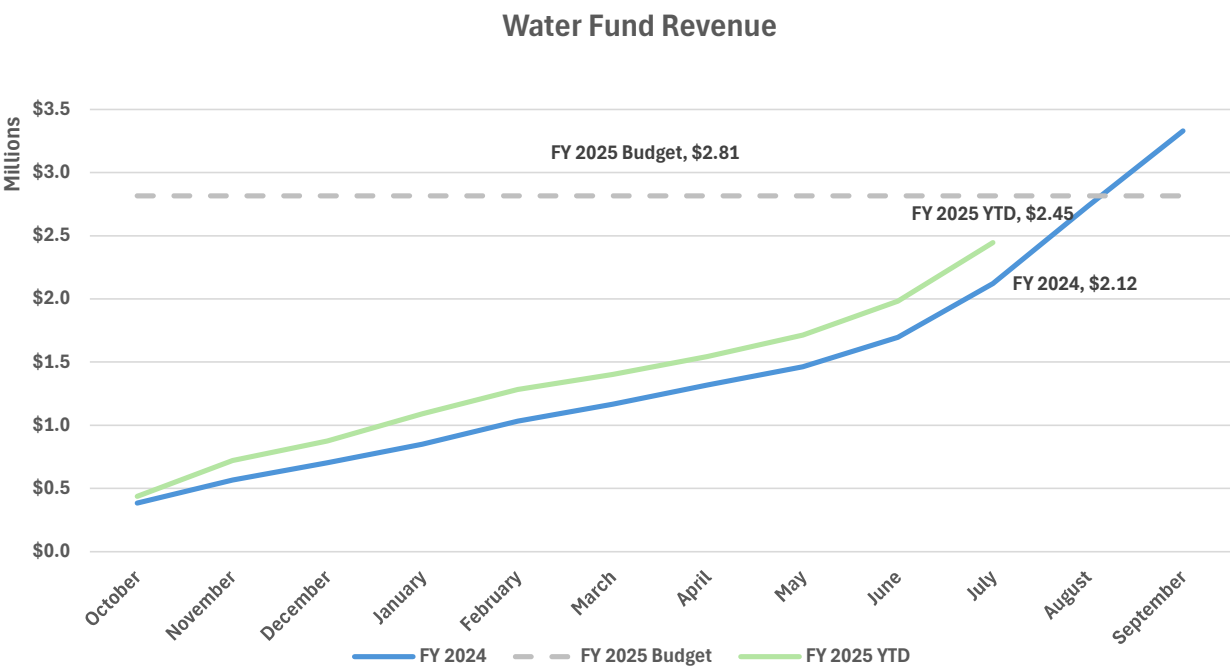
Community Housing Fund Expenses



FY 2025 year-to-date expenses are up \$673kk, or 34.0%. This is due to the timing of a large property acquisition in July 2025.

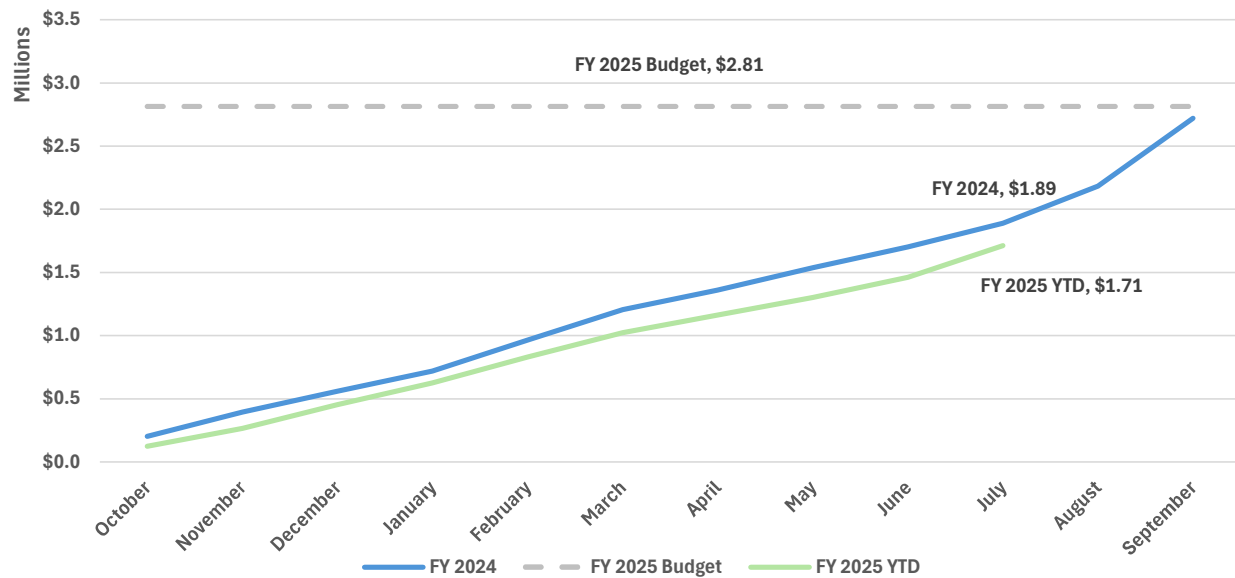
# Enterprise Funds

## Water Fund





## Water Fund Expenditures

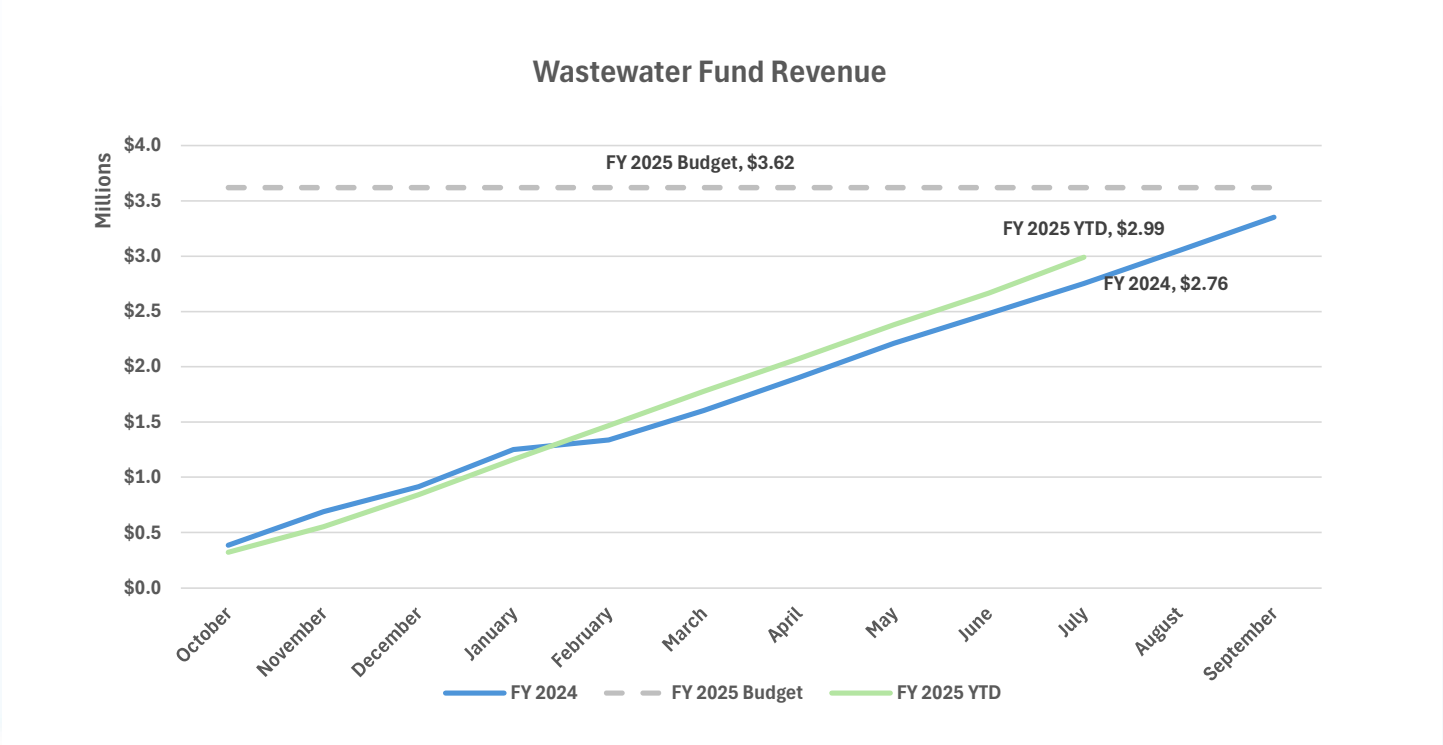


Water Fund Operational revenue and expenditures are tracking within expectations.

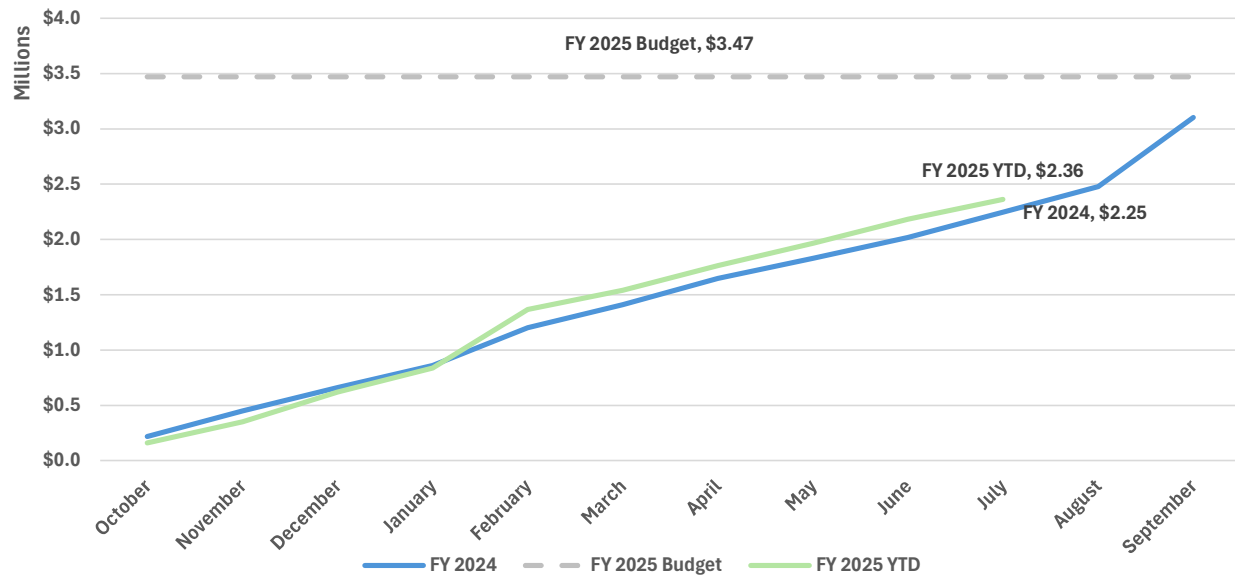
The Water Operational Fund remains in solid financial position, with approximately \$4.8 million in cash & investments, while the Water Capital Fund has approximately \$569k in cash & investments. Both of these amounts are needed for financial stability to account for emergency reserves and the execution of the long-term capital plan.



# Wastewater Funds



## Wastewater Fund Expenditures



Wastewater Fund Operational revenues and expenditures are tracking within expectations.

The Wastewater Operational Fund remains in a solid financial position, with approximately \$3.3 million in cash & investments, while the Wastewater Capital Fund has approximately \$7.2 million in cash & investments. The Wastewater Funds are in a good financial position to foster long-term stability while investing heavily in infrastructure needs.



CITY OF KETCHUM  
COMBINED CASH INVESTMENT  
JULY 31, 2025

COMBINED CASH ACCOUNTS

99-1010-0000	CASH - COMBINED CHECKING	721,340.92
99-1020-0000	CASH - XPRESS DEPOSIT ACCOUNT	27,163.39
99-1030-0000	CASH - PARKING OPERATIONS	52,170.59
99-1050-0000	CASH - GRANTS & STR PERMITTING	49,355.00
99-1173-0000	CASH CLEARING-BUSINESS LICENSE	50.00
		<hr/>
	TOTAL COMBINED CASH	850,079.90
99-1000-0000	CASH ALLOCATED TO OTHER FUNDS	( 850,079.90)
		<hr/>

TOTAL UNALLOCATED CASH	<hr/> <hr/>	.00
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CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	( 2,558,681.07)
2	ALLOCATION TO WAGON DAYS FUND	( 3,021.72)
3	ALLOCATION TO GENERAL CAPITAL IMPROVEMENT FD	199,631.40
22	ALLOCATION TO ORIGINAL LOT FUND	( 21,284.05)
25	ALLOCATION TO ADDITIONAL1%-LOT FUND	137,614.43
41	ALLOCATION TO FIRE BOND FUND	469,148.04
52	ALLOCATION TO IN-LIEU HOUSING FUND	( 335,803.34)
54	ALLOCATION TO COMMUNITY HOUSING	849,654.58
63	ALLOCATION TO WATER FUND	1,171,109.73
64	ALLOCATION TO WATER CAPITAL IMPROVEMENT FUND	( 148,395.91)
65	ALLOCATION TO WASTEWATER FUND	826,954.87
67	ALLOCATION TO WASTEWATER CAPITAL IMPROVE FND	118,784.99
90	ALLOCATION TO POLICE TRUST FUND	1,385.60
93	ALLOCATION TO PARKS/REC DEV TRUST FUND	( 242,992.01)
94	ALLOCATION TO DEVELOPMENT TRUST FUND	374,694.81
98	ALLOCATION TO URBAN RENEWAL AGENCY	11,279.54
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	850,079.89
	ALLOCATION FROM COMBINED CASH FUND - 99-1000-0000	( 850,079.90)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	( .01)
		<hr/> <hr/>

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

GENERAL FUND

ASSETS

01-1000-0000	CASH - COMBINED	(	2,558,681.07)	
01-1030-0000	PETTY CASH		324.00	
01-1050-0000	TAXES RECEIVABLE--CURRENT		46,277.53	
01-1100-0000	ACCOUNTS RECEIVABLE - A/R	(	37,791.30)	
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		405,094.15	
01-1510-0000	INVESTMENTS--GENERAL FUND #911		8,638,906.50	
				<hr/>
TOTAL ASSETS				6,907,154.45
				<hr/>

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		9,361.72	
01-2172-1000	P/R DEDUC PBL--AFLAC INSURANCE		.19	
01-2173-0000	P/R DEDUC PBL--RETIREMENT		.07	
01-2175-8000	P/R DEDUC PBL--EMP CAF FSA-MD		121,794.70	
01-2175-9000	P/R DEDUC PBL--EMP CAF FSA-DC	(	27,886.30)	
01-2300-0000	DEPOSITS-PARKS & EVENTS		15,050.00	
01-2310-0000	DEPOSITS-STREET DIG PERMIT		5,000.00	
				<hr/>
TOTAL LIABILITIES				58,240.02

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
01-2710-0000	GENERAL FUND BALANCE		8,032,792.55	
	REVENUE OVER EXPENDITURES - YTD	(	1,183,878.12)	
				<hr/>
BALANCE - CURRENT DATE			6,848,914.43	
				<hr/>
TOTAL FUND EQUITY				6,848,914.43
				<hr/>
TOTAL LIABILITIES AND EQUITY				6,907,154.45
				<hr/>

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAX &amp; FRANCHISE</u>					
01-3100-1000 GENERAL PROPERTY TAXES	1,270,916.91	5,184,295.10	5,228,548.83	44,253.73	99.2
01-3100-1010 PROPERTY TAX CONTINGENCY	.00	.00	30,000.00	30,000.00	.0
01-3100-1050 PROPERTY TAX REPLACEMENT	.00	6,835.93	11,714.19	4,878.26	58.4
01-3100-6110 GAS FRANCHISE	.00	90,445.60	100,000.00	9,554.40	90.5
01-3100-6120 T.V. CABLE FRANCHISE	.00	100,746.71	150,000.00	49,253.29	67.2
01-3100-6130 WATER UTILITY ROW FEE (5%)	11,346.76	113,467.60	136,161.11	22,693.51	83.3
01-3100-6140 WASTEWATER UTILITY ROW FEE(5%)	11,956.42	119,564.20	143,477.09	23,912.89	83.3
01-3100-6150 SOLID WASTE FRANCHISE	5,108.14	86,932.49	95,000.00	8,067.51	91.5
01-3100-9000 PENALTY & INTEREST ON TAXES	3,624.34	13,929.36	15,000.00	1,070.64	92.9
TOTAL PROPERTY TAX & FRANCHISE	1,302,952.57	5,716,216.99	5,909,901.22	193,684.23	96.7
<u>LICENSES &amp; PERMITS</u>					
01-3200-1110 BEER LICENSES	5,847.03	10,978.15	12,700.00	1,721.85	86.4
01-3200-1120 LIQUOR LICENSES	3,359.93	8,369.18	8,400.00	30.82	99.6
01-3200-1130 WINE LICENSES	7,032.77	12,357.10	13,500.00	1,142.90	91.5
01-3200-1140 CATERING PERMITS	.00	1,190.00	1,500.00	310.00	79.3
01-3200-1150 OFF-SITE BUS./SPECIAL EVENTS P	6,041.50	20,824.00	20,000.00	( 824.00)	104.1
01-3200-1400 BUSINESS LICENSES	3,422.62	30,040.83	3,300.00	( 26,740.83)	910.3
01-3200-1410 SHORT TERM RENTAL LICENSES	9,571.50	79,673.36	204,624.00	124,950.64	38.9
01-3200-1520 TAXI-LIMO PERMITS	.00	2,765.00	2,500.00	( 265.00)	110.6
01-3200-2100 BUILDING PERMITS	48,792.39	533,806.31	305,000.00	( 228,806.31)	175.0
01-3200-2140 RIGHT-OF-WAY PERMITS	1,500.00	17,195.00	4,000.00	( 13,195.00)	429.9
01-3200-2160 STREET EXCAVATION PERMIT FEE	200.00	1,000.00	1,500.00	500.00	66.7
TOTAL LICENSES & PERMITS	85,767.74	718,198.93	577,024.00	( 141,174.93)	124.5
<u>GRANTS</u>					
01-3300-4100 STATE GRANTS	.00	39,162.60	.00	( 39,162.60)	.0
TOTAL GRANTS	.00	39,162.60	.00	( 39,162.60)	.0
<u>STATE OF IDAHO SHARED REVENUE</u>					
01-3310-5100 STATE LIQUOR APPORTIONMENT	.00	276,724.00	395,000.00	118,276.00	70.1
01-3310-5200 HIGHWAY USER'S REVENUE - STREE	151,630.01	289,962.54	195,071.00	( 94,891.54)	148.6
01-3310-5600 STATE SHARED REVENUE	275,212.59	1,191,785.27	1,086,365.00	( 105,420.27)	109.7
TOTAL STATE OF IDAHO SHARED REVENUE	426,842.60	1,758,471.81	1,676,436.00	( 82,035.81)	104.9



CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>COUNTY SHARED REVENUE</u>					
01-3320-8400	COUNTY COURT FINES	4,482.89	43,199.52	50,000.00	6,800.48	86.4
01-3320-8600	COUNTY AMBULANCE CONTRACT	.00	1,123,384.08	1,685,076.00	561,691.92	66.7
	TOTAL COUNTY SHARED REVENUE	4,482.89	1,166,583.60	1,735,076.00	568,492.40	67.2
	<u>CHARGES FOR SERVICES</u>					
01-3400-1100	PLANNING FEES	20,300.00	136,008.00	90,000.00	( 46,008.00)	151.1
01-3400-1110	BUILDING PLAN CHECK FEES	46,951.64	307,841.17	175,500.00	( 132,341.17)	175.4
01-3400-1120	PLANNING PLAN CHECK FEES	32,866.15	210,769.95	122,850.00	( 87,919.95)	171.6
01-3400-1130	FIRE PLAN CHECK FEES	33,103.15	213,860.42	122,850.00	( 91,010.42)	174.1
01-3400-1500	REPRODUCTION/FINGERPRINT FEES	12.00	123.00	500.00	377.00	24.6
01-3400-2250	SPECIAL FIRE FEES	.00	11,400.70	50,000.00	38,599.30	22.8
01-3400-2260	PUBLIC EDUCATION FEES	.00	9,040.00	.00	( 9,040.00)	.0
01-3400-3600	BANNER FEES	175.00	2,633.30	.00	( 2,633.30)	.0
01-3400-6100	BC SCH DIST.PARK MAINT. CONTR	.00	18,928.00	18,200.00	( 728.00)	104.0
01-3400-6300	PARK YOUTH PROGRAM FEES	10,520.93	71,499.63	120,000.00	48,500.37	59.6
01-3400-6320	PARK USER FEES	1,200.00	15,209.51	20,000.00	4,790.49	76.1
01-3400-6700	PARK CONCESSION SALES	.00	8,966.66	9,000.00	33.34	99.6
01-3400-6800	TREE SERVICES	350.00	400.00	.00	( 400.00)	.0
	TOTAL CHARGES FOR SERVICES	145,478.87	1,006,680.34	728,900.00	( 277,780.34)	138.1
	<u>FINES &amp; FEES</u>					
01-3500-1100	PARKING FINES	5,949.00	90,063.44	100,000.00	9,936.56	90.1
01-3500-1200	ELECTRIC VEHICLE CHARGING	.00	.00	25.00	25.00	.0
01-3500-1300	PAID PARKING	.00	2,845.75	2,500.00	( 345.75)	113.8
01-3500-1400	PLANNING & BUILDING FINES	4,400.00	8,700.00	.00	( 8,700.00)	.0
	TOTAL FINES & FEES	10,349.00	101,609.19	102,525.00	915.81	99.1

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
01-3700-1000 INTEREST EARNINGS	( 267,587.14)	371,317.39	150,000.00	( 221,317.39)	247.5
01-3700-2000 RENT	500.00	4,500.00	6,000.00	1,500.00	75.0
01-3700-2010 RENT-PARK RESERVATIONS	1,310.00	9,055.00	12,000.00	2,945.00	75.5
01-3700-2020 RENT-491 SUN VALLEY ROAD	5,762.78	57,514.80	66,468.00	8,953.20	86.5
01-3700-3600 REFUNDS & REIMBURSEMENTS	( 689,987.66)	42,515.27	253,400.00	210,884.73	16.8
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	.00	106,271.68	.00	( 106,271.68)	.0
01-3700-7010 MISCELLANEOUS-STREET	.00	1,780.96	.00	( 1,780.96)	.0
01-3700-8722 TRANSFER FROM LOT FUND	166,666.67	1,666,666.70	2,000,000.00	333,333.30	83.3
01-3700-8763 REIMBURSEMENT FROM WATER FUND	30,678.17	306,781.70	368,138.00	61,356.30	83.3
01-3700-8765 REIMBURSMNT FROM WASTEWATER FD	62,186.75	621,867.50	746,241.00	124,373.50	83.3
01-3700-8798 URA FND REIM-SALARIES/BENEFITS	9,359.91	75,388.32	125,000.00	49,611.68	60.3
01-3700-8799 IDL FIRE REIMBURSEMENT	.00	486,938.16	200,000.00	( 286,938.16)	243.5
TOTAL MISCELLANEOUS REVENUE	( 681,110.52)	3,784,097.48	3,957,247.00	173,149.52	95.6
<u>MISCELLANEOUS REVENUE CONT.</u>					
01-3710-8722 LOT FUND REIMB-ADMIN.EXPENSES	416.67	4,166.70	5,000.00	833.30	83.3
01-3710-8763 WATER FUND REIMB-ADMIN.EXPENSE	12,398.25	123,982.50	148,779.00	24,796.50	83.3
01-3710-8765 WW FUND REIMB-ADMIN.EXPENSES	11,687.67	116,876.70	140,252.00	23,375.30	83.3
01-3710-8798 URA FUND REIMB-ADMIN. EXPENSES	.00	.00	25,000.00	25,000.00	.0
TOTAL MISCELLANEOUS REVENUE CONT.	24,502.59	245,025.90	319,031.00	74,005.10	76.8
<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	1,319,265.74	14,536,046.84	19,084,763.22	4,548,716.38	76.2



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	193,795.06	120,686.04	( 73,109.02)	160.6
01-4110-2100 FICA TAXES-CITY	925.64	14,514.42	9,232.48	( 5,281.94)	157.2
01-4110-2200 STATE RETIREMENT-CITY	1,492.58	23,177.74	14,434.05	( 8,743.69)	160.6
01-4110-2400 WORKER'S COMPENSATION-CITY	8.60	134.14	157.00	22.86	85.4
01-4110-2500 HEALTH INSURANCE-CITY	11,488.80	114,888.00	137,867.00	22,979.00	83.3
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)	1,779.98	7,004.00	8,000.00	996.00	87.6
01-4110-2510 DENTAL INSURANCE-CITY	314.00	3,140.00	3,768.00	628.00	83.3
01-4110-2515 VISION	152.00	1,634.75	.00	( 1,634.75)	.0
01-4110-2600 ST & LONG TERM DISABILITY	67.16	671.60	805.92	134.32	83.3
TOTAL PERSONAL SERVICES	28,708.84	358,959.71	294,950.49	( 64,009.22)	121.7
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	284.76	5,725.74	3,000.00	( 2,725.74)	190.9
TOTAL MATERIAL AND SERVICES	284.76	5,749.56	21,952.00	16,202.44	26.2
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	28,993.60	364,709.27	317,902.49	( 46,806.78)	114.7

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE SERVICES</u>					
PERSONAL SERVICES:					
01-4150-1000 SALARIES	69,072.12	824,707.88	965,737.00	141,029.12	85.4
01-4150-1500 PART TIME SALARIES	584.00	10,366.00	10,000.00	( 366.00)	103.7
01-4150-1900 OVERTIME	838.16	7,938.88	.00	( 7,938.88)	.0
01-4150-2100 FICA TAXES-CITY	5,447.02	62,826.17	73,879.00	11,052.83	85.0
01-4150-2200 STATE RETIREMENT-CITY	8,777.06	104,175.09	114,270.00	10,094.91	91.2
01-4150-2400 WORKMEN'S COMPENSATION-CITY	71.75	732.55	1,200.00	467.45	61.1
01-4150-2500 HEALTH INSURANCE-CITY	20,529.18	216,252.98	294,644.00	78,391.02	73.4
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)	1,456.99	9,074.43	19,000.00	9,925.57	47.8
01-4150-2510 DENTAL INSURANCE-CITY	581.00	6,591.00	8,209.00	1,618.00	80.3
01-4150-2515 VISION	286.67	3,374.20	.00	( 3,374.20)	.0
01-4150-2600 ST & LONG TERM DISABILITY	381.30	4,315.99	5,187.16	871.17	83.2
01-4150-2760 OTHER EMPLOYEE BENEFITS	2,107.70	21,993.35	26,400.00	4,406.65	83.3
01-4150-2900 PERFORMANCE AWARDS	.00	314.90	.00	( 314.90)	.0
TOTAL PERSONAL SERVICES	110,132.95	1,272,663.42	1,518,526.16	245,862.74	83.8
MATERIALS AND SERVICES:					
01-4150-3100 OFFICE SUPPLIES & POSTAGE	3,197.94	24,664.39	25,000.00	335.61	98.7
01-4150-3310 STATE SALES TAX-GEN.GOV. & PAR	405.12	458.17	250.00	( 208.17)	183.3
01-4150-3600 COMPUTER SOFTWARE	19.99	4,885.96	.00	( 4,885.96)	.0
01-4150-4200 PROFESSIONAL SERVICES	36,608.98	56,272.55	.00	( 56,272.55)	.0
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO	.00	3,920.17	12,000.00	8,079.83	32.7
01-4150-4600 PROPERTY & LIABILITY INSURANCE	.00	137,345.98	116,015.00	( 21,330.98)	118.4
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH	1,832.60	4,731.60	7,500.00	2,768.40	63.1
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG	2,599.35	19,521.54	20,000.00	478.46	97.6
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST	731.75	1,426.06	12,000.00	10,573.94	11.9
01-4150-5100 TELEPHONE & COMMUNICATIONS	1,304.19	57,643.02	43,000.00	( 14,643.02)	134.1
01-4150-5110 COMPUTER NETWORK	7,974.06	68,572.23	80,000.00	11,427.77	85.7
01-4150-5150 COMMUNICATIONS	2,253.94	71,734.89	105,000.00	33,265.11	68.3
01-4150-5200 UTILITIES	1,817.99	19,440.45	42,682.00	23,241.55	45.6
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS	.00	219.00	.00	( 219.00)	.0
01-4150-6500 CONTRACTS FOR SERVICES	3,612.50	50,586.50	25,000.00	( 25,586.50)	202.4
01-4150-6510 COMPUTER SERVICES	.00	29,951.00	45,500.00	15,549.00	65.8
TOTAL MATERIAL AND SERVICES	62,358.41	551,373.51	533,947.00	( 17,426.51)	103.3
CAPITAL OUTLAY:					
01-4150-7400 OFFICE FURNITURE & EQUIPMENT	.00	13,745.26	1,000.00	( 12,745.26)	1374.5
TOTAL CAPITAL OUTLAY	.00	13,745.26	1,000.00	( 12,745.26)	1374.5
TOTAL ADMINISTRATIVE SERVICES	172,491.36	1,837,782.19	2,053,473.16	215,690.97	89.5

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	178,643.75	209,803.79	31,160.04	85.2
01-4160-4270	CITY PROSECUTOR	3,883.33	34,949.97	47,998.00	13,048.03	72.8
	TOTAL MATERIAL AND SERVICES	20,383.33	213,593.72	257,801.79	44,208.07	82.9
	TOTAL LEGAL	20,383.33	213,593.72	257,801.79	44,208.07	82.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING &amp; BUILDING</u>					
PERSONAL SERVICES:					
01-4170-1000 SALARIES	45,868.46	367,731.16	509,601.00	141,869.84	72.2
01-4170-1200 PLANNING & ZONING COMMISSION	1,400.00	20,800.00	25,200.00	4,400.00	82.5
01-4170-1900 OVERTIME	.00	2,002.37	.00	( 2,002.37)	.0
01-4170-2100 FICA TAXES-CITY	3,597.41	30,612.50	76,755.20	46,142.70	39.9
01-4170-2200 STATE RETIREMENT-CITY	5,653.29	47,774.86	59,154.00	11,379.14	80.8
01-4170-2400 WORKER'S COMPENSATION-CITY	405.84	3,331.96	6,220.00	2,888.04	53.6
01-4170-2500 HEALTH INSURANCE-CITY	10,615.00	86,984.87	140,406.00	53,421.13	62.0
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)	2,076.00	3,920.00	9,000.00	5,080.00	43.6
01-4170-2510 DENTAL INSURANCE-CITY	296.00	2,648.05	3,990.00	1,341.95	66.4
01-4170-2515 VISION	140.00	1,268.43	.00	( 1,268.43)	.0
01-4170-2600 ST & LONG TERM DISABILITY	523.29	2,451.44	3,057.72	606.28	80.2
01-4170-2700 VACATION/SICK ACCRUAL PAYOUT	.00	11,453.97	6,793.20	( 4,660.77)	168.6
TOTAL PERSONAL SERVICES	70,575.29	580,979.61	840,177.12	259,197.51	69.2
MATERIALS AND SERVICES:					
01-4170-3100 OFFICE SUPPLIES & POSTAGE	37.37	3,542.74	6,000.00	2,457.26	59.1
01-4170-3200 OPERATING SUPPLIES	419.60	6,528.60	1,200.00	( 5,328.60)	544.1
01-4170-4200 PROFESSIONAL SERVICES	14,544.97	195,803.73	248,842.00	53,038.27	78.7
01-4170-4210 PROFESSIONAL SERVICES - IDBS	92,047.78	325,021.25	260,000.00	( 65,021.25)	125.0
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM	2,288.75	16,245.00	10,000.00	( 6,245.00)	162.5
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO	311.73	22,697.26	10,000.00	( 12,697.26)	227.0
01-4170-4500 GEOGRAPHIC INFO SYSTEMS	1,020.00	12,880.00	10,000.00	( 2,880.00)	128.8
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	1,380.14	4,000.00	2,619.86	34.5
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG	1,298.41	6,196.26	10,000.00	3,803.74	62.0
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM	130.00	181.00	3,000.00	2,819.00	6.0
01-4170-5100 TELEPHONE & COMMUNICATIONS	30.00	300.00	.00	( 300.00)	.0
01-4170-6910 OTHER PURCHASED SERVICES	5,000.00	5,000.00	2,000.00	( 3,000.00)	250.0
TOTAL MATERIAL AND SERVICES	117,128.61	595,775.98	565,042.00	( 30,733.98)	105.4
CAPITAL OUTLAY:					
01-4170-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	11,245.00	11,245.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	11,245.00	11,245.00	.0
TOTAL PLANNING & BUILDING	187,703.90	1,176,755.59	1,416,464.12	239,708.53	83.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL</u>					
PERSONAL SERVICES:					
01-4193-1000 SALARIES	.00	38,090.00	70,980.00	32,890.00	53.7
01-4193-2100 FICA TAXES-CITY	.00	2,913.90	5,429.97	2,516.07	53.7
01-4193-2200 STATE RETIREMENT-CITY	.00	4,555.55	8,489.21	3,933.66	53.7
01-4193-2400 WORKMEN'S COMPENSATION-CITY	.00	38.26	75.00	36.74	51.0
01-4193-2500 HEALTH INSURANCE-CITY	.00	10,890.00	14,520.00	3,630.00	75.0
01-4193-2510 DENTAL INSURANCE-CITY	.00	318.41	504.00	185.59	63.2
01-4193-2515 VISION	.00	102.08	.00	( 102.08)	.0
TOTAL PERSONAL SERVICES	.00	56,908.20	99,998.18	43,089.98	56.9
MATERIALS AND SERVICES:					
01-4193-4200 PROFESSIONAL SERVICE	4,948.92	211,557.36	213,296.00	1,738.64	99.2
01-4193-4210 RESORT CITIES	.00	14,000.00	25,000.00	11,000.00	56.0
01-4193-4220 IT PROFESSIONAL SERVICES	21,604.30	141,806.93	178,260.00	36,453.07	79.6
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	.00	1,317.63	.00	( 1,317.63)	.0
01-4193-6500 CONTRACT FOR SERVICE	.00	99,210.00	131,904.00	32,694.00	75.2
01-4193-6900 MISCELLANEOUS EXPENSE	.00	475,642.61	475,000.00	( 642.61)	100.1
TOTAL MATERIAL AND SERVICES	26,553.22	3,191,880.44	3,297,806.00	105,925.56	96.8
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	24,914.94	120,803.84	366,581.06	245,777.22	33.0
TOTAL OTHER EXPENDITURES	24,914.94	1,481,670.22	1,864,258.06	382,587.84	79.5
TOTAL NON-DEPARTMENTAL	51,468.16	4,730,458.86	5,262,062.24	531,603.38	89.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINTENANCE</u>					
PERSONAL SERVICES:					
01-4194-1000 SALARIES	28,107.55	249,054.84	362,894.00	113,839.16	68.6
01-4194-1500 PART-TIME/SEASONAL	.00	.00	60,921.00	60,921.00	.0
01-4194-1800 SHIFT COVERAGE ON CALL	212.15	3,098.19	5,000.00	1,901.81	62.0
01-4194-1900 OVERTIME	388.65	6,454.69	8,500.00	2,045.31	75.9
01-4194-2100 FICA TAXES - CITY	2,380.55	22,455.91	32,422.00	9,966.09	69.3
01-4194-2200 STATE RETIREMENT - CITY	3,165.26	30,723.47	48,822.00	18,098.53	62.9
01-4194-2400 WORKER'S COMPENSATION-CITY	424.76	4,035.09	3,983.00	( 52.09)	101.3
01-4194-2500 HEALTH INSURANCE - CITY	11,027.51	102,649.50	162,596.00	59,946.50	63.1
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)	32.50	1,869.03	10,000.00	8,130.97	18.7
01-4194-2510 DENTAL INSURANCE-CITY	324.80	2,903.01	4,566.00	1,662.99	63.6
01-4194-2515 VISION	168.78	1,541.58	.00	( 1,541.58)	.0
01-4194-2600 LONG TERM DISABILITY	162.80	1,505.68	2,114.62	608.94	71.2
01-4194-2800 STATE UNEMPLOYMENT INSURANCE	1,180.00	5,854.34	8,000.00	2,145.66	73.2
TOTAL PERSONAL SERVICES	47,575.31	432,145.33	709,818.62	277,673.29	60.9
MATERIALS AND SERVICES:					
01-4194-3100 OFFICE SUPPLIES & POSTAGE	.00	.00	300.00	300.00	.0
01-4194-3200 OPERATING SUPPLIES	1,980.74	8,238.84	10,000.00	1,761.16	82.4
01-4194-3500 MOTOR FUELS & LUBRICANTS	173.82	1,458.17	16,000.00	14,541.83	9.1
01-4194-4200 PROFESSIONAL SERVICES	7,205.22	94,649.00	62,718.00	( 31,931.00)	150.9
01-4194-4210 PROFESSIONAL SERVC-CITY TREES	9,160.64	9,295.64	15,000.00	5,704.36	62.0
01-4194-4220 PROF SERV-CITY BEAUTIFICATION	14,367.70	63,791.66	85,000.00	21,208.34	75.1
01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	490.00	440.00	( 50.00)	111.4
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	1,759.48	1,000.00	( 759.48)	176.0
01-4194-5100 TELEPHONE & COMMUNICATIONS	30.00	300.00	720.00	420.00	41.7
01-4194-5200 UTILITIES	1,876.29	35,517.65	36,000.00	482.35	98.7
01-4194-5300 CUSTODIAL & CLEANING SERVICES	9,274.00	41,799.77	80,000.00	38,200.23	52.3
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS	3,170.10	51,213.16	56,000.00	4,786.84	91.5
01-4194-5910 REPAIR & MAINT-491 SV ROAD	2,102.72	41,874.52	77,000.00	35,125.48	54.4
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR	2,813.86	25,605.56	48,100.00	22,494.44	53.2
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI	25.90	405.67	3,500.00	3,094.33	11.6
01-4194-6100 REPAIR & MAINT--MACHINERY & EQ	254.83	2,121.70	6,000.00	3,878.30	35.4
01-4194-6950 MAINTENANCE	4,832.02	15,677.39	36,000.00	20,322.61	43.6
TOTAL MATERIAL AND SERVICES	57,267.84	394,198.21	533,778.00	139,579.79	73.9
TOTAL FACILITY MAINTENANCE	104,843.15	826,343.54	1,243,596.62	417,253.08	66.5

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>						
PERSONAL SERVICES:						
01-4210-1000	SALARIES	13,267.11	107,328.28	115,690.00	8,361.72	92.8
01-4210-1500	PART-TIME	.00	.00	27,851.00	27,851.00	.0
01-4210-1900	OVERTIME	2,743.92	9,727.08	5,000.00	( 4,727.08)	194.5
01-4210-2100	FICA TAXES-CITY	1,198.58	8,690.11	10,981.00	2,290.89	79.1
01-4210-2200	STATE RETIREMENT-CITY	1,588.48	12,310.15	17,167.00	4,856.85	71.7
01-4210-2400	WORKMEN'S COMPENSATION-CITY	354.41	2,693.32	4,637.00	1,943.68	58.1
01-4210-2500	HEALTH INSURANCE-CITY	6,711.56	67,115.60	80,539.00	13,423.40	83.3
01-4210-2505	HEALTH REIMBURSEMENT ACCT(HRA)	270.80	966.31	4,000.00	3,033.69	24.2
01-4210-2510	DENTAL INSURANCE-CITY	169.00	1,690.00	2,028.00	338.00	83.3
01-4210-2515	VISION	88.00	948.60	.00	( 948.60)	.0
01-4210-2600	ST & LONG TERM DISABILITY	56.71	567.10	680.52	113.42	83.3
TOTAL PERSONAL SERVICES		26,448.57	212,036.55	268,573.52	56,536.97	79.0
MATERIALS AND SERVICES:						
01-4210-3100	OFFICE SUPPLIES & POSTAGE	.00	1,371.35	5,000.00	3,628.65	27.4
01-4210-3200	OPERATING SUPPLIES	12.52	451.31	300.00	( 151.31)	150.4
01-4210-3500	MOTOR FUELS & LUBRICANTS	238.99	3,653.76	7,000.00	3,346.24	52.2
01-4210-3600	COMPUTER SOFTWARE	.00	.00	2,000.00	2,000.00	.0
01-4210-3610	PARKING OPS PROCESSING FEES	60.00	14,826.18	26,000.00	11,173.82	57.0
01-4210-3620	PARKING OPS EQUIPMENT FEES	.00	8,862.12	11,000.00	2,137.88	80.6
01-4210-4200	PROFESSIONAL SERVICES	1,450.00	28,546.25	59,750.00	31,203.75	47.8
01-4210-4250	PROF.SERVICES-BCSO CONTRACT	159,837.92	1,443,200.50	1,918,054.67	474,854.17	75.2
01-4210-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	867.63	.00	( 867.63)	.0
01-4210-5100	TELEPHONE & COMMUNICATIONS	518.02	3,662.98	4,350.00	687.02	84.2
01-4210-6000	REPAIR & MAINT--AUTOMOTIVE EQU	29.95	1,586.21	13,000.00	11,413.79	12.2
TOTAL MATERIAL AND SERVICES		162,147.40	1,507,028.29	2,046,454.67	539,426.38	73.6
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		188,595.97	1,719,064.84	2,320,028.19	600,963.35	74.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE &amp; RESCUE</u>					
PERSONAL SERVICES:					
01-4230-1000 SALARIES	100,160.28	1,101,224.42	1,470,123.00	368,898.58	74.9
01-4230-1500 PAID ON-CALL WAGES	28,405.25	218,654.66	135,000.00	( 83,654.66)	162.0
01-4230-1700 WOOC (WORKING OUT OF CLASS)	6,232.68	81,086.02	8,000.00	( 73,086.02)	1013.6
01-4230-1900 OVERTIME	3,272.02	149,597.47	120,000.00	( 29,597.47)	124.7
01-4230-2100 FICA TAXES-CITY	10,662.19	119,117.10	132,584.00	13,466.90	89.8
01-4230-2300 FIREMEN'S RETIREMENT-CITY	16,726.87	191,474.08	234,125.00	42,650.92	81.8
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	4,102.14	45,842.19	40,000.00	( 5,842.19)	114.6
01-4230-2500 HEALTH INSURANCE-CITY	29,343.16	326,603.56	369,852.00	43,248.44	88.3
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)	3,902.30	6,639.42	26,000.00	19,360.58	25.5
01-4230-2510 DENTAL INSURANCE-CITY	981.50	9,542.00	11,040.00	1,498.00	86.4
01-4230-2515 VISION	460.00	4,964.35	.00	( 4,964.35)	.0
01-4230-2530 EMPLOYEE MEDICAL SERVICES	.00	3,857.00	.00	( 3,857.00)	.0
01-4230-2535 VEBA	5,700.00	51,900.00	57,600.00	5,700.00	90.1
01-4230-2540 MERP-MEDICAL EXP REIMBURSEMENT	637.50	6,075.00	7,200.00	1,125.00	84.4
01-4230-2600 ST & LONG TERM DISABILITY	653.29	6,696.26	8,310.64	1,614.38	80.6
01-4230-2700 VACATION/SICK ACCRUAL PAYOUT	3,494.61	28,794.74	25,000.00	( 3,794.74)	115.2
01-4230-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	3,000.00	3,000.00	.0
01-4230-2900 PERFORMANCE AWARDS	.00	5,194.35	4,200.00	( 994.35)	123.7
TOTAL PERSONAL SERVICES	214,733.79	2,357,262.62	2,664,034.64	306,772.02	88.5
MATERIALS AND SERVICES:					
01-4230-3200 OPERATING SUPPLIES FIRE	1,324.33	12,855.31	45,000.00	32,144.69	28.6
01-4230-3210 OPERATING SUPPLIES EMS	5,066.07	46,960.85	63,000.00	16,039.15	74.5
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE	593.28	4,733.99	8,000.00	3,266.01	59.2
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS	593.28	4,800.69	8,000.00	3,199.31	60.0
01-4230-4200 PROFESSIONAL SERVICES FIRE	7,530.40	37,562.58	27,000.00	( 10,562.58)	139.1
01-4230-4210 PROFESSIONAL SERVICES EMS	7,530.39	25,845.91	20,000.00	( 5,845.91)	129.2
01-4230-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	110.00	.00	( 110.00)	.0
01-4230-4900 TRAINING/TRAVEL/MTG FIRE	.00	8,653.78	16,000.00	7,346.22	54.1
01-4230-4910 TRAINING EMS	.00	3,375.12	12,000.00	8,624.88	28.1
01-4230-4920 TRAINING-FACILITY	113.33	1,171.28	12,000.00	10,828.72	9.8
01-4230-4930 PUBLIC EDUCATION	1,260.00	14,018.74	.00	( 14,018.74)	.0
01-4230-4940 IDL FIRE EXPENSES	.00	16,868.36	200,000.00	183,131.64	8.4
01-4230-5100 TELEPHONE & COMMUNICATION FIRE	878.71	12,532.96	21,000.00	8,467.04	59.7
01-4230-5110 TELEPHONE & COMMUNICATION EMS	878.68	10,818.80	21,000.00	10,181.20	51.5
01-4230-5200 UTILITIES	1,548.82	26,911.60	45,600.00	18,688.40	59.0
01-4230-5900 REPAIR & MAINTENANCE-BUILDINGS	161.08	23,279.87	24,000.00	720.13	97.0
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE	615.92	30,443.68	18,000.00	( 12,443.68)	169.1
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS	604.01	7,170.25	12,000.00	4,829.75	59.8
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ	665.04	6,667.04	60,000.00	53,332.96	11.1
01-4230-6110 REPAIR & MAINT--MACHINERY & EQ	135.55	3,881.00	2,500.00	( 1,381.00)	155.2
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	29,498.89	300,226.90	625,350.00	325,123.10	48.0



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
CAPITAL OUTLAY:					
01-4230-7700 LEASE-AERIAL TOWER	.00	58,429.65	58,430.00	.35	100.0
01-4230-7710 LEASE-ENFORCER PUC PUMPERKB790	.00	140,801.73	141,000.00	198.27	99.9
TOTAL CAPITAL OUTLAY	.00	199,231.38	199,430.00	198.62	99.9
TOTAL FIRE & RESCUE	244,232.68	2,856,720.90	3,488,814.64	632,093.74	81.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET</u>					
PERSONAL SERVICES:					
01-4310-1000 SALARIES	62,241.12	598,747.49	719,144.00	120,396.51	83.3
01-4310-1500 PART-TIME	.00	.00	65,800.00	65,800.00	.0
01-4310-1800 SHIFT COVERAGE ON CALL	160.65	19,136.99	17,500.00	( 1,636.99)	109.4
01-4310-1900 OVERTIME	9,440.40	45,595.13	35,000.00	( 10,595.13)	130.3
01-4310-2100 FICA TAXES-CITY	5,462.88	50,448.41	60,977.70	10,529.29	82.7
01-4310-2200 STATE RETIREMENT-CITY	8,592.32	76,640.20	87,463.00	10,822.80	87.6
01-4310-2400 WORKER'S COMPENSATION-CITY	2,024.99	17,767.56	27,628.00	9,860.44	64.3
01-4310-2500 HEALTH INSURANCE-CITY	17,680.73	181,509.96	216,685.00	35,175.04	83.8
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)	2,659.32	3,760.18	15,500.00	11,739.82	24.3
01-4310-2510 DENTAL INSURANCE-CITY	534.80	5,467.96	6,576.00	1,108.04	83.2
01-4310-2515 VISION	248.78	2,534.93	.00	( 2,534.93)	.0
01-4310-2600 ST & LONG TERM DISABILITY	340.16	3,485.49	4,323.06	837.57	80.6
01-4310-2800 STATE UNEMPLOYMENT INSURANCE	.00	33.44	6,000.00	5,966.56	.6
TOTAL PERSONAL SERVICES	109,386.15	1,005,127.74	1,262,596.76	257,469.02	79.6
MATERIALS AND SERVICES:					
01-4310-3200 OPERATING SUPPLIES	400.39	13,441.47	16,240.00	2,798.53	82.8
01-4310-3400 MINOR EQUIPMENT	503.25	1,795.45	3,800.00	2,004.55	47.3
01-4310-3500 MOTOR FUELS & LUBRICANTS	4,784.12	82,797.24	109,092.00	26,294.76	75.9
01-4310-3600 COMPUTER SOFTWARE	15.00	6,814.00	6,800.00	( 14.00)	100.2
01-4310-4200 PROFESSIONAL SERVICES	1,714.46	189,928.69	204,000.00	14,071.31	93.1
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG	460.00	1,080.00	4,515.00	3,435.00	23.9
01-4310-5100 TELEPHONE & COMMUNICATIONS	30.00	300.00	7,000.00	6,700.00	4.3
01-4310-5200 UTILITIES	980.42	14,184.97	19,500.00	5,315.03	72.7
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU	1,023.85	7,150.81	8,700.00	1,549.19	82.2
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ	5,651.40	50,442.89	98,650.00	48,207.11	51.1
01-4310-6910 OTHER PURCHASED SERVICES	1,811.33	13,087.93	16,000.00	2,912.07	81.8
01-4310-6920 SIGNS & SIGNALIZATION	.00	12,901.12	16,000.00	3,098.88	80.6
01-4310-6930 STREET LIGHTING	1,807.00	20,622.51	18,500.00	( 2,122.51)	111.5
01-4310-6950 MAINTENANCE & IMPROVEMENTS	85,806.88	138,161.63	338,300.00	200,138.37	40.8
TOTAL MATERIAL AND SERVICES	104,988.10	552,708.71	867,097.00	314,388.29	63.7
TOTAL STREET	214,374.25	1,557,836.45	2,129,693.76	571,857.31	73.2

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
PERSONAL SERVICES:					
01-4510-1000 SALARIES	26,138.50	228,317.36	275,420.00	47,102.64	82.9
01-4510-1500 PART-TIME/SEASONAL	19,606.01	37,012.81	85,000.00	47,987.19	43.5
01-4510-1900 OVERTIME	.00	833.25	.00	( 833.25)	.0
01-4510-2100 FICA TAXES - CITY	3,468.38	20,104.16	27,540.00	7,435.84	73.0
01-4510-2200 STATE RETIREMENT - CITY	2,533.86	26,562.00	43,056.00	16,494.00	61.7
01-4510-2400 WORKER'S COMPENSATION - CITY	814.68	4,300.79	7,700.00	3,399.21	55.9
01-4510-2500 HEALTH INSURANCE - CITY	8,133.02	72,152.28	83,829.00	11,676.72	86.1
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)	1,313.29	4,414.94	5,000.00	585.06	88.3
01-4510-2510 DENTAL INSURANCE-CITY	229.50	2,143.00	2,526.00	383.00	84.8
01-4510-2515 VISION	108.00	1,065.50	.00	( 1,065.50)	.0
01-4510-2600 ST & LONG TERM DISABILITY	136.55	1,365.50	1,612.80	247.30	84.7
01-4510-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	1,000.00	1,000.00	.0
TOTAL PERSONAL SERVICES	62,481.79	398,271.59	532,683.80	134,412.21	74.8
MATERIALS AND SERVICES:					
01-4510-3100 OFFICE SUPPLIES & POSTAGE	181.71	213.72	1,000.00	786.28	21.4
01-4510-3200 OPERATING SUPPLIES	573.26	3,401.32	4,500.00	1,098.68	75.6
01-4510-3250 RECREATION SUPPLIES	2,246.90	9,407.12	11,000.00	1,592.88	85.5
01-4510-3280 YOUTH GOLF	( 17.60)	220.00	1,000.00	780.00	22.0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY	7.01	5,895.78	7,500.00	1,604.22	78.6
01-4510-3310 STATE SALES TAX-PARK	889.22	5,178.49	8,500.00	3,321.51	60.9
01-4510-3500 MOTOR FUELS & LUBRICANTS	40.80	1,688.62	3,500.00	1,811.38	48.3
01-4510-4200 PROFESSIONAL SERVICE	1,715.00	4,180.61	3,842.00	( 338.61)	108.8
01-4510-4410 ADVERTISING & PUBLICATIONS	.00	1,099.40	1,000.00	( 99.40)	109.9
01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	65.00	500.00	435.00	13.0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG	688.50	688.50	1,000.00	311.50	68.9
01-4510-5100 TELEPHONE & COMMUNICATIONS	.00	.00	1,500.00	1,500.00	.0
01-4510-5200 UTILITIES	258.68	3,961.38	11,400.00	7,438.62	34.8
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	616.53	3,500.00	2,883.47	17.6
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ	.00	1,771.54	2,500.00	728.46	70.9
TOTAL MATERIAL AND SERVICES	6,583.48	38,388.01	62,242.00	23,853.99	61.7
TOTAL RECREATION	69,065.27	436,659.60	594,925.80	158,266.20	73.4
TOTAL FUND EXPENDITURES	1,282,151.67	15,719,924.96	19,084,762.81	3,364,837.85	82.4
NET REVENUE OVER EXPENDITURES	37,114.07	( 1,183,878.12)	.41	1,183,878.53	(28875

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

WAGON DAYS FUND

ASSETS

02-1000-0000	CASH - COMBINED	(	3,021.72)	
02-1510-0000	INVESTMENTS--WAGON DAYS #1625		8.84	
02-1520-0000	WAGON DAYS- US BANK #2315		58,028.94	
	TOTAL ASSETS			55,016.06

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		50,002.47	
	BALANCE - CURRENT DATE		55,266.06	
	TOTAL FUND EQUITY			55,266.06
	TOTAL LIABILITIES AND EQUITY			55,016.06

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	435.75	435.75	6,000.00	5,564.25	7.3
	<u>TOTAL WAGON DAYS REVENUE</u>	<u>435.75</u>	<u>1,935.75</u>	<u>7,500.00</u>	<u>5,564.25</u>	<u>25.8</u>
	<u>MISCELLANEOUS REVENUE</u>					
02-3700-1000	INTEREST EARNINGS	4.43	203.32	150.00	( 53.32)	135.6
02-3700-3600	REFUNDS & REIMBURSEMENTS	.00	2,100.00	.00	( 2,100.00)	.0
02-3700-6500	SPONSORSHIPS	.00	8,507.96	10,000.00	1,492.04	85.1
02-3700-7000	RESERVED SEATING	.00	.00	3,500.00	3,500.00	.0
02-3700-8722	TRANSFER FROM LOT	19,465.83	127,918.32	166,850.00	38,931.68	76.7
	<u>TOTAL MISCELLANEOUS REVENUE</u>	<u>19,470.26</u>	<u>138,729.60</u>	<u>180,500.00</u>	<u>41,770.40</u>	<u>76.9</u>
	<u>TOTAL FUND REVENUE</u>	<u>19,906.01</u>	<u>140,665.35</u>	<u>188,000.00</u>	<u>47,334.65</u>	<u>74.8</u>

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	2,967.11	400.00	( 2,567.11)	741.8
02-4530-3200 OPERATING SUPPLIES	.00	3,390.87	9,000.00	5,609.13	37.7
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	71,444.44	72,000.00	555.56	99.2
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	5,850.00	21,000.00	15,150.00	27.9
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO	332.50	5,387.14	8,000.00	2,612.86	67.3
02-4530-5210 SOLID WASTE COLLECTION	.00	358.85	4,500.00	4,141.15	8.0
TOTAL MATERIAL AND SERVICES	332.50	90,662.88	182,700.00	92,037.12	49.6
TOTAL WAGON DAYS EXPENDITURES	332.50	90,662.88	188,000.00	97,337.12	48.2
TOTAL FUND EXPENDITURES	332.50	90,662.88	188,000.00	97,337.12	48.2
NET REVENUE OVER EXPENDITURES	19,573.51	50,002.47	.00	( 50,002.47)	.0

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

ASSETS

03-1000-0000	CASH - COMBINED	199,631.40	
03-1510-0000	INVESTMENTS--GEN CIP #2572	3,877,343.12	
	TOTAL ASSETS		4,076,974.52

LIABILITIES AND EQUITY

LIABILITIES

03-2030-0000	ACCOUNTS PAYABLE	159,950.00	
	TOTAL LIABILITIES		159,950.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
03-2710-0000	GEN CAPITAL IMPRVMT BALANCE	5,250,319.45	
	REVENUE OVER EXPENDITURES - YTD	( 1,333,294.93)	
	BALANCE - CURRENT DATE	3,917,024.52	
	TOTAL FUND EQUITY		3,917,024.52
	TOTAL LIABILITIES AND EQUITY		4,076,974.52

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	274,174.91	300,000.00	25,825.09	91.4
TOTAL GENERAL CIP REVENUE	.00	274,174.91	300,000.00	25,825.09	91.4
<u>SOURCE 3400</u>					
03-3400-7200 STREET IMPACT FEES	9,366.18	53,035.04	.00	( 53,035.04)	.0
03-3400-7210 PARKS & RECREATION IMPACT FEE	.00	9,280.00	.00	( 9,280.00)	.0
03-3400-7220 FIRE & RESCUE IMPACT FEES	4,317.63	24,719.73	.00	( 24,719.73)	.0
03-3400-7230 POLICE IMPACT FEES	( 160.00)	1,830.36	.00	( 1,830.36)	.0
TOTAL SOURCE 3400	13,523.81	88,865.13	.00	( 88,865.13)	.0
<u>MISCELLANEOUS REVENUE</u>					
03-3700-1000 INTEREST EARNINGS	13,851.74	171,808.05	.00	( 171,808.05)	.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	689,987.66	728,383.26	.00	( 728,383.26)	.0
03-3700-3650 FIRE DEPARTMENT DONATIONS	.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	1,218,750.00	1,262,500.00	43,750.00	96.5
03-3700-8790 ITD MAIN STREET FUNDING	.00	300,000.00	.00	( 300,000.00)	.0
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	725,714.40	3,349,709.31	3,087,678.00	( 262,031.31)	108.5
<u>FUND BALANCE</u>					
03-3800-9000 FUND BALANCE	.00	.00	3,606,733.00	3,606,733.00	.0
TOTAL FUND BALANCE	.00	.00	3,606,733.00	3,606,733.00	.0
TOTAL FUND REVENUE	739,238.21	3,712,749.35	6,994,411.00	3,281,661.65	53.1



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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 (P)	105,264.60	483,593.05	500,000.00	16,406.95	96.7
03-4193-7135 MAIN STREET REHAB	840,945.76	2,004,116.29	3,492,204.00	1,488,087.71	57.4
03-4193-7145 5TH STREET SIDEWALK REPLACE	1,377.60	9,548.69	.00 (	9,548.69)	.0
03-4193-7150 BIKE NETWORK IMPROVEMENTS	5,088.55	57,470.54	80,000.00	22,529.46	71.8
03-4193-7180 POWER LINE UNDERGROUNDING (P)	.00	1,045,463.00	700,632.00 (	344,831.00)	149.2
03-4193-7195 MAIN STREET DESIGN & RECONSTR	.00	17,896.75	.00 (	17,896.75)	.0
03-4193-7200 TECHNOLOGY UPGRADES	851.32	74,104.70	199,575.00	125,470.30	37.1
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	12,399.00	.00 (	12,399.00)	.0
03-4193-7611 PAVEMENT MANAGEMENT PROG (P)	570,055.00	572,246.23	600,000.00	27,753.77	95.4
03-4193-7612 MASTIC PATCHER	.00	80,225.00	.00 (	80,225.00)	.0
03-4193-7613 ROAD BARRIERS	.00	86,645.18	.00 (	86,645.18)	.0
TOTAL CAPITAL OUTLAY	1,523,582.83	4,446,609.27	5,727,411.00	1,280,801.73	77.6
OTHER EXPENDITURES:					
03-4193-9930 GENERAL FUND CIP CONTINGENCY	19,737.00	41,383.50	.00 (	41,383.50)	.0
TOTAL OTHER EXPENDITURES	19,737.00	41,383.50	.00 (	41,383.50)	.0
TOTAL GENERAL CIP EXPENDITURES	1,543,319.83	4,487,992.77	5,727,411.00	1,239,418.23	78.4

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	( 35,725.75)	.00	.00	.00	.0
03-4194-7110	FORD RANGER	27,280.00	27,280.00	35,000.00	7,720.00	77.9
03-4194-7120	ATKINSON PARK IRRIG UPGRADES	.00	.00	50,000.00	50,000.00	.0
03-4194-7135	FOREST SRV PARK RENOVATION	62,154.22	80,065.72	175,000.00	94,934.28	45.8
03-4194-7140	BONNING CABIN PRESERVATION	.00	28,974.00	50,000.00	21,026.00	58.0
03-4194-7155	ROTARY PARK REHABILATION	21,286.20	24,261.53	124,500.00	100,238.47	19.5
03-4194-7156	ORE WAGON R&M	.00	.00	170,000.00	170,000.00	.0
03-4194-7160	TOWNE SQUARE DESIGN SCOPE	12,000.00	68,000.00	.00	( 68,000.00)	.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		86,994.67	232,731.25	844,500.00	611,768.75	27.6
TOTAL FACILITY MAINT CIP EXPENDITURE		86,994.67	232,731.25	844,500.00	611,768.75	27.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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)	55,572.74	55,572.74	60,000.00	4,427.26	92.6
	TOTAL CAPITAL OUTLAY	55,572.74	55,572.74	60,000.00	4,427.26	92.6
	TOTAL POLICE CIP EXPENDITURES	55,572.74	55,572.74	60,000.00	4,427.26	92.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	11,797.00	100,485.05	110,000.00	9,514.95	91.4
03-4230-7115 FIREFIGHTIN EQ (TOOLS)	375.13	3,230.54	15,000.00	11,769.46	21.5
03-4230-7120 RADIOS (PORTABLE)	.00	16,795.33	14,000.00	( 2,795.33)	120.0
03-4230-7125 RESCUE (CITY PROVIDED)	2,710.19	4,788.90	30,000.00	25,211.10	16.0
03-4230-7130 PPE (TURNOUT GEAR)	3,000.10	20,850.12	32,000.00	11,149.88	65.2
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	17,882.42	146,826.06	207,500.00	60,673.94	70.8
TOTAL FIRE & RESCUE CIP EXPENDITURES	17,882.42	146,826.06	207,500.00	60,673.94	70.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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)	.00	57,057.00	35,000.00	( 22,057.00)	163.0
	TOTAL CAPITAL OUTLAY	.00	122,737.74	135,000.00	12,262.26	90.9
	TOTAL STREETS CIP EXPENDITURES	.00	122,737.74	135,000.00	12,262.26	90.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	1,703,769.66	5,046,044.28	6,994,411.00	1,948,366.72	72.1
NET REVENUE OVER EXPENDITURES	( 964,531.45)	( 1,333,294.93)	.00	1,333,294.93	.0

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

ORIGINAL LOT FUND

ASSETS

22-1000-0000	CASH - COMBINED	(	21,284.05)	
22-1050-0000	TAXES RECEIVABLE		315,410.74	
22-1510-0000	INVESTMENTS-LOT #3183		362,956.69	
TOTAL ASSETS				657,083.38

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	(	704,110.32)	
BALANCE - CURRENT DATE			658,583.38	
TOTAL FUND EQUITY				658,583.38
TOTAL LIABILITIES AND EQUITY				657,083.38

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

ORIGINAL LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>ORIGINAL LOT TAX</u>					
22-3100-3000	ORIGINAL LOT TAX	340,086.29	3,207,813.07	3,195,890.00	( 11,923.07)	100.4
	TOTAL ORIGINAL LOT TAX	340,086.29	3,207,813.07	3,195,890.00	( 11,923.07)	100.4
	<u>MISCELLANEOUS REVENUE</u>					
22-3700-1000	INTEREST EARNINGS	1,296.66	13,644.96	.00	( 13,644.96)	.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	40,787.50	48,945.00	8,157.50	83.3
	TOTAL MISCELLANEOUS REVENUE	5,375.41	55,832.46	48,945.00	( 6,887.46)	114.1
	<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	345,461.70	3,263,645.53	4,603,226.00	1,339,580.47	70.9



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	203.14	2,180.48	1,000.00	( 1,180.48)	218.1
22-4910-4200 PROFESSIONAL SERVICES	.00	27,000.00	21,591.00	( 5,409.00)	125.1
22-4910-5000 ADMINISTRATIVE EXPENSE-GEN FND	416.67	4,166.70	5,000.00	833.30	83.3
22-4910-6060 EVENTS/PROMOTIONS	20,192.47	104,220.17	115,195.00	10,974.83	90.5
22-4910-6070 SVED	.00	15,000.00	15,000.00	.00	100.0
22-4910-6075 IDAHO DARK SKY ALLIANCE	.00	2,500.00	2,500.00	.00	100.0
22-4910-6080 MOUNTAIN RIDES	.00	618,000.00	824,000.00	206,000.00	75.0
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	20,812.28	954,420.83	1,173,876.00	219,455.17	81.3
OTHER EXPENDITURES:					
22-4910-8801 REIMBURSE GF POLICE/FIRE/AMB	166,666.67	1,666,666.70	2,000,000.00	333,333.30	83.3
22-4910-8802 TRNSFR TO WAGON DAYS FUND	19,465.83	127,918.32	166,850.00	38,931.68	76.7
22-4910-8803 TRANSFER TO GENERAL CIP	21,875.00	1,218,750.00	1,262,500.00	43,750.00	96.5
TOTAL OTHER EXPENDITURES	208,007.50	3,013,335.02	3,429,350.00	416,014.98	87.9
TOTAL ORIGINAL LOT TAX	228,819.78	3,967,755.85	4,603,226.00	635,470.15	86.2
TOTAL FUND EXPENDITURES	228,819.78	3,967,755.85	4,603,226.00	635,470.15	86.2
NET REVENUE OVER EXPENDITURES	116,641.92	( 704,110.32)	.00	704,110.32	.0

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

ADDITIONAL1%-LOT FUND

ASSETS

25-1000-0000	CASH - COMBINED	137,614.43	
	TOTAL ASSETS		137,614.43

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
25-2710-0000	FUND BALANCE	349,124.86	
	REVENUE OVER EXPENDITURES - YTD	( 211,510.43)	
	BALANCE - CURRENT DATE	137,614.43	
	TOTAL FUND EQUITY		137,614.43
	TOTAL LIABILITIES AND EQUITY		137,614.43

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

ADDITIONAL 1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>ADDITIONAL 1%-LOT</u>					
25-3100-3010	ADDITIONAL 1%	289,434.17	2,592,113.41	2,447,253.00	( 144,860.41)	105.9
	TOTAL ADDITIONAL 1%-LOT	289,434.17	2,592,113.41	2,447,253.00	( 144,860.41)	105.9
	<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	289,434.17	2,592,113.41	2,746,378.00	154,264.59	94.4

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	88,787.61	1,166,612.01	1,199,154.00	32,541.99	97.3
25-4910-4240	SVASB RELEASE FUND BALANCE	.00	299,125.00	299,125.00	.00	100.0
	TOTAL MATERIAL AND SERVICES	88,787.61	1,465,737.01	1,498,279.00	32,541.99	97.8
	OTHER EXPENDITURES:					
25-4910-8822	TRANSFER TO ORIG LOT-DIR COST	4,078.75	40,787.50	48,945.00	8,157.50	83.3
25-4910-8824	TRANSFER TO HOUSING	140,638.34	1,297,099.33	1,199,154.00	( 97,945.33)	108.2
	TOTAL OTHER EXPENDITURES	144,717.09	1,337,886.83	1,248,099.00	( 89,787.83)	107.2
	TOTAL ADDITIONAL 1%-LOT	233,504.70	2,803,623.84	2,746,378.00	( 57,245.84)	102.1
	TOTAL FUND EXPENDITURES	233,504.70	2,803,623.84	2,746,378.00	( 57,245.84)	102.1
	NET REVENUE OVER EXPENDITURES	55,929.47	( 211,510.43)	.00	211,510.43	.0

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

FIRE BOND FUND

ASSETS

41-1000-0000	CASH - COMBINED	469,148.04	
41-1050-0000	TAXES RECEIVABLE--CURRENT	5,738.43	
	TOTAL ASSETS		474,886.47

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
41-2710-0000	FUND BALANCE	( 1,883.51)	
	REVENUE OVER EXPENDITURES - YTD	476,769.98	
	BALANCE - CURRENT DATE	474,886.47	
	TOTAL FUND EQUITY		474,886.47
	TOTAL LIABILITIES AND EQUITY		474,886.47

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>PROPERTY TAX</u>					
41-3100-1000	PROPERTY TAX GO LEVY	141,796.73	606,879.89	617,019.00	10,139.11	98.4
41-3100-9000	PENALTY & INTEREST ON TAXES	416.68	1,649.47	.00	( 1,649.47)	.0
	TOTAL PROPERTY TAX	142,213.41	608,529.36	617,019.00	8,489.64	98.6
	TOTAL FUND REVENUE	142,213.41	608,529.36	617,019.00	8,489.64	98.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	2,250.00	2,250.00	3,000.00	750.00	75.0
	TOTAL MATERIAL AND SERVICES	2,250.00	2,250.00	3,000.00	750.00	75.0
	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	2,250.00	131,759.38	617,019.00	485,259.62	21.4
	TOTAL FUND EXPENDITURES	2,250.00	131,759.38	617,019.00	485,259.62	21.4
	NET REVENUE OVER EXPENDITURES	139,963.41	476,769.98	.00	( 476,769.98)	.0

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

IN-LIEU HOUSING FUND

ASSETS

52-1000-0000	CASH - COMBINED	(	335,803.34)	
52-1515-0000	INVESTMENTS--IN-LIEU HOUS#3044		972,006.52	
	TOTAL ASSETS			636,203.18

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
52-2710-0000	FUND BALANCE		1,779,661.65	
	REVENUE OVER EXPENDITURES - YTD	(	1,143,458.47)	
	BALANCE - CURRENT DATE		636,203.18	
	TOTAL FUND EQUITY			636,203.18
	TOTAL LIABILITIES AND EQUITY			636,203.18



CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

IN-LIEU HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
52-3700-1000	INTEREST EARNINGS	3,472.48	36,541.53	5,000.00	( 31,541.53)	730.8
52-3700-7500	IN-LIEU-AFFORDABLE HOUSING FEE	.00	.00	300,000.00	300,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	3,472.48	36,541.53	305,000.00	268,458.47	12.0
	<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	3,472.48	36,541.53	2,394,874.00	2,358,332.47	1.5

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	3,472.48	( 1,143,458.47)	.00	1,143,458.47	.0

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

COMMUNITY HOUSING

ASSETS

54-1000-0000	CASH - COMBINED	849,654.58	
	TOTAL ASSETS		849,654.58

LIABILITIES AND EQUITY

LIABILITIES

54-2030-0000	ACCOUNTS PAYABLE	( 132.15)	
54-2300-0000	DEPOSITS-SEC DEP LTL	1,375.00	
	TOTAL LIABILITIES		1,242.85

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
54-2710-0000	FUND BALANCE	128,743.70	
	REVENUE OVER EXPENDITURES - YTD	719,668.03	
	BALANCE - CURRENT DATE	848,411.73	
	TOTAL FUND EQUITY		848,411.73
	TOTAL LIABILITIES AND EQUITY		849,654.58

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

COMMUNITY HOUSING

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>COMMUNITY HOUSING REVENUE</u>					
54-3700-2000	LIFT TOWER LODGE RENTS	7,113.00	77,665.56	94,836.00	17,170.44	81.9
54-3700-2010	291 N 2ND AVE RENTS	4,950.00	23,945.20	.00	( 23,945.20)	.0
54-3700-2020	DEED RESTRICTION RENTS	5,600.00	27,706.13	.00	( 27,706.13)	.0
54-3700-3600	REFUNDS & REIMBURSEMENTS(BCHA)	.00	258,663.48	252,055.00	( 6,608.48)	102.6
54-3700-3610	REFUNDS & REIM BLAINE COUNTY	.00	115,875.00	150,000.00	34,125.00	77.3
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%	140,638.34	1,297,099.33	1,199,154.00	( 97,945.33)	108.2
54-3700-8730	TRANSFER FROM IN-LIEU FUND	.00	500,000.00	500,000.00	.00	100.0
	TOTAL COMMUNITY HOUSING REVENUE	158,301.34	3,369,446.39	3,074,045.00	( 295,401.39)	109.6
	TOTAL FUND REVENUE	158,301.34	3,369,446.39	3,074,045.00	( 295,401.39)	109.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY HOUSING EXPENSE</u>					
PERSONAL SERVICES:					
54-4410-1000 SALARIES	32,682.62	332,460.68	692,968.00	360,507.32	48.0
54-4410-1500 PART-TIME SALARIES	988.01	26,505.40	.00 (	26,505.40)	.0
54-4410-2100 FICA TAXES-CITY	2,499.82	26,723.06	.00 (	26,723.06)	.0
54-4410-2200 STATE RETIREMENT-CITY	4,026.99	42,785.10	.00 (	42,785.10)	.0
54-4410-2400 WORKMEN'S COMPENSATION-CITY	44.25	741.19	.00 (	741.19)	.0
54-4410-2500 HEALTH INSURANCE-CITY	10,341.56	99,116.24	.00 (	99,116.24)	.0
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)	1,603.08	3,565.73	.00 (	3,565.73)	.0
54-4410-2510 DENTAL INSURANCE-CITY	301.40	2,948.04	.00 (	2,948.04)	.0
54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)	138.44	1,444.63	.00 (	1,444.63)	.0
54-4410-2600 LONG TERM DISABILITY	210.45	1,849.58	.00 (	1,849.58)	.0
TOTAL PERSONAL SERVICES	52,836.62	538,139.65	692,968.00	154,828.35	77.7
MATERIALS AND SERVICES:					
54-4410-3100 GENERAL OFFICE	1,616.83	16,693.20	11,500.00 (	5,193.20)	145.2
54-4410-3200 LIFT TOWER LODGE OPERATIONS	.00	5,211.34	89,200.00	83,988.66	5.8
54-4410-4200 PROFESSIONAL SERVICES	3,073.81	106,097.98	75,000.00 (	31,097.98)	141.5
54-4410-4210 LEASE TO LOCALS INCENTIVES	8,700.00	57,700.00	200,000.00	142,300.00	28.9
54-4410-4215 LEASE TO LOCALS PROF SERVICES	.00	43,371.56	100,000.00	56,628.44	43.4
54-4410-4225 DEED RESTRICTIONS	1,022,804.67	1,160,128.32	1,035,635.00 (	124,493.32)	112.0
54-4410-4250 LIFT TOWER LODGE PROFF SVCS	1,990.05	30,342.26	.00 (	30,342.26)	.0
54-4410-5200 LIFT TOWER LODGE UTILITIES	1,194.02	17,108.76	.00 (	17,108.76)	.0
54-4410-5210 291 N 2ND AVE UTILITIES	530.43	3,211.53	.00 (	3,211.53)	.0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT	7,125.37	64,278.76	.00 (	64,278.76)	.0
TOTAL MATERIAL AND SERVICES	1,047,035.18	1,504,143.71	1,511,335.00	7,191.29	99.5
CAPITAL OUTLAY:					
54-4410-7100 PROPERTY ACQUISITION	.00	50,000.00	50,000.00	.00	100.0
TOTAL CAPITAL OUTLAY	.00	50,000.00	50,000.00	.00	100.0
OTHER EXPENDITURES:					
54-4410-8000 REIMBURSEMENT BCHA OP & PROG	.00	357,495.00	357,495.00	.00	100.0
54-4410-8010 REIMBURSE BCHA BLAINE CO CONTR	150,000.00	150,000.00	150,000.00	.00	100.0
54-4410-8030 REIMBURSE GENERAL FUND	.00	.00	230,517.00	230,517.00	.0
54-4410-8040 BLAINE COUNTY CHARITABLE FUND	.00	50,000.00	.00 (	50,000.00)	.0
TOTAL OTHER EXPENDITURES	150,000.00	557,495.00	738,012.00	180,517.00	75.5
TOTAL COMMUNITY HOUSING EXPENSE	1,249,871.80	2,649,778.36	2,992,315.00	342,536.64	88.6
TOTAL FUND EXPENDITURES	1,249,871.80	2,649,778.36	2,992,315.00	342,536.64	88.6
NET REVENUE OVER EXPENDITURES	( 1,091,570.46)	719,668.03	81,730.00	( 637,938.03)	880.5

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

WATER FUND

ASSETS

63-1000-0000	CASH - COMBINED	1,171,109.73	
63-1150-0000	ACCTS RCVBL--WATER	11,857.67	
63-1510-0000	INVESTMENTS-WATER FUND #976	3,580,546.81	
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			10,678,705.28

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	732,717.13	
BALANCE - CURRENT DATE		7,626,682.29	
TOTAL FUND EQUITY			7,626,682.29
TOTAL LIABILITIES AND EQUITY			10,678,705.28

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WATER REVENUE</u>					
63-3400-6100	WATER CHARGES	451,693.90	2,289,281.83	2,723,222.25	433,940.42	84.1
63-3400-6600	WA CONNECT FEE/FIRELINE/METER	.00	.00	23,000.00	23,000.00	.0
	TOTAL WATER REVENUE	451,693.90	2,289,281.83	2,746,222.25	456,940.42	83.4
	<u>MISCELLANEOUS REVENUE</u>					
63-3700-1000	INTEREST EARNINGS	12,791.44	134,606.77	10,000.00	( 124,606.77)	1346.1
63-3700-3600	REFUNDS & REIMBURSEMENTS	( 627.75)	( 19,607.75)	.00	19,607.75	.0
63-3700-7000	MISCELLANEOUS REVENUE	.00	41,681.05	2,500.00	( 39,181.05)	1667.2
	TOTAL MISCELLANEOUS REVENUE	12,163.69	156,680.07	12,500.00	( 144,180.07)	1253.4
	<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	463,857.59	2,445,961.90	2,814,908.25	368,946.35	86.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
PERSONAL SERVICES:					
63-4340-1000 SALARIES-WATER	27,522.32	293,571.04	426,133.91	132,562.87	68.9
63-4340-1800 SHIFT COVERAGE ON CALL	1,910.77	15,134.69	20,000.00	4,865.31	75.7
63-4340-1900 OVERTIME	5,636.41	23,121.69	11,000.00	( 12,121.69)	210.2
63-4340-2100 FICA TAXES-CITY	2,634.48	24,974.89	34,129.24	9,154.35	73.2
63-4340-2200 STATE RETIREMENT-CITY	4,194.34	39,686.74	54,673.22	14,986.48	72.6
63-4340-2400 WORKMEN'S COMPENSATION-CITY	551.29	5,336.87	11,513.00	6,176.13	46.4
63-4340-2500 HEALTH INSURANCE-CITY	8,937.91	80,416.25	194,162.80	113,746.55	41.4
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)	36.50	493.50	12,429.17	11,935.67	4.0
63-4340-2510 DENTAL INSURANCE-CITY	256.50	2,358.19	4,870.92	2,512.73	48.4
63-4340-2515 VISION	120.67	1,170.33	.00	( 1,170.33)	.0
63-4340-2600 LONG TERM DISABILITY	169.76	1,697.60	2,701.10	1,003.50	62.9
TOTAL PERSONAL SERVICES	51,970.95	487,961.79	771,613.36	283,651.57	63.2
MATERIALS AND SERVICES:					
63-4340-3100 OFFICE SUPPLIES & POSTAGE	.00	192.52	1,000.00	807.48	19.3
63-4340-3120 DATA PROCESSING	716.69	5,477.30	6,000.00	522.70	91.3
63-4340-3200 OPERATING SUPPLIES	1,936.15	20,025.97	16,500.00	( 3,525.97)	121.4
63-4340-3250 LABORATORY/ANALYSIS	.00	1,102.15	6,500.00	5,397.85	17.0
63-4340-3400 MINOR EQUIPMENT	.00	2,869.63	2,500.00	( 369.63)	114.8
63-4340-3500 MOTOR FUELS & LUBRICANTS	.00	4,564.75	10,000.00	5,435.25	45.7
63-4340-3600 COMPUTER SOFTWARE	3,700.00	6,441.46	10,000.00	3,558.54	64.4
63-4340-3800 CHEMICALS	1,379.88	5,036.25	10,000.00	4,963.75	50.4
63-4340-4200 PROFESSIONAL SERVICES	640.48	49,085.22	170,000.00	120,914.78	28.9
63-4340-4300 STATE & WA DISTRICT FEES	.00	70,316.53	65,000.00	( 5,316.53)	108.2
63-4340-4600 INSURANCE	.00	15,519.29	19,000.00	3,480.71	81.7
63-4340-4800 DUES, SUBSCRIPTIONS, & MEMBERS	.00	252.00	1,000.00	748.00	25.2
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	1,215.00	5,000.00	3,785.00	24.3
63-4340-5000 ADMINISTRATIVE EXPENSE-GEN FND	12,798.25	124,382.50	148,779.00	24,396.50	83.6
63-4340-5100 TELEPHONE & COMMUNICATIONS	257.14	6,586.08	12,000.00	5,413.92	54.9
63-4340-5110 COMPUTER NETWORK	.00	155.00	.00	( 155.00)	.0
63-4340-5200 UTILITIES	13,302.66	78,045.80	120,000.00	41,954.20	65.0
63-4340-5500 RIGHT-OF-WAY FEE (STREET DEPT)	11,346.76	113,467.60	136,161.11	22,693.51	83.3
63-4340-6000 REPAIR & MAINT-AUTO EQUIP	33.90	2,149.29	5,500.00	3,350.71	39.1
63-4340-6100 REPAIR & MAINT-MACH & EQUIP	15,009.94	62,605.31	60,000.00	( 2,605.31)	104.3
63-4340-6910 OTHER PURCHASED SERVICES	.00	.00	10,000.00	10,000.00	.0
TOTAL MATERIAL AND SERVICES	61,121.85	569,489.65	814,940.11	245,450.46	69.9
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	306,781.70	368,138.00	61,356.30	83.3
63-4340-8864 TRANSFER TO WA CAPITAL IMP FND	20,000.00	200,000.00	240,000.00	40,000.00	83.3
63-4340-9910 MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
TOTAL OTHER EXPENDITURES	50,678.17	506,781.70	643,138.00	136,356.30	78.8



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WATER EXPENDITURES	163,770.97	1,569,733.14	2,504,691.47	934,958.33	62.7

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	450.00	450.00	500.00	50.00	90.0
	TOTAL MATERIAL AND SERVICES	450.00	450.00	500.00	50.00	90.0
	OTHER EXPENDITURES:					
63-4800-8300	DEBT SRVC ACCT PRINCIPAL-2015B	34,980.33	34,980.33	35,000.00	19.67	99.9
63-4800-8400	DEBT SRVC ACCT INTEREST-2015B	52,000.00	103,722.60	104,000.00	277.40	99.7
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	.00	4,358.70	8,717.00	4,358.30	50.0
	TOTAL OTHER EXPENDITURES	86,980.33	143,061.63	309,717.00	166,655.37	46.2
	TOTAL WATER DEBT SERVICE EXPENDITRES	87,430.33	143,511.63	310,217.00	166,705.37	46.3
	TOTAL FUND EXPENDITURES	251,201.30	1,713,244.77	2,814,908.47	1,101,663.70	60.9
	NET REVENUE OVER EXPENDITURES	212,656.29	732,717.13	(.22)	(732,717.35)	33305

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

WATER CAPITAL IMPROVEMENT FUND

ASSETS

64-1000-0000	CASH - COMBINED	(	148,395.91)	
64-1510-0000	INVESTMENTS--WATER CIP #2138		717,339.41	
	TOTAL ASSETS			568,943.50

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
64-2710-0000	FUND BALANCE		821,048.32	
	REVENUE OVER EXPENDITURES - YTD	(	252,104.82)	
	BALANCE - CURRENT DATE		568,943.50	
	TOTAL FUND EQUITY			568,943.50
	TOTAL LIABILITIES AND EQUITY			568,943.50

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

WATER CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WATER CIP REVENUE</u>					
64-3400-7300	WATER CONNECTION FEES	24,077.00	101,957.08	25,000.00	( 76,957.08)	407.8
	TOTAL WATER CIP REVENUE	24,077.00	101,957.08	25,000.00	( 76,957.08)	407.8
	<u>MISCELLANEOUS REVENUE</u>					
64-3700-1000	INTEREST EARNINGS	2,562.68	26,967.59	.00	( 26,967.59)	.0
64-3700-8763	TRANSFER FROM WATER FUND	20,000.00	200,000.00	240,000.00	40,000.00	83.3
	TOTAL MISCELLANEOUS REVENUE	22,562.68	226,967.59	240,000.00	13,032.41	94.6
	<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	46,639.68	328,924.67	1,088,000.00	759,075.33	30.2

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	8,322.75	70,492.30	100,000.00	29,507.70	70.5
64-4340-7800 CONSTRUCTION	.00	32,060.17	110,000.00	77,939.83	29.2
64-4340-7804 REINHEIMER WEST MAINLINE 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	32,960.75	77,654.40	480,000.00	402,345.60	16.2
64-4340-7810 S. KETCHUM WATER LINE PROJ. B	97,397.95	366,174.65	375,000.00	8,825.35	97.7
TOTAL CAPITAL OUTLAY	138,681.45	579,449.49	1,088,000.00	508,550.51	53.3
TOTAL WATER CIP EXPENDITURES	138,681.45	581,029.49	1,088,000.00	506,970.51	53.4
TOTAL FUND EXPENDITURES	138,681.45	581,029.49	1,088,000.00	506,970.51	53.4
NET REVENUE OVER EXPENDITURES	( 92,041.77)	( 252,104.82)	.00	252,104.82	.0

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

WASTEWATER FUND

ASSETS

65-1000-0000	CASH - COMBINED	826,954.87	
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	2,448,580.87	
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			13,752,332.04

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	777,688.20	
BALANCE - CURRENT DATE		6,539,741.45	
TOTAL FUND EQUITY			6,539,741.45
TOTAL LIABILITIES AND EQUITY			13,752,332.04

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>FEDERAL REVENUE</u>					
65-3300-1200	GRANTS STATE	.00	( 4,977.00)	.00	4,977.00	.0
	TOTAL FEDERAL REVENUE	.00	( 4,977.00)	.00	4,977.00	.0
	<u>WASTEWATER REVENUE</u>					
65-3400-7100	WASTEWATER CHARGES	252,607.58	2,373,545.34	2,869,541.85	495,996.51	82.7
65-3400-7300	WASTEWATER INSPECTION FEES	.00	200.00	.00	( 200.00)	.0
65-3400-7800	SUN VALLEY WA & SW DISTRICT CH	63,071.14	531,228.67	737,066.74	205,838.07	72.1
	TOTAL WASTEWATER REVENUE	315,678.72	2,904,974.01	3,606,608.59	701,634.58	80.6
	<u>MISCELLANEOUS REVENUE</u>					
65-3700-1000	INTEREST EARNINGS	8,747.51	92,051.74	15,000.00	( 77,051.74)	613.7
65-3700-3600	REFUNDS & REIMBURSEMENTS	( 1,378.69)	( 2,482.69)	.00	2,482.69	.0
65-3700-7000	MISCELLANEOUS REVENUE	.00	451.51	.00	( 451.51)	.0
	TOTAL MISCELLANEOUS REVENUE	7,368.82	90,020.56	15,000.00	( 75,020.56)	600.1
	TOTAL FUND REVENUE	323,047.54	2,990,017.57	3,621,608.59	631,591.02	82.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER EXPENDITURES</u>						
PERSONAL SERVICES:						
65-4350-1000	SALARIES-WASTEWATER	41,977.92	437,750.22	525,300.07	87,549.85	83.3
65-4350-1800	SHIFT COVERAGE ON CALL	1,460.36	17,106.74	22,968.00	5,861.26	74.5
65-4350-1900	OVERTIME	947.04	9,729.36	15,000.00	5,270.64	64.9
65-4350-2100	FICA TAXES-CITY	3,313.29	34,686.77	43,090.01	8,403.24	80.5
65-4350-2200	STATE RETIREMENT-CITY	5,308.48	55,564.46	67,366.86	11,802.40	82.5
65-4350-2400	WORKMEN'S COMPENSATION-CITY	609.24	6,420.45	10,545.00	4,124.55	60.9
65-4350-2500	HEALTH INSURANCE-CITY	16,921.45	177,245.18	275,520.48	98,275.30	64.3
65-4350-2505	HEALTH REIMBURSEMENT ACCT(HRA)	2,283.69	4,322.07	16,604.17	12,282.10	26.0
65-4350-2510	DENTAL INSURANCE-CITY	485.00	4,810.84	6,214.62	1,403.78	77.4
65-4350-2515	VISION	240.66	2,610.47	.00	2,610.47	.0
65-4350-2600	LONG TERM DISABILITY	262.12	2,621.20	3,145.54	524.34	83.3
TOTAL PERSONAL SERVICES		73,809.25	752,867.76	985,754.75	232,886.99	76.4
MATERIALS AND SERVICES:						
65-4350-3100	OFFICE SUPPLIES & POSTAGE	14.97	730.96	700.00	30.96	104.4
65-4350-3120	DATA PROCESSING	716.69	5,477.28	7,500.00	2,022.72	73.0
65-4350-3200	OPERATING SUPPLIES	1,335.95	8,897.13	14,800.00	5,902.87	60.1
65-4350-3400	MINOR EQUIPMENT	.00	741.36	1,500.00	758.64	49.4
65-4350-3500	MOTOR FUELS & LUBRICANTS	2,345.42	7,371.46	20,000.00	12,628.54	36.9
65-4350-3600	COMPUTER SOFTWARE	.00	1,724.43	5,000.00	3,275.57	34.5
65-4350-3800	CHEMICALS	945.00	91,846.91	104,500.00	12,653.09	87.9
65-4350-4200	PROFESSIONAL SERVICES	482.98	60,739.38	60,000.00	739.38	101.2
65-4350-4201	IPDES PERMIT FEE	.00	.00	3,711.00	3,711.00	.0
65-4350-4600	INSURANCE	.00	91,798.73	40,000.00	51,798.73	229.5
65-4350-4900	PERSONNEL TRAINING/TRAVEL/MTG	189.40	724.95	2,500.00	1,775.05	29.0
65-4350-5000	ADMINISTRATIVE EXPENSE-GEN FND	11,687.67	116,876.70	140,252.00	23,375.30	83.3
65-4350-5100	TELEPHONE & COMMUNICATIONS	201.24	4,435.53	7,000.00	2,564.47	63.4
65-4350-5110	COMPUTER NETWORK	.00	154.99	.00	154.99	.0
65-4350-5200	UTILITIES	10,166.35	125,830.48	175,000.00	49,169.52	71.9
65-4350-5500	RIGHT-OF-WAY FEE (STREET DEPT)	11,956.42	119,564.20	143,477.09	23,912.89	83.3
65-4350-6000	REPAIR & MAINT-AUTO EQUIP	327.71	9,288.38	12,000.00	2,711.62	77.4
65-4350-6100	REPAIR & MAINT-MACH & EQUIP	584.95	8,889.92	70,000.00	61,110.08	12.7
65-4350-6150	OHIO GULCH REPAIR & REPLACE	.00	11.22	500.00	488.78	2.2
65-4350-6900	COLLECTION SYSTEM SERVICES/CHA	1,677.85	31,040.10	65,000.00	33,959.90	47.8
TOTAL MATERIAL AND SERVICES		42,632.60	686,144.11	873,440.09	187,295.98	78.6
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	621,867.50	746,241.00	124,373.50	83.3
65-4350-9910	MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
TOTAL OTHER EXPENDITURES		62,186.75	621,867.50	781,241.00	159,373.50	79.6



CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WASTEWATER EXPENDITURES	178,628.60	2,060,879.37	2,970,435.84	909,556.47	69.4

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>WASTEWATER DEBT SERVICE EXP</u>					
	MATERIALS AND SERVICES:					
65-4800-4200	PROF.SERVICES-PAYING AGENT	1,250.00	1,250.00	.00	( 1,250.00)	.0
	TOTAL MATERIAL AND SERVICES	1,250.00	1,250.00	.00	( 1,250.00)	.0
	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	1,250.00	151,450.00	500,400.00	348,950.00	30.3
	TOTAL FUND EXPENDITURES	179,878.60	2,212,329.37	3,470,835.84	1,258,506.47	63.7
	NET REVENUE OVER EXPENDITURES	143,168.94	777,688.20	150,772.75	( 626,915.45)	515.8

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

WASTEWATER CAPITAL IMPROVE FND

ASSETS

67-1000-0000	CASH - COMBINED	118,784.99	
67-1510-0000	INVESTMENTS--WW CIP #884	7,128,322.58	
	TOTAL ASSETS		7,247,107.57

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
67-2710-0000	FUND BALANCE	7,434,527.69	
	REVENUE OVER EXPENDITURES - YTD	( 187,420.12)	
	BALANCE - CURRENT DATE	7,247,107.57	
	TOTAL FUND EQUITY		7,247,107.57
	TOTAL LIABILITIES AND EQUITY		7,247,107.57

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	33,591.50	40,000.00	6,408.50	84.0
67-3400-7800	SUN VALLEY WA & SW DISTRICT CH	234,044.78	1,449,658.98	2,277,067.50	827,408.52	63.7
	<u>TOTAL WASTEWATER CAPITAL REVENUE</u>	<u>234,044.78</u>	<u>1,483,250.48</u>	<u>2,317,067.50</u>	<u>833,817.02</u>	<u>64.0</u>
	<u>MISCELLANEOUS REVENUE</u>					
67-3700-1000	INTEREST EARNINGS	25,465.80	285,123.46	100,000.00	( 185,123.46)	285.1
	<u>TOTAL MISCELLANEOUS REVENUE</u>	<u>25,465.80</u>	<u>285,123.46</u>	<u>100,000.00</u>	<u>( 185,123.46)</u>	<u>285.1</u>
	<u>FUND BALANCE</u>					
67-3800-9000	FUND BALANCE	.00	.00	2,965,783.00	2,965,783.00	.0
	<u>TOTAL FUND BALANCE</u>	<u>.00</u>	<u>.00</u>	<u>2,965,783.00</u>	<u>2,965,783.00</u>	<u>.0</u>
	<u>TOTAL FUND REVENUE</u>	<u>259,510.58</u>	<u>1,768,373.94</u>	<u>5,382,850.50</u>	<u>3,614,476.56</u>	<u>32.9</u>

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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)	5,039.24	143,623.17	225,000.00	81,376.83	63.8
67-4350-7815 AERATION BASINS BLOWERS & ELEC	32,812.68	1,491,554.96	2,100,090.00	608,535.04	71.0
67-4350-7816 UPGRADE FILTER PLC	.00	.00	50,000.00	50,000.00	.0
67-4350-7818 ROTARY DRUM THICK & DEWATERING	4,453.89	320,615.93	2,924,760.00	2,604,144.07	11.0
67-4350-7819 REPLACE PUMPS	.00	.00	33,000.00	33,000.00	.0
TOTAL CAPITAL OUTLAY	42,305.81	1,955,794.06	5,382,850.00	3,427,055.94	36.3
TOTAL WASTEWATER CIP EXPENDITURES	42,305.81	1,955,794.06	5,382,850.00	3,427,055.94	36.3
TOTAL FUND EXPENDITURES	42,305.81	1,955,794.06	5,382,850.00	3,427,055.94	36.3
NET REVENUE OVER EXPENDITURES	217,204.77	( 187,420.12)	.50	187,420.62	(37484

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

POLICE TRUST FUND

ASSETS

90-1000-0000	CASH - COMBINED	1,385.60	
90-1510-0000	INVESTMENTS-POLICE TR-JUS#1755	7,150.96	
90-1512-0000	INVESTMENTS-POLICE TR-TRS#2196	366.63	
	TOTAL ASSETS		8,903.19

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
90-2710-0000	FUND BALANCE	7,970.55	
	REVENUE OVER EXPENDITURES - YTD	932.64	
	BALANCE - CURRENT DATE	8,903.19	
	TOTAL FUND EQUITY		8,903.19
	TOTAL LIABILITIES AND EQUITY		8,903.19

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

POLICE TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
90-3700-1000	INTEREST EARNINGS	26.86	282.64	.00	( 282.64)	.0
90-3700-6500	DONATIONS - PRIVATE	.00	650.00	.00	( 650.00)	.0
	TOTAL MISCELLANEOUS REVENUE	26.86	932.64	.00	( 932.64)	.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	26.86	932.64	7,500.00	6,567.36	12.4

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	26.86	932.64	.00	( 932.64)	.0



CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

PARKS/REC DEV TRUST FUND

ASSETS

93-1000-0000	CASH - COMBINED	(	242,992.01)	
93-1510-0000	INVESTMENTS--PARK DEV TR #3280		140,841.23	
93-1512-0000	INVESTMENTS--WSP RESTOR #3766		1,093,772.45	
93-1515-0000	WSRESTORE US BANK#2333		163,637.60	
	TOTAL ASSETS			1,155,259.27

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	(	153,233.03)	
	BALANCE - CURRENT DATE		1,155,259.27	
	TOTAL FUND EQUITY			1,155,259.27
	TOTAL LIABILITIES AND EQUITY			1,155,259.27

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
93-3700-1000 INTEREST EARNINGS	4,421.90	46,533.74	5,000.00	( 41,533.74)	930.7
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	6,689.16	133,950.65	.00	( 133,950.65)	.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	2,425.68	28,700.00	26,274.32	8.5
93-3700-7100 YOUTH RECREATION SCHOLARSHIPS	.00	2,000.00	10,200.00	8,200.00	19.6
93-3700-7200 JAZZ IN THE PARK	3,350.00	15,400.00	10,500.00	( 4,900.00)	146.7
93-3700-7300 KETCH'EM ALIVE	.00	1,425.00	.00	( 1,425.00)	.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	14,461.06	212,483.90	1,130,650.00	918,166.10	18.8
TOTAL FUND REVENUE	14,461.06	212,483.90	1,130,650.00	918,166.10	18.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	465.00	465.00	1,000,000.00	999,535.00	.1
93-4900-5910 WARM SPRINGS PRESR-RESTORATION	35,874.93	39,823.23	.00 (	39,823.23)	.0
93-4900-6200 PARK MEMORIAL BENCH/TREES	.00	6,689.58	.00 (	6,689.58)	.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	10,000.00	18,000.00	2,500.00 (	15,500.00)	720.0
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	46,339.93	65,786.09	1,047,850.00	982,063.91	6.3
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
93-4900-7700 WATCH ME GROW GARDEN	235.78	766.15	.00 (	766.15)	.0
93-4900-7900 YOUTH GOLF	.00	.00	16,400.00	16,400.00	.0
93-4900-7950 WARM SPRINGS PRESR-RESTORATION	65,510.62	299,164.69	.00 (	299,164.69)	.0
TOTAL CAPITAL OUTLAY	65,746.40	299,930.84	82,800.00 (	217,130.84)	362.2
TOTAL PARKS/REC TRUST EXPENDITURES	112,086.33	365,716.93	1,130,650.00	764,933.07	32.4
TOTAL FUND EXPENDITURES	112,086.33	365,716.93	1,130,650.00	764,933.07	32.4
NET REVENUE OVER EXPENDITURES	( 97,625.27)	( 153,233.03)	.00	153,233.03	.0

CITY OF KETCHUM  
BALANCE SHEET  
JULY 31, 2025

DEVELOPMENT TRUST FUND

ASSETS

94-1000-0000	CASH - COMBINED	374,694.81	
94-1500-0000	OFFSITE VENDOR DEPOSITS	( 2,500.00)	
94-1501-0000	INVST-ALPENGLOW	( 500.00)	
94-1502-0000	INVST-CONST/PHASE DEV ECT	93,239.24	
	TOTAL ASSETS		464,934.05

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	378,646.91		
BALANCE - CURRENT DATE		378,646.91	
TOTAL FUND EQUITY			378,646.91
TOTAL LIABILITIES AND EQUITY			464,934.05

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 31, 2025

DEVELOPMENT TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
94-3700-1000 INTEREST EARNINGS	7.12	76.63	.00	( 76.63)	.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	.00	115,710.00	.00	( 115,710.00)	.0
94-3700-8114 JOHN & HEIDI JACOBS	.00	83,437.50	.00	( 83,437.50)	.0
94-3700-8115 JOHN & HEIDI JACOBS	.00	53,700.00	.00	( 53,700.00)	.0
94-3700-8116 JORDAN JUDALLAH	.00	62,341.14	.00	( 62,341.14)	.0
94-3700-8117 JORDAN JUDALLAH	.00	70,601.64	.00	( 70,601.64)	.0
TOTAL MISCELLANEOUS REVENUE	7.12	404,394.40	650,000.00	245,605.60	62.2
TOTAL FUND REVENUE	7.12	404,394.40	650,000.00	245,605.60	62.2

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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
94-4900-8112	KIRSTEN RITZAU	5,700.00	5,700.00	.00	( 5,700.00)	.0
	TOTAL OTHER EXPENDITURES	5,700.00	25,747.49	.00	( 25,747.49)	.0
	TOTAL DEVELOPMENT TRUST EXPENDITURES	5,700.00	25,747.49	650,000.00	624,252.51	4.0
	TOTAL FUND EXPENDITURES	5,700.00	25,747.49	650,000.00	624,252.51	4.0
	NET REVENUE OVER EXPENDITURES	( 5,692.88)	378,646.91	.00	( 378,646.91)	.0



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

I move to approve new Alcohol Beverage License and Alcohol Beverage License Renewals for the applicants included in the staff report.

#### Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
- The attached applications are for the period of September 1, 2025 – August 31, 2026
- 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 \$8,090 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 Applications

<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>
Pioneer Saloon	X				X
Casino	X	X			X
Ketchum Kitchens				X	
Vintage	X		X	X	
Sushi on Second	X	X	X		
Rickshaw	X	X	X	X	
Wiseguy Pizza	X	X	X		
Rominna's	X	X	X	X	
Ramen Cowboy	X	X	X	X	
TNT Taproom	X	X	X	X	
Whiskey's	X				X
Warfield	X	X			X
That's Entertainment		X		X	
Johnny G's	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>Pioneer Saloon Inc</u>		Doing Business As: <u>same</u>
Physical Address where license will be displayed: <u>320 N Main St. Ketchum, ID</u>		
Mailing Address: <u>PO Box 986 Ketchum, ID 83340</u>		
Recorded Owner of Property: <u>Duffy Witmer &amp; Sheila Witmer</u>		
Applicant Phone Number: <u>208-720-7662</u>		Applicant Email: <u></u>
STATE LICENSE NO: <u>1365</u> (copy required) <u>att'd</u>		COUNTY LICENSE NO: <u>2026-144</u> (copy required) <u>att'd</u>
<input checked="" type="checkbox"/> Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>Duffy Witmer</u> <u>Sheila Witmer</u> <u></u> <u></u> <u></u>
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho?		
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input checked="" type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>760.00</u> <u>PD - See att'd</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.

Duffy Witmer Owner / President  
Applicant Signature Relation to Business

7/30/25  
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>		

Cycle Tracking Number: 165052  
ISLD ID: 719

Premises Number: 5B-26  
Incorporated City

# Idaho State Police

## Retail Alcohol Beverage License

License Year: 2026  
License Number: 1365

*This is to certify, that* Pioneer Saloon Inc.  
*doing business as:* Pioneer Saloon  
*is licensed to sell alcoholic beverages as stated below at:*  
320 N Main St , Ketchum, Blaine County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$800.00

\_\_\_\_\_  
Signature of Licensee, Corporate Officer, LLC Member or Partner

PIONEER SALOON INC.  
PIONEER SALOON  
PO BOX 986

KETCHUM, ID 83340

*Mailing Address*

License Valid: 08/01/2025 - 07/31/2026

**Expires: 07/31/2026**

*Bill Gordon*

Director of Idaho State Police



2026

BLAINE COUNTY  
STATE OF IDAHO

No. 2026-144

**RETAIL ALCOHOL BEVERAGE LICENSE**

THIS IS TO CERTIFY THAT PIONEER SALOON INC  
doing business as PIONEER SALOON  
at 320 N MAIN ST, KETCHUM, ID 83340  
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of  
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the  
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of  
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2024

## Transfer Fee

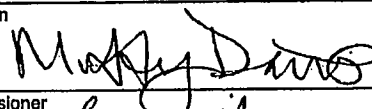
Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$0.00
Wine by the bottle	\$0.00
Liquor	\$200.00
<b>Total</b>	<b>\$300.00</b>

Signature of Licensee or Officer of Corporation

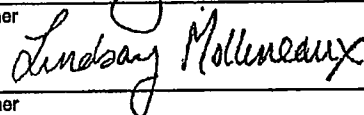
This license is TRANSFERABLE and EXPIRES 08/01/2026.  
Witness my hand and seal this 8 day of July, 2025




Chairman



Commissioner



Commissioner

  
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

BLAINE  
COUNTY  
IDAHO



## 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>CASINO Z</u>		Doing Business As:
Physical Address where license will be displayed: <u>220 N. Main St.</u>		
Mailing Address: <u>PO Box 5356, Ketchum, ID</u>		
Recorded Owner of Property: <u>Patti Romano</u>		
Applicant Phone Number: <u>208-761-4577</u>		Applicant Email: <u>pattiaromano@outlook.com</u>
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>Patti Romano, Casino</u> <u>PO Box 5356, Ketchum</u>
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 checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
Draft or Bottled or Canned Beer to be consumed on premises		\$200.00
Bottled or Canned Beer NOT to be consumed on premises		\$ 50.00
WINE LICENSE FEES		
Wine, to be consumed on premises		\$200.00
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>810.00</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.

P. A. R. Owner  
Applicant Signature Relation to Business

7/15/25  
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>		

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.

P. A. R. Owner  
Applicant Signature Relation to Business  
7/15/25  
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>		



## City of Ketchum

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

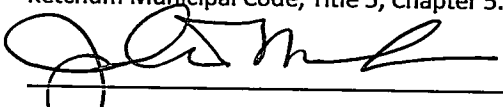
Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at [xpressbillpay.com](http://xpressbillpay.com). For questions, please e-mail [finance@ketchumidaho.org](mailto:finance@ketchumidaho.org)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

APPLICANT INFORMATION		
Applicant Name: <u>KETCHUM KITCHENS LLC</u>		Doing Business As:
Physical Address where license will be displayed: <u>451 4th ST. E, KETCHUM ID 83340</u>		
Mailing Address: <u>PO BOX 2197, KETCHUM ID 83340</u>		
Recorded Owner of Property: <u>GIACOBBI SQUARE LLC</u>		
Applicant Phone Number: <u>208 726 1989</u>		Applicant Email: <u>JOHNTMELIN@GMAIL.COM</u>
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>JOHN T MELIN</u> <u>WHITNEY MELIN</u>
BEER LICENSE FEES		
Draft or Bottled or Canned Beer to be consumed on premises		\$200.00
Bottled or Canned Beer NOT to be consumed on premises		\$ 50.00
WINE LICENSE FEES		
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>200.00</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.



OWNER

Applicant Signature

Relation to Business

7/29/25

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>		

# Idaho State Police

## Retail Alcohol Beverage License

Premises Number: 5B-26041

Cycle Tracking Number: 164845

License Year: 2026  
License Number: 26041

*This is to certify, that* Ketchum Kitchens LLC  
*doing business as:* Ketchum Kitchens  
*is licensed to sell alcoholic beverages as stated below at:*  
451 4th St E , Ketchum, Blaine County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*  
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Kegs to go	No
Growlers	No
Restaurant	No
On-premises consumption	No
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$150.00

\_\_\_\_\_  
Signature of Licensee, Corporate Officer, LLC Member or Partner

KETCHUM KITCHENS LLC  
KETCHUM KITCHENS  
PO BOX 2197

KETCHUM, ID 83340  
Mailing Address

License Valid: 08/01/2025 - 07/31/2026

**Expires: 07/31/2026**

*Bill Gordon*

Director of Idaho State Police



2026

BLAINE COUNTY  
STATE OF IDAHO

No. 2026-073

**RETAIL ALCOHOL BEVERAGE LICENSE**

THIS IS TO CERTIFY THAT KETCHUM KITCHENS LLC  
doing business as KETCHUM KITCHENS  
at 451 4TH ST E, KETCHUM, ID 83340  
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of  
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the  
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of  
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2025

## Transfer Fee

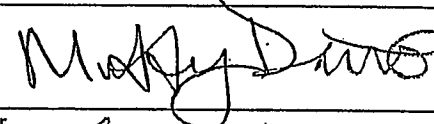
Bottled/canned beer, Consumed off premise	\$25.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$0.00
Wine by the bottle	\$100.00
Liquor	\$0.00
<b>Total</b>	<b>\$125.00</b>

Signature of Licensee or Officer of Corporation

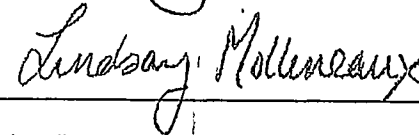
This license is TRANSFERABLE and EXPIRES 07/31/2026.  
Witness my hand and seal




Chairman



Commissioner



Commissioner

  
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)





## 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.

<b>APPLICANT INFORMATION</b>		
Applicant Name: <u>Phoenix Restaurant</u>		Doing Business As: <u>Vintage Restaurant</u>
Physical Address where license will be displayed: <u>231 1/2 Leadville Ave, Ketchum</u>		
Mailing Address: <u>PO Box 3188, Hailey ID 83333</u>		
Recorded Owner of Property: <u>Rodrigo Herrera LLC</u>		
Applicant Phone Number: <u>208 721 0425</u>		Applicant Email: <u>vintage7269595@gmail.com</u>
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>Rodrigo Herrera</u> _____ _____ _____
<b>BEER LICENSE FEES</b>		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
<b>WINE LICENSE FEES</b>		
<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
<b>LIQUOR LICENSE FEES</b>		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$1600</u>
<b>ADDITIONAL INFORMATION</b>		
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.

Applicant Signature

Relation to Business

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY

Date Received: 8/3/25

License Fee Paid: \$5000

License No: 248A

To the City Council, Ketchum, Idaho;

The undersigned, a Corporation ☒ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, 2025 - August 31, 2026

Approved by City of Ketchum Idaho by;

Mayor

**Idaho State Police**  
**Retail Alcohol Beverage License**

Cycle Tracking Number: 165063

Premises Number: 5B-205

License Year: 2026  
License Number: 4832

*This is to certify, that* Phoenix Restaurant LLC  
*doing business as:* Vintage Restaurant  
*is licensed to sell alcoholic beverages as stated below at:*  
231 1/2 Leadville Ave , Ketchum, Blaine County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*  
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00

\_\_\_\_\_  
Signature of Licensee, Corporate Officer, LLC Member or Partner

PHOENIX RESTAURANT LLC  
VINTAGE RESTAURANT  
PO BOX 3188

HAILEY, ID 83333

*Mailing Address*

License Valid: 08/01/2025 - 07/31/2026

**Expires: 07/31/2026**

*Bill London*

Director of Idaho State Police





## City of Ketchum

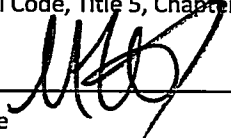
### Beer, Wine & Liquor-by-the Drink License Application

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.

<b>APPLICANT INFORMATION</b>		
Applicant Name: <u>SUSHI ON SECOND INC</u>		Doing Business As: <u>SUSHI ON SECOND</u>
Physical Address where license will be displayed: <u>260 SECOND ST. KETCHUM ID 83340</u>		
Mailing Address: <u>PO BOX 326 KETCHUM ID, 83340</u>		
Recorded Owner of Property: <u>ENGL &amp; ASSOCIATES</u>		
Applicant Phone Number: <u>208-726-5181</u>		Applicant Email: <u>SUSHION2ND@gmail.com</u>
STATE LICENSE NO: <u>2067</u> (copy required)		COUNTY LICENSE NO: <u>2026-091</u> (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>MIRTHA ESTRADA</u> <u>JOSH MAZZOCCHI</u>  <u>280 3rd AV S. #11</u> <u>KETCHUM ID, 83340</u>
<b>BEER LICENSE FEES</b>		
<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
<b>WINE LICENSE FEES</b>		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
<b>LIQUOR LICENSE FEES</b>		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
		Total Fees Due <u>\$ 450.00</u>
<b>ADDITIONAL INFORMATION</b>		
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.

 owner  
Applicant Signature Relation to Business

7-30-25  
Date

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

OFFICIAL USE ONLY		
Date Received: <u>7/31/25</u>	License Fee Paid: <u>\$450</u>	License No: <u>571A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" 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, <u>2025</u> August 31, <u>2026</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		



**Idaho State Police**

Premises Number: 5B-122

**Retail Alcohol Beverage License**

License Year: 2026

License Number: 2067

*This is to certify, that*      **Sushi On Second Inc**  
*doing business as:*          **Sushi On Second**  
*is licensed to sell alcoholic beverages as stated below at:*  
**260 Second St , Ketchum, Blaine County**

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*  
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

**TOTAL FEE: \$250.00***Signature of Licensee, Corporate Officer, LLC Member or Partner*

**SUSHI ON SECOND INC**  
**SUSHI ON SECOND**  
**PO BOX 326**

**KETCHUM, ID 83340***Mailing Address***License Valid: 08/01/2025 - 07/31/2026****Expires: 07/31/2026***Bill Gordon*

Director of Idaho State Police



2026

BLAINE COUNTY  
STATE OF IDAHO

No. 2026-091

## RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT SUSHI ON SECOND INC  
doing business as SUSHI ON SECOND  
at 260 SECOND ST, KETCHUM, ID 83340  
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2025

## Transfer Fee

Bottled/canned beer, Consumed off premise	\$25.00
Bottled/canned beer, Consumed on premise	\$75.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$100.00
Wine by the bottle	\$100.00
Liquor	\$0.00
<b>Total</b>	<b>\$300.00</b>

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2026.  
Witness my hand and seal this 22 day of July, 2025

Chairman

Commissioner

Commissioner

Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)



## 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>RICKSHAW INC.</u>		Doing Business As: <u>RICKSHAW</u>
Physical Address where license will be displayed: <u>460 N WASHINGTON AVE</u>		
Mailing Address: <u>PO BOX 10200 KETCHUM</u>		
Recorded Owner of Property: <u>ITGN, LLC</u>		
Applicant Phone Number: <u>726-8481</u>		Applicant Email: <u>HELLO@EAT-AT-RICKSHAW.COM</u>
STATE LICENSE NO: <u>5426</u> (copy required)		COUNTY LICENSE NO: <u>T.B.D.</u> (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>ANDREAS MEAPHY - POB 821 SV, 83353</u> <u>KINGSLEY MURPHY - POB 6570 K, 83340</u> <u>NINA JONAS - POB 821 SV, 83353</u>
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</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.

[Signature]  
Applicant Signature

TREASURE  
Relation to Business

07-25-25  
Date

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

OFFICIAL USE ONLY		
Date Received: <u>7/31/25</u>	License Fee Paid: <u>\$1050</u>	License No: <u>854A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" 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, <u>2025</u> - August 31, <u>2026</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		



## 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>DIRTY BEERS LLC</u>		Doing Business As: <u>WEBB'S PIZZA PIE</u>
Physical Address where license will be displayed: <u>460 SUN VALLEY ROAD</u>		
Mailing Address: <u>20 BOX 4290 HATLEY, ID 83333</u>		
Recorded Owner of Property: <u>AKA BOKAN INVESTMENTS</u>		
Applicant Phone Number: <u>208-720-0564</u>		Applicant Email: <u>WEBB'S PIZZA PIE@gmail.com</u>
STATE LICENSE NO: <u>8294</u> (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> Individual: <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>ERIK HEIDEN 1051 TRIUMPH DR HATLEY ID</u> <u>FRED BOKAN 406 1/2 W. 4th AVE. KETCHUM ID</u> <u>BRIAN ANDERSON 104 WILLIAMS ST HATLEY ID</u>
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 450.00</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.

Applicant Signature

Relation to Business

Date

City Clerk or Deputy Signature

MEMBER

8/12/25

[Signature]

OFFICIAL USE ONLY

Date Received: 7/15/24

License Fee Paid: \$450.00

License No: 1209A

To the City Council, Ketchum, Idaho;

The undersigned, a Corporation ☐ Partnership ☒ Individual ☐, does hereby make application for a license to sell during the year of September 1, 2025 - August 31, 2026

Approved by City of Ketchum Idaho by:

Mayor



## City of Ketchum

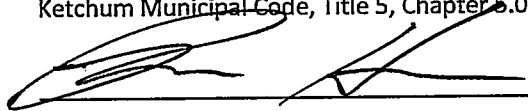

### Beer, Wine & Liquor-by-the Drink License Application

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>Piero LLC</u>	Doing Business As: <u>Rominas</u>
Physical Address where license will be displayed:	<u>580 Washington Ave</u>	
Mailing Address:	<u>P.O. Box 1411, Hailey ID 83333</u>	
Recorded Owner of Property:	<u>Susan Tyson</u>	
Applicant Phone Number:	<u>208-726-6961</u>	Applicant Email: <u>Rominasres@tarrantegulal.com</u>
STATE LICENSE NO:	<u>14844</u> (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Piero Herrera</u> <u>P.O. Box 1411</u> <u>Hailey ID 83333</u>	
Partnership: <input checked="" type="checkbox"/>		
Individual: <input type="checkbox"/>		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
	Wine, to be consumed on premises	\$200.00
	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</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.

   
Applicant Signature Relation to Business

7/16/25  
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>		



# Idaho State Police

## Retail Alcohol Beverage License

Premises Number: 5B-14844

 License Year: 2026  
 License Number: 14844

*This is to certify, that*      Piero LLC  
*doing business as:*          Rominnas

*is licensed to sell alcoholic beverages as stated below at:*  
 580 Washington Ave , Ketchum, Blaine County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*  
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00

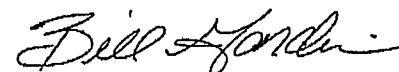
  
 Signature of Licensee, Corporate Officer, LLC Member or Partner

PIERO LLC  
 ROMINNAS  
 PO BOX 1411

HAILEY, ID 83333

Mailing Address

License Valid: 08/01/2025 - 07/31/2026

**Expires: 07/31/2026**


Director of Idaho State Police





## City of Ketchum

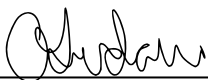
### Beer, Wine & Liquor-by-the Drink License Application

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: Roadbars LLC		Doing Business As: Ramen Cowboy
Physical Address where license will be displayed: 640 N Main Street		
Mailing Address: 711 N Main Street, Bellevue ID 83313		
Recorded Owner of Property: Ketchum & Mustard LLC		
Applicant Phone Number: 415-671-9920		Applicant Email: hello@roadbars.com
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (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 checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: Christina Giordani _____ _____ _____ _____
BEER LICENSE FEES		
	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
	Wine, to be consumed on premises	\$200.00
	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		\$650
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.



owner/manager

Applicant Signature

Relation to Business

08/13/25

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>_____</p> <p>Mayor</p>		



## 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.

<b>APPLICANT INFORMATION</b>		
Applicant Name: <u>MAX Lemman</u>		Doing Business As: <u>TNT Taproom</u>
Physical Address where license will be displayed: <u>271 Sun valley east</u>		
Mailing Address: <u>PO Box 3367</u>		
Recorded Owner of Property: <u>PM Lemman</u>		
Applicant Phone Number: <u>206-295-6468</u>		Applicant Email: <u>MAXLEMMAN141@gmail</u>
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (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: _____ _____ _____ _____
<b>BEER LICENSE FEES</b>		
Draft or Bottled or Canned Beer to be consumed on premises		\$200.00
Bottled or Canned Beer NOT to be consumed on premises		\$ 50.00
<b>WINE LICENSE FEES</b>		
Wine, to be consumed on premises		\$200.00
Wine, NOT to be consumed on premises		\$200.00
<b>LIQUOR LICENSE FEES</b>		
Liquor by the Drink (Note: Liquor fee includes wine)		\$560.00
Total Fees Due		\$ <u>650</u>
<b>ADDITIONAL INFORMATION</b>		
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.

WZ Owner  
Applicant Signature Relation to Business

8/13/25  
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>		



## City of Ketchum

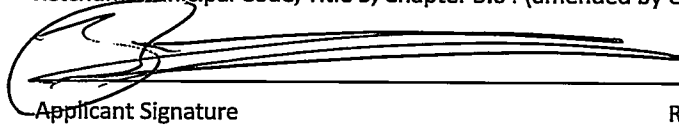
### Beer, Wine & Liquor-by-the Drink License Application

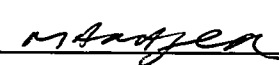
Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at [xpressbillpay.com](http://xpressbillpay.com). For questions, please e-mail [finance@ketchumidaho.org](mailto:finance@ketchumidaho.org)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

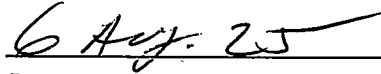
APPLICANT INFORMATION		
Applicant Name: <u>WHISKY'S &amp; MUSIC LLC</u>		Doing Business As: <u>WHISKY'S</u>
Physical Address where license will be displayed: <u>251 N MAIN STREET</u>		
Mailing Address: <u>PO BOX 6418 KETCHUM ID 83340</u>		
Recorded Owner of Property: <u>SUN VALLEY HOLDINGS LLC</u>		
Applicant Phone Number: <u>615 225 7554</u>		Applicant Email: <u>BRANDON@WHISKYSMUSIC.COM</u>
STATE LICENSE NO: <u>3437</u> (copy required)		COUNTY LICENSE NO: <u>2026-066</u> (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>BRANDON KUVARA</u> <u>PO BOX 6418</u> <u>KETCHUM ID 83340</u>
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>7100.00</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.

  
Applicant Signature

  
Relation to Business

  
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>		

License Year: 2026  
License Number: 3437

# Idaho State Police

## Retail Alcohol Beverage License

Premises Number: 5B-71  
Incorporated City

*This is to certify, that* Whiskey's and Music LLC  
*doing business as:* Whiskey's

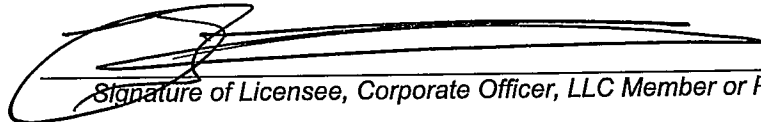
*is licensed to sell alcoholic beverages as stated below at:*  
251 N Main St , Ketchum, Blaine County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$800.00

  
Signature of Licensee, Corporate Officer, LLC Member or Partner

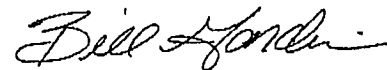
WHISKEY'S AND MUSIC LLC  
WHISKEY'S  
PO BOX 6418

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2025 - 07/31/2026

**Expires: 07/31/2026**



Director of Idaho State Police





2026

BLAINE COUNTY  
STATE OF IDAHO

No. 2026-066

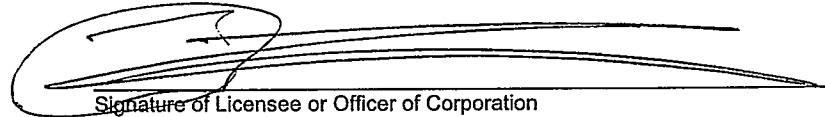
**RETAIL ALCOHOL BEVERAGE LICENSE**

THIS IS TO CERTIFY THAT WHISKEYS AND MUSIC LLC  
doing business as WHISKEYS  
at 251 N MAIN ST, KETCHUM, ID 83340  
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of  
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the  
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of  
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

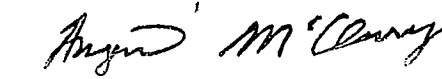
State License Issue Date: 08/01/2025

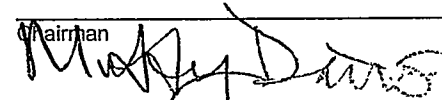
## Transfer Fee

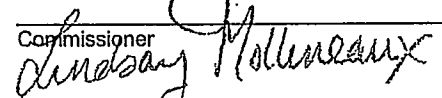
Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$0.00
Wine by the bottle	\$0.00
Liquor	\$187.50
<b>Total</b>	<b>\$287.50</b>

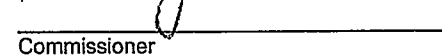
  
Signature of Licensee or Officer of Corporation

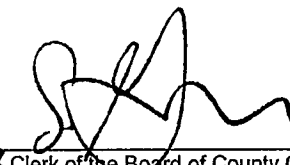
This license is TRANSFERABLE and EXPIRES 07/31/2026.  
Witness my hand and seal this 15 day of July, 2025

  
Chairman

  
Commissioner

  
Commissioner

  
Commissioner

  
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)



## City of Ketchum

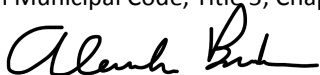
### Beer, Wine & Liquor-by-the Drink License Application

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: <b>MRG Warfield, LLC</b>		Doing Business As: <b>Warfield Distillery &amp; Brewery</b>
Physical Address where license will be displayed: <b>280 N Main Street, Ketchum, ID 83340</b>		
Mailing Address: <b>244 California St. Ste 410, San Francisco, CA 94111</b>		
Recorded Owner of Property: <b>280 North Main LLC</b>		
Applicant Phone Number: <b>208-726-2739</b>		Applicant Email: <b>troberts@theminagroup.com</b>
STATE LICENSE NO: _____ (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: <input checked="" type="checkbox"/> Company is LLC Partnership: <input type="checkbox"/> Individual: <input 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: <b>Please see attached Rider</b> _____ _____ _____ _____
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		
	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input checked="" type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>810</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.



Member

Applicant Signature

Relation to Business

8/13/2025

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>_____</p> <p>Mayor</p>		



## 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.

<b>APPLICANT INFORMATION</b>		
Applicant Name: Macsquard LLC		Doing Business As: That's Entertainment
Physical Address where license will be displayed: 180 Northwood Way		
Mailing Address: PO Box 2514 Ketchum ID 83340		
Recorded Owner of Property: Rigmor Grabher Trust		
Applicant Phone Number: 425-890-8400		Applicant Email: <a href="mailto:accounting@thatsentertainmentsv.com">accounting@thatsentertainmentsv.com</a>
STATE LICENSE-NO: 1726 (copy required)		COUNTY LICENSE NO: <del>2026</del> 2026-88 (copy required)
<p>Corporation: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> LLC Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>		<p>List names and addresses of corporation officers and/or partners: Alexandra Mackintosh 13607 State Hwy 75 Ketchum ID 83340 Johnny Partridge 13607 State Hwy 75 Ketchum ID 83340</p>
<b>BEER LICENSE FEES</b>		
Draft or Bottled or Canned Beer to be consumed on premises		\$200.00
Bottled or Canned Beer NOT to be consumed on premises		\$ 50.00
<b>WINE LICENSE FEES</b>		
Wine, to be consumed on premises		\$200.00
Wine, NOT to be consumed on premises		\$200.00
<b>LIQUOR LICENSE FEES</b>		
Liquor by the Drink (Note: Liquor fee includes wine)		\$560.00
Total Fees Due		\$ 250.00
<b>ADDITIONAL INFORMATION</b>		
<p>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"/></p>		
<p>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"/></p>		

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.

Heidi Bathum

Digitally signed by Heidi Bathum  
Date: 2025.08.06 21:28:13 -06'00'

Controller

Applicant Signature

Relation to Business

8/6/2025

Date:

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 8/12/25	License Fee Paid: \$250	License No: 7067A
<p>To the City Council, Ketchum, Idaho;</p> <p>The undersigned, a Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, 2025 - August 31, 2026</p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Premises Number: 5B-119

# Idaho State Police

## Retail Alcohol Beverage License

License Year: 2026  
License Number: 1726

*This is to certify, that* MacSquared, LLC  
*doing business as:* That's Entertainment

*is licensed to sell alcoholic beverages as stated below at:*  
180 Northwood Way , Ketchum, Blaine County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Kegs to go	No
Growlers	No
Restaurant	No
On-premises consumption	No
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$150.00

\_\_\_\_\_  
Signature of Licensee, Corporate Officer, LLC Member or Partner

MACSQUARED, LLC  
THAT'S ENTERTAINMENT  
PO BOX 2514

KETCHUM, ID 83340

*Mailing Address*

License Valid: 08/01/2025 - 07/31/2026

**Expires: 07/31/2026**

*Bill Gordon*

Director of Idaho State Police



2026

BLAINE COUNTY  
STATE OF IDAHO

No. 2026-088

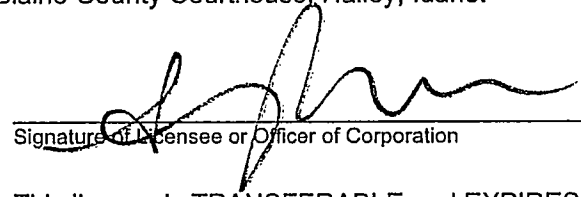
## RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT MACSQUARED LLC  
doing business as THATS ENTERTAINMENT  
at 180 NORTHWOOD WY, KETCHUM, ID 83340  
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of  
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the  
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of  
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2025

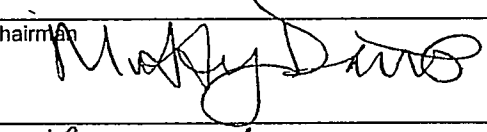
Transfer Fee

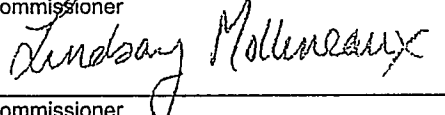
Bottled/canned beer, Consumed off premise	\$25.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$0.00
Wine by the bottle	\$100.00
Liquor	\$0.00
<b>Total</b>	<b>\$125.00</b>

  
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2026.  
Witness my hand and seal this 15 day of July, 2025

  
Chairman

  
Commissioner

  
Commissioner

  
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

BLAINE  
COUNTY  
IDAHO  
SEALED



## City of Ketchum

## Beer, Wine &amp; 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. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

<b>APPLICANT INFORMATION</b>		
Applicant Name: <u>Sinjin Thomas</u>		Doing Business As: <u>Johnny G's Subshack</u>
Physical Address where license will be displayed: <u>371 Washington Ave. N.</u>		
Mailing Address: <u>P.O. Box 3673 Ketchum, ID, 83340</u>		
Recorded Owner of Property: <u>Rich Eccles</u>		
Applicant Phone Number: <u>(208) 721-1320</u>		Applicant Email: <u>johnnygint@gmail.com</u>
STATE LICENSE NO: _____ (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		List names and addresses of corporation officers and/or partners: <u>Trevor Thomas</u> _____ _____ _____
<b>BEER LICENSE FEES</b>		
*	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
<b>WINE LICENSE FEES</b>		
*	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
<b>LIQUOR LICENSE FEES</b>		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>400</u>
<b>ADDITIONAL INFORMATION</b>		
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"/>		

191 S. 5th St \* P.O. Box 2315 \* Ketchum, ID 83340 \* main (208) 726-3841  
[www.ketchumidaho.org](http://www.ketchumidaho.org) \* [facebook.com/CityofKetchum](https://www.facebook.com/CityofKetchum) \* [twitter.com/Ketchum\\_idaho](https://twitter.com/Ketchum_idaho)



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.

Applicant Signature

Relation to Business

8/13/25

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>		

Cycle Tracking Number: 165643

Premises Number: 5B-185

# Idaho State Police

## Retail Alcohol Beverage License

License Year: 2026  
License Number: 4329

This is to certify, that Johnny Gs Subshack by TNT LLC  
doing business as: Johnny G's Subshack by TNT

is licensed to sell alcoholic beverages as stated below at:  
371 Washington Ave N, Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.  
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes \$50.00
Wine by the bottle	No
Wine by the glass	Yes \$100.00
Kegs to go	No
Growlers	No
Restaurant	Yes \$0.00
On-premises consumption	Yes \$0.00
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$150.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

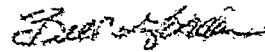
JOHNNY GS SUBSHACK BY TNT LLC  
JOHNNY G'S SUBSHACK BY TNT  
PO BOX 3673

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2025 - 07/31/2026

Expires: 07/31/2026



Director of Idaho State Police



2026

BLAINE COUNTY  
STATE OF IDAHO

No. 2026-110

**RETAIL ALCOHOL BEVERAGE LICENSE**

THIS IS TO CERTIFY THAT \_\_\_\_\_  
 doing business as \_\_\_\_\_ **JOHNNY GS SUBSHACK BY TNT LLC**  
 at \_\_\_\_\_ **JOHNNY GS SUBSHACK**  
 a(n) \_\_\_\_\_ **371 WASHINGTON AVE N, KETCHUM, ID 83340** \_\_\_\_\_  
 \_\_\_\_\_ **LLC** \_\_\_\_\_, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of  
 Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the  
 regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of  
 said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2025

**Transfer Fee**

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$100.00
Wine by the bottle	\$0.00
Liquor	\$0.00
<b>Total</b>	<b>\$200.00</b>

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2026.  
 Witness my hand and seal this 10 day of June, 2025

*Angus McHenry*

Chairman

*Muffy Davis*

Commissioner

*Lindsay Molleneaux*

Commissioner

Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

I move to approve the 2025 Wagon Days street closures for events on August 29 and 30, 2025.

#### Reasons for Recommendation:

- The city produces the annual Wagon Days events each year to celebrate the community's history and culture.
- Street closures on East Avenue and 4<sup>th</sup> Street will allow the following activities to take place:
  - Cultural and Kids' activities (petting zoo, pony rides, demonstrations of local trades from early history, etc.)
  - After-parade concert (including live music and food and beverage vendors)
- Street closures on Main Street and Sun Valley Road will allow the Big Hitch parade to take place.
- The requested street closures are classified as "non-designated" event street closures, meaning they must be approved by the City Council.
- These closures have been approved and carried out in the past. The Main Street closure requires approval by the Idaho Transportation Department (ITD) as well. ITD has already approved this year's closure.

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

#### Sustainability Impact:

None OR state impact here: None

Financial Impact:

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

Attachments:

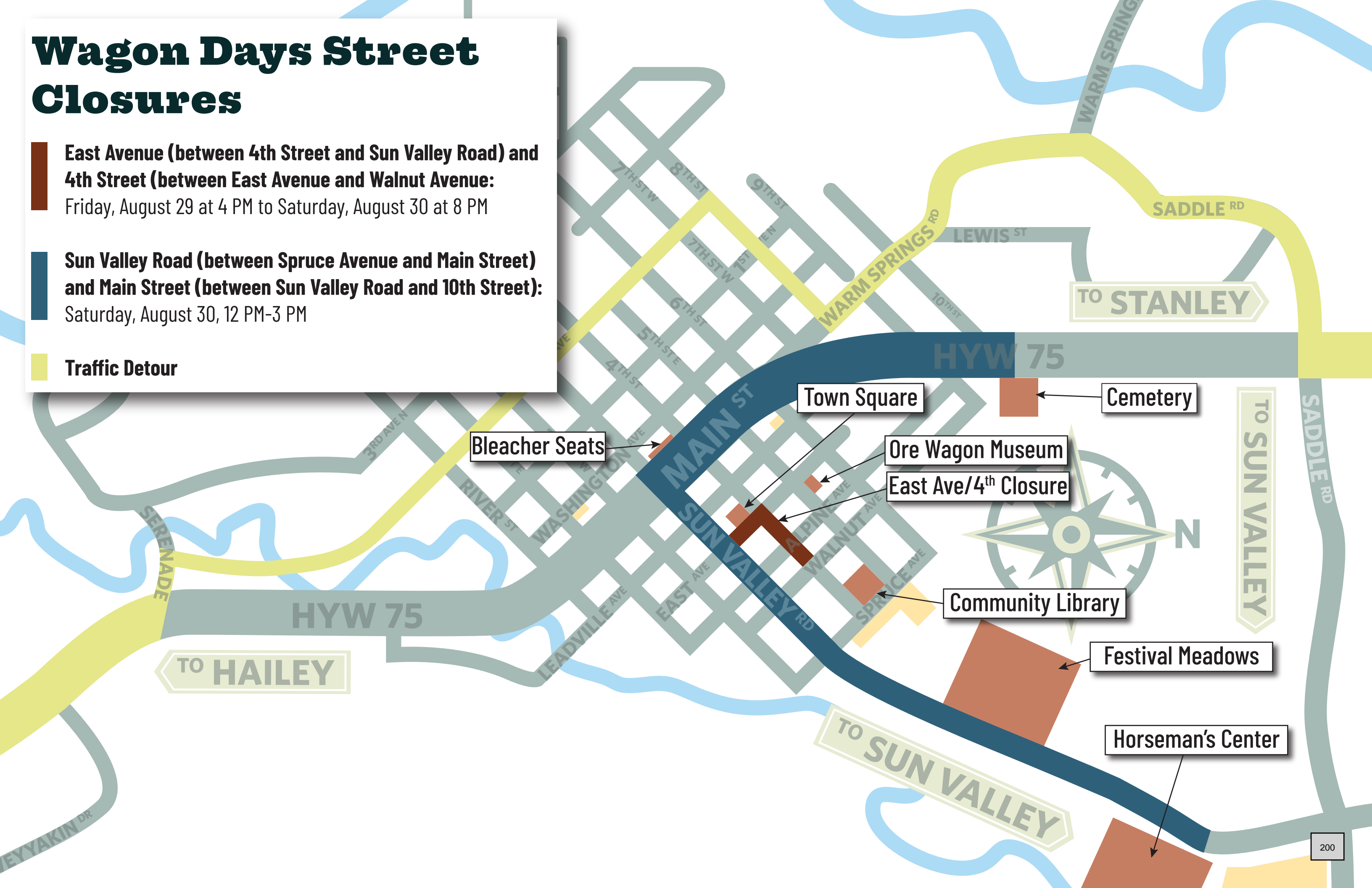
1. 2025 Wagon Days street closures
2. 2025 ITD Agreement for A Special Event on State Highways – Local Government Sponsor

# Wagon Days Street Closures

**East Avenue (between 4th Street and Sun Valley Road) and 4th Street (between East Avenue and Walnut Avenue):**  
Friday, August 29 at 4 PM to Saturday, August 30 at 8 PM

**Sun Valley Road (between Spruce Avenue and Main Street) and Main Street (between Sun Valley Road and 10th Street):**  
Saturday, August 30, 12 PM-3 PM

**Traffic Detour**





## AGREEMENT FOR A SPECIAL EVENT ON STATE HIGHWAYS – LOCAL GOVERNMENT SPONSOR

THIS AGREEMENT, made and entered on July 23, 2025, by and between the Idaho Transportation Department, hereafter called the “Department,” and City of Ketchum, whose address is: PO Box 2315, Ketchum ID 83340, and phone number is: 208-725-8787 and E-Mail is: dhansen@ketchumidaho.org hereinafter called the “Sponsor,” and as used herein denotes singular or plural thereof.

WHEREAS, the Sponsor proposes to conduct a Parade event called the Wagon Days Big Hitch Parade located in Ketchum On SH-75 from Milepost 128.378 to Milepost 129.248 on the following date(s) and times August 30, 2025 12:00 PM - August 30, 2025 3:00 PM and WHEREAS, authority for this Agreement is established by Section 40-310, Idaho Code, and the parties do hereby mutually agree as follows:

### SECTION I: THE SPONSOR SHALL:

#### **Prior to completion of this agreement.**

Obtain approval from pertinent Law Enforcement Agencies for the specific event and forward the letters of approval to the Department.

Contact the appropriate District or Headquarters' Traffic Section for further assistance in determining the minimum insurance coverage required for all events.

#### **Evidence of Insurance.**

Prior to use of state highways, Sponsor shall furnish the State of Idaho with a certificate of insurance executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth below. The policies shall cover any claims that may arise out of, or result from the Sponsor's operations under the Agreement.

- All certificates shall provide for (30) day's written notice to the State of Idaho prior to cancellation or material change of any insurance referred to herein.
- Failure of the State of Idaho to demand such certificate or other evidence of full compliance with these insurance requirements or failure of the State of Idaho to identify a deficiency from evidence that is provided shall not be construed as a waiver of Sponsor's obligation to maintain such insurance.
- Failure to maintain the required insurance may result in termination of this Agreement at the State of Idaho's option.
- The Sponsor shall require all subcontractors to carry liability insurance in the minimum amount of \$1,000,000 and name the Idaho Transportation Department as an additional insured.

### Independent Contractor Status

The service or services to be rendered under this contract are those of an independent contractor. City of Ketchum as sponsor is not an officer, employee or agent of the State as those terms are used in the Idaho Statutes 6-902, et al.

### Indemnification

City of Ketchum shall indemnify, defend and hold harmless the State of Idaho and the Idaho Transportation Department, and its officers, employees and agents from and against any liability, claims, damages, losses, expenses or actions, including reasonable attorney's fees, costs caused by or arising out of or relating to the activities of City of Ketchum or its officers, employees, subcontractors, or agents under the Wagon Days Big Hitch Parade Agreement, or arising from City of Ketchum, its officers, employees, subcontractors, or agents failure to comply with any applicable state, federal, local, law, statute, rule, regulation or act. This duty to indemnify, defend and hold harmless shall encompass any claims which include or allege negligence of City of Ketchum, its agents, officers, volunteers or employees other than claims which arise solely out of the negligence on the part of the State of Idaho, and this duty shall survive the termination or expiration of this Agreement.

### Required Insurance Coverage

City of Ketchum shall obtain and keep in force during the term of this contract, insurance of the types and in the amounts described below.

- **General Liability Insurance.** City of Ketchum shall maintain general liability (GL) insurance with a limit of not less than the minimum required under the Idaho Tort Claims Act.
- **Automobile Liability Insurance,** if applicable. City of Ketchum shall maintain automobile liability insurance covering owned or non-owned vehicles. Combined single limit per occurrence shall not be less than the minimum required under the Idaho Tort Claims Act.
- **Workers' Compensation.** City of Ketchum, where required by law, shall maintain all statutorily required coverage including Employer's Liability limit of not less than the minimum statutory requirement.



### **No Representation of Coverage Adequacy.**

By requiring insurance herein, the State of Idaho does not represent that coverage and limits will necessarily be adequate to protect Sponsor, and such coverage and limits shall not be deemed as a limitation on sponsor's liability under the indemnities granted to the State of Idaho in this contract.

### **Release the State from Liability**

The Sponsor will have all participants sign a general "release from liability" form. If the Sponsor does not wish to use an individual general release form, a hold-harmless clause must be attached to this agreement.

All participants, support personnel and media personnel must conform to the rules set forth in Administrative Policy A-12-02, "Special Events on State Highways."

### **File a Traffic Control Plan**

The Sponsor must submit a traffic control plan to the Department for approval at least twenty (20) working days in advance of the event date(s). Events that delay traffic longer than 15 minutes are required to develop a detour route. The Traffic Control Plan should indicate positive traffic control at the beginning of the detour, a safe two-way traffic route designed to accommodate commercial truck traffic, and clearly defined turns in the detour. Signing, flagging, and all traffic control devices where required, shall be installed, operated and maintained in conformance with the latest edition of the Manual on Uniform Traffic Control Devices.

Traffic control devices (signs, barricades, cones, tubular markers, drums, flagger paddles, etc.) shall be the responsibility of the Sponsor. When directed by the District Engineer, signing and traffic control for high volume, high-speed event sites shall be done by or under the supervision of law enforcement officers that are certified in or recognized by the State of Idaho. If requested by the Department, the Sponsor will meet with cities, law enforcement agencies and the Idaho Transportation Department at \_\_\_\_\_ on \_\_\_\_\_ (at least a week prior to the event) for a traffic control briefing.

Bicycle events which do not have law enforcement escorts as a part of their traffic control plan, shall require participants to ride as close as possible to the right hand (RH) edge of the roadway in single file formation, except when passing.

### **Appoint a "Liaison" Officer.**

Herein named Daniel Hansen

**Address**

**E-Mail Address**

**Phone Number**

The Liaison Officer shall report regularly to the District or the Headquarters' Traffic Section, as appropriate, and shall be readily available to ensure clear communication and appropriate coordination between the Department and the event Sponsor.

During the course of any special event no set of guidelines can anticipate all situations that may arise. If it becomes necessary to adapt the Department's requirements to specific problem areas, the Sponsor shall attempt to notify the Department immediately and make any necessary modifications within the guidelines of the Special Events policy and the Manual on Uniform Traffic Control Devices.

## **SECTION II: THE DEPARTMENT SHALL:**

### **Prior to completion of this Agreement.**

Approve the traffic control plan or notify the Sponsor of any traffic control plan deficiencies as soon as possible.

Approve the insurance policy requirements or notify the Sponsor of any deficiencies as soon as possible.

If an event is not approved, the Sponsor shall be notified, as soon as possible, so alternate plans can be made.

If there is a reason to believe an illegal (non-approved) event will be held, law enforcement agencies with jurisdiction in the area of the special event shall be advised in writing by the Department to document notification.

### **Grant Written Permission.**

Herein signified by completion of this Agreement, after the Department is satisfied that all interested parties are best served.

The District Engineer shall approve intra-district events and the Assistant Chief Engineer (Operations) shall approve inter-district events. The Overlegal Permits Section will be notified by the issuing Department of approved events to determine if the event vehicles need a Special Permit. Pertinent law enforcement agencies should also be notified of all approved events.

In agreement of the afore-mentioned requirements, we, the Sponsor, shall comply.

**Sponsor**

Representing: City of Ketchum  
State Agency's Authorized Representative: Daniel Hansen  
Phone Number: 208-725-8787  
E-Mail Address: daniel@ketchumidaho.org

**Signature**



**Date**

July 23, 2025

DRAFT

Subject to all terms, conditions, and provisions of this Agreement and attachments, permission is hereby granted.

**Idaho Transportation Department**

**Name**

**Title**

**Signature**

**Date**

**Highway Operations Engineer, if applicable**

**Title**

**Signature**

**Date**

**Local Official, if applicable**

**Title**

**Signature**

**Date**

DRAFT

## HOLD HARMLESS RELEASE

City of Ketchum proposing to conduct an event called Wagon Days Big Hitch Parade on State Highways, do hereby indemnify, save harmless, and defend, regardless of the outcome, the State of Idaho, and the Idaho Transportation Department against all suits, claims or losses including costs, expenses and attorney fees incurred as a result of any act or omission, neglect or misconduct of the Sponsor during the event that is the subject of this Agreement.

**Sponsor**

**Signature**



**Date**

July 23, 2025

DRAFT

## General Release

I, \_\_\_\_\_ (hereinafter referred to as "Participant") being of  
(Print Name)

lawful age, and inconsideration of participating in the \_\_\_\_\_,  
(Name of Activity)

on \_\_\_\_\_, do hereby release and discharge the State of Idaho, the  
(Date)

Idaho Transportation Department, and its agencies, officials, and employees from and against all liability to the Participant, his/her spouse, legal representatives, heirs or next of kin for any and all loss or damage, and/or claim, suit or demand on account of injury to the person or property of the Participant or resulting in the death of the Participant, arising out of, or the result of participation in the above named activity.

Participant certifies that he/she has carefully read the above provisions, and knows and understands the contents, and signs this General Release of his/her own free act.

\_\_\_\_\_  
(Participant)

\_\_\_\_\_  
(Date)

**GENERAL RELEASE**  
**(for a minor)**

We, \_\_\_\_\_ and \_\_\_\_\_  
(Print Name) (Print Name)

Husband and wife (hereinafter referred to as "Parents") as Parents (or legal guardians) of  
\_\_\_\_\_, a minor child, (hereinafter referred to as "Minor")  
(Print Name)

in consideration of participating in the  
\_\_\_\_\_, on \_\_\_\_\_,  
(Name of Activity) (Date)

do hereby release and discharge the State of Idaho, the Idaho Transportation Department, and its agencies, officials, and employees from and against all liability to the Participant, his/her spouse, legal representatives, heirs or next of kin for any and all loss or damage, and/or claim, suit or demand on account of injury to the person or property of the Participant or resulting in the death of the Participant, arising out of, or the result of participation in the above named activity.

Parents agree to indemnify and defend the State of Idaho, the Idaho Transportation Department, and its agencies, officials and employees from and against all claims, demands or suits that the Minor has or may have, either before or after he/she has reached majority.

Parents certify that they have carefully read the above provisions, and know and understand the contents, and sign this General Release of their own free act.

\_\_\_\_\_  
(Parent)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Parent)

\_\_\_\_\_  
(Date)



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

I move to approve Memorandum of Understanding #25-012 between the City of Ketchum and Papoose Club for their Wagon Days Pancake Breakfast events.

#### Reasons for Recommendation:

The Papoose Club's Pancake Breakfast events at Ketchum Town Square have been a part of the city's Wagon Days events for many years. Staff would like to memorialize the collaboration between both organizations in an MOU to ensure this partnership will continue for years to come.

The Papoose Club's Pancake Breakfast events add to the list of activities the public enjoys during Wagon Days and help celebrate the community's people, history, and culture.

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

#### Sustainability Impact:

None OR state impact here:  
None

#### Financial Impact:

None OR Adequate funds exist in account:	The proposed agreement covers roughly \$1,170 each year in event permitting fees and facility services (electricity, water, restrooms, trash receptacles, etc.) for the Papoose Club's Pancake Breakfast events during Wagon Days. All in-kind funding is covered in the city's budget.
--	---



Attachments:

1. Papoose Club Memorandum of Understanding #25-012



## City of Ketchum

### MEMORANDUM OF UNDERSTANDING 25-012 City of Ketchum/Papoose Club

Effective on the \_\_\_\_ day of \_\_\_\_\_ 2025, this Memorandum of Understanding (MOU) is between Papoose Club, an Idaho nonprofit organization, and the City of Ketchum, a political subdivision of the State of Idaho (City). This MOU serves as an attachment and addendum to special event permits for Papoose Club's Pancake Breakfast events during Wagon Days. The purpose of this MOU is to memorialize additional terms and conditions for these events.

Papoose Club would like to present these public events in Ketchum Town Square each Saturday and Sunday morning of Labor Day Weekend during Wagon Days. The Papoose Club's breakfast events add to the Wagon Days activity offerings and help celebrate the community's people, history, and culture. As such, the City desires to work with Papoose Club in a partnership capacity to ensure the successful and safe production of these events.

As a result, Papoose Club and the City memorialize a 3-year agreement from August 18, 2025, through August 18, 2028, to include the items below.

#### **EVENT APPLICATIONS AND PERMITTING**

- Papoose Club will submit all required Special Event Applications and corresponding materials and meet all event permitting requirements.
- The City will waive the event fees for the Papoose Club's Pancake Breakfast events, including event permitting, park reservations, music licensing, and facilities services.
- Papoose Club will meet with representatives from all affected City departments (including Police, Fire, Facilities, and Community Engagement) to review and approve event plans and infrastructure needs at least four weeks prior to the events.

#### **RIGHT-OF-WAY CLOSURES AND TRAFFIC CONTROL**

- At City staff's discretion, the City will place cones to block off parking spaces adjacent to Ketchum Town Square, as requested by the Papoose Club, leading up to and during the events for equipment load-in and load-out.

#### **INFRASTRUCTURE AND FACILITIES**

- The City will provide and pay for portable restrooms at Ketchum Town Square to be used for all Wagon Days events, including Papoose Club's breakfasts.
- The City will provide and pay for additional trash receptacle containers and dumpsters to be used for all Wagon Days events, including Papoose Club's breakfasts.

#### **PROMOTION AND COMMUNICATIONS**

- Papoose Club will recognize the City of Ketchum as an event sponsor in marketing materials related to the breakfasts.
- The City will include Papoose Club's Pancake Breakfast events in all promotional materials for Wagon Days, including websites, social media, and other digital media; press releases; and print materials.

#### **Termination**

This permit and MOU may be terminated at the option of either party upon sixty days' notice. The parties will communicate and reasonably cooperate to minimize and mitigate any relocation burdens in the event of such a termination.

**Breach of permit conditions**

In the event of a breach or violation of permit conditions, including this MOU, the City may notice and provide remedies and/or termination per the City’s special event permit policy.

Papoose Club

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

Its: \_\_\_\_\_

City of Ketchum

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

Its: \_\_\_\_\_



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: August 18, 2025

Staff Member:

Carissa Connelly

Agenda Item:

Recommendation to approve compliance and administration contract with Placemate Inc. for Lease to Locals and Rental Preservation Program

Recommended Motion:

"I move to approve the contract for services #25168 with Placemate."

Reasons for Recommendation:

- Placemate has demonstrated success in developing and implementing Lease to Locals and Rental Preservation Program and is best positioned to continue to administer the programs and ensure ongoing compliance of tenants and property owners with program policies in FY2026.
- Housing staff does not have time and capacity to take over administration of these programs without pausing other responsibilities and tasks.

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

#### Introduction

Placemate has been in contract with the City of Ketchum since August 2022, administering the Lease to Locals program, and then pivoting, in spring 2025, to the Rental Preservation Program. The goal of both programs is to provide and preserve housing for locals in the Wood River Valley by giving property owners a cash incentive to convert or preserve their property as a long-term rental for locals.

The current contract with Placemate will end on September 30, 2025. The current contract includes a \$6,000 per month administration fee to manage the Lease to Locals and Rental Preservation Program. The Rental Preservation Program was developed in partnership with Placemate and implemented during the current contract at no additional administration cost.

Housing staff is requesting a new, substantially reduced contract with Placemate for fiscal year 2026 to continue to administer compliance, check-ins, review new leases and conduct tenant verification for properties that are already part of either the Lease to Locals or Rental Preservation Programs. No additional funds have been identified to launch a new cohort of Rental Preservation Program properties – otherwise this contract would be at the same financial commitment as previous years.

Under both programs, incentives are paid over the course of one or more leases to ensure that the home is rented to a qualified local and the owner and tenant are in compliance with the program policies. Placemate responds to inquiries, calls and emails about the programs from the public and participants, freeing up staff time for other tasks. Over the course of the contract, Placemate will complete a wind-down

of the Lease to Locals program, including confirmation of continuous program compliance, exit surveys for participating property owners, processing payments, and provide a detailed report on final results when all properties have graduated from Lease to Locals and the Rental Preservation Program. A timely and thorough review is essential to ensure participating property owners receive payment on time and to verify the programs meet their objectives.

Placemate is best positioned to continue to administer these programs. The company has built out a customized tech platform over the past five years to efficiently organize data and inquiries, schedule and administer periodic check-ins, and collect household information and documents while providing responsive customer service and user-friendly systems. Each grant averages about 24 email and phone call exchanges. They also use this system to query, track and report out program progress and results. Placemate estimates that ongoing compliance requires about 14 email and phone call exchanges each year. Placemate's staff is also fully trained in the administration of Ketchum's housing programs and familiar with their nuances and processes.

Ketchum Housing staff does not have a system for these programs built out and it cannot easily be layered into BCHA's existing housing application and compliance platform through Salesforce. Bringing this work in house would require significant staff time to develop systems and processes and administration would be less efficient than working with Placemate due to staff's other program and administrative commitments. As such, the estimated time per grant to internalize ongoing compliance would be substantially higher than continuing operations with Placemate. Staff time is already fully allocated to existing responsibilities.

#### **Contract Details**

Staff is recommending approval of a contract of \$36,000 for 12 months of compliance and administration from Placemate. Because the contract does not include bringing new properties into either the Lease to Locals or Rental Preservation Programs, the monthly cost is reduced from \$6,000 per month to \$3,000 per month.

The Scope of Work for the Rental Preservation Program (Exhibit B) includes development of a "handoff playbook" to help train staff up on program operations, should the city wish to bring the Rental Preservation Program in-house in the future. Staff does not have capacity currently to bring these operations in house.

Staff's recommendation is for a 12-month compliance contract with Placemate, however, if the Council prefers to execute a 6-month initial contract and evaluate a second contract next year, that is also an option.

#### **Rental Preservation Program Performance to Date**

The Lease to Locals program stopped accepting new properties with the transition of funds to the Rental Preservation Program in June 2025. At this time, \$152,000 of grant funding remained for use in Lease to Locals and was moved for use in the Rental Preservation Program.

The Rental Preservation Program application opened in June. Using a fixed initial application window, Placemate was able to prioritize properties for participation based on affordability of current rent relative to the median market rent, adjusted for each unit's size. Interest in the participating oversubscribed the available funding; 48 property owners and managers enquired during the open application period. Since the initial application window closed, an additional 8 property owners have submitted forms expressing interest in participating.

Placemate is still in the process of working with property owners and tenants to collect full application documents for participation. To date, 10 properties are participating, which account for \$98,000 in incentives over the three-year program period. Among these 10 initial properties:

- 22 people are housed (16 adults and 6 children)
- Rent ranges from 31% to 79% of market rate for the unit's size
- Rents range from \$700 (1 bedroom) to \$2,700 (3 bedroom)
- Owners report long-term renting between 4 and 22 years (median = 11 years)

Placemate is in contact with 6 additional properties that are expected to submit their full application documents, accounting for another \$50,000 in incentives, which would exhaust the remaining program budget over three years.

Placemate and staff will present a full report to the Council on the initial Rental Preservation Program cohort once all properties have been approved and budget has been allocated.

#### Sustainability Impact:

Lease to Locals and the Rental Preservation Program provide and preserve long-term rental housing for 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, these programs convert and preserve existing housing units into locals' housing, utilizing existing housing stock, land, and resources.

#### Financial Impact:

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

#### Attachments:

- |   |
|---|
| 1. Year 4 Compliance and Administration Contract, Lease to Locals + Rental Preservation Program |
| 2. Purchase Order #25168  |

**CITY OF KETCHUM  
INDEPENDENT CONTRACTOR AGREEMENT  
FOR Placemate, INC. SERVICES**

This Independent Contractor Agreement is made and entered effective to the 1st day of October, 2025, by and between the City of Ketchum, a municipal corporation of the State of Idaho ("City"), and Placemate, Inc., a California corporation ("Contractor").

- A. The City is a municipal corporation duly organized and existing under the laws of the State of Idaho.
- B. The City is empowered to contract and be contracted with for the provision of public services. Idaho Code § 50-301 *et seq.*
- C. Contractor independently provides certain professional services which may be beneficial and of use for the general welfare of the City.
- D. The City finds that it is economical and efficient and that is in the best interests of the City to contract with Contractor for certain services as set forth herein ("Services").

NOW THEREFORE, the Parties enter into this Independent Contractor Agreement according to the following terms and conditions:

- 1. Services. In consideration of the payments set forth in this Agreement and in Exhibit B, Contractor shall perform the general services for the City as set forth and outlined in the Scope of Work, attached as Exhibit A, and incorporated herein by reference
- 2. Task Orders. Services may be additionally provided on a task order basis. In such situation, Contractor will provide City with either a project cost bid or an hourly cost scope on a project-by-project basis dependent upon the level of definition in the task request. Task orders will be reviewed and approved on per project basis by the Mayor or designee. Task orders must be agreed upon and approved prior to commencing any project.
- 3. Payment for Services. City's total fiscal obligation under this Agreement shall not exceed thirty-six thousand dollars and zero cents (\$36,000.00).

City shall make payment to Contractor based on the rates and terms in Exhibit C. City reserves the right to withhold full or partial payment if City determines the quantity or quality of the work performed is unacceptable or may be in dispute. In the event City makes advance payments to Contractor, Contractor agrees to refund any amounts in excess of the amount owed by City at the time of termination or expiration of this Agreement. Contractor is not entitled to payment for work not performed as required by this Agreement.

- 4. Performance and Warranty. Contractor will provide its own tools and equipment as needed to perform the Services. Contractor warrants that all equipment used to perform this Agreement will function safely, properly, and efficiently. Contractor warrants that all services will be timely performed in a safe, professional, and workmanlike manner.
- 5. Term and Termination. This Agreement shall be in effect for an initial term from October 1, 2025 through September 30, 2026, at which time it shall terminate unless further extended in writing. Either party may terminate this Agreement for any reason upon thirty days written notice to the other party. Contractor will invoice for any work that has been actually performed as of the date of notice of termination.
- 6. Independent Contractor. Contractor performs the Services hereunder solely and exclusively as an independent contractor. Contractor is not an employee, servant, agent, partner, or joint venture of the City. The City will determine the projects to be done by Contractor, but Contractor will determine the legal means by which it

accomplishes the work specified by the City. This Agreement shall not be construed to create or establish any employee-employee relationship between the City and Contractor or make Contractor eligible for any City employment benefits. Contractor is solely responsible for all withholding and payment of all applicable federal, state, and local income or payroll taxes of any kind.

7. Indemnification. Contractor releases, holds harmless, and agrees to indemnify City from and against all claims, suits, damages (including, without limitation, damages to persons and property including deaths, and all tax responsibilities), costs, losses, and expenses, in any manner related to or arising from the acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents, and employees.
8. Licensing. Contractor represents that Contractor possesses the requisite skill, knowledge, and experience necessary to perform the Services. Contractor represents it has or agrees to obtain and maintain all necessary registrations, licenses, and insurance as required by the State of Idaho for the performance of the Services under this Agreement.
9. Insurance. Contractor is not covered by the City's liability insurance policy. Contractor shall carry and maintain liability insurance in the following minimum amounts:

General liability	\$1,000,000.00 per occurrence; \$2,000,000.00 aggregate.
Commercial Auto	\$1,000,000.00
Professional Liability	\$1,000,000.00
Worker's Compensation	As required by the State of Idaho, and not less than \$1,000,000.00

Proof of said insurance shall be provided to City. Each policy of insurance required shall provide for no less than thirty-day advance notice to City prior to cancellation. In addition, the City shall be named a "Additional Insured" by all contractors and subcontractors.

10. Notice. All notices under this Agreement shall be in writing and addressed as follows:

CITY: City of Ketchum Attn: City Administrator  P.O. Box 2315 191 5 <sup>th</sup> St., West Ketchum, ID 83340	CONTRACTOR Placemate, Inc. 10098 Jibboom St Unit 4 Truckee, CA 96161
---	--

11. Compliance with Laws/Public Records. Contractor, its managers, members, directors, officers, shareholders, agents, and employees shall comply with all federal, state and local laws, rules, and ordinances. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to the Idaho Public Records Act. Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may readily identified, retrieved and made available for such inspection and copying. Should Contractor wish to claim an exemption to disclosure on any record, Contractor shall identify such in advance and assume all costs of defense on any associated legal action to defend such claimed exemption from disclosure.
12. Non-Assignment. Contractor hereby acknowledges that City has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign, subcontract, or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of City.



13. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
14. Non-Waiver. The failure of either party to exercise any of its rights under this Agreement at any time does not constitute a breach of this Agreement and shall not be deemed to be a waiver of such rights or a waiver of any subsequent breach.
15. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
16. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.
17. Information Technology Security Requirements. Exhibit C, "Information Technology Security Addendum" is attached and incorporated by this reference. Contractor's failure to comply with the requirements in Exhibit C is a material breach of this Agreement.
18. Governing Law. This Agreement shall be governed by the laws of the State of Idaho. Venue shall be in the Fifth Judicial District, Blaine County, Idaho.
19. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes any and all prior Agreements between the parties hereto respecting such matter.
20. Severability. If any part of this Agreement is held to be invalid or unenforceable, such part shall be considered as stricken and the rest of this Agreement shall continue in full force and effect and so as to preserve the agreement and intent to the fullest possible extent.
21. Execution and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
22. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement.

CITY OF KETCHUM

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

\_\_\_\_\_  
Date

ATTEST:

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

Placemate, INC.:

\_\_\_\_\_  
Colin Frolich, Founder/CEO

\_\_\_\_\_  
Date

## **Exhibit A**

### **Scope of Work - Lease to Locals**

#### **1. Project Description**

Placemate, Inc. (the “Contractor”) will administer the final compliance and check ins for the properties remaining in “Lease to Locals” (“the Program”) in the City of Ketchum. The City will provide up to \$12,000 in grant funding to property owners with active leases in the Program. To administer final compliance, Contractor will provide the Scope of Services listed below.

The Program started as a one-year pilot program, launched August 1, 2022 and allowed new properties to enter through May 2025. This Scope of Work lays out the services the Contract will complete for the City of Ketchum to wind down the Program.

#### **2. Personnel**

Contractor’s project manager for this program will be Isaac Landman. Contractor will adequately staff the project to ensure all tasks included in this Scope of Work are completed.

#### **3. Customer Service and Education**

Contractor will:

- A. Respond to all inbound inquiries via web and email. Compile final feedback on the Program and share it with the City of Ketchum.
- B. Provide detailed recap of Property Owner, Tenant, and Property Management feedback on the program.
- C. Work with Property Managers and Property Owners who are actively participating in the Program to review leases, qualify replacement tenants, and ensure property owners receive their second incentive payment(s) in accordance with Program policies adopted by the City.

#### **4. Administration**

Contractor will:

- A. Maintain Property Owner and Tenant Applications for the Program.
- B. Coordinate with the City housing team for City payment to homeowners to efficiently process, approve and pay final incentives, as described in Section 5.

#### **5. Compliance/Auditing**

- A. At the end of Lease, Contractor will audit the properties to ensure the full lease term is executed and tenants meet employment requirements by following up directly with the tenant and landlord with an incentive payment. Within 45 days of the final compliance check, Contractor will submit requests for payment to the City.

#### **6. Reporting**

Contractor will:

- A. Report back on the Property Owner’s intentions after the initial lease to see what units remain long-term rentals and which ones go back to their original use.
- B. Provide a detailed report to the City on final results of the Program, once all properties have graduated.

## **Exhibit B**

### **Scope of Work - Rental Preservation Program**

#### **1. Project Description**

Placemate, Inc. (the “Contractor”) will administer the compliance and check ins for the participating properties in the “Rental Preservation Program” (“RPP”) in the City of Ketchum. The City will provide up to \$22,800 in second incentive payments to participating Property Owners. To administer final compliance, Contractor will provide the Scope of Services listed below.

RPP started as a pilot program and accepted applications from property owners through an open application period ending June 6, 2025.

#### **2. Personnel**

Contractor’s project manager for this program will be Isaac Landman. Contractor will adequately staff the project to ensure all tasks included in this scope of work are completed.

#### **3. Customer Service and Education**

Contractor will:

- A. Maintain the RPP website with information for property owners to understand the program requirements, how to remain in compliance, and what will be expected of them in order to receive incentive payments 2, 3, and 4.
- B. Respond to all inbound inquiries via web and email. Compile feedback on the Program and share it with the City of Ketchum.
- C. Work with Property Managers and Property Owners who are actively participating in the Program to review leases, qualify new and replacement tenants, and requalify households to ensure property owners receive their second incentive payment(s) in accordance with program policies adopted by the City.

#### **4. Administration**

Contractor will:

- A. Maintain Property Owner and Tenant Applications for the Program.
- B. Coordinate with the City housing team for City payment to homeowners to efficiently process, approve and pay second incentives, as described in Section 5.
- C. Contractor will provide a detailed “handoff playbook” to the City so they can relaunch the Program in the future if so desired.

#### **5. Compliance/Auditing**

- A. Once participating properties have been rented for a cumulative 12 months, Contractor will audit the properties to ensure that the properties have been and will continue to be rented by a Qualified Household. Contractor will ensure properties are following the guidance laid out in Section 8 of the Rental Preservation Program Policies. Within 45 days of the 12 month compliance check Contractor will submit requests for payment to the City.

#### **7. Reporting**

Contractor will:

- A. Report to the City of Ketchum on the status of the properties participating in RPP. City staff will be communicated with via email and phone regarding results of 12 month check ins, changes to the tenant groups, renewed and new lease agreements, and submittal for second grant payments.
- B. Meet with City of Ketchum staff as needed to provide an update on RPP.
- C. Provide an update to the City on the results of RPP after all properties have participated for 12 months.

## **Exhibit C**

### **Payment Terms**

#### **1. Administrative Costs**

Contractor may seek payment of up to \$36,000 in administrative costs.

Contractor will be paid \$3,000 (three thousand dollars) per month over 12 months, dependent upon Contractor's satisfactory completion of tasks outlined in Exhibit A and Exhibit B. Contractor's invoice must be accompanied by description of work performed.

#### **2. Invoicing & Payment**

Email all invoices to: [finance@ketchumidaho.org](mailto:finance@ketchumidaho.org), cc [housing@ketchumidaho.org](mailto:housing@ketchumidaho.org).

Invoices must be submitted within 30 days of the completion of work and must include sufficient detail for the City staff to understand what activities Contractor is seeking payment for. The City will issue payment to Contractor within thirty (30) days after an invoice is received and approved by the City.

## **Exhibit D**

### **Information Technology Security Addendum**

#### **1. Notification of Data Security Incident**

For purposes of this section, "Data Security Incident" is defined as unauthorized access to the Contractor's business and/or business systems by a third party, which access could potentially expose City data or systems to unauthorized access, disclosure, or misuse. In the event of a Data Security Incident, Contractor must notify City in writing within 48 hours. Notice should be made to [tdonat@ketchumidaho.org](mailto:tdonat@ketchumidaho.org) and to all parties referenced in the "Notices" section of the Agreement. Notice must reference this contract number. Notice under this section must include the date of incident and Contractor's systems and/or locations which were affected. The duty to notify under this section is broad, requiring disclosure whether or not any impact to City data is known at the time, to enable City to take immediate protective actions of its data and cloud environments.

Failure to notify under this section is a material breach, and City may immediately terminate the Agreement for failure to comply.

#### **2. Data Location**

2.1 Contractor shall not store or transfer non-public City of Ketchum data outside the United States. This prohibition includes backup data and Disaster Recovery locations. The Contractor will permit its personnel and contractors to access City of Ketchum data remotely only as required to provide technical support. Remote access to data from outside the continental United States is prohibited unless expressly approved in advance and in writing by the City.

2.2 The Contractor must notify the City **in writing within 48 hours** of any location changes to Contractor's data center(s) that will process or store City data. Notice should be made to [tdonat@ketchumidaho.org](mailto:tdonat@ketchumidaho.org) and must reference this contract number.

#### **3. Data Encryption**

3.1 The Contractor shall encrypt all non-public City **data in transit** regardless of the transit mechanism.

3.2 The Contractor shall encrypt all non-public City **data at rest**.

3.3 The Contractor's encryption shall be consistent with validated cryptography standards as specified in National Institute of Standards and Technology Security Requirements.

#### **4. Subcontractor Disclosure**

To the extent subcontracting or assignment is permitted under this Agreement, the Contractor is responsible for the actions of their subcontractors, vendors, and suppliers. Contractor shall take necessary steps to ensure that the provisions of this contract are enforceable on all subcontractors, vendors, and suppliers acting on behalf of or through Contractor.



# CITY OF KETCHUM

PO BOX 2315 \* 191 5TH ST. \* KETCHUM, ID 83340  
Administration 208-726-3841 (fax) 208-726-8234

## PURCHASE ORDER

BUDGETED ITEM? \_\_\_\_ Yes \_\_\_\_ No

PURCHASE ORDER - NUMBER: 25168

<b>To:</b> 5852 PLACEMATE, INC 10266 TRUCKEE AIRPORT ROAD, SUITE C TRUCKEE CA 96161	<b>Ship to:</b> CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
08/13/2025	KCHOMA	KCHOMA			

Quantity	Description	Unit Price	Total
1.00	Lease to Locals Rental Preservation 54-4410-4215	36,000.00	36,000.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		36,000.00

\_\_\_\_\_  
Authorized Signature



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August 18, 2025	Staff Member/Dept:	Morgan Landers, AICP – Director of Planning and Building
---------------	-----------------	--------------------	--

Agenda Item:	Recommendation to approve Resolution 25-016 for the reappointment of Brenda Moczygemba to the Planning and Zoning Commission for a term expiring on September 8, 2028.
--------------	--

#### Recommended Motion:

I move to approve Resolution 25-016 reappointing Brenda Moczygemba to the Planning and Zoning Commission.
---

#### Reasons for Recommendation:

- |  |
|--|
| <ul style="list-style-type: none"><li>Brenda Moczygemba has dutifully served on the Ketchum Planning and Zoning Commission since 2020 and provides a wealth of knowledge as a well-respected design professional in the Ketchum community.</li></ul> |
| <ul style="list-style-type: none"><li>As a licensed architect, Brenda brings the appropriate and necessary expertise to fill the duties of the position.</li></ul>   |
| <ul style="list-style-type: none"><li>Mayor Bradshaw recommends reappointment of Brenda Moczygemba to the Planning and Zoning Commission.</li></ul>  |

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

#### Sustainability Impact:

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

None OR Adequate funds exist in account:	Planning and Zoning Commissioners are compensated \$200 per meeting attended. The FY25 and FY26 budgets include payment of commissioners for all regularly scheduled meetings and anticipated special meetings.
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#### Attachments:

- |                      |
|----------------------|
| 1. Resolution 25-016 |
| 2.                   |
| 3.                   |

**RESOLUTION NUMBER 25-016**  
**A RESOLUTION OF THE CITY OF KETCHUM CITY COUNCIL**  
**RE-APPOINTING BRENDA MOCZYGEMBA TO THE KETCHUM PLANNING AND ZONING**  
**COMMISSION FOR A TERM EXPIRING ON SEPTEMBER 8, 2028**

WHEREAS, Brenda Moczygemba has served on the Planning and Zoning Commission since September 2020 and her current term expires September 8, 2025; and

WHEREAS, Brenda Moczygemba has expressed interest in being re-appointed to the Planning and Zoning Commission; and

WHEREAS, Brenda Moczygemba has resided in Blaine County for at least three (3) years prior to this reappointment to the Planning and Zoning Commission; and

WHEREAS, Mayor Bradshaw recommends Brenda Moczygemba be confirmed by the City Council to continue serving on the Planning and Zoning Commission for a term ending September 8, 2028;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Ketchum, that Brenda Moczygemba is re-appointed to the Ketchum Planning and Zoning Commission.

This Resolution will be in full force and effect upon its adoption this \_\_\_\_\_ day of August 2025.

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

ATTEST:

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



# WHITE PETERSON

---

## ATTORNEYS AT LAW

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

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

PHILIP A. PETERSON  
WILLIAM L. PUNKONEY

WILLIAM F. NICHOLS (1955-2025)  
TERRENCE R. WHITE, RETIRED  
WILLIAM F. "BUD" YOST, RETIRED

\* Also admitted in OR

August 18, 2025

To: Mayor and City Council  
City of Ketchum

From: Matthew Johnson, City Attorney

Re: Decision on Administrative Appeal P25-008, Design Review Extension for PEG Hotel

### Background:

The attached written Decision was drafted by the City Attorney from the deliberation and direction at the Council's July 21, 2025 administrative appeal hearings on this matter. This Decision will formalize and final the decision, as is required within 30 days of the administrative appeal hearing.

The attached draft remains open to modifications as deemed appropriate by the Council to reflect the Council's determination and the reasons for such. In the event of modifications, an alternative motion is provided below.

### Recommended Motion:

Recommended Motion: *I move to approve the written Decision as presented by the City Attorney, and authorize the Mayor to sign.*

Alternative Motion: *I move to approve the written Decision as presented by the City Attorney, with the following changes: [OR "with the changes as specified in our discussion"], and authorize the Mayor to sign.*

**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF KETCHUM**

In the Matter of the 2025	)	
Administrative Appeal of:	)	
	)	<b>FINDINGS OF FACT,</b>
PEG Ketchum Hotel, LLC (Appellant)	)	<b>CONCLUSIONS OF LAW, AND</b>
	)	<b>DECISION</b>
Of a Planning and Zoning Commission	)	
Decision on P25-008: Extension on	)	
P22-028 Design Review	)	

---

This matter comes before the City Council pursuant to Ketchum City Code 17.144.020, as an appeal by an applicant of a Planning and Zoning Commission decision. An appeal hearing on the matter was held before the Council on July 21, 2025. The matter was further heard for adoption of this written Decision on August 18, 2025. The Council does hereby make and set forth the following Record of Proceedings and the Council’s Decision to remand as follows:

**I. RECORD OF PROCEEDINGS**

The Appellant in this matter is the applicant PEG Ketchum Hotel, LLC, represented by Deborah Nelson of Givens Pursley, LLP. The appeal concerns allegations of errors by the Planning and Zoning Commission in a May 7, 2025 decision (P&Z Decision) denying the Appellant’s application for a 12-month extension of Design Review Permit P22-028, approved March 28, 2023 (“Permit”).

A Record of Documents before the Ketchum Planning and Zoning Commission ("Record") was prepared and submitted to the Council. That Record, including all briefs and memos filed by parties as well as the transcript of the Planning and Zoning Commission proceedings is hereby referenced and incorporated in full into the Record and this Decision.

A public hearing on the Design Review Extension Application was held before the Planning and Zoning Commission on April 22, 2025. The written decision of the Planning and Zoning Commission (P&Z Decision) was approved on May 7, 2025. Such hearing was recorded and that recording is made a part of the Record in this matter.

An appeal hearing before the Council was held on this matter on July 21, 2025. Such hearing was recorded and the recordings are made a part of the Record in this matter. At the conclusion of the July 21, 2025 hearing and deliberation, the City Attorney was directed to prepare a draft written decision for the final review and approval in writing by the Council with direction for a decision of remand.

## **II. JUDICIAL NOTICE AND REVIEW STANDARD**

The Commission takes judicial notice of the Ketchum Municipal Code (KMC).

Pursuant to KMC § 17.144.020 (C), the Council makes its determination considering the Planning and Zoning Commission decision below along with written and oral legal arguments by parties. New facts or evidence are not considered in the appeal. The Council may affirm, reverse, remand, or modify, in whole or in part, the order, requirement, determination, or decision of the Commission. The Council reviews the decision for clear error or abuse of discretion.

## **III. FINDINGS, CONCLUSIONS, AND DECISION**

1. **The Planning and Zoning Commission Decision appropriately interpreted the extension factors under KMC 17.96.090.**

Upon review of the Record and the arguments, the Council finds that the Record contains sufficient information showing the P&Z Commission appropriately interpreted the criteria for extension of a design review approval under KMC 17.96.090(B)(2).

Most relevant is the Commission's consideration of factor (b): "Whether significant land use changes have occurred in the project vicinity which would adversely impact the project or be adversely impacted by the project." The discussion upon appeal is whether criteria (b) and "significant land use changes" is limited only to specific zoning or land use designations or whether it is intended to be interpreted more generally as to actual development of such land uses and the changing nature of impacts upon actual development.

The Council hereby affirms that the Commission appropriately understood and interpreted factor (b) and land use to be inclusive not simply of land use designations on paper, but also the changing actual circumstances on the ground as development occurs. The scope of this Application involves extension of design review approval, including concerns as relate to compatibility. The Council finds that the reason for including required extension approvals in the Ketchum Municipal Code is to allow for further analysis on how changing actual circumstances on the ground impact ongoing compatibility and design approvals. Such extensions are discretionary, with the first extension being available under administrative review and the second extension potentially being available under Commission review. These steps are formulated within the KMC specifically to tie discretionary extensions to the actual changed circumstances that may impact and influence ongoing compatibility and the desirability of extending out previous design review approvals.

In its decision, the P&Z Commission finds: "The Commission also finds that 'land use' constitutes general changes in the growth and development of the city within the vicinity, not just

formal changes to underlying zoning. The reason being that specific changes to ordinances is contemplated under consideration #1, therefore consideration #2 is separate and distinct and implies a broader purview.” P&Z Decision, p. 2. This finding by the Commission is accurate and within this Council’s interpretation of the meaning and intent of KMC 17.96.090.

The Council also finds that the Commission appropriately identified and considered the term “vicinity.” KMC 17.96.090(B)(2)(b) does not define nor limit “vicinity” to only properties adjacent to a project property. Rather, much like the more general consideration of land use changes above, the identification of “vicinity” is to be considered in light of a subject property’s relation to compatibility and impact within a broader area. To that end, the Commission appropriately found “that the definition of ‘vicinity’ is not just properties immediately adjacent to the subject property, but the broader downtown area as development on the subject property is directly related to the downtown as a whole, but more specifically Main Street and the few blocks to the north and south. A project of this size has a broader impact on the functionality, vibrancy, and success of the downtown as a whole and the entrance to the community.” P&Z Decision, p. 2.

**2. The Planning and Zoning Commission Decision warrants further consideration and analysis of KMC 17.96.090(B)(2)(d) regarding community facilities and services.**

Upon review of the Record and decision below, the Council hereby finds that the Commission should take further steps to evaluate and analyze factor (d) of KMC 17.96.090(B)(2). Much as actual land use circumstances and development on the ground have impacted the compatibility and appropriateness of design, so too have there been significant

changes over time that may likely impact the provision of community facilities and services. In particular, the Commission identifies impacts on Main Street in relation to evaluating the “vicinity” of the project, but does not provide much analysis on whether such impacts the adequacy of such facility and transportation service. The Commission’s findings on such criteria comes to a fairly summary conclusion, and with the Council remanding this matter to the Commission the Council hereby further directs and requests the Commission go into further review and analysis on factor (d) (also identified as Criteria #4).

**3. The Planning and Zoning Commission Decision appropriately evaluated the different contexts for weighing similar factors relevant to the design review extension and associated floodplain development permit extension.**

Appellant argues that since the factors are similar in evaluating potential extensions of a design review permit and a floodplain development permit, that therefore it was arbitrary for the Commission to come to different conclusions on Appellant’s design review extension application (extension denied) and Appellant’s floodplain development permit application (extension approved).

The Council finds that while the relevant factors are substantially similar in their descriptions, that the context for a design review is substantially different from the context for a floodplain development permit. With that in mind, it is not automatically arbitrary that there may be differing outcomes upon weighing the same factors when the context can vary significantly. A floodplain development permit has a more focused scope of concern, which may provide a different context and finding as compared to a more general compatibility scope of concern tied to design review. For this reason, and with the understanding of the different

context, the Commission appropriately finds: “No significant developments have occurred that change the way the floodplain development permit would be evaluated.” P&Z Decision, p. 3.

For the above reasons, the Council finds that the Commission appropriately interpreted the extension factors under KMC 17.96.090(B)(2). However, in light of this being a question of first impression, and now the confirmation of appropriate interpretations, the Council finds that this matter is appropriate for remand back to the P&Z Commission for supplemental findings as may be appropriate. With such remand, the Council also finds it appropriate to identify factor (d) as deserving of further review and attention by the Commission for additional deliberation and findings upon remand.

Based upon the foregoing review and analysis, and good cause appearing from the record in these proceedings, the Council REMANDS this matter to the Planning and Zoning Commission for additional proceeding in light of the above analysis and direction. The Council authorizes the Mayor to sign this Decision.

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

ATTEST:

By: \_\_\_\_\_  
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 second reading by title only of Ordinance #1265 and schedule the third reading.

#### Reasons for Recommendation:

The annual budget workshop occurred on June 24<sup>th</sup>. Staff presented the draft budget for Mayor and City Council discussion and feedback. The homework items were addressed on July 21<sup>st</sup> as part of ongoing strategic discussions. The formal Budget Hearing also occurred on July 21<sup>st</sup>. The publishing dates were July 9<sup>th</sup> and July 16<sup>th</sup>. The next step is the third and final reading of the budget ordinance on September 2<sup>nd</sup>.

#### Sustainability Impact:

The FY 2026 Budget allocated the appropriation needed to continue the sustainability partnership with Blaine County.

#### Financial Impact:

FY 2026 Revenues: \$43,361,668  
FY 2026 Expenditures: \$42,774,212

#### Attachments:

1. FY 2026 Budget Notice of Public Hearing
2. FY 2026 Budget Ordinance #1265



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ketchum, Idaho City Council will meet on Monday, July 21, 2025 at 4:00pm. The meeting will take place at City Hall, 191 5th Street, Ketchum, Idaho, for the purpose of considering a final budget and making appropriations to each fund for the next fiscal year (2026). At which time any member of the public may appear and be heard on any part or parts of said budget; and the following table sets forth the amount proposed to be appropriated to each fund for the fiscal year 2026 budget, along with the current adopted budget (FY 2025) and two years of previous actuals (FY 2023 & 2024). The public hearing is in accordance with state statute 50-1002.

CITY OF KETCHUM, IDAHO

EXPENDITURES

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	PROPOSED FY 2026
GENERAL FUND	13,540,922	14,655,728	14,446,021	12,343,100
GENERAL CAPITAL IMPROVEMENT FUND	2,212,444	7,513,872	3,359,750	4,298,600
ESSENTIAL SERVICES FACILITIES TRUST FUND	-	-	-	-
WAGON DAYS FUND	163,817	190,582	163,000	220,900
FIRE CONSTRUCTION FUND	285,860	-	-	-
ORIGINAL LOT FUND	3,660,571	3,461,887	3,578,226	3,670,000
ADDITIONAL 1%-LOT FUND	3,938,594	3,059,370	2,447,253	2,900,000
FIRE GO BOND DEBT SERVICE FUND	611,769	630,078	617,019	617,019
COMMUNITY HOUSING IN-LIEU FUND	768,449	1,451,982	1,214,874	2,000,000
COMMUNITY HOUSING (CITY/COUNTY)	1,017,595	2,584,199	1,761,798	1,876,017
WATER FUND	2,151,786	2,720,258	2,814,908	3,100,493
WATER CAPITAL IMPROVEMENT FUND	623,249	759,641	1,015,000	700,000
WASTEWATER FUND	2,462,819	3,323,320	3,470,836	4,010,844
WASTEWATER CAPITAL IMP. FUND	586,786	2,897,281	4,729,135	5,242,086
POLICE TRUST FUND	-	-	7,500	7,500
PARKS & RECREATION TRUST FUND	223,680	72,166	1,130,650	1,137,653
DEVELOPMENT TRUST FUND	1,078,252	-	650,000	650,000
Total Expenditures	33,326,590	43,320,363	41,405,970	42,774,212

REVENUE

GENERAL FUND				
GENERAL PROPERTY TAXES	4,894,483	5,110,417	5,228,549	4,763,368
OTHER REVENUE	10,162,194	10,191,716	9,217,472	7,579,732
FUND BALANCE APPLIED	-	-	-	-
TOTAL GENERAL FUND	15,056,677	15,302,134	14,446,021	12,343,100
GENERAL CAPITAL IMPROVEMENT FUND	2,049,733	9,706,462	2,027,500	3,998,600
FUND BALANCE APPLIED	-	-	1,332,250	300,000
TOTAL GENERAL CAPITAL IMPRVMNT FUND	2,049,733	9,706,462	3,359,750	4,298,600
WAGON DAYS FUND	158,935	182,874	163,000	220,900
FUND BALANCE APPLIED	-	-	-	-
TOTAL WAGON DAYS FUND	158,935	182,874	163,000	220,900
FIRE CONSTRUCTION FUND	5,800	-	-	-
FUND BALANCE APPLIED	-	-	-	-
TOTAL FIRE CONSTRUCTION FND	5,800	-	-	-
ORIGINAL LOT FUND FUND	3,961,098	3,792,244	3,244,835	3,670,000
FUND BALANCE APPLIED	-	-	333,391	
TOTAL ORIGINAL LOT FUND FUND	3,961,098	3,792,244	3,578,226	3,670,000
ADDITIONAL 1%-LOT FUND	3,315,442	3,010,151	2,447,253	2,900,000
FUND BALANCE APPLIED	-	-	-	-
TOTAL ADDITIONAL 1% LOT FUND	3,315,442	3,010,151	2,447,253	2,900,000
FIRE GO BOND DEBT SERVICE FUND	611,880	630,078	617,019	617,019
COMMUNITY HOUSING IN-LIEU FUND	694,050	939,788	1,214,874	800,000
FUND BALANCE APPLIED	-	-	-	1,200,000
TOTAL COMMUNITY HOUSING IN-LIEU FND	694,050	939,788	1,214,874	2,000,000
COMMUNITY HOUSING (CITY/COUNTY)	770,954	2,408,390	1,761,798	1,876,017
FUND BALANCE APPLIED	-	-	-	-
TOTAL COMMUNITY HOUSING IN-LIEU FND	770,954	2,408,390	1,761,798	1,876,017
WATER FUND	2,646,518	3,327,932	2,758,722	3,410,500
FUND BALANCE APPLIED	-	-	56,186	-
TOTAL WATER FUND	2,646,518	3,327,932	2,814,908	3,410,500
WATER CAPITAL IMPROVEMENT FUND	722,000	925,175	1,015,000	830,000
FUND BALANCE APPLIED	-	-	750,000	-
TOTAL WATER CAPITAL IMP. FUND	722,000	925,175	1,765,000	830,000
WASTEWATER FUND	3,501,846	3,230,401	3,621,609	4,158,293
FUND BALANCE APPLIED	-	-	-	-
TOTAL WASTEWATER FUND	3,501,846	3,230,401	3,621,609	4,158,293
WASTEWATER CAPITAL IMP. FUND	262,435	2,086,494	2,417,068	3,246,043
FUND BALANCE APPLIED	-	-	2,312,068	1,996,043
TOTAL WASTEWATER CAPITAL IMP. FUND	262,435	2,086,494	4,729,135	5,242,086
POLICE TRUST FUND	263	374	-	-
FUND BALANCE APPLIED	-	-	7,500	7,500
TOTAL POLICE TRUST FUND	263	374	7,500	7,500
PARKS & RECREATION TRUST FUND	195,866	164,540	1,130,650	40,000
FUND BALANCE APPLIED	-	-	-	1,097,653
TOTAL PARKS & RECREATION TRUST FUND	195,866	164,540	1,130,650	1,137,653
DEVELOPMENT TRUST FUND	1,078,252	-	650,000	650,000
Total Revenue	35,031,748	45,707,035	42,306,743	43,361,668

ORDINANCE NO. 1265

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, APPROPRIATING TO THE VARIOUS BUDGETARY FUNDS, SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES WITHIN EACH FUND FOR THE ENSUING FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and City Council of the City Ketchum, Blaine County, Idaho:

SECTION 1: That the sum of \$42,774,212 be raised and appropriated to defray the necessary expenses and liabilities of the City of Ketchum, Blaine County, Idaho for the fiscal year beginning October 1, 2025.

SECTION 2: That the City Council hereby appropriates each Fund as an independent fiscal and accounting group with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

SECTION 3: That the appropriation for the General Fund is made in the following amount to each specific division or function:

Legislative and Executive, Administrative, Legal, Community Planning and Development, Law Enforcement, Fire and Rescue, Street and Facility Maintenance, and Non-Departmental.

Total General Fund	12,343,100
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SECTION 4: That the appropriation for the Water and Wastewater Funds is made in the following amounts to each specific Fund, department, or function:

Water Fund	3,100,493
Water Capital Improvement Fund	700,000
Wastewater Fund	4,010,844
Wastewater Capital Improvement Fund	5,242,086
Total Water and Wastewater Funds	13,053,423

SECTION 5: That the appropriation for all Other Funds is made in the following amounts to each specific Fund, department, or function:

General Capital Improvement Fund	4,298,600
Wagon Days Fund	220,900
Original LOT Fund	3,670,000
Additional 1%-LOT Fund	2,900,000
GO Bond Debt Fire Fund	617,019
Community Housing In-Lieu Fund	2,000,000
Community Housing Fund	1,876,017
Police Trust Fund	7,500
Parks & Recreation Trust Fund	1,137,653
Development Trust Fund	650,000
Total Other Funds	17,377,689

SECTION 6: That a general tax levy on all taxable property within the City of Ketchum be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2025.

SECTION 7: All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force upon its passage, approval, and publication in one issue of the Idaho Mountain Express, a newspaper of general circulation in the City of Ketchum, and the official newspaper of said City.

PASSED by the City Council and APPROVED by the Mayor of Ketchum this 2nd day of September 2025.

ATTEST:

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TRENT DONAT, CITY CLERK

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NEIL BRADSHAW, MAYOR

Publish: Idaho Mountain Express  
September 10, 2025



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

#### Policy Analysis and Background:

Over the last several years, the Traffic Authority has received public comment/requests regarding excessive/loud noise. On June 26, 2025, the Traffic Authority moved to recommend to the City Council an ordinance prohibiting the use of compression brakes within city limits.

Compression brakes are most used on high-speed roadways usually in concert with vehicles traveling down a grade to save adequate reserves for the air brake function.

Traffic Authority discussed whether the ordinance should only apply to select roads but concluded that most large truck traffic (outside of food delivery) is associated with construction and thus occurring in all areas of town. Other communities (e.g. Hailey, Carey) in the valley have passed similar ordinances.

#### Sustainability Impact:

#### Financial Impact:

<input type="text" value="None OR Adequate funds exist in account:"/>	<input type="text" value="No financial impact."/>
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#### Attachments:

**CITY OF KETCHUM  
ORDINANCE 1266**

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING TITLE 10 CHAPTER 8 OF THE KETCHUM MUNICIPAL CODE BY PROVIDING FOR A NEW SECTION 320 ENTITLED “PROHIBITION OF AIR COMPRESSION BRAKES”, PROVIDING FOR THE RESTRICTION ON THE USE OF AIR COMPRESSION BRAKES ON VEHICLES WITHIN THE CITY OF KETCHUM, IDAHO EXCEPT UNDER EMERGENCY CIRCUMSTANCES; AND PROVIDING FOR CODIFICATION, REPEALER, AND EFFECTIVE DATE.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO THAT A NEW SECTION 320 BE ADDED TO TITLE 10, CHAPTER 8, KETCHUM CITY CODE TO READ AS FOLLOWS:**

SECTION 1. That Code section 320 as here stated is hereby adopted.

10.08.320 Prohibition of Air Compression Brakes.

- A. Use of air compression brakes prohibited: The use of air compression brakes (also known as “jake brakes”) by vehicles or trucks, as defined in Idaho Code Title 49, Chapter 1, within the City is hereby prohibited and shall be unlawful except under emergency circumstances when such use is necessary to prevent an accident or injury to persons or property.

SECTION 2. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

SECTION 3. REPEALER CLAUSE. All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL of Ketchum, Idaho this \_\_\_\_ day  
of \_\_\_\_\_ 2025.

APPROVED BY THE MAYOR of Ketchum, Idaho this \_\_\_\_ day  
of \_\_\_\_\_ 2025.

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

**ATTEST:**

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Trent Donat, City Clerk



## CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August 18, 2025	Staff Member/Dept:	Abby Rivin, Senior Planner Planning and Building Department
Agenda Item:	Recommendation to hold a public hearing and provide direction on the Limelight Hotel Planned Unit Development (PUD) Conditional Use Permit (CUP) and Development Agreement (DA) Amendment Applications.		

### Recommended Motion:

Staff recommends the Council provide feedback and direction to the applicant and staff. No motion is required.

### Reasons for Recommendation:

The Limelight Hotel is proposing to convert 11 hotel rooms on the fourth floor into two market-rate residential condominium units. The request requires amendments to the Limelight Hotel PUD CUP and DA to reflect the program changes and allow the 11 hotel rooms to be converted into residential units and condominiumized for individual sale.

The Ketchum Planning and Zoning Commission ("Commission") conducted a public hearing to consider the proposed amendments to the Limelight Hotel PUD CUP and DA on May 7, 2025. The Commission recommended approval of the proposed amendments to the City Council subject to conditions with a vote of 4-1 subject to the condition that the applicant fulfill the community housing contribution required for the new residential use through one of the outright options specified in KMC §17.124.040.B.2f. The Commission found that the public benefit derived from the community housing contribution required for the new residential use would sufficiently offset the loss in public benefit associated with the reduction of hotel rooms.

The Commission recommend approval of the proposed residential conversion request subject to the condition that the applicant fulfill the community housing contribution required for the new residential use through one of the outright options specified in KMC §17.124.040.B.2f. The applicant proposes to fulfill the community housing contribution by either paying the in-lieu fee or acquiring and deed restricting existing housing as community housing.

### Policy Analysis and Background:

#### Introduction

The Limelight Hotel is proposing to convert 11 hotel rooms on the fourth floor into two market-rate residential condominium units ("residential conversion request"). The request requires amendments to the Limelight Hotel PUD CUP and DA to reflect the program changes and allow the 11 hotel rooms to be converted into residential units and subdivided into condominiums for individual sale.

A PUD CUP is a discretionary approval in which certain land use regulations may be modified or waived by the Council on a case-by-case basis in exchange for public benefit (KMC §16.08.070.F). The city granted the Limelight Hotel numerous waivers in exchange for the economic benefits of the hotel project through the original 2010 PUD and the 2013 PUD Amendment. The residential conversion request decreases the

hotel use by converting 11 existing hotel rooms into two residential condominium units. A key consideration in Council's evaluation of the Limelight Hotel PUD CUP and DA Amendment Applications is the appropriate public benefit the applicant should provide to offset the public benefit lost through the residential conversion request.

### **Process Overview**

The Ketchum Planning and Zoning Commission ("Commission") conducted a public hearing to consider the proposed amendments to the Limelight Hotel PUD CUP and DA on May 7, 2025. The Commission recommended approval of the proposed amendments to the City Council subject to conditions with a vote of 4-1 subject to the condition that the applicant fulfill the community housing contribution required for the new residential use through one of the outright options specified in KMC §17.124.040.B.2f. The Commission found that the public benefit derived from the community housing contribution required for the new residential use would sufficiently offset the loss in public benefit associated with the reduction of hotel rooms.

The May 7 staff report provides an overview of the Limelight Hotel's entitlement history, an analysis of the residential conversion request, and conformance with the PUD standards (KMC §16.08.080), the zoning code, and the 2014 Comprehensive Plan. The May 7 staff report may be viewed by clicking the link [HERE](#). The recording of the May 7 hearing may be viewed by clicking the link [HERE](#). The Commission Findings and Recommendation is included as Attachment 3 to the staff report.

At their regular meeting on July 7, 2025, the Council conducted their first public hearing and reviewed the PUD CUP and DA Amendment Applications. The July 7 staff report may be viewed by clicking the link [HERE](#). The recording of the July 7 public hearing may be viewed by clicking the link [HERE](#). At the July 7 public hearing, Council requested an analysis of the economic impact of the residential conversion request.

### **Economic Impact Analysis**

Staff has prepared an economic impact analysis that evaluates the residential conversion request's impact to LOT revenue, which is included as Attachment 2. In addition, the applicant provided a supplemental submittal (see Attachment 1) that address questions related to LOT changes resulting from the removal of 11 hotel rooms and addition of two residential condominium units, housing mitigation, and PUD CUP compliance.

The 11 hotel rooms generate \$2,935.32 of LOT revenue annually. The applicant has indicated that one or both of the two proposed residential condominium units would be included in the nightly rental pool. One condominium unit in the nightly rental pool would generate approximately \$6,635.00 of LOT revenue annually. If both condominium units were included in the nightly rental pool, the two condominium units would generate approximately \$13,271 in LOT revenue. The residential conversion request could increase LOT revenue by \$3,699.68 if one of the condominium units were to be included in the nightly rental pool and \$10,335.68 if both condominium units were included in the nightly rental pool. As discussed during the July 7 public hearing, the city can't require the condominium units to be included in the nightly rental pool due to finance and other legal requirements. Staff believes the economic impact associated with the residential conversion request is negligible.

### **Staff Recommendation**

Staff recommends the Council conduct a public hearing and review the applicant's supplemental submittal (Attachment 1), staff's economic impact analysis (Attachment 2), and the Commission Findings and



Recommendation (Attachment 3). Staff requests the Council provide feedback and direction to the applicant and staff on the acceptable public benefit to offset the proposed reduction of hotel rooms.

**Sustainability Impact:**

Pursuant to Section 6—Green Building Practices in the 2015 Limelight Hotel Development Agreement, “The Project shall, at a minimum, meet the Requirements of and receive LEED ‘Certified’ Certification as outlined by the United States Green Building Council’s Leadership in Energy and Environmental Design (‘LEED’) Program. In addition, the Project shall meet or exceed the minimum requirements set forth in the currently adopted version of the International Energy Conservation Code (‘IECC’).”

**Financial Impact:**

None OR Adequate funds exist in account:	If the applicant chooses to fulfill their community housing obligation by paying the in-lieu fee, then the city would receive \$466,200 for community housing.
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**Attachments:**

1. Applicant Supplemental Submittal
2. Staff Economic Impact Analysis
3. Planning and Zoning Commission Findings and Recommendation (adopted May 27, 2025)

Attachment 1  
Applicant  
Supplemental Submittal

August 12, 2025

Submitted to City website

To: Morgan Landers, Planning Dept. website

From: Jim Garrison for Limelight Hotel Ketchum

RE: Supplemental submittal, Limelight Hotel guestroom conversion application.

Please find attached a PowerPoint supplemental document addressing the July 7<sup>th</sup>, 2025 City Council hearing continued to August 18<sup>th</sup> 2025.

This supplement addresses questions relative to:

1. LOT changes as a result of a reduction of 11 guestrooms and an addition of 2 owned condominium units.
2. Housing mitigation.
3. PUD/CUP compliance.

We also have included graphic backgrounding illustration sets overlaying the local hotel mix and future expectations on supply and demand for localized hotel products.

Thank you.

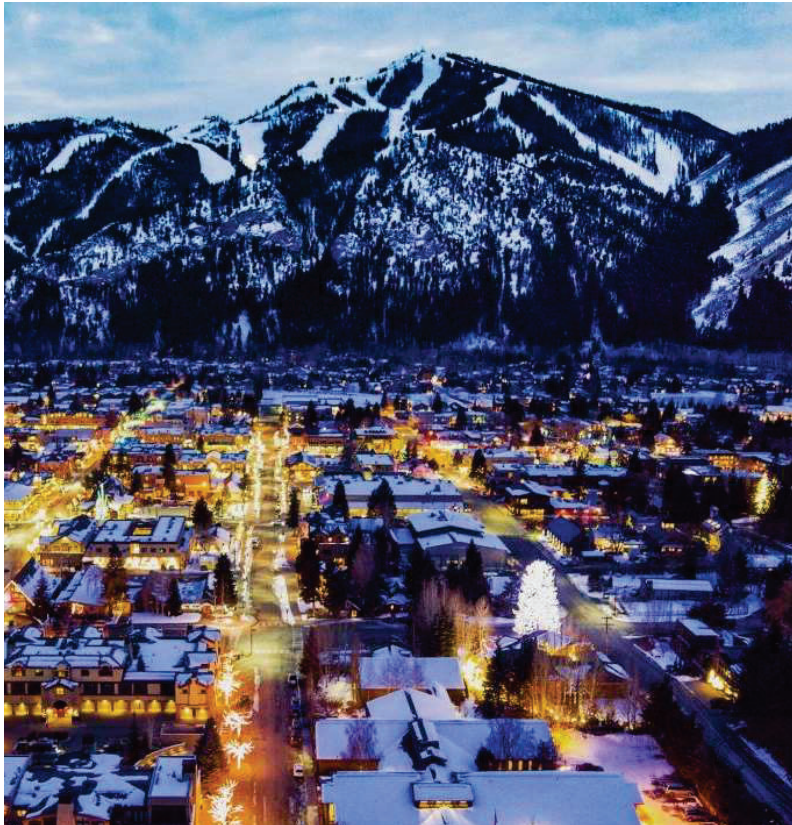
Submitted by Aspen Hospitality for Limelight Hotel Ketchum



# Limelight Ketchum

August 18, 2025

## Status



- Opened in 2016: 99 hotel rooms and 30,736 square feet of residential (14 units)
- Original development agreement: 82 hotel rooms and 40,035 square feet of residential (26 units)
- Employee base typically around 65 full time equivalents
- Subsidizes housing across 22 beds
- Ownership is reinvesting in the property: recent completion of a guestroom refresh
- 51% average occupancy since opening at the hotel
- Potentially converting 11 guestrooms on the 4<sup>th</sup> floor to 2 for-sale residences continues to maintain the code-compliant definition of a “Hotel”
- City code section 17.124.040 calculates an applicable in lieu fee based on “new non-hotel floor area” (in this case, \$466,200 per Code and supported by staff)

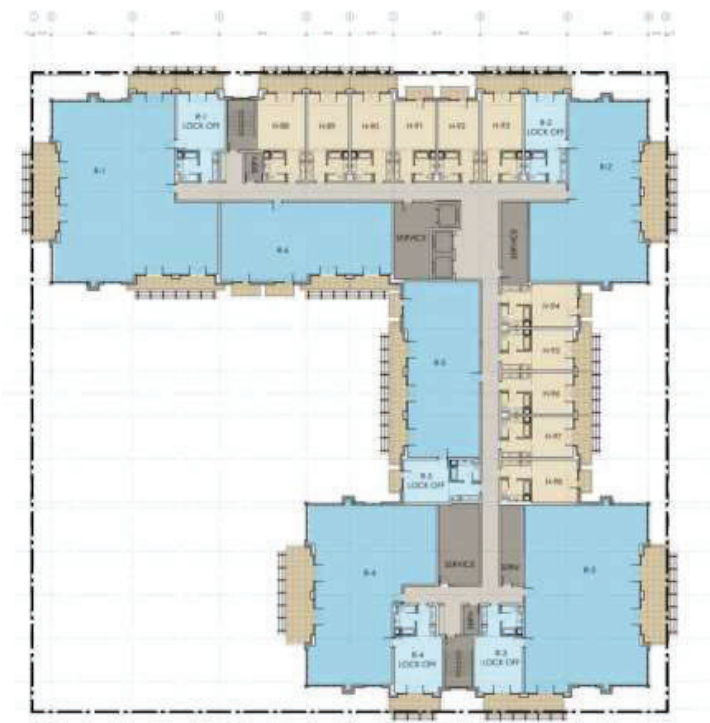
# History

- The proposed plans live within the City’s definition of a “Hotel”
- 11 rooms would convert the 4<sup>th</sup> floor of Limelight Ketchum to entirely residential
- The original plans for the 4<sup>th</sup> floor called for residential use exclusively

	Original Approval 2010	Amended Approval 2015	Proposed 2025
Hotel Rooms	82	99	88
Residences	26	14	16
Residences (Square Feet)	40,035	30,736	35,309
Hotel Use vs. Residential <i>per Code</i>	75.0%		
Hotel Use vs. Residential <i>if Approved</i>	74.4%	78.3%	75.1%

# Current Plans

4<sup>th</sup> Floor

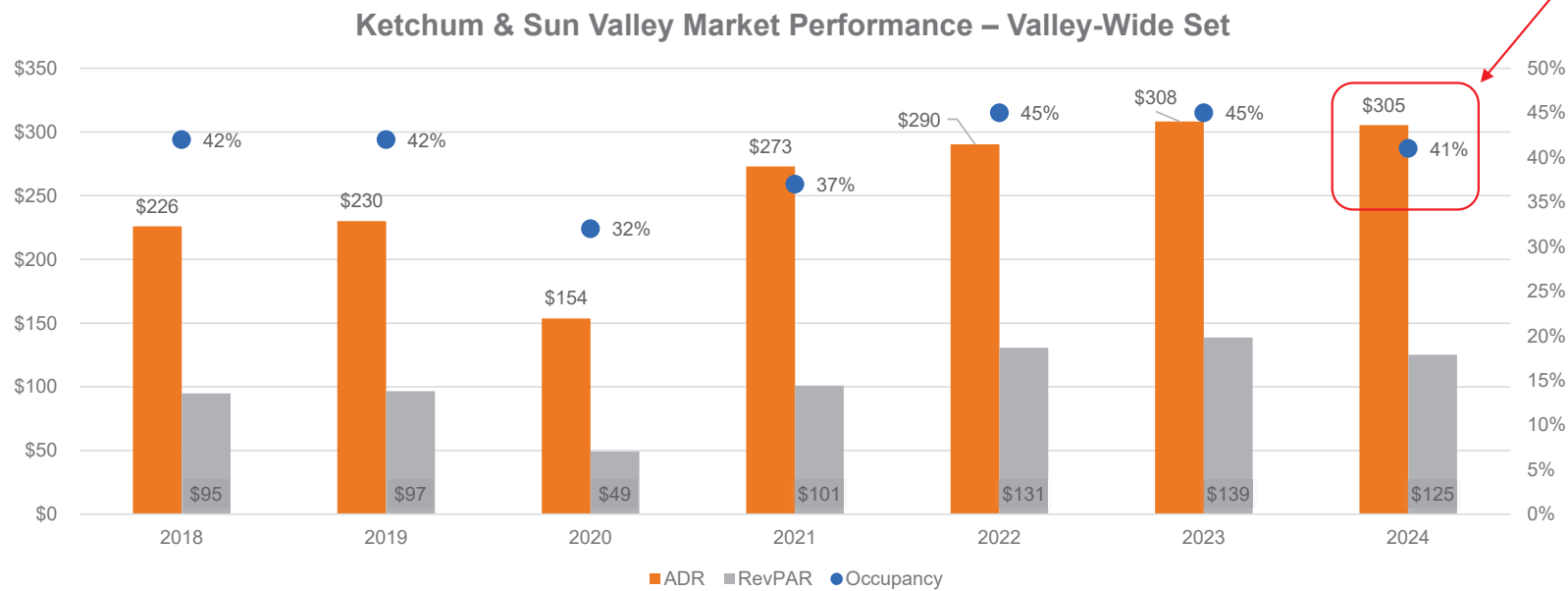


5<sup>th</sup> Floor



# Market Landscape: Limelight Ketchum’s Competitive Set (Visit Sun Valley)

- Per Visit Sun Valley and DestiMetrics, the market achieved a 41% occupancy in 2024

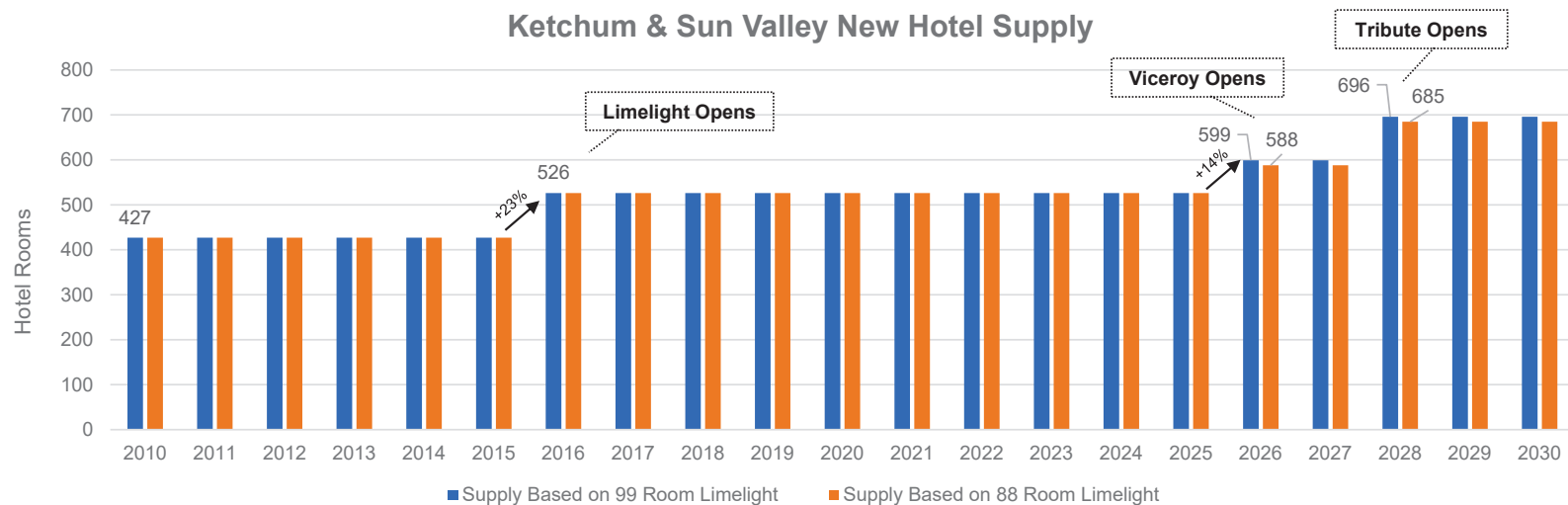


Source: DestiMetrics / Visit Sun Valley



## Market Landscape: Supply

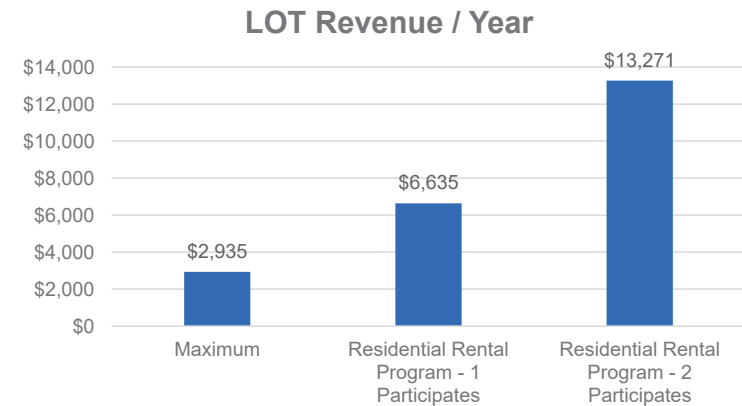
- Viceroy (73 rooms) opening would increase supply by 14%, likely causing a decline to market-wide occupancy
  - *An 11-room reduction to the Limelight would reduce the supply increase of the Viceroy to 12%*
- If Viceroy and the Tribute (97 rooms) open, supply would increase by 32%
  - *An 11-room reduction to the Limelight would reduce the supply increase from both new properties to 30%*
- New supply will reduce market-wide occupancy



## LOT Tax

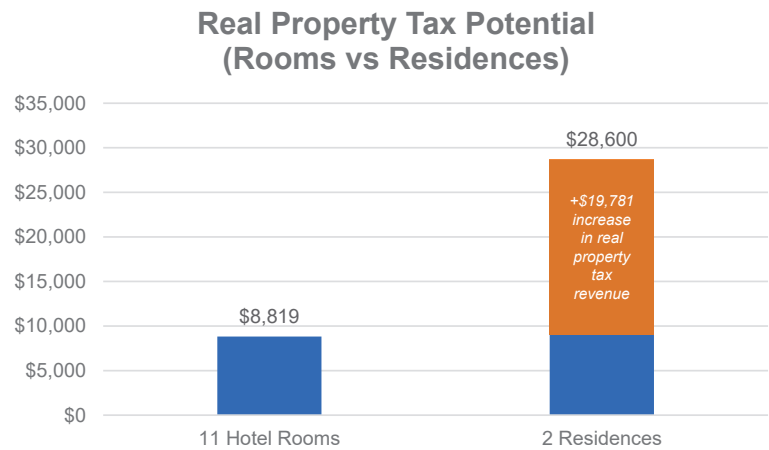
- Last year, Limelight only rented more than 88 rooms only 51 times (14% of the year)
- The actual occupancy of *the last 11 rooms* was 6.1% in our 2023/24 fiscal year (244 total occupied room nights / 11 rooms = 22 nights per room per year)
- The actual LOT generated from the last 11 rooms was \$2,935 in the 2023/24 fiscal year
- Based on the actual rental revenue for a similar unit, as two residences, they could generate \$13,271 in LOT revenue per year

	Maximum LOT	Residential Rental Program	
		1 Participate	2 Participate
Annual Rental Nights	244		
Annual Rental Nights / Room	22	-	-
ADR	\$401	-	-
Annual Total Revenue / Room	\$8,895	\$221,179	\$221,179
LOT (3% / Year)	3%	3%	3%
<b>Total Annual LOT Revenue / Room</b>	<b>\$267</b>	<b>\$6,635</b>	<b>\$6,635</b>
Number of rooms	11.0	1.0	2.0
<b>LOT Revenue / Year</b>	<b>\$2,935</b>	<b>\$6,635</b>	<b>\$13,271</b>



# Real Property Taxes

- In 2024, the combined residences paid a total of \$213,399 in real property taxes
- As residences instead of hotel rooms, the improvements would generate more real property taxes, because they are assessed at a higher value
- Assuming an average assessment *per hotel room*, the eliminated hotel rooms would reduce the hotel’s tax basis by \$8,819 per year
- Assuming the average assessment *per square foot*, the new residential units could generate \$28,600 per year in real property taxes (+\$19,781)



# Housing Mitigation Fee

- City code section 17.124.040 calculates an applicable in lieu fee based on “new non-hotel floor area”:

New Non-Hotel Floor Area:	4,573 square feet
20% of New Non-Non-Hotel Floor Area:	915 square feet
Net Livable (15% Reduction):	777 square feet
<b>Housing Fee (\$600 per s.f.):</b>	<b>\$466,200</b>

- “Section 17.08 specifies the definition of “Hotel” and the Applicant stipulates that both prior to and following the application of this proposed use modification, the property continues to fully comply with the Hotel definition with no change to the approved FAR or total square footage.”
- Council has encouraged subsidies as an offset to either construction of for-rent units or payment of fees
  - Limelight Ketchum has subsidized over \$350,000 in housing costs over the last seven years

## Recent Property Reinvestment



*Before*



*After*

## Staff Report (May 7, 2025)

- “Pursuant to the definition of hotel specified in Ketchum Municipal Code (KMC) §17.08.020, hotels are permitted to include residential uses provided that the total gross square footage of hotel uses comprise 75% or more of the project’s total gross square footage. As approved through the original 2010 PUD, the 2013 PUD amendment (Attachment E), and the 2015 Design Review Modification (Attachment F), the Limelight Hotel currently provides 99 hotel 109 hotel rooms (including 10 lockoff units) and 14 residential units. 78.3% of the total building area is currently dedicated to hotel use.”
- “The total building area dedicated to hotel uses would be reduced to 75.1%, which complies with the hotel definition specified in KMC §17.08.020.”
- **“Staff supports the proposed conversion provided the applicant fulfills the community housing contribution required for the new residential use by paying the associated in-lieu fee.** The staff report provides an overview of Ketchum’s zoning code history related residential use in hotels, summarizes past Limelight Hotel approvals and agreements, and highlights certain PUD standards for consideration by the Planning and Zoning Commission.”
- “The request to convert 11 hotel rooms to two residential units decreases the employee housing demand for the project.”

## Conclusion

1. Limelight Ketchum is proposing to satisfy the mandated \$466,200 fee through (i) paying the complete fee or (ii) acquiring and subsequently deed restricting housing, as required by code
2. LOT revenue will likely increase
3. The proposal could generate \$466,200 in fees, an approximately \$20,000 in additional real property taxes annually, and help mitigate the declines anticipated to market-wide occupancy after the Viceroy opens
4. City of Ketchum's Planning and Building and the zoning commission supported the proposal, subject to paying the code-mandated fee
5. The proposed alterations stay within the City's definition of a Hotel
6. Water usage, utility usage, parking requirements, and traffic, could decline
7. The proposed alterations are within the context of the original development agreement
8. Ownership continues to reinvest in the Limelight asset and subsidize employee living costs
9. Please consider separate letters of support provided by residents and members of the community



Thank You



Attachment 2  
Staff  
Economic Impact Analysis

Limelight Hotel PUD CUP & DA Amendment Applications: Staff Economic Impact Analysis

LOT Analysis					
Units	Oc Rate	Annual Rental Nights	Avg Nightly Rate	Total Gross	3% LOT
Status Quo					
11 hotel rooms	6%	244	\$401.00	\$97,844.00	\$2,935.32
Condo Rental					
1 unit	proprietary	proprietary	proprietary	\$221,179.00	\$6,635.00
2 units	proprietary	proprietary	proprietary	\$442,358.00	\$13,271.00
Estimated Difference (1 unit)					\$3,699.68
Estimated Difference (2 units)					\$10,335.68

Consumer Spend (assumes occupancy of 2)				
	Total Nights	Total People	Avg. Night Spend Per Person*	Total Spend
Status Quo (2 people)	244	488	\$299.00	\$ 145,912.00
Condo Option (4 people)	365	1460	\$82.00	\$ 119,720.00
Estimated Difference				-\$26,192.00
LOT Percentage (retail)				0.02
LOT Total Difference				-\$523.84

\*Average spend per night is dependent on visitor versus local

# Attachment 3

## Planning and Zoning Commission

### Findings and Recommendation (adopted May 27, 2025)



**City of Ketchum  
Planning & Building**

IN RE: )  
 )  
Limelight Hotel ) KETCHUM PLANNING & ZONING COMMISSION  
PUD CUP & DA Amendment Applications ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
Date: May 27, 2025 ) RECOMMENDATION  
 )  
File Numbers: P25-001 & P25-001A )

**PROJECT:** Limelight Hotel PUD CUP & DA Amendment

**APPLICATION TYPES:** Planned Unit Development Conditional Use Permit Amendment & Development Agreement Amendment

**FILE NUMBERS:** P25-001 & P25-001A

**OWNER:** Limelight Ketchum 2 LLC

**REPRESENTATIVE:** Jim Garrison

**LOCATION:** 151 S Main Street (151 South Main Hotel & Residences)

**ZONING:** Retail Core of the Community Core (CC-1 Zone)

**OVERLAY:** None

**RECORD OF PROCEEDINGS**

A public hearing notice for the Limelight Hotel Planned Unit Development ("PUD") Conditional Use Permit ("CUP") Amendment and Development Agreement ("DA") Amendment Applications was mailed to all owners of property within 300 feet of the project site and all political subdivisions on April 16, 2025. The public hearing notice was published in the Idaho Mountain Express on April 16, 2025. A public hearing notice was posted on the project site and the city's website on April 22, 2025. The amendment applications were considered by the Planning and Zoning Commission ("Commission") during their special meeting on May 7, 2025. After considering Commission Findings, the applicant's presentation, and public comment, the Commission recommended approval of the Limelight Hotel PUD CUP & DA Amendment Applications to the City Council subject to conditions with a vote of 4-1.

**HOTEL PUD CUP & DA AMENDMENT PROCEDURES**

Hotels may exceed maximum floor area, height, and minimum open site area requirement through a PUD (KMC §17.124.050.A). PUDs are considered conditional uses within all zoning districts (KMC

§16.08.060) and are required to obtain conditional use permits pursuant to KMC §16.08.050. The procedures for evaluating PUD CUPs are outlined in KMC §16.08.110 and KMC §16.08.120. The first step in the PUD CUP review process is a public hearing with the Commission. Pursuant to KMC §16.08.110:

*The commission shall make findings, together with recommendations, including but not limited to, approval with appropriate conditions or denial of the application. Thereafter, the conditional use permit application together with the record and recommendations of the commission, shall be forwarded to the City Council for final action.*

KMC 16.08.130 provides a non-exhaustive list of conditions that the City Council may impose as part of the PUD CUP process. Conditions may include:

- Minimizing adverse impact on surrounding properties, developments and/or public services, facilities or utilities.
- Designating the exact location and nature of development.
- Requiring more restrictive development standards than those generally required in applicable ordinances.
- Restrictions on the future use of the proposed development. This includes appropriate mechanisms to guarantee the affordability of community housing units (for example, deed restrictions).
- Require provision of adequate employee housing.
- Such other reasonable conditions as the City Council may deem appropriate with regard to the proposed PUD.

Conditions are not limited to those listed in the PUD Ordinance.

Hotels must enter into a DA with the city as part of the approval process. Pursuant to KMC §17.124.050.B5, the DA may address, “community housing, hotel room uses and restrictions, public access on the property, alternatives and remedies if the hotel use ceases, and any other issues the Commission or City Council deems appropriate.” Hotel DAs follow the process outlined for PUDs.

## **BACKGROUND**

The applicant, Limelight Ketchum 2 LLC, represented by Jim Garrison, has applied for amendments to the Planned Unit Development (PUD) Conditional Use Permit (CUP) and the Development Agreement (DA) for the Limelight Hotel located at 151 S Main Street in the Retail Core of the Community Core (CC-1 Zone). The applicant proposes converting 11 hotel rooms on the fourth floor into two market-rate residential condominium units. This request requires amendments to the Limelight Hotel PUD CUP & DA.

Pursuant to the definition of hotel specified in Ketchum Municipal Code (KMC) §17.08.020, hotels are permitted to include residential uses provided that the total gross square footage of hotel uses comprise 75% or more of the project’s total gross square footage. As approved through the original 2010 PUD, the 2013 PUD amendment, and the 2015 Design Review Modification, the Limelight Hotel currently provides 99 hotel 109 hotel rooms (including 10 lock-off units) and 14 residential units. 78.3% of the total building area is currently dedicated to hotel use.

The conversion proposed with the amendment request would result in 98 total hotel rooms (including 10 lock-off units) and 16 residential units. The total building area dedicated to hotel uses would be reduced to 75.1%, which complies with the hotel definition specified in KMC §17.08.020. The proposal

requires an amendment to the Limelight Hotel PUD CUP to reflect the program changes. In addition, the proposed conversion requires an amendment to the Limelight Hotel DA.

The Commission recommends approval of the proposed conversion provided the applicant fulfills the community housing contribution required for the new residential through one of the outright options specified in KMC §17.124.040.B.2f.

#### Limelight Hotel Approvals & Agreements

The City Council approved the original PUD CUP for the Limelight Hotel on June 7, 2010. At the time of the original PUD approval, the hotel was named Bald Mountain Lodge. Following the original PUD approval in 2010, the Limelight Hotel received numerous approvals for design and programming changes and entered into multiple agreements with the city.

The hotel program approved through the original 2010 PUD included 82 hotel rooms, 9 lock-off units on the fourth floor, and 26 residential condominium units on the fourth and fifth floors. The hotel program resulted in: (1) an employee housing requirement of 23 employee housing units and (2) a community housing requirement of 7,444 square feet or approximately \$2.36 million in-lieu fee payment. The employee and community housing requirements were waived in their entirety through the PUD process as an incentive to commence construction of the hotel project.

The PUD Ordinance gives City Council the authority to grant waivers from zoning and subdivision standards on a case-by-case basis provided the waiver is not detrimental to the public welfare, health, and safety or injurious to property owners in the surrounding area. The PUD Ordinance states:

*Modification or waiver from certain standard and subdivision requirements may be permitted subject to conditions, limitations and/or additional development standards, pursuant to section 16.08.130 of this chapter, as the City Council may prescribe to mitigate adverse impact at the proposed planned unit development, or to further the land use policies of the City, or to ensure that benefits derived from the development justify a departure from such regulations (KMC §16.08.080).*

The Limelight Hotel was granted multiple waivers through the PUD CUP. A summary of these waivers is provided in Table 5 of the 2013 PUD CUP Amendment approval. Waivers were granted for multiple zoning code requirements, including use, site, mass, and height specifications required for developments in the Community Core. The employee and community housing waivers were used as incentives to commence construction quickly and expedite the issuance of a Certificate of Occupancy for the hotel portion of the project in order to derive the economic benefits that would result from increasing tourist accommodations.

The Limelight Hotel (formerly Bald Mountain Lodge) DAs and amended DAs provided different incentives related to the employee housing and community housing waivers for three different construction timelines. If the first construction timeline was met, then the employee and community housing requirements were waived in their entirety. If the second construction timeline was met, then: (1) the community housing requirement was waived in its entirety and (2) 50% of the employee housing requirement was waived. Waivers did not apply under the third construction timeline, and the employee and community housing requirements had to be fulfilled in their entirety. The original Bald Mountain Lodge DA was amended three times to extend the construction timelines before the current Limelight Hotel DA became effective.

On November 5, 2012, the City Council considered a request from Bald Mountain Lodge LLC for a second extension to the construction timelines specified in the DA. In exchange for extending the timelines, the developer agreed to modify the original fourth-floor program from residential condominium units to hotel guest rooms. The PUD CUP Amendment to reflect this change was approved on May 6, 2013. The conversion of the fourth-floor residential units to hotel rooms resulted in a total of 119 hotel rooms and 8 residential units on the fifth floor. 86.7% of the total building area was dedicated to hotel uses.

On November 24, 2014, Aspen Skiing Company and Bald Mountain Lodge LLC conducted a workshop with the Planning and Zoning Commission on proposed modifications to the design of the approved hotel project. The Commission determined that the proposed programming changes would not necessitate a PUD amendment but that the proposed exterior changes required the Commission's review and approval of a Design Review Modification. Aspen Skiing Company, the current owner, purchased the Bald Mountain Lodge project in December of 2014. The Commission approved the Limelight Hotel Community Core Design Review Modification on April 2, 2015. The modifications included changes to the hotel program that resulted in 98 total hotel rooms, 10 lock-off units, and 14 residential units. 78.3% of the total building area was dedicated to hotel uses.

On April 20, 2015, the city entered into a DA with Limelight Hotel LLC. This DA superseded and replaced the original DA with Bald Mountain Lodge LLC. Building Permit No. 15-038 was issued for the construction of the Limelight Hotel on October 1, 2015, and the Certificate of Occupancy for the hotel portion of the project was issued on December 22, 2016.

### FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Recommendation as follows:

Pursuant to KMC §17.124.050.A, hotels may exceed maximum floor area, height, and minimum open site area requirement through a PUD. KMC §16.08.080 sets forth the standards that apply to the review of all PUD CUP applications. Pursuant to KMC §16.08.080:

*The standards shall be used to review and evaluate the proposal in comparison to the manner of development and effects of permitted uses and standard development allowed on the property in question. Modification or waiver from certain standard zoning and subdivision requirements may be permitted subject to such conditions, limitations and/or additional development standards, pursuant to section 16.08.130 of this chapter, as the City Council may prescribe to mitigate adverse impact at the proposed planned unit development, or to further the land use policies of the City, or to ensure that the benefits derived from the development justify a departure from such regulations. Where the City Council determines that conditions cannot be devised to achieve the objectives, and/or the standards contained in this chapter are not met, applications for conditional use permits shall be denied. The City Council shall make findings that each of the following evaluation standards have been met.*

The following Commission findings evaluates the Limelight PUD CUP & DA Amendment Applications requesting to convert 11 hotel rooms on the fourth floor into two residential units for conformance with the PUD evaluation standards specified in KMC §16.08.080. Many of the standards are not

applicable to the Limelight Hotel PUD CUP & DA Amendment Applications as no changes are proposed to the siting, design, height, bulk, or mass of the existing Limelight Hotel.

**Findings Regarding Hotel PUD CUP Standards of Evaluation (KMC §16.08.080)**

*A: Minimum lot size of three acres. All land within the development shall be contiguous except for intervening waterways. Parcels that are not contiguous due to intervening streets are discouraged. However, the commission and the council may consider lands that include intervening streets on a case by case basis. The commission may recommend waiver or deferral of the minimum lot size, and the council may grant such waiver or deferral only for projects which:*

- 1. Include a minimum of 30 percent of community or employee housing, as defined in section 16.08.030 of this chapter;*
- 2. Guarantee the use, rental prices or maximum resale prices based upon a method proposed by the applicant and approved by the Blaine County Housing Authority and/or the Ketchum City Council; and*
- 3. Are on parcels that are no less than one and one-half acres (65,340 square feet). Application for waiver or deferral of this criteria shall include a description of the proposed community or employee housing and the proposed guarantee for the use, rental cost or resale cost.*
- 4. For a hotel which meets the definition of "hotel" in section 17.08.020, "Terms defined", of this Code, and conforms to all other requirements of section 17.18.130, "Community Core District (CC)", or section 17.18.100, "Tourist District (T)", of this Code. Waivers from the provisions of section 17.18.130 of this Code may be granted for hotel uses only as outlined in section 17.124.040 of this Code. Waivers from the provisions of section 17.18.100 of this Code may be granted for hotel uses only as outlined in section 17.124.040 of this Code.*

Commission Findings: N/A. A waiver to the minimum three acre parcel size was granted to the Limelight Hotel with the original 2010 PUD. The subject property is 1.12 acres. The PUD CUP & DA Amendment applications requests to convert 11 hotel rooms on the fourth floor into two residential units. The amendment results in 88 total hotel rooms, 10 lock-off units, and 16 residential units on the fourth and fifth floors. 75.1% of the total building area is dedicated to hotel use. The proposed amendment complies with the hotel definition.

*B: The proposed project will not be detrimental to the present and permitted uses of surrounding areas.*

Commission Findings: N/A. No changes are proposed to the exterior design, height, bulk, or mass of the existing Limelight Hotel. Improvements will be limited to an interior remodel of the fourth floor to convert the 11 hotel rooms into two residential units. The Commission does not believe the proposed amendment will impact present and permitted uses in the surrounding area. For the original 2010 DA, the City Council found that this standard had been met. The City Council findings stated that:

The proposed development will not be detrimental to the current and permitted uses in the area. The proposed hotel is a permitted used within the CC zoning district and comparable in bulk and mass with the previously approved Hotel Ketchum on the southeast corner of Main and River Streets, although the proposed hotel is substantially larger.

*C: The proposed project will have a beneficial effect not normally achieved by standard subdivision development.*



Commission Findings: N/A. This standard is not applicable because the proposed development is a hotel and not a new land subdivision. The City Council findings for the 2010 PUD stated that:

This standard is not applicable because the proposed development is not a subdivision.

However, potential benefits include economic development, significant contribution toward the undergrounding of overhead power lines along the Main Street corridor at this gateway area, and an increase in the overall number of “hotbeds” in the City.

*D: The development shall be in harmony with the surrounding area.*

Commission Findings: The Commission believes the proposal complies with this standard. The amendment proposal will convert 11 hotel rooms into two residential units. Multi-family residential units are permitted in the Retail Core (CC-1 Zone) except for on the ground floor with street frontage. The surrounding neighborhood includes a mix of residential, commercial, and mixed-use developments. The fifth floor of the Limelight Hotel contains 14 residential units. The proposal will increase the total number of residential units in the Limelight Hotel to 16.

The City Council findings for the 2010 PUD stated that:

The City Council has considered this standard and found that it has been met. The surrounding area consists of a mix of commercial uses including a hotel across Main Street. Although the proposed Hotel Ketchum will provide comparable size and scale, the project will be substantially larger than other buildings in the area, but perceived impacts result from height and bulk have been limited through the required design review. The proposed design is sensitive to the adjacent Forest Service Park, and incorporating a connection along Washington Street which includes a new streetscape design, angled parking, redefined park entrance would further enhance this heritage site. The Commission approved the 4<sup>th</sup> and 5<sup>th</sup> setback waiver with a 4-1 vote and the City Council unanimously approved the 4<sup>th</sup> and 5<sup>th</sup> setback waiver.

*E: Densities*

1. *Densities and uses may be transferred between zoning districts within a PUD as permitted under this chapter, provided, the aggregate overall allowable density of units and uses shall be no greater than that allowed in the zoning district or districts in which the development is located. Notwithstanding the above, the commission may recommend waiver or deferral of the maximum density and the council may grant additional density above the aggregate overall allowable density only for projects which construct community or employee housing and which:*
  - a. *Include a minimum of 30 percent of community or employee housing, as defined in section 16.08.030 of this chapter; and*
  - b. *Guarantee the use, rental prices or maximum resale prices thereof based upon a method proposed by the applicant and approved by the Blaine County Housing Authority and/or the Ketchum City Council.*
2. *Application for waiver or deferral of this criteria shall include a description of the proposed community or employee housing and the proposed guarantee for the use, rental cost or resale cost.*

Commission Findings: N/A. This standard does not apply as the PUD is contained within the Retail Core and does not contain multiple zone districts to transfer densities between.

*F: The proposed vehicular and nonmotorized transportation system:*

1. *Is adequate to carry anticipated traffic consistent with existing and future development of surrounding properties.*
2. *Will not generate vehicular traffic to cause undue congestion of the public street network within or outside the PUD.*
3. *Is designed to provide automotive and pedestrian safety and convenience.*
4. *Is designed to provide adequate removal, storage and deposition of snow.*
5. *Is designed so that traffic ingress and egress will have the least impact possible on adjacent residential uses. This includes design of roadways and access to connect to arterial streets wherever possible, and design of ingress, egress and parking areas to have the least impact on surrounding uses.*
6. *Includes the use of buffers or other physical separations to buffer vehicular movement from adjacent uses.*
7. *Is designed so that roads are placed so that disturbance of natural features and existing vegetation is minimized.*
8. *Includes trails and sidewalks that create an internal circulation system and connect to surrounding trails and walkways.*

Commission Findings: The conversion of 11 hotel rooms on the fourth floor into two residential units will not noticeably change the project's traffic impacts. No changes are proposed to the existing vehicular or pedestrian circulation or snow storage. The proposed PUD amendment decreases the total amount of parking required for the project from 123 spaces to 120 parking spaces.

*G: The plan is in conformance with and promotes the purposes and goals of the comprehensive plan, zoning ordinance, and other applicable ordinances of the City, and not in conflict with the public interest.*

Commission Findings: The 2014 Comprehensive Plan ("2014 Plan") highlights the tourism industry as an essential component of Ketchum's economy and encourages growing the lodging industry, increasing visitor numbers through marketing, and enhancing tourism services and attractions downtown. Goal E-3 of the 2014 Plan states, "Ketchum depends heavily on tourism to support the local economy and will continue to support this industry" (page 17). Policy E-3(B) states that the city will, "Continue to support tourism-related land uses and businesses including lodging development and venues" (page 17).

Emphasizing Ketchum's need for housing that is attainable to the workforce, the 2014 Plan states that, "The Ketchum community wants the majority of people who work in Ketchum to have an opportunity to reside here," and that, "a diversity of housing is critically linked to a strong economy and year-round population" (page 19). Policy H-1.2 encourages "locally-developed solutions" to provide more attainable housing (page 20). Policy H-3.1 states that, "The City should encourage the private sector, through land-use regulations and incentive programs, to provide a mixture of housing types with varied price ranges and densities that meet a variety of needs." Policy H-1.2 acknowledges that Ketchum's attainable housing needs will "likely will not be met solely through private development" and emphasizes that the city will play active role in facilitating affordable housing opportunities (page 20).

The 2014 Plan places the responsibility for providing more attainable housing on both private developers and the city. This issue is central to the Limelight Hotel PUD CUP & DA Amendment request. The Limelight Hotel is the only hotel project in Ketchum that received waivers for 100% of the required employee and community housing. The waivers were granted as an incentive to start

construction quickly. The Limelight Hotel received a Certificate of Occupancy on December 22, 2016. The incentive to quickly commence construction is no longer applicable. The Commission believes the conversion request complies with this standard provided the applicant fulfills the community housing contribution for the new residential use through one of the outright options specified in Ketchum Municipal Code §17.124.040.B.2f.

1. *Pursuant to subsection 16.08.070.D of this chapter, all of the design review standards in chapter 17.96 of this Code shall be carefully analyzed and considered. This includes detailed analysis of building bulk, undulation and other design elements. The site plan should be sensitive to the architecture and scale of the surrounding neighborhood.*

Commission Findings: N/A. No changes are proposed to the existing design, height, bulk, or mass of the existing Limelight Hotel.

2. *The influence of the site design on the surrounding neighborhood, including relationship of the site plan with existing structures, streets, traffic flow and adjacent open spaces, shall be considered.*

Commission Findings: N/A. No changes are proposed to the existing site design.

3. *The site design should cluster units on the most developable and least visually sensitive portion of the site.*

Commission Findings: N/A. No changes are proposed to the existing site design.

*H: The development plan incorporates the site's significant natural features.*

Commission Findings: N/A. No changes are proposed to the existing site design.

*I: Substantial buffer planting strips or other barriers are provided where no natural buffers exist.*

Commission Findings: N/A. No changes are proposed to the existing site design or landscaping.

*J: Each phase of such development shall contain all the necessary elements and improvements to exist independently from proposed future phases in a stable manner.*

Commission Findings: N/A. The Limelight Hotel was issued a Certificate of Occupancy on December 22, 2016. Improvements associated with the request will be limited to an interior remodel of the fourth floor to convert the 11 hotel rooms into two residential units.

*K: Adequate and usable open space shall be provided. The applicant shall dedicate to the common use of the homeowners or to the public adequate open space in a configuration usable and convenient to the residents of the project. The amount of usable open space provided shall be greater than that which would be provided under the applicable aggregate lot coverage requirements for the zoning district or districts within the proposed project. Provision shall be made for adequate and continuing management of all open spaces and common facilities to ensure proper maintenance.*

Commission Findings: N/A as no changes are proposed to the existing site design or usable open space area.

*L: Location of buildings, parking areas and common areas shall maximize privacy within the project and in relationship to adjacent properties and protect solar access to adjacent properties.*

Commission Findings: N/A. No changes are proposed to the site design, height, bulk, and mass of the existing Limelight Hotel.

*M: Adequate recreational facilities and/or daycare shall be provided. Provision of adequate on site recreational facilities may not be required if it is found that the project is of insufficient size or density to warrant same and the occupant's needs for recreational facilities will be adequately provided by payment of a recreation fee in lieu of such facilities to the City for development of additional active park facilities. On site daycare may be considered to satisfy the adequate recreational facility requirement or may be required in addition to the recreational facilities requirement.*

Commission Findings: N/A as no change is proposed to the existing recreational facilities in the Limelight Hotel.

*N: There shall be special development objectives and special characteristics of the site or physical conditions that justify the granting of the PUD conditional use permit.*

Commission Findings

When the PUD was approved in 2010, the City Council found that, "The City has established that increasing tourist accommodations by encouraging hotel development is a priority," and, "the economic benefits of such a development have been recognized by the City Council as an important factor in approving the project. The City Council findings for the 2013 PUD amendment (see Attachment G) state:

*The current PUD amendment proposes to convert the entire fourth floor from residential to hotel use. This results in an economic benefit of an addition thirty seven (37) hotel rooms in the Community Core. The employee housing requirement has changed from a requirement of twenty-three (23) employee housing units to thirty (30) employee housing units. These are special development objectives that continue to justify the granting of a PUD. The City has established the need for hotels and hotbeds as a priority. The economic benefits of such a project are substantial.*

Figure 1 shows the special development objectives that were summarized in the City Council findings for the original 2013 PUD Amendment. When both the original 2010 PUD and 2013 PUD amendment were approved, The City Council found that the economic benefits of the 4-star hotel justified granting approval of the PUD and associated waivers.

The Limelight Hotel continues to provide economic benefits to the city through the Local Option Tax (LOT) collected from hotel room, liquor-by-the drink, and retail sales. The LOT money remains in Ketchum and is invested in a wide range of City services and economic development initiatives that benefit local residents and businesses in accordance with the allowable uses approved by voters. Those uses include: municipal transportation, open space acquisition and recreation, capital improvements, emergency services, city promotion, visitor information, and special events.

**TABLE 10: SPECIAL DEVELOPMENT OBJECTIVES**

Special Development Objective, Special Characteristics of the Site or Physical Conditions	Type of Objective
4-Star Hotel	Economic (see fiscal impact analysis by Randy Young dated January 31, 2010)
Conference Space (seating for 250-275 persons)	Economic
Employee Housing for 23 employees (waived if construction commences by 2012; partial waiver if construction commences by 2013)	Social and Economic
Proposed contribution towards the undergrounding of overhead power lines (amount to be determined)	Aesthetic; Economic
Pedestrian improvements to public right-of-way to create enhance pedestrian experience,	Aesthetic; Economic

*Figure 1: 2013 PUD Amendment Special Development Objectives*

*O: The development will be completed within a reasonable time.*

Commission Findings: N/A. The Limelight Hotel was issued a Certificate of Occupancy on December 22, 2016. Improvements associated with the request will be limited to an interior remodel of the fourth floor to convert the 11 hotel rooms into two residential units.

*P: Public services, facilities and utilities are adequate to serve the proposed project and anticipated development within the appropriate service areas.*

Commission Findings: Public services, facilities, and utilities are adequate to serve the request to convert 11 hotel rooms into two residential units. The PUD CUP & DA Amendment applications were reviewed by city departments, including Fire, Streets, Utilities, and the City Engineer. City departments had no comments or concerns about the amendment request.

*Q: The project complies with all applicable ordinances, rules and regulations of the City of Ketchum, Idaho, except as modified or waived pursuant to this section.*

Commission Findings: The proposed development meets the standards of the zoning ordinance with the exception of the waivers that were granted by the city through the original 2010 PUD and 2013 PUD amendment processes provided that the applicant fulfills the community housing contribution required for the new residential use.

#### **CONCLUSIONS OF LAW**

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's PUD CUP & DA Amendment Applications for the development and use of the project site.
2. The Limelight Hotel PUD CUP & DA Amendment Applications are governed under Chapter 16.08—Planned Unit Developments and §17.124.050—Hotels of Ketchum Municipal Code.
3. The Commission has authority to hear the Limelight Hotel PUD CUP & DA Amendment Applications pursuant to Ketchum Municipal Code §16.08.110 and §17.124.050.B5.
4. The City of Ketchum Planning Department provided notice for the Planning and Zoning Commission public hearing on these applications in accordance with Ketchum Municipal Code §16.08.110.
5. As conditioned, the Limelight Hotel PUD CUP & DA Amendment Applications meet all applicable standards specified for hotel developments and hotel PUDs specified in Chapter 16.08—Subdivisions and Title 17—Zoning Regulations of the Ketchum Municipal Code.

### DECISION

**THEREFORE**, the Ketchum Planning and Zoning Commission **recommends approval** of the Limelight Hotel PUD CUP & DA Amendment applications to the City Council this Tuesday, May 27, 2025, subject to the following condition of approval.

### CONDITION OF APPROVAL

The Limelight Hotel PUD CUP & DA Amendment Applications propose 4,573 square feet of new residential use. The associated community housing contribution for the new residential use based on the calculation specified in Ketchum Municipal Code §17.124.040 is 777 net livable square feet of community housing or a community housing in-lieu fee (\$600 per square foot) of \$466,200. The applicant shall fulfill the community housing contribution for the proposed new residential use through one of the following outright options specified in Ketchum Municipal Code §17.124.040.B.2f:

- a. Deed restricting community housing constructed by the applicant on or off site within the City of Ketchum.
- b. Payment of the community housing in-lieu fee.
- c. Acquiring and deed restricting existing housing as community housing.

Findings of Fact **adopted** this 27<sup>th</sup> day of May 2025.



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Neil Morrow, Chair  
City of Ketchum  
Planning and Zoning Commission



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: August 18, 2025

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

Agenda Item: Review and discussion of revisions to the Cohesive Ketchum Comprehensive Plan.

#### Recommended Motion:

No motion necessary – discussion only.

#### Reasons for Recommendation:

- Staff is in the process of developing version three of the Cohesive Ketchum Comprehensive Plan for publication and would like to confirm the proposed changes outlined by Council to ensure all revisions are captured in the document.
- Planning staff presented a status update to the Planning and Zoning Commission at their August 12, 2025 meeting and the Commission has some feedback on the council's proposed revisions for discussion.

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

##### INTRODUCTION

Following the recommendation of approval with changes from the Planning and Zoning Commission on May 13, 2025, the Council conducted the first public hearing on June 16<sup>th</sup> and subsequent hearings and discussions on July 7, July 21<sup>st</sup>, and most recently August 4<sup>th</sup>. At Council's request, city staff conducted four "Walk and Talk" events on July 17<sup>th</sup>, 24<sup>th</sup>, and 31<sup>st</sup> to hear additional feedback from community members in the Warm Springs and West Ketchum neighborhoods.

At the most recent hearing with Council on August 4<sup>th</sup>, planning staff presented the feedback from the "Walk and Talk" events and some potential changes to the plan resulting from those discussions. The Council also further deliberated on areas of the plan not discussed at the "Walk and Talk" events. Below is an overview of the revisions discussed by Council and feedback from the Commission on each item. In addition, staff provided a status update to the Commission at their August 12, 2025 regular meeting and additional feedback on Council revisions is provided below. [CLICK HERE](#) to view the recording for the August 12 Commission meeting.

Staff is in the process of preparing a new version of the plan and requests confirmation of the final changes to the document to ensure all revisions are captured appropriately.

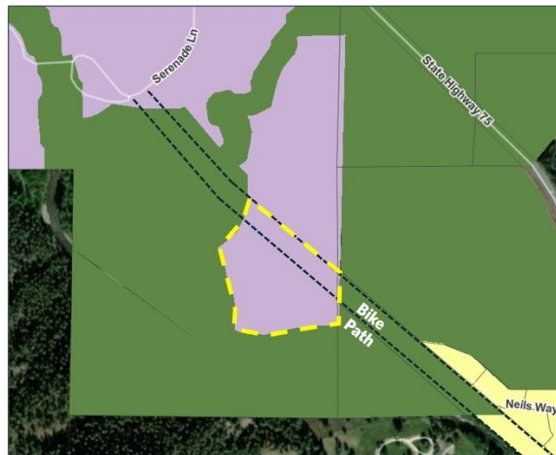
##### OVERVIEW OF REVISIONS

- Council is supportive of the proposed changes recommended by the Planning and Zoning Commission except for items #18 and #19. The PZ Commission's recommendations are included as an attachment to this memo for reference. Council's preliminary discussion indicated support for the following:

- Item #18 – rather than delete the item from the implementation chapter, Council noted keeping the item and adding the term “explore” to the beginning of the statement. The revised action item would read:
  - Action BNE-1.e - Explore reductions in height and FAR allowances in the Retail Core to limit the scale and intensity of new developments.
- Item #19 – Preliminary Council direction indicates these items should remain as originally drafted as follows:
  - Action DT-2.d. Explore reductions in height and FAR incentives for all developments in the Retail Core.
  - Action DT-2.e. Explore reductions in height and FAR incentives for 100% community housing projects in the Retail Core.
- Commission Feedback: The Commission encourages Council to take a broader approach to reducing the scale and intensity of new developments in the Retail Core, rather than focusing specifically on height and FAR. The Commission believes there are a multitude of approaches to addressing scale and intensity and prefers the comprehensive plan leave the door open to a variety of approaches. The Commission agrees that the intent of the plan is to have design guidelines/standards and dimensional requirements that result in a Retail Core that looks and feels different (less intense) from the rest of downtown. However, there are other aspects of downtown vibrancy that need to be retained, such as deed restricted commercial space and community housing that may be compromised if the focus is solely on height and FAR. The Commission provides the following revised language for Council consideration:
  - Action BNE-1.e - Explore limiting dimensional standards in the Retail Core to reduce the scale and intensity of new developments compared to the rest of downtown.
  - Combine Actions DT-2.d and 2.e to read – Explore limiting dimensional standards in the Retail Core for all developments, including developments with 100% community housing, to reduce the scale and intensity of new developments compared to the rest of downtown.
- Additional Revisions: In addition to the recommendations from the Commission, the Council provided preliminary direction on making the following revisions:
  - Reducing the height description in the Low Density Residential and Medium Density Residential land use categories from three stories to two stories.
    - The height descriptions would be revised to read: “Up to two stories pursuant to design standards/guidelines”
    - In addition, an action item would be included in the Implementation Chapter stating “BNE-1.g. Reduce allowable heights in the LDR and MDR designated neighborhoods to ensure new development is consistent with existing predominant development patterns”.
    - Commission Feedback: The Commission is supportive of these revisions.
  - Removing “smaller multi-family residential” from the primary use description in Medium Density Residential. The description would read:
    - Primary Uses: small single-family homes, duplexes, and townhomes
    - Commission Feedback: The Commission is supportive of this revision.
  - Add action item in Implementation chapter that reads “BNE-1.h. - Explore expansion of 58-foot height overlay area further south along State Highway 75 in the Mixed-Use Industrial area”.
    - Commission Feedback: The Commission is supportive of this revision.
  - Non-conformities - Clarify that the “Future Vision” descriptions for the land use categories applies to new development and that future zoning changes will not deem existing properties non-conforming.
    - Commission Feedback: The Commission is supportive of this revision.



- Density Descriptions – The Council gave preliminary direction to remove the upper limits of the density ranges in the intent statements for the Low, Medium, and High Density Residential future land use categories. The plan would note densities that exist and are permitted today with a clarification that future opportunities for deed restricted community housing will be explored. This allows for more discussion and evaluation of specific regulatory options for community housing throughout the city during the code drafting stage of the process. This will hopefully reduce uncertainty when the community has a clearer picture of what the regulations would look like, how zoning can create deed restricted community housing, and what development would look like with more specificity.
  - Commission Feedback: The Commission is supportive of this revision provided that the opportunity to explore community housing options is preserved in the plan. Additionally, the density ranges outlined in the plan should be the ranges currently permitted by zoning. Example: MDR would note current density of 6-11 du/acre as this represents the single family and duplexes that are permitted today.
- Parking – Council noted that parking should be addressed more thoroughly in the plan rather than referencing the Parking Management Plan for more detailed implementation of the parking strategies.
  - Commission Feedback: The Commission is supportive of this revision.
- FLUM Changes
  - River Run Base Area adjustments – resulting from public comment, staff reviewed the land use designations for the River Run Base Area and made the recommendation to Council to revise the area in yellow dashed lines below to Open Space rather than Mixed-Use Activity Center. This portion of property is near the Big Wood River, not accessible by vehicular access, and holds many attributes of protected open space and riparian areas elsewhere in the city. The Council’s preliminary direction indicates support for this change.



- Irene Street MDR to LDR – resulting from public comments requesting that the Irene Street subdivision be classified as Low Density Residential rather than Medium Density Residential, staff provided an analysis of densities currently present. Following Council discussion, preliminary direction indicates support for the change from MDR to LDR.



- Commission Feedback: The Commission is supportive of these revisions.

#### NEXT STEPS

As directed by Council, staff will prepare a new draft of the Cohesive Ketchum Comprehensive Plan for the September 2, 2025 meeting of the Council. As there is new information being provided, the September 2<sup>nd</sup> meeting will be a public hearing with opportunity for public comment.

#### Sustainability Impact:

The comprehensive plan outlines a variety of sustainability efforts to be implemented by the City of Ketchum informed by the 5B CAN plan adopted by Blaine County and the City of Ketchum.

#### Financial Impact:

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

- |  |
|--|
| 1. PZ Commission recommendations on V2 draft of the plan |
|--|



City of Ketchum

# **ATTACHMENT 1:**

## **PZ Commission**

### **Recommendations – May 13, 2025**



## **Draft Comprehensive Plan Version 2 Ketchum Planning and Zoning Commission Recommendation**

### **RECORD OF PROCEEDINGS**

In accordance with the Idaho State Code Section 67-6509, the Planning and Zoning Commission (the "Commission") held public hearings on March 25, April 8, April 22, May 7, and May 13, 2025, to consider the draft 2025 comprehensive plan. A public hearing notice was published in the Idaho Mountain Express on March 5, 2025. A public hearing notice was posted at City Hall, Town Square, and the post office on March 5, 2025. After considering version 2 of the draft Comprehensive Plan, staff analysis, and public comment, the Commission recommended approval of the Cohesive Ketchum Comprehensive Plan to the City Council subject to certain changes on May 13, 2025.

### **COMMISSION RECOMMENDATION**

The Commission recommends the City Council approve the Draft Cohesive Ketchum Comprehensive Plan (v2) subject to the following changes:

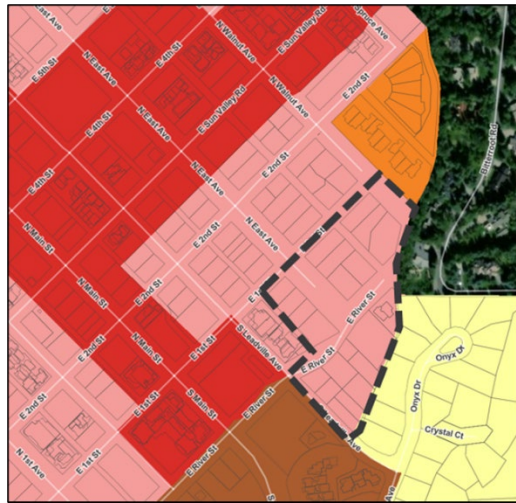
1. General Updates
  - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
2. Update the Historical and Cultural Resources Map (page #33) to include:
  - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
  - b. Add following note: As of June 2025, the Community Core is the only area that has designated historic resources. Additional historic resources may be designated as part of future surveying and historic preservation efforts.
3. Revise the fifth bullet in the Plan Assessment description (page #3) to read:
  - a. "Expanding the Plan's focus on historic preservation, with an emphasis on how history shapes Ketchum's character;"
4. Delete Policy BNE-3.5: Adaptive Reuse (page #32) and replace it with:
  - a. "BNE-3.5: Preservation: Discourage demolition of historically designated structures except in instances of concerns over public health and safety."
5. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
  - a. "Policy BNE-1.6 Adaptive Reuse: Encourage adaptive reuse of buildings as a preferred alternative to demolition to maintain community character and preserve existing housing and commercial space."

6. Add new policy to Land Use and Community Character Goal BNE-1 (page #30) as follows:
  - a. "BNE-1.7 Transition Areas: Where neighborhoods have density or use transitions, such as low density to medium density or commercial to residential uses, design of new developments should include transition zones achieved through robust landscape areas and/or reduced bulk and mass of buildings on the periphery."
7. Revise Policy BNE-1.3 Context-Sensitive Development (page #30) to include:
  - a. "Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhoods."
8. Update Neighborhoods Map (page #31) to include:
  - a. Clearly notating the location of the Mid Warm Springs/Heidelberg neighborhood.
9. Revise the description of "Historic and Cultural Resources" (page #95) to read:
  - a. "Historic and Cultural Resources. Many of our residential neighborhoods contain historic and cultural resources that are not protected from demolition. Historic resources that represent and celebrate Ketchum's history will be identified and may be preserved through historic preservation programs."
10. Revise the Medium Density Residential Land Use Category use descriptions (page #98) to read:
  - a. "Primary Uses: small single-family homes, duplexes, townhomes, and smaller multi-family residential"
  - b. "Secondary Uses: Accessory dwelling units, home occupations, as well as other supporting and complementary uses."
11. Revise the High Density Residential Land Use Category intent statement (page #100) to read:
  - a. "Density should be generally 18 dwelling units per acre with community housing."
12. Revise the Retail Core Land Use Category height description (page #103) to read:
  - a. "Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines."
13. Revise the Mixed-Use Activity Center height description (page #107) to read:
  - a. "Up to five stories pursuant to design standards/guidelines."
14. Revise the Mixed-Use Industrial intent statement (page #109) to read:
  - a. "Neighborhood-serving uses should be introduced purposefully, with limits on size, to support employees and residents."
15. Revise the Mixed-Use Industrial secondary use description (page #109) to read:

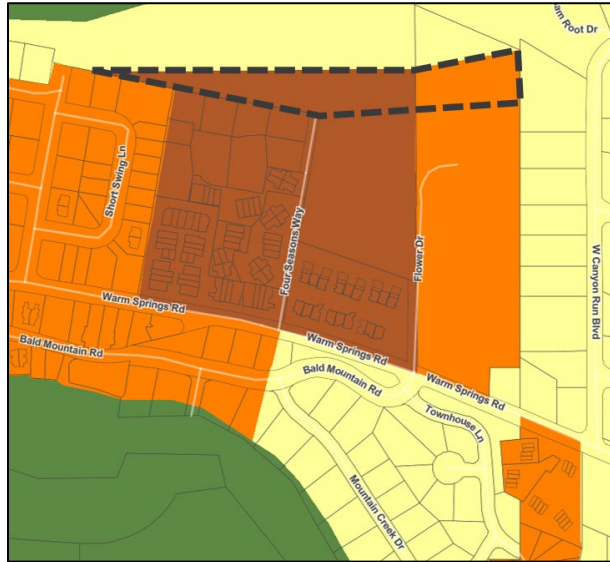
- a. "Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses."
16. Revise the Mixed-Use Industrial height description (page #110) to read:
- a. "Height: Up to three stories; however, up to four and five stories north of 10<sup>th</sup> Street and south of Saddle Road between Lewis Street and Hwy 75 pursuant to design standards/guidelines"
17. Revise the Future Land Use Map to reflect the following:
- a. Change the area outlined below to Low Density Residential



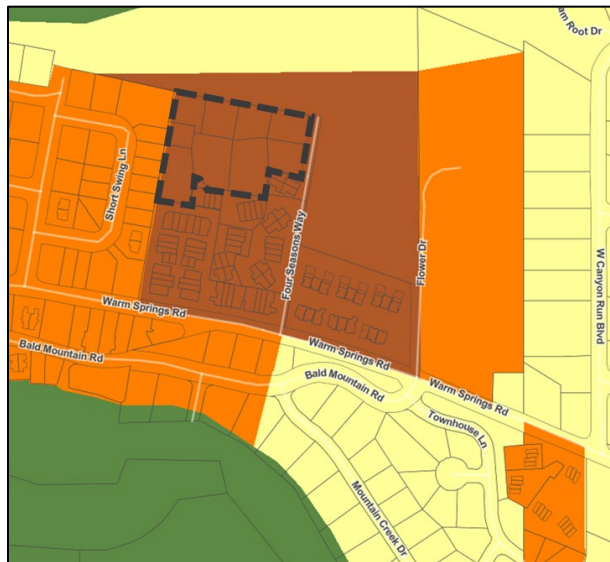
- b. Change the area outlined below to Medium Density Residential



- c. Change the area outlined below to Low Density Residential



- d. Change the area outlined below to Medium Density Residential



18. Revise the actions under Goal BNE-1 in the Implementation Matrix (page #118) to delete:

- a. "Action BNE-1.e: Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments," in its entirety.

19. Revise Action DR-2.d and Action DR-2.e under Goal DT-2 in the Implementation Matrix (page #132) to read as follows:

- a. "Action DR-2.d. Explore modifications in height and FAR incentives for all developments in the Retail Core."
- b. "Action DR-2.e. Explore modifications in height and FAR incentives for 100% community housing projects in the Retail Core."



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

“Recommendation to approve restriping to four travel lanes on Highway 75 (Serenade Avenue to River Street.”

#### Reasons for Recommendation:

Per Council’s request at the August 4 council meeting, staff has engaged the community to determine the public opinion on selecting between the two ITD-proposed options for lane configuration:

- 2 travel lanes – 1 Northbound, 1 Southbound, 1 middle turn lane, and dedicated NB/SB bike lanes on either side
- 4 travel Lanes – 2 Northbound, 2 Southbound (no center lane or dedicated bike lanes)

Staff launched an online survey on August 9 and has received 1,641 responses as of 3:30pm on August 13.

- “After reviewing the options, which lane configuration do you support on Highway 75 between Serenade Lane and River Street?”
  - 2 lanes – 226
  - 4 lanes – 1,415

The letter of request for ITD is due by end of August.

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

ITD is utilizing federal funds for the current HWY 75 Project. In 2007, when petitioned by the Federal Highway Administration (FHWA), the City of Ketchum preferred two travel lanes from Serenade to River. Since 2008, ITD has been planning projects based on the Final Environmental Impact Statement with these guidelines. ITD requires a letter of request from the City if the 4-lane configuration is chosen.

#### Sustainability Impact:

No direct impact.

#### Financial Impact:

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

1. KN20033 4 Lane Striping Request Letter
2. ITD Exhibit – 2 lane configuration drawing
3. ITD Exhibit – 4 lane configuration drawing





**CITY OF KETCHUM | MAYOR**

**Neil Bradshaw** | Mayor

direct: 208.721.2162 | office: 208.726.7803

nbradshaw@ketchumidaho.org

P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340

**ketchumidaho.org**

Brock Dillé  
ITD – District 4  
216 S Date St  
Shoshone, ID 83352

Subject: KN20033 Lane Striping Request

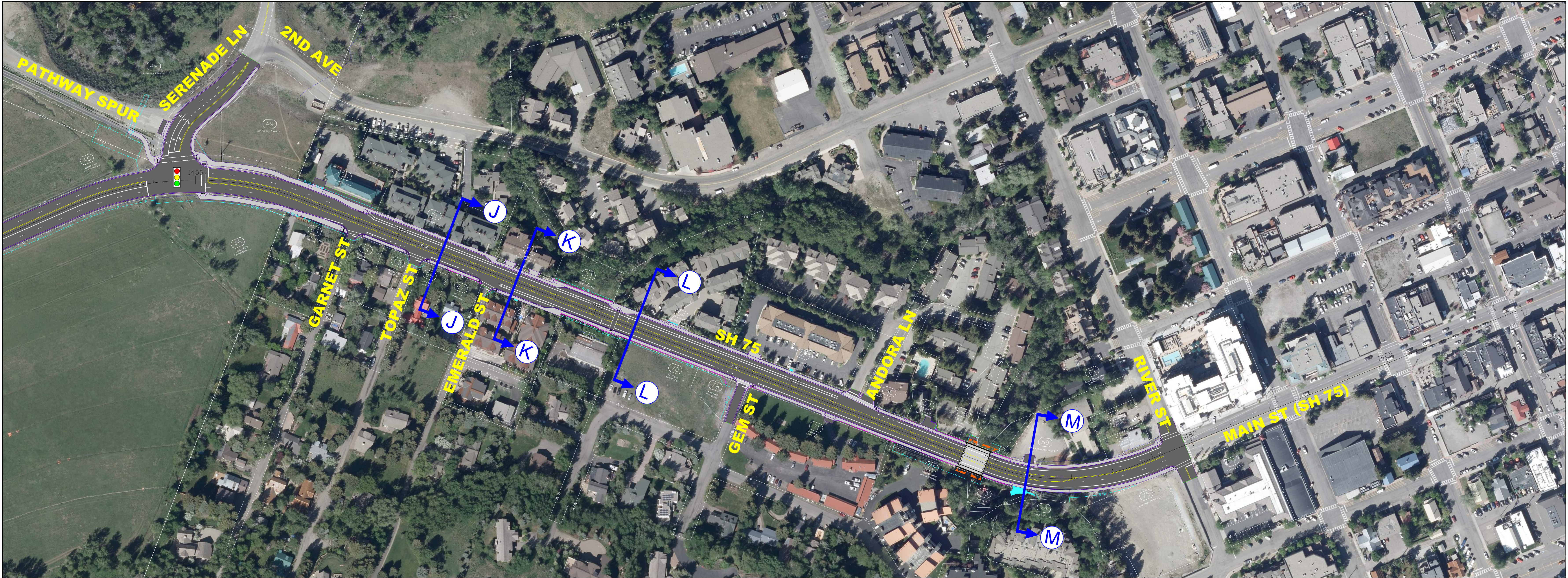
First, thank you for the continued partnership on both the Main Street and south-of-town projects. The collaboration with your team has been great. Between the two lane configuration options provided by ITD, The City of Ketchum request ITD and its contractor (Knife River Corp.) proceeds with applying striping **for 4 lanes of travel**. The chosen configuration exhibit is provided for clarification.

Please do not hesitate to reach out with any additional needs or request. We look forward to our continued collaboration to help get this project completed safely and efficiently.

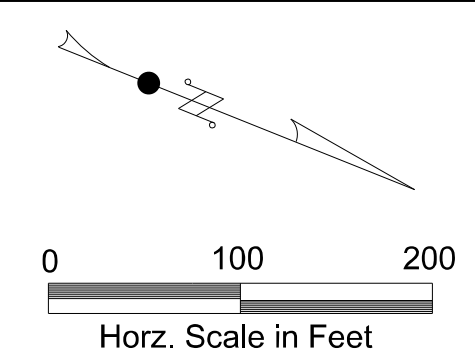
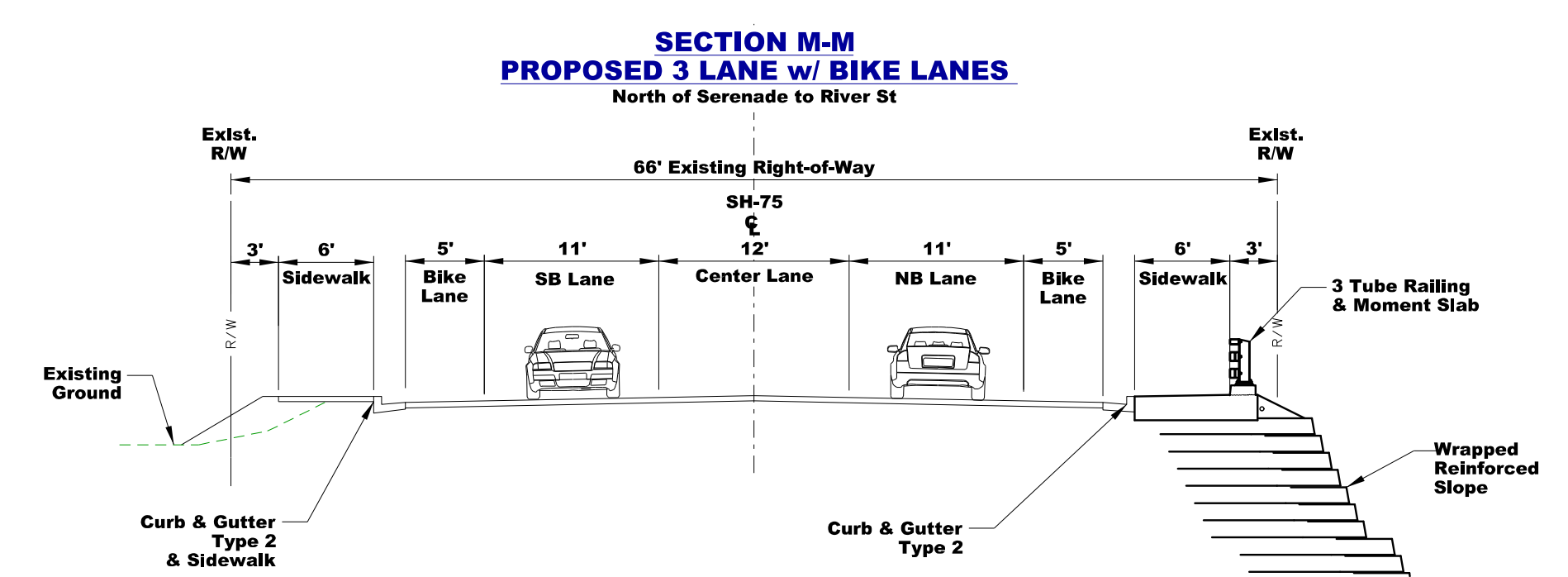
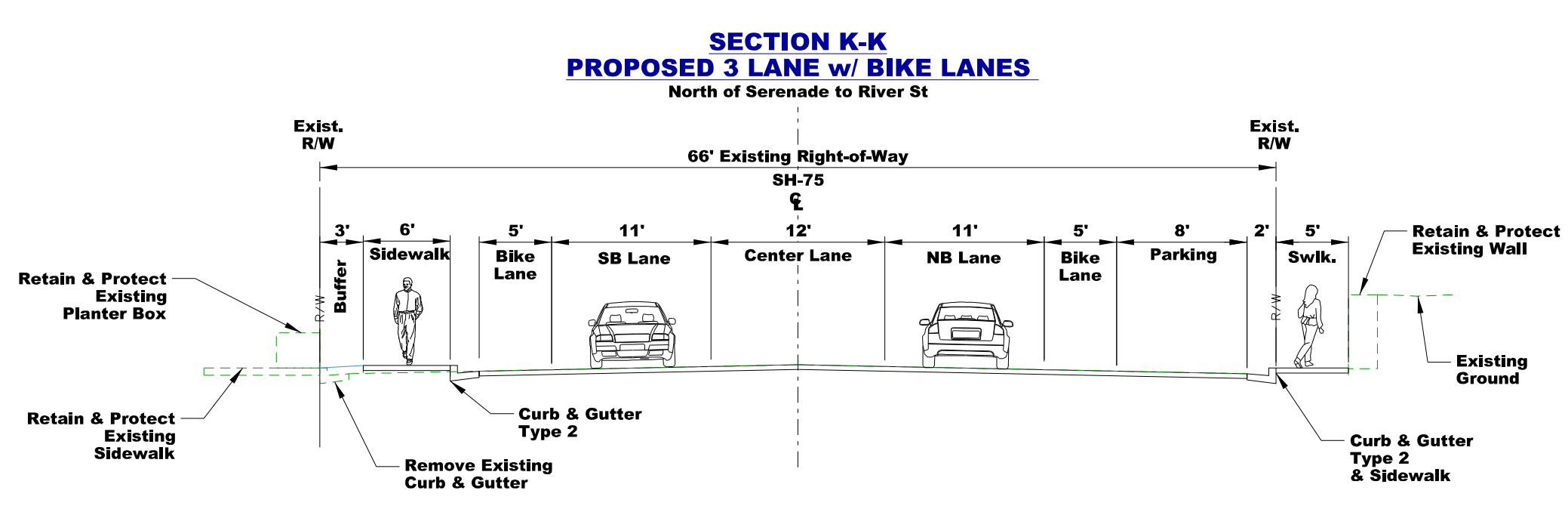
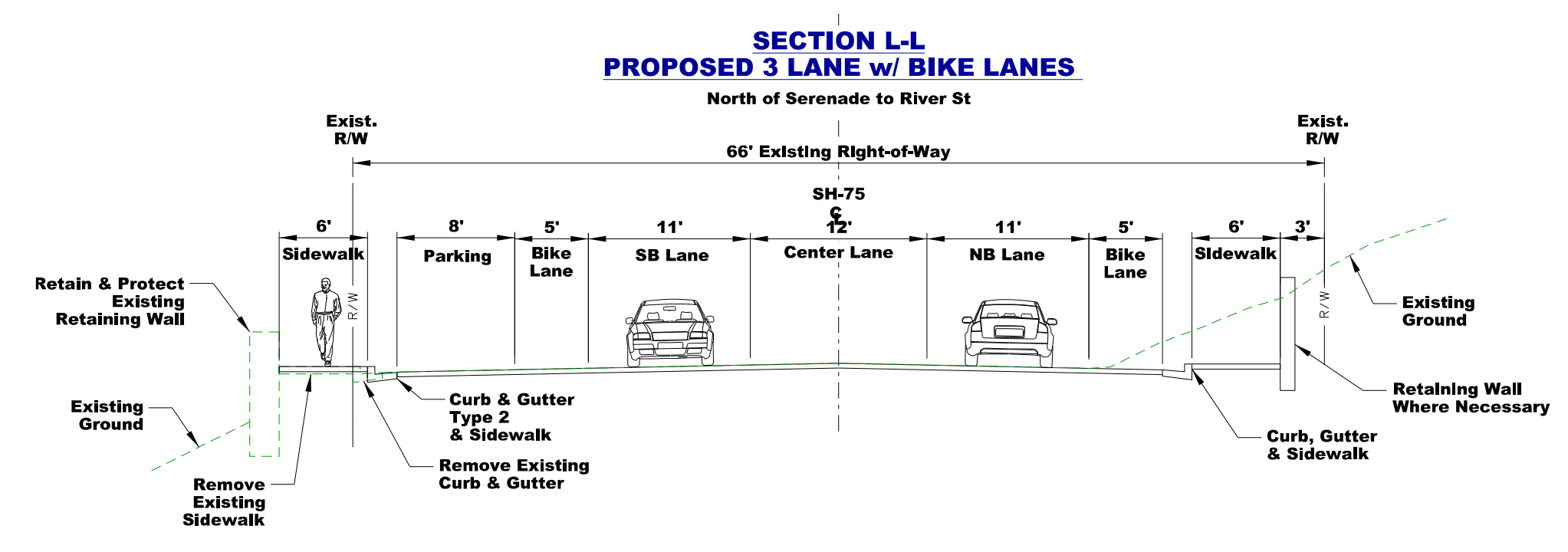
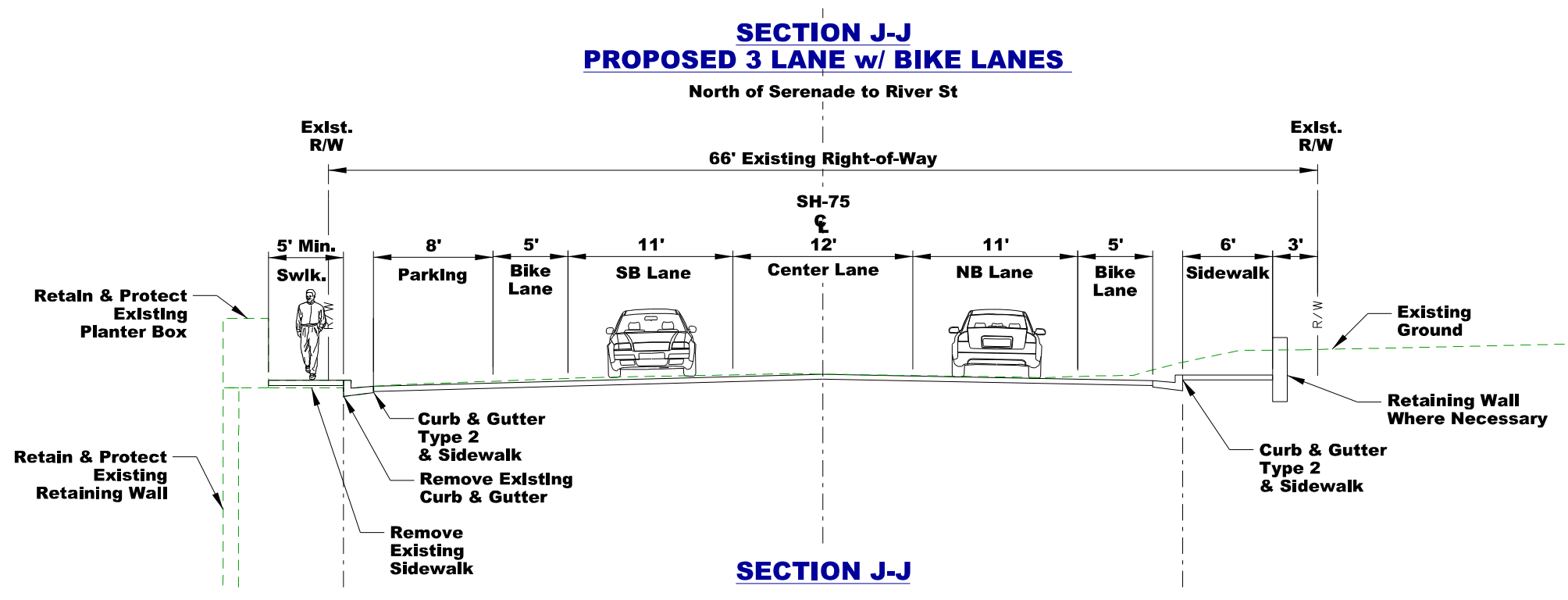
Sincerely,  
Neil Bradshaw

Mayor – City of Ketchum





- Legend**
- New Asphalt Pavement
  - New Sidewalk
  - New Curb
  - New Retaining Wall
  - New Cut/Fill Slope
  - New ROW/Easement
  - ● ● Signalized intersection



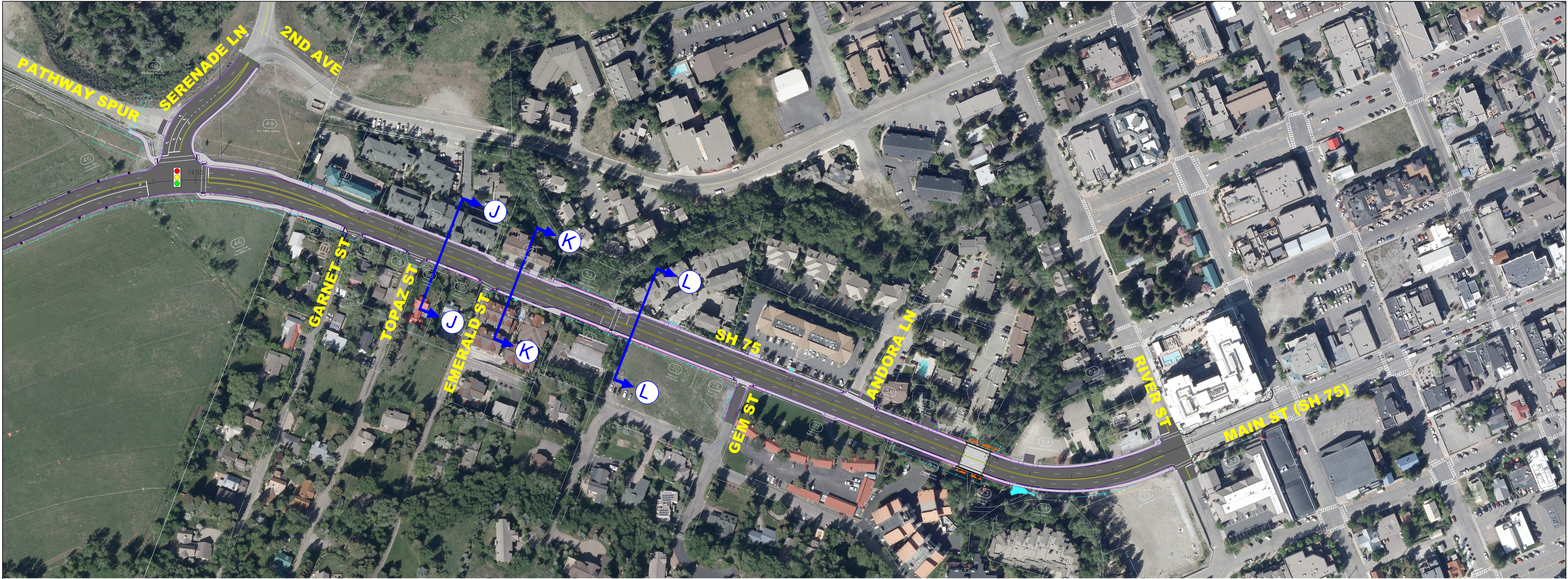
March 2025

# SH-75, Elkhorn Rd to River St, Ketchum ITD Project No. A020(033) Key No: 20033

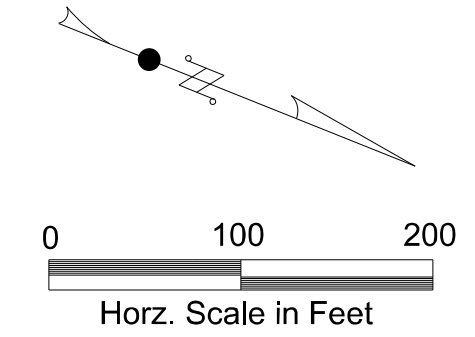
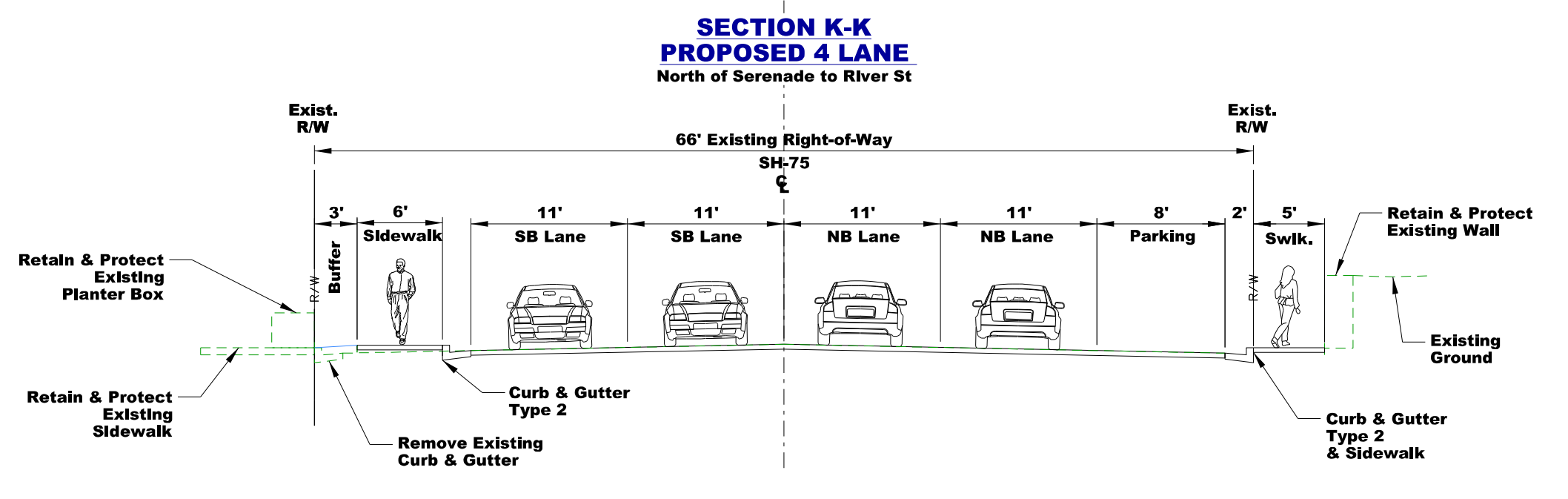
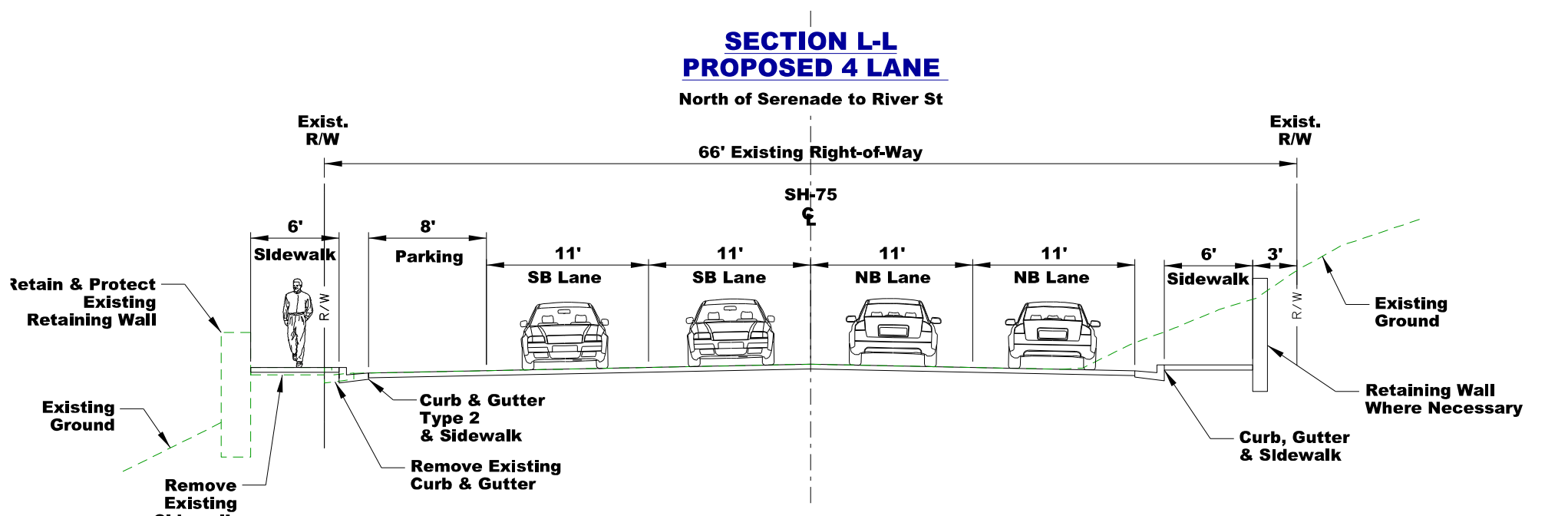
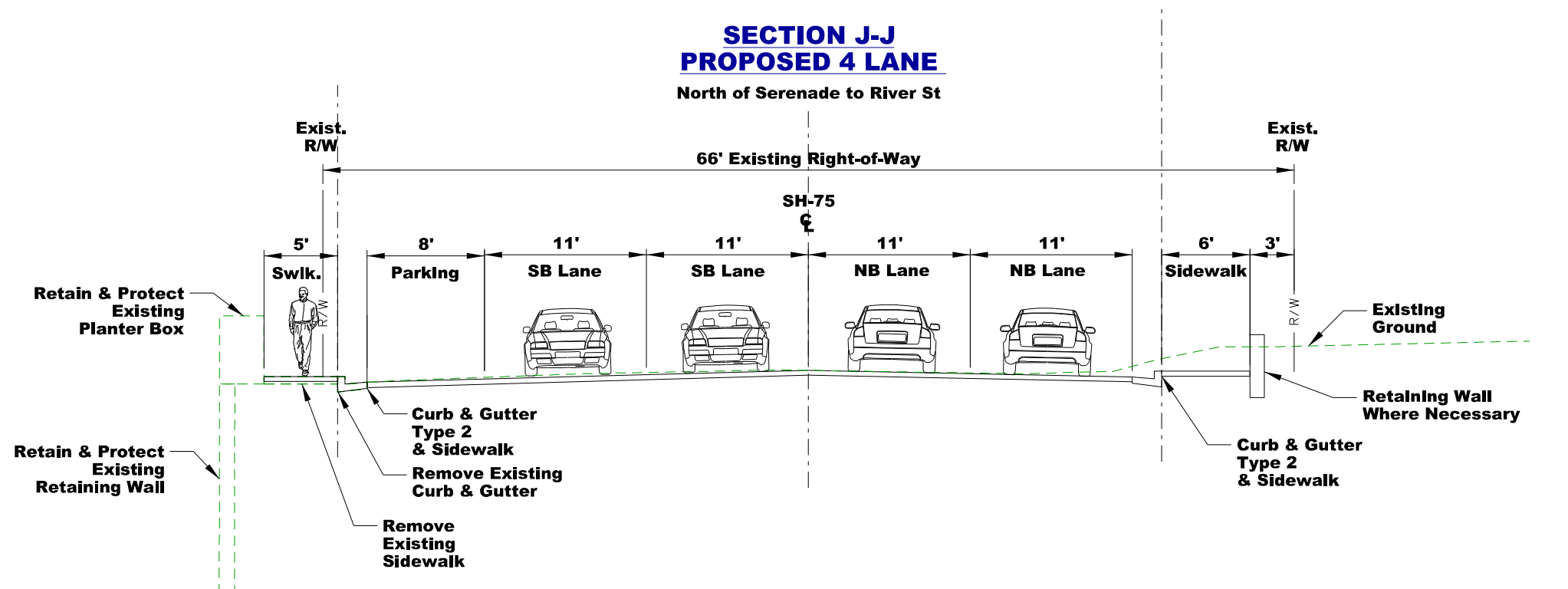
**Parametrix**







- Legend**
- New Asphalt Pavement
  - New Sidewalk
  - New Curb
  - New Retaining Wall
  - New Cut/Fill Slope
  - New ROW/Easement
  - Signalized intersection



June 2025

# SH-75, Elkhorn Rd to River St, Ketchum ITD Project No. A020(033) Key No: 20033

Parametrix







## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion:

"I move to approve the implementation of wild-life resistant carts."

#### Policy Analysis and Background:

During the July 21<sup>st</sup> City Council meeting, preliminary direction was given to staff to engage with Clear Creek Disposal for the implementation of city-wide use of animal-resistant trash carts.

- The city has been beta testing an animal-resistant cart for the last year and no concerns were identified. Previously tested carts were not user intuitive and were very heavy.
- Clear Creek has outlined the following proposed pricing structure:
  - One time delivery charge of \$12.00
  - Ongoing (monthly) cart rental rate increase of \$3.21
- Should the City Council formally approve the new carts, staff would work with Clear Creek to achieve a late fall implementation window.
- Clear Creek has also informed the city of its intent to raise rates by 2.2% to address the increase in "dump or tip" fee that is charged to Clear Creek at Ohio Gulch transfer station by the Southern Idaho Regional Landfill.

#### Sustainability Impact:

None.

#### Financial Impact:

None OR Adequate funds exist in account:	No direct funding request of the city as charges are assessed directly to Clear Creek customers in Ketchum.
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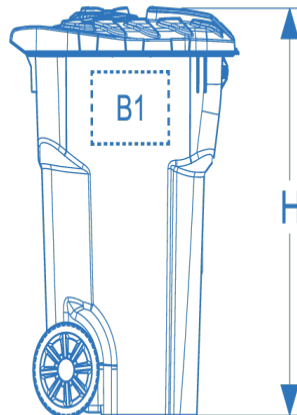
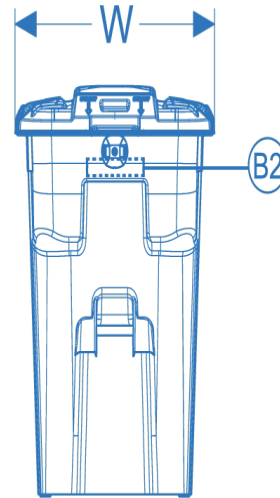
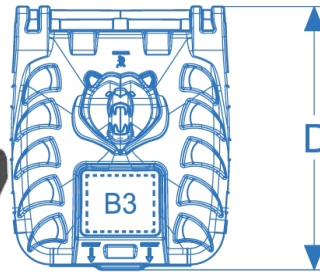
#### Attachments:

1. Product and implementation reference deck

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## WILDLIFE Resistant CARTS





## Product Overview:

- Fully automated, ANSI certified and ASL compliant
- Tamper-proof lid
- Opens when inverted by the truck apparatus
- Ergonomic locking system allows for one-handed opening by humans
- Lid must be latched for effective results (!)
- Available cart sizes:
  - Medium – 65 gallon  
28.04”w x 28.72”d x 42.6”h  
38.25lbs
  - Large – 95 gallon  
30.25”w x 34.5”d x 42.75”h  
45lbs

**Cost to Residents**

- One-time delivery fee - \$12
- Ongoing monthly service increase - \$3.21

**Phased Roll-Out**

- **PHASE 1: WARM SPRINGS AREA NEIGHBORHOODS:**
  - ALSO INCLUDING NORTHWOOD, BEAVER SPRINGS, AND ADAMS GULCH SUBDIVISIONS.
  - ESTIMATED 2-WEEK TIMEFRAME (TBD)
- **PHASE 2: WEST KETCHUM:**
  - NEIGHBORHOODS WEST OF HIGHWAY 75 SOUTH OF NORTHWOOD.
  - ESTIMATED 2 WEEK TIMEFRAME (TBD)
- **PHASE 3: EAST KETCHUM:**
  - NEIGHBORHOODS EAST OF HIGHWAY 75.
  - ESTIMATED 2 WEEK TIMEFRAME (TBD)

**Existing (old-style) carts will not be emptied following the implementation period.**



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	August 18, 2025	Staff Member/Dept:	Paige Nied, Associate Planner Robyn Mattison, City Engineer Eve Preucil, Blaine County Sustainability Coordinator
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Agenda Item:	Recommendation to review and provide policy direction regarding snowmelt installation within the public rights-of-way.
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#### Recommended Motions:

Motion Option #1: I move to approve the proposed right-of-way snowmelt policy and direct staff to draft the ordinance.
Motion Option #2: I move to continue the right-of-way snowmelt policy discussion to a date certain with additional information prepared by staff as directed.
Motion Option #3: I move to continue/table the right-of-way snowmelt policy discussion to a date uncertain and direct staff to bring ROW snowmelt requests to Council for decision on a case-by-case basis.

#### Reasons for Recommendation:

<ul style="list-style-type: none"><li>On April 3, 2023, the City Council gave a policy directive that they would no longer approve of applications for residential snowmelt systems within the City right-of-way as it impeded the City's sustainability efforts. This excluded areas where a snowmelt system was required by City departments for public safety, access, or street maintenance reasons.</li></ul>
<ul style="list-style-type: none"><li>Since the Council's policy directive, staff has encountered challenges with its practical implementation.</li></ul>
<ul style="list-style-type: none"><li>On May 19, 2025, Staff presented a revised snowmelt policy to City Council that allows for snowmelt systems within the right-of-way with additional mitigation measures to better meet the goals of the 5B Can Climate Action Plan and result in a greater overall environmental impact than prohibiting them outright.</li></ul>
<ul style="list-style-type: none"><li>In general, the Council did not feel the proposed policy adequately deterred the installation of snowmelt systems and requested staff to reconsider alternatives including the in-lieu fee payment or other deterrent measures that resulted in a better tradeoff for the use of the right-of-way.</li></ul>
<ul style="list-style-type: none"><li>The policy has been updated to replace the renewable energy requirement with a right-of-way usage fee, which includes full and partial exemptions to the fee for onsite renewable energy generation to offset the energy demand of the snowmelt system.</li></ul>

#### Policy Analysis and Background:



## BACKGROUND

On May 19, 2025, staff presented the City Council with a policy option for snowmelt systems within the right-of-way (ROW). The staff report from that meeting is included as Attachment 1 and the recording of that meeting can be [viewed here](#). The proposed policy included design and operational standards to ensure energy efficiency, along with a renewable energy requirement to offset the emissions generated from snowmelt system. Compliance options for the renewable energy requirement included: 1) enrollment in the local utility provider's renewable energy credit (REC) program, 2) onsite renewable energy generation, or 3) fee in-lieu payment.

While the Council supported the proposed design and operational standards, they raised significant concerns with the REC program. Council members questioned the enforceability of this option, stating that tracking and verifying ongoing participation in a third-party REC program would be difficult for City staff to monitor and regulate. They also expressed discomfort with the City relying on a program that is administered by a private entity which they have no control over and could be modified or discontinued at any time. Additionally, some Council members felt that this option did not sufficiently mitigate the environmental impacts of snowmelt systems, specifically their high energy consumption and associated carbon emissions. They emphasized that this option was not an adequate tradeoff and that they were interested in a policy approach that discourages the installation of snowmelt systems in the community through stronger deterrence mechanisms. The Council requested staff to reconsider alternatives including the in-lieu fee payment and design the policy to be a stronger deterrent to the installation of snowmelt systems.

Since the meeting in May, staff conducted a more detailed analysis of the in-lieu fee option of the policy. Initially, staff proposed that the in-lieu fee would be based off the cost equivalent of installing solar onsite. However, after consulting with a local solar developer, staff learned that in most cases, solar systems alone would not likely offset the total energy demand of a snowmelt system due to factors such as limited solar exposure and winter conditions preventing energy generation. As Council expressed a desire to ensure the snowmelt system is fully mitigated, the initial in-lieu fee methodology does not work. This led staff to explore alternative methods for calculating the in-lieu fee that is aimed at achieving comprehensive, local carbon emission mitigation.

The revised policy framework replaced the renewable energy requirement with a ROW usage fee with exemptions for onsite renewable energy generation to allow for flexibility in compliance. The revised approach aims to deter the installation of snowmelt systems unless it is offset through onsite renewable energy generation or pay a fee that reflects the public cost of the system's impact on local resiliency. Energy is a public good, and the significant energy demand from snowmelt systems has broader implications for environmental resilience, grid capacity, and resource management. These systems not only contribute to increased carbon emissions but also place additional strain on local energy infrastructure, particularly during peak winter months. Therefore, the policy was updated to better account for these collective impacts by introducing a ROW usage fee that functions as both a financial deterrent and a tool for internalizing the external costs associated with snowmelt systems. The calculation for the fee is now based on the regionally accepted cost of carbon emissions. Revenue from these fees will be reinvested into municipal energy efficiency and sustainability initiatives, ensuring that the policy not only mitigates individual impacts but also contributes to wider community benefits and climate action goals.

The revised policy language underwent a legal review to ensure enforceability and defensibility. In addition, staff held multiple meetings with the Ketchum Sustainability Advisory Committee (KSAC) to review the changes, gather feedback, and incorporate recommendations. The key revisions to the policy include:

### 1. ROW Usage Fee

- The ROW fee is a one-time payment based on the entire system's energy usage, and the calculation is based on the regionally accepted cost of carbon.
- Exemptions are provided for properties with existing or proposed onsite renewable energy systems that can fully or partially offset the snowmelt system's energy use. For partial onsite offsets, a fee payment for the remaining energy demand drawn from nonrenewable sources is available.
- Developments in the Community Core where snowmelt is required are exempt from the ROW usage fee.
- All new snowmelt systems installed, whether for municipal or private development, are required to comply with the design and operational standards.
- Fees collected will be put into a dedicated fund for municipal projects related to energy efficiency and sustainability.

### 2. Updated Insulation Requirements

- Insulation remains a design requirement, but the previously specified R-value has been removed.
- Property owners may now propose an insulation type that will be reviewed and approved by the City Engineer as part of the ROW encroachment permit process on a case-by-case basis.

### 3. High Efficiency Boiler

- The previous policy required the installation of a high efficiency boiler when repairing an existing snowmelt system; however, this requirement was not reflected in the system design and operational standards. A high efficiency boiler is now included in the system design and operational standards for systems that elect to use a boiler.

The policy revisions are intended to establish a more balanced and effective approach to managing the energy demand and carbon impact of snowmelt systems in the ROW. By linking the policy directly to the energy demand and incorporating flexible compliance options, the updated framework aligns infrastructure considerations with the City's broader climate and sustainability goals. Below is a summary of the ROW fee calculation methodology, supporting data analysis, and outline of the draft policy.

### **ROW USAGE FEE CALCULATION**

The total cost for the installation of a snowmelt system will include an administrative fee for the ROW encroachment permit as well as a ROW usage fee. The ROW usage fee is calculated by applying the local utility provider's current carbon adder to the energy consumption of the snowmelt system. A carbon adder is a pricing component added to electricity generation to reflect carbon pollution profiles of various power plants. It is a pricing variable used by various states in the Western Electricity Coordinating Council (WECC), and as such, influences electricity pricing across the entire region, including Idaho Power's Service Territory. [Idaho Power's 2025 Integrated Resource Plan](#) (carbon adder section included as Attachment 5) uses a carbon adder that reaches \$143/ton of CO<sub>2</sub>e by the end of the planning period in their risk assessment modeling. As Idaho Power's planning period is 20 years, and the anticipated lifetime of snowmelt system is approximately 30 years, staff and legal determined that this price is the most defensible model. Idaho Power updates their Integrated Resource Plan every two years; therefore, it is important that staff and KSAC revisit the carbon adder every two years to ensure the calculation for the fee is using the most current and accurate information available. If a future Integrated Resource Plan does not include a carbon adder in their risk modeling, the current carbon adder referenced in the ROW usage fee calculator could still be referenced since it's price is anticipated to remain applicable in the WECC for 20 years, unless KSAC determines a more applicable source for the fee.

Applicants will use a spreadsheet tool developed by the City to estimate the annual energy usage (in BTUs) needed to heat their entire snowmelt system. They'll enter project-specific inputs, such as the driveway area, system efficiency rating. The tool will compute the average yearly energy use for a typical snowfall season, projected over a 30-year lifespan. It does this using fixed assumptions (local snowfall-season runtime in Ketchum, carbon emission factors, etc.) to ensure consistency across all applications. An example of the snowmelt ROW usage fee calculator can be found in Attachment 4.

## DATA ANALYSIS

Previous data analysis by staff explored carbon dioxide emissions from the three most common snow removal practices; snowmelt systems, snow plowers and haulers, and snowblowers. Staff then converted the pounds of CO<sub>2</sub> to vehicle miles traveled equivalent (VMTe) to help illustrate emissions produced from each snow removal technique. Results found that snowmelt systems emit nearly 10 times the emissions as snow blowers and snowplows, 1079 VMTe compared to 51 and 77, respectively. This proved that snowmelt systems are an excess energy burden.

Staff then analyzed the emissions from snowmelt systems on three different sized driveways. The three driveways, outlined in Table 1 below, represent three actual driveways in Ketchum that were recently approved to install hydronic snowmelt systems on private property that extend into the ROW.

**Table 1 – Ketchum Driveway CO<sub>2</sub> Emission Summary**

	Small Driveway	Medium Driveway	Large Driveway
Full Driveway Size (including ROW) (ft <sup>2</sup> )	683	2,114	4,050
Energy Use (BTU/hr)	102,480	317,100	607,500
Energy Use per Year (BTU)	15,679,440	48,516,300	92,947,500
CO <sub>2</sub> emissions per year (lbs)	1,829	5,659	10,842

Most recently, staff expanded the data analysis to calculate how a ROW usage fee based on Idaho Power's carbon adder may be calculated. The formula assumes a lifespan of the snowmelt system of 30 years and calculates a one-time fee that includes the carbon adder for the entire lifespan.

ROW Usage Fee Formula:

ROW Usage Fee = (((Energy use of system – renewable energy produced onsite) x carbon emission factor) x carbon adder) x lifespan of system)

An excel calculator will be provided to applicants if they wish to submit a ROW encroachment permit. The calculator will have space for applicants to enter details about their desired system, including size and efficiency, as well as any onsite renewable energy generation. It will then auto-calculate CO<sub>2</sub> emissions and the associated ROW usage fee. Table 1 provides an example calculation for the ROW usage fee for a 683 square foot driveway with no renewable energy production onsite. It is important to note that among recent permit applications, this is a small driveway.

**Table 1 – Example ROW Usage Fee Calculation**

Onsite Renewable Energy Generation	
Type of Energy Generation	NA
Size of System (kW)	0
Yearly Generation Capacity (kWh)	0
Snowmelt System Size and Specs	
Total Driveway Area for Snowmelt System (SF)	683
Efficiency of Installed System (BTU/hr*sf)	150
Energy Use for Operation (BTU/hr)	102,450
ROW Usage Fee Calculation	
Energy Use Per Year (million BTUs)	15.67
Renewable Energy Generation Onsite (million BTUs)	0
Remaining Energy Use to Be Paid by Fee (million BTUs)	15.67
Remaining CO2e emissions per year (tons)	0.91
Carbon Adder (\$/ton/year)	143
ROW Usage Fee (\$)	3,922.07
Administrative Fee (\$)	1200
Total Fee (\$)	5,122.07

The use of the carbon adder in the ROW usage fee greatly improves upon previous fee calculations. In the previous policy proposal, staff proposed utilizing the local utility provider's REC program to offset the additional energy burden of snowmelt systems. This new proposal, utilizing the carbon adder as well as an administrative fee, would create a greater deterrence to build snowmelt systems in the ROW, in alignment with the stated goals of the policy. Table 2 below compares the proposed policies and associated fees for a driveway that is 683 square feet and no renewable energy generation onsite.

**Table 2 – Policy Comparison**

	Previous proposal with REC offset	Updated proposal with carbon adder
Requires efficient temperature and precipitation operational standards	Yes	Yes
Allows onsite renewable energy generation to offset ROW usage fee	Yes	Yes
Includes an administrative fee in addition to ROW usage fee	No	Yes
ROW usage fee for small driveway and no onsite generation (683 ft <sup>2</sup> )	\$1,378.61	\$3,922.07
Total fee for small driveway with no onsite generation (including administrative fee)	\$1,378.61	\$5,122.07

### **DRAFT POLICY OVERVIEW**

In the revised policy, staff attempted to create a more significant tradeoff for the use of City ROW for the installation of private snowmelt systems. A summary of the revised policy is provided below. The more detailed policy draft can be found in Attachment 2.

#### System Design & Operation Requirements

All snowmelt systems that extend into the ROW must meet the following minimum requirements:

- Pavement Temperature & Moisture Sensors

- Must accurately measure surface temperature and ambient temperatures, as well as detect snowfall, ice, or precipitation on the surface.
- Automated Controls
  - System activation is only triggered when both temperature and moisture sensors warrant operation.
- Insulation & Drainage
  - Insulate below and perimeter with insulation approved by the City Engineer.
  - Drainage must be retained onsite, designed to eliminate standing water, and drain in a manner that results in no icing on adjacent non-snowmelted surfaces.
- High Efficiency Boiler
  - For systems that elect to use a boiler, the boiler must have an annual fuel utilization efficiency rating of 87% or greater for oil boilers and 90% or greater for gas boilers.

#### ROW Usage Fee

The property owner must pay a ROW usage fee when a private snowmelt system encroaches into the city ROW. The fee is based on the entire snowmelt system's energy demand. The fee is determined by the snowmelt system size and energy use, calculated using the local utility provider's carbon adder. The fee is a one-time payment that is due in full prior to issuance of the ROW encroachment permit for the snowmelt system. The fees collected will be put into a fund dedicated to energy efficiency and sustainability projects that align and further the City's climate action goals. Staff and KSAC will revisit the carbon adder every two years to ensure the calculation for the fee is using the most current and accurate information available.

Exemptions to the ROW usage fee include existing and proposed alternative energy and partial energy coverage as follows:

- Existing Alternative Energy: The property owner submits documentation demonstrating that a renewable energy system exists onsite (such as solar, geothermal, etc.) that has the capacity to generate sufficient energy across a calendar year of production to power the entirety of the snowmelt system for one winter season.
- Proposed Alternative Energy: The property owner proposes to install a renewable energy system onsite that generates sufficient energy across a calendar year of production to power the entirety of the snowmelt system for one winter season. At time of permit submittal, the property owner would submit documentation demonstrating the renewable energy system's generation capacity for staff to verify its ability to offset the energy demand of the snowmelt system. The renewable energy system must be permitted, installed, and operational either prior to or concurrently with the application submittal for the snowmelt system.
- Partial Energy Coverage: If an existing or proposed renewable energy system does not fully meet the energy demand of the snowmelt system, the property owner is subject to the ROW usage fee for the portion of the energy demand drawn from nonrenewable energy sources.

#### Snowmelt Systems in the Community Core Zone District

For developments in the Community Core Zone District where the City ROW standards require the installation of snowmelt (such as in bulb outs) for public safety, access, or street maintenance, the snowmelt system is required to comply with the design and operational standards but is exempt from the ROW usage fee. Developments in the Community Core that voluntarily install snowmelt systems are required to comply with the new system design and operation standards and are subject to the ROW usage fee.

### Pre-Existing Snowmelt Systems

Please refer to the draft policy in Attachment 2 for what constitutes a repair vs a replacement and the comprehensive requirements for pre-existing snowmelt systems. Repairs to existing systems in the ROW are exempt from the new policy requirements. When an existing snowmelt system in ROW is being fully replaced, the new system would be required to comply with the new policy, which includes system design and operation standards and the ROW usage fee.

### Application Process

As is required for all improvements in the ROW, snowmelt systems would be required to obtain a ROW encroachment permit. The encroachment permit applications would be required to submit the snowmelt system specifications, engineering or installation plans illustrating the snowmelt system and its extension in the ROW, calculation of energy usage for the entire system, and payment for the ROW usage fee or demonstrate compliance with one of the exemptions. Staff recommend that these ROW applications be processed administratively, subject to review and approval of the Planning and Building Director, to streamline the permitting process.

### Enforcement

If it is observed that an unpermitted snowmelt system is being installed in the ROW, or if an existing snowmelt system is being replaced or expanded without a permit, the City will issue a stop work order and initiate a meeting with the property owner to discuss options for bringing the system into compliance. If the property owner fails to correct the issue, the City reserves the right to have the system removed from the ROW. In cases where a snowmelt system has an approved ROW encroachment agreement but is later found to be noncompliant with the new policy requirements, the City would follow standard enforcement protocols by issuing a violation letter and request a meeting with the property owner to discuss options for bringing the system into compliance. If the property owner fails to bring the system into compliance, the City reserves the right through the terms of the ROW encroachment agreement to revoke the ROW encroachment permit and require the removal of the system from the ROW at the owner's expense. If the owner does not cooperate with the removal of the system, the City can conduct the work to remove the system and bill the property owner per the ROW encroachment agreement. The City also has an option to place a lien on the property for the cost of work.

### **RECOMMENDATION**

Based on the information outlined above, staff believes that to better manage the energy demand and mitigate the carbon impact, the City should allow snowmelt systems in the ROW that are subject to design and operational requirements and a ROW usage fee. Allowing for regulated installations within the ROW will ensure energy efficient design, responsible use, and carbon mitigation while preserving flexibility for property owners.

Staff is requesting that the Council make a motion on one of the following options:

1. Approve the proposed right-of-way snowmelt policy and direct staff to draft the ordinance.
2. Continue the right-of-way snowmelt policy discussion to a date certain with additional information prepared by staff as directed.
3. Continue/table the right-of-way snowmelt policy discussion to a date uncertain and direct staff to bring ROW snowmelt requests to council for decision on a case-by-case basis.

### **NEXT STEPS**

Based on the Council's feedback at the meeting, listed below are the next steps for each motion option:

1. Direct Staff to Draft Ordinance
  - Staff will bring the draft ordinance through the text amendment process for approval from the Planning & Zoning Commission and City Council.
  - Staff will conduct community outreach and education on the policy.
2. Continue Policy Discussion to Date Certain
  - Staff will return to Council on a determined meeting date with additional information that is requested to inform and update the policy design.
3. Continue Policy Discussion to Date Uncertain
  - The policy discussion would be tabled, and staff would bring ROW encroachment agreements on a case-by-case basis to Council for decision.

**Sustainability Impact:**

In September of 2024, Ketchum formally adopted Blaine County’s Climate Action Plan (CAP). Ketchum Resolution #24-017 for the adoption of the CAP can be found [linked here](#). The CAP is a roadmap towards achieving meaningful greenhouse gas mitigation countywide while also adapting to the changes that are already occurring. One of the four focus areas of the CAP is Clean Energy and Green Building. In this chapter, the County identified two main strategies: increasing the supply of renewable energy and reducing the demand of energy overall. The proposed policy addresses both of those strategies. Requiring moisture and temperature monitors as well as requiring insulation of the systems works to ensure that the snowmelt systems that are installed are as energy efficient as possible, reducing overall energy demand. The addition of the right of way usage fee and the dedication of those funds towards installing locally produced renewable energy works towards the first goal of increasing the supply of renewable energy.

**Financial Impact:**

	The ROW usage fee provision of the policy would generate a fund that is dedicated to municipal energy efficiency and sustainability projects, but the amount is undetermined due to the variability of snowmelt system sizes.
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**Attachments:**

1. May 19, 2025, City Council Staff Report – ROW Snowmelt Policy Discussion
2. Draft ROW Snowmelt Policy
3. Example Snowmelt ROW Usage Fee Calculator
4. Idaho Power’s 2025 Integrated Resource Plan – Carbon Adder



City of Ketchum

**Attachment 1:**  
**May 19, 2025, City Council**  
**Staff Report - ROW**  
**Snowmelt Policy Discussion**





## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	May 19, 2025	Staff Member/Dept:	Paige Nied, Associate Planner Robyn Mattison, City Engineer Eve Preucil, Blaine County Sustainability Coordinator
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Agenda Item:	Recommendation to review and provide policy direction regarding snowmelt installation within the public rights-of-way.
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#### Recommended Motion:

No motion required. Requesting feedback on policy direction.

#### Reasons for Recommendation:

- On April 3, 2023, the City Council gave a policy directive that they would no longer approve of applications for residential snowmelt systems within the City right-of-way as it impeded the City's sustainability efforts. This excluded areas where a snowmelt system was required by City departments for public safety, access, or street maintenance reasons.
- In Ketchum's 2024 greenhouse gas emissions inventory report, residential energy use accounted for 52% of total emissions, and 59% of all energy related emissions. Together, commercial and residential energy use made up 88% of Ketchum's total emissions. The new inventory shows a 3 mt increase in per capita emissions in the county as a whole since the 2018 inventory. Additionally, Ketchum's residential energy emissions have increased by 2% since the 2018 inventory, indicating that residential energy continues to consume an outsized portion of Ketchum's greenhouse gas emissions.
- On September 16, 2024, Ketchum adopted Blaine County's Climate Action Plan. Chapter six of the Climate Action Plan has two goals, increasing the supply of renewable energy and reducing demand for energy through energy efficiency initiatives and consumption reduction methods. Snowmelt systems are highly consumptive and place a demand on the energy system. By requiring either a renewable energy credit purchase or onsite generation, as well as increasing the efficiency requirement, this policy would directly contribute to achieving both of the Climate Action Plan's Clean Energy and Green Building goals.
- Since the Council's policy directive, staff has encountered challenges with its practical implementation.
- Staff has drafted a revised snowmelt policy that allows for snowmelt systems within the right-of-way that have additional mitigation measures which will better meet the goals of the City's Climate Action Plan and result in a greater impact than prohibiting them outright.

## **INTRODUCTION**

On April 3, 2023, staff presented the City Council with policy options for residential snowmelt systems within the City right-of-way (ROW). The staff report from that meeting is included as Attachment 1 and the recording of the meeting can be [viewed here](#). Following the discussion, the Council gave the policy directive that they would no longer permit residential snowmelt systems within the ROW, unless required for public safety, access, or street maintenance by the Fire and Streets Departments or City Engineer. The rationale for this decision was because snowmelt systems are energy-intensive and they impede the City's ability to reach its sustainability goals. The purpose of this discussion is to update the Council on the challenges that have arisen with the practical implementation of the policy directive and provide a new draft policy option that seeks to better balance the City's climate objectives with community interest in snowmelt systems.

Since the policy directive was given, staff has encountered challenges with implementation. These include unpermitted work being done in the ROW, resulting in stop work orders; community members in disagreement with the policy and requesting approval from Council; and property owners not obtaining approval prior to replacing existing systems. Each of these instances has required significant staff time working with applicants to bring their snowmelt systems into compliance.

Following the last City Council discussion where an applicant was requesting approval for a snowmelt system in the ROW, the Council directed staff to explore other policy options and expand the emissions analysis research for a follow-up policy discussion. Staff has collaborated with the County's sustainability team to identify relevant goals and policies of the adopted Climate Action Plan, further the snowmelt emission analysis, meet with the local contractor community, review other mountain town's standards for snowmelt systems, and develop a draft policy for snowmelt systems in the ROW. Based on this effort, staff believe that the snowmelt policy implemented in 2023 should be revised. Below is an outline of the draft policy and a detailed analysis of the information staff has gathered to inform the draft policy for snowmelt systems.

## **DRAFT POLICY OVERVIEW**

During the work outlined above, staff identified two things: 1) there is a strong desire for snowmelt systems in this community, and 2) allowing snowmelt systems in the ROW with additional mitigation measures in place would better meet the City's sustainability goals and have a greater impact than prohibiting them outright. The draft policy currently proposed by staff allows for residential and commercial snowmelt systems within the ROW, provided they meet specific design and operational standards, and a renewable energy requirement to mitigate the carbon emissions generated from the system. Outlined below is a summary of the proposed policy. The more detailed policy draft can be found in Attachment 2.

### System Design & Operation Requirements

To ensure energy efficiency and reduce environmental impact, all snowmelt systems in the ROW must meet the following minimum requirements:

- Pavement Temperature & Moisture Sensors
  - Must accurately measure surface temperature and ambient temperatures, as well as detect snowfall, ice, or precipitation on the surface.
- Automated Controls:
  - System activation is only triggered when both temperature and moisture sensors warrant operation
- Insulation & Drainage
  - Insulate below and perimeter with minimum R-10 structural insulation

- Drainage must be retained within the private property boundary and designed to eliminate standing water

### Renewable Energy Requirement

Property owners wishing to voluntarily install snowmelt systems in the ROW must have renewable energy credits or generation for the entire system, through one of the following ways:

#### 1. Renewable Energy Credit Program Enrollment

The property owner must demonstrate enrollment in an approved renewable energy program through the local utility provider that purchases clean energy for 100% of energy use generated by the entire snowmelt system. An example of this would be Idaho Power's "Clean Energy Your Way" program which costs \$1 per 100 kilowatt hour (kWh) block. If the property owner has a natural gas system rather than an electric system, they should use the provided kWh equivalent calculator. The property owner must maintain active participation in the renewable energy program for as long as the snowmelt system is operational. The owner would be required to submit proof of enrollment documentation to the City on an annual basis for staff to verify compliance.

#### 2. Onsite Renewable Energy Generation

The property owner must install a source of renewable energy onsite, such as solar, and demonstrate that the renewable energy system generates enough energy to power 100% of the energy used by the snowmelt system. Once the renewable energy system is installed and operational, the property owner would be required to submit documentation that demonstrates sufficient generation capacity.

#### 3. In-Lieu Payment

The fee in lieu option has not been fully developed, but the concept would involve a one-time payment, due in full prior to ROW permit issuance, that is based on the cost equivalent of installing a solar system onsite. Several other communities with exterior energy mitigation requirements use the cost of solar installation to calculate the fee in lieu. The revenue generated through the in lieu fees would go into a fund dedicated to energy efficiency and sustainability projects for the City. Staff is also exploring a hybrid pathway that would allow for a combination of an in lieu fee and installation of renewable energy onsite. However, the in lieu fee structure needs to be further vetted with additional data collection and legal review.

### Snowmelt Systems in the Community Core Zone District

For projects in the Community Core Zone District where the City ROW standards require the installation of snowmelt (such as in bulb outs) for public safety, access, or street maintenance, the system is required to comply with the new system design and operational standards, but the City will cover the cost of the renewable energy requirement. For projects in the Community Core voluntarily installing snowmelt systems, where it is not a required ROW standard, are required to comply with the new system design and operation standards as well as the renewable energy requirement.

### Municipal Buildings

All new snowmelt systems installed at City-owned buildings or facilities must comply with the new design and operational standards and renewable energy requirement of this policy. By requiring municipal projects to meet the same standards as private applicants, the policy ensures consistency and transparency. It also reinforces the City's priority of advancing its sustainability goals.

### Pre-Existing Snowmelt Systems

The policy addresses both pre-existing and new snowmelt systems by distinguishing between a repair and a full replacement. Repairs to existing systems refers to leaks, pump motor replacements, resetting of pavers/tubbing, boiler replacement, and electrical disconnect/failures. Repairs to existing systems in the ROW which does not increase the pre-existing energy consumption would be exempt from the new policy requirements. However, if replacing a boiler, the policy stipulates that it must be replaced with a high efficiency boiler.

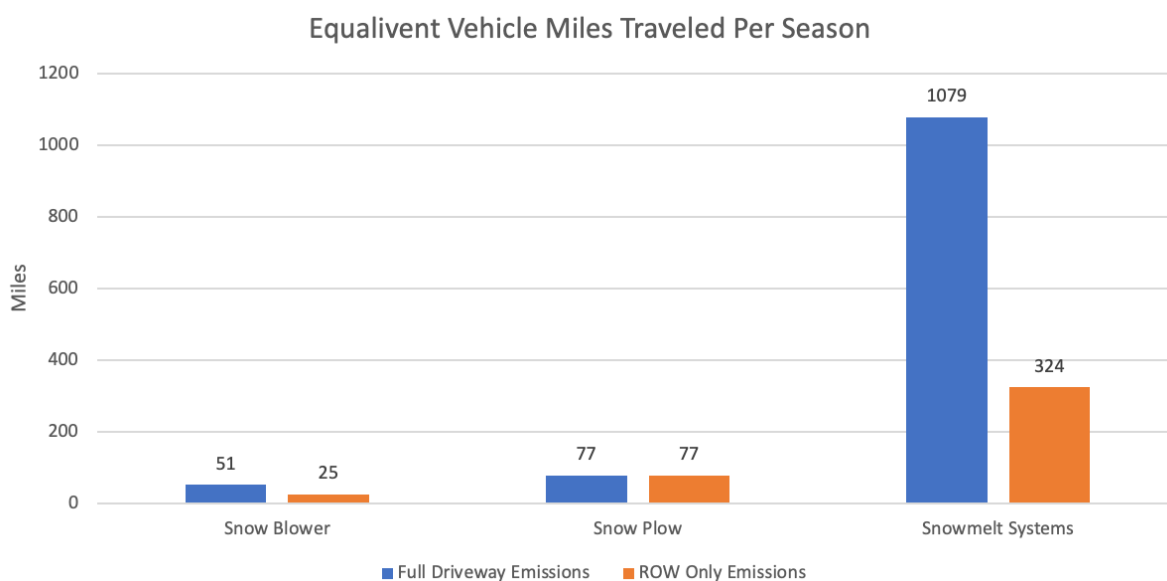
A full system replacement refers to either the complete removal of all elements and installation of a new snowmelt system or a significant modification to an existing system, such as reconfiguring its layout or expanding its coverage area. In either case, the scope of work goes beyond routine maintenance or minor repairs and constitutes a substantial alteration to the original installation. When an existing snowmelt system in the ROW is being replaced, the new system would be required to comply with the new policy, which includes system design and operation standards and a renewable energy requirement. If it is found that a pre-existing snowmelt system in the ROW does not have an approved ROW encroachment agreement, the owner would be required to obtain one.

### Application Process

As is required for all improvements in the ROW, snowmelt systems would be required to obtain a ROW encroachment permit. The encroachment permit applications would be required to submit the snowmelt system specifications, engineering or installation plans illustrating the snowmelt system and its extension in the ROW, calculation of energy usage for the entire driveway, and compliance with the renewable energy requirement. Staff recommend that these ROW applications be processed administratively, subject to review and approval of the Planning and Building Director, to streamline the permitting process.

### **DATA ANALYSIS**

Staff's prior policy analysis focused on estimating carbon dioxide emissions from the three most common snow removal practices; snowmelt systems, snow plowers and haulers, and snowblowers. Staff then converted the pounds of CO<sub>2</sub> to vehicle miles traveled equivalent to help illustrate emissions produced from each snow removal technique. The following figure shows equivalent vehicles miles traveled per season for the three most common snow removal practices.



Given that the preferred method of snow removal in Ketchum involves natural gas-powered hydronic snowmelt systems, staff concentrated efforts on refining carbon dioxide emissions estimates from this type of system. To do so, an energy use per area factor is employed. Industry articles pertaining to design of snowmelt systems indicate that these values can vary from 100-200 BTU/hr\*square foot for natural gas hydronic snowmelt systems. Staff used a value of 150 BTU/hr\*square foot to estimate the energy efficiency of these systems in Ketchum. Utilizing Ketchum climate data, staff estimated an annual operation time duration and used a carbon dioxide emission coefficient by fuel factor to calculate the annual CO<sub>2</sub> emissions. Staff estimated the annual carbon dioxide emissions from three example driveways of varying sizes: small, medium, and large. The estimates include emissions from the snowmelt systems on private property and the adjacent public right of way. These three driveways represent three actual driveways that were recently approved to install hydronic snowmelt systems on private property that extend into the ROW. Please see Attachment 3 for a full review of staff's snowmelt emissions analysis methodology.



To conceptualize the equivalent emissions, staff input the estimated annual driveway CO<sub>2</sub> emissions into EPA's Greenhouse Gas Equivalencies Calculator online tool. This tool helps translate measurements into concrete terms that are easier to understand. Please refer to Table 1 below for a summary of CO<sub>2</sub> emissions and equivalent emissions.

**Table 1 – Ketchum Driveway CO<sub>2</sub> Emission Summary and Equivalent Emissions**

	Small Driveway	Medium Driveway	Large Driveway
Full Driveway Size (including ROW) (ft <sup>2</sup> )	683	2,114	4,050
Energy Use (BTU/hr)	102,480	317,100	607,500
Energy Use per Year (BTU)	15,679,440	48,516,300	92,947,500
CO <sub>2</sub> emissions per year (lbs)	1829	5659	10,842
This is equivalent to CO <sub>2</sub> emissions from:			
Gallons of gasoline consumed	93.4	289	553
Gallons of diesel consumed	81.5	252	483
Pounds of coal burned	922	2,851	5,463
This is equivalent to carbon sequestered by:			
Tree seedlings grown for 10 years	13.7	42.4	81.4
Acres of U.S. forests in one year	0.83	2.6	4.9

Although these figures may initially seem negligible, the cumulative effect becomes significant when considering the total number of driveways in Ketchum currently equipped with snowmelt systems, in addition to the number of new applications the City receives annually. Each individual installation contributes meaningfully to a broader collective impact.

#### Methodology for Purchase Renewable Energy Calculation

Staff explored what purchasing renewable energy through a utility's renewable energy credit program would look like for various driveway sizes. Staff used Idaho Power's "Clean Energy Your Way" program for this calculation, as they are the main utility in the area. The program gives customers the option to choose to exclusively utilize renewable energy rather than Idaho Power's average energy mix for their home

electricity usage. Idaho Power’s program gives users two options for using renewable energy for their energy consumption: customers can either purchase a selected number of 100 kWh blocks or they can choose to purchase renewable energy for their entire energy bill. For this policy’s purposes, staff selected to use the block option so that calculations were exclusively based off energy used for the snowmelt system. For this program, Idaho Power charges \$1 per 100kWh purchased. Note that this adds an additional dollar to your existing bill, rather than replace it. The table below provides three case studies estimating what the cost of purchasing renewable energy for a snowmelt system could look like.

**Table 2 -- Renewable Energy Purchase Program Cost for Driveway Sizes**

	Small Driveway	Medium Driveway	Large Driveway
Driveway Size (ft <sup>2</sup> )	683	2,114	4,050
Energy Use (BTU/hr)	102,480	317,100	607,500
Energy Use per Year (BTU)	15,679,440	48,516,300	92,947,500
KWh Equivalent	4,595	14,219	27,241
Cost of Renewable Energy Purchase per Year (\$)	45.95	142.19	272.41
Cost of Renewable Energy Purchase Over 30-Year System Lifetime (\$)	1378.61	4,265.79	8,172.41

## CONTRACTOR MEETING

In early spring, staff presented the preliminary draft policy to members of the local contractor community that specialize in snowmelt systems for feedback. From this meeting, staff gained a better understanding of the types of systems that are installed locally. Contractors noted that it is the standard for installations to include temperature and moisture sensors, and they provided clarification on what distinguishes a repair from a full system replacement as well as the typical lifespan of these systems. Overall, the feedback was generally supportive of the policy, and they echoed staff’s sentiment that snowmelt is highly desired in the community. The contractors stated that the lifespan of these systems is generally 30 years. One piece of feedback received was that replacing a boiler is considered a repair and does not classify as a full system replacement. However, it was recommended that staff include a requirement for the installation of a high efficiency boiler when a replacement occurs. One component of the policy that contractors had concerns with was the insulation requirement, particularly related to challenges with implementation.

The draft policy includes a requirement to install a minimum of R-10 structural insulation below and around the perimeter of the snowmelt system. However, the contractors expressed that incorporating insulation can be challenging as it may lead to uneven melting and surface settlement, which creates impervious surface. Staff recommend adhering to the insulation requirements outlined in the policy. In Ketchum, frost depth penetrates several feet into the subsoil. Insulation directs heat upwards, preventing unnecessary heating of the subsurface which increases the carbon emissions of the system. Insulation enhances the system’s efficiency by approximately 15-20%.

## RECOMMENDATION

Based on the information outlined above, staff believes that to best achieve the Ketchum’s sustainability goals, the City should allow snowmelt systems in the ROW that are subject to design and operational requirements and a renewable energy requirement to mitigate emissions. Allowing for regulated installations within the ROW will ensure energy efficient design, responsible use, and carbon mitigation while preserving flexibility for property owners.

Staff is requesting feedback on the policy and answers to the following questions:

- Do you generally support the policy, or do you have any proposed changes?
- Do you support retaining the insulation requirement?

#### NEXT STEPS

Based on the Council's feedback at the meeting, listed below are the next steps:

- Resolution regarding outstanding enforcement cases
- In lieu fee follow up
- Codify the policy
- Outreach and education

#### Sustainability Impact:

In September of 2024, Ketchum formally adopted Blaine County's Climate Action Plan (CAP). Ketchum Resolution #24-017 for the adoption of the CAP can be found [linked here](#). The CAP is a roadmap towards achieving meaningful greenhouse gas mitigation countywide while also adapting to the changes that are already occurring. One of the four focus areas of the CAP is Clean Energy and Green Building. In this chapter, the County identified two main strategies: increasing the supply of renewable energy and reducing the demand of energy overall. The proposed policy addresses both of those strategies. Requiring moisture and temperature monitors as well as requiring insulation of the systems works to ensure that the snowmelt systems that are installed are as energy efficient as possible, reducing overall energy demand. The options of onsite solar or the purchase of renewable energy credits (REC) work towards achieving the goal of increasing the supply of renewable energy, either directly through onsite generation or indirectly through market influence with the local utility. The third option of paying a fee in lieu of generation or renewable energy purchases further contributes to accomplishing the CAP's goals by contributing to a dedicated sustainability fund that will be used for implementing a range of initiatives that align with the CAP.

#### Financial Impact:

None	There is no financial requirement from the City at this time.
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#### Attachments:

1. April 3, 2023, City Council Staff Report – ROW Residential Snowmelt Policy Discussion
2. Draft ROW Snowmelt Policy
3. Snowmelt Carbon Emissions Analysis



City of Ketchum

# Attachment 2: Draft ROW Snowmelt Policy



## **Snowmelt Systems Within the City Right-of-Way Draft Policy**

### Purpose

The purpose of this policy is to establish standards under which property owners may install a snowmelt system that encroaches into the city-owned right-of-way. These standards are intended to balance energy burden and carbon emission mitigation while complying with regulatory standards.

### Applicability

The standards of this section apply to property owners who voluntarily install, repair, replace, or extend snowmelt systems into the City owned right-of-way.

### New Snowmelt Systems in the Right-of-Way

- System Design & Operation Requirements
  - Pavement Temperature & Moisture Sensors
    - The system shall accurately measure surface and ambient temperatures and must accurately detect snowfall, ice, or precipitation on the surface.
  - Automated Controls
    - System activation is only triggered when both temperature and moisture conditions warrant operation.
  - Insulation and Drainage
    - Insulate below and perimeter with insulation approved by the City Engineer
    - Drainage must be retained onsite, designed to eliminate standing water, and drain in a manner that results in no icing on adjacent non-snowmelted surfaces.
  - High Efficiency Boiler
    - For systems that elect to use a boiler, the boiler must have an annual fuel utilization efficiency rating of 87% or greater for oil boilers and 90% or greater for gas boilers.
- Right-of-Way Usage Fee
  - Fee Requirement
    - The property owner must pay a one-time right-of-way usage fee when a private snowmelt system encroaches into the City right-of-way. The fee is based on the entire snowmelt system's energy usage to address excess energy demand on public property.
      - The right-of-way usage fee is determined by the snowmelt system size and energy use and calculated using the local utility provider's zero-carbon price adder forecast.

- Staff and the Ketchum Sustainability Advisory Committee will revisit the fee calculation every two years to ensure the methodology uses the most current and accurate information available.
- Fee Exemptions
  - Existing Alternative Energy: The property owner submits documentation demonstrating that a renewable energy system exists onsite that has the capacity to generate sufficient energy across a calendar year of production to power the entirety of the snowmelt system for one winter season.
  - Proposed Alternative Energy: The property owner proposes to install a renewable energy system that generates sufficient energy across a calendar year of production to power the entirety of the snowmelt system for one winter season. At time of permit submittal, the property owner would submit documentation demonstrating the renewable energy system's generation capacity for staff to verify its ability to offset the energy demand of the snowmelt system. The renewable energy system must be permitted, installed, and operational prior to or concurrently with application submittal for the snowmelt system.
  - Partial Energy Coverage: If an existing or proposed renewable energy system does not fully meet the energy demand of the snowmelt system, the property owner must calculate the residual energy required and pay the right-of-way usage fee for the remaining amount of energy drawn from nonrenewable energy sources.

#### Snowmelt Systems in the Community Core Zone District

- For projects in the Community Core Zone District where the City right-of-way standards require the installation of a snowmelt for public safety, access, or street maintenance, the system shall comply with the new system design and operational standards, but the project shall be exempt from the right-of-way usage fee.
- For projects in the Community Core Zone District voluntarily installing snowmelt systems in the right-of-way, and its installation is not a City right-of-way standards requirement, the system shall comply with the design and operation standards and is subject to the right-of-way usage fee.

#### Pre-Existing Snowmelt Systems in the Right-of-Way

- Repair
  - Repairs to existing systems include but are not limited to leaks, pump motor replacements, resetting of pavers/tubbing, boiler replacement, and electrical disconnect/failures
  - Repairs to existing snowmelt systems in the right-of-way which do not increase the pre-existing energy consumption are exempt from the requirements of this section.
    - For boiler replacements, the replacement must be a high efficiency boiler

- Replacement
  - o Replacements include but are not limited to replacing/reconfiguring/expanding existing snowmelt system
  - o For the replacement of pre-existing snowmelt systems in the right-of-way, the new system must comply with the design and operational standards and renewable energy requirement of this section.
- Right of Way Encroachment Permit
  - o A right-of-way encroachment permit is required for all improvements within the City right-of-way. If it is found that a pre-existing snowmelt system in the right-of-way does not have an approved encroachment agreement, the owner is required to obtain one.

#### Application Process

- The owner must submit a right-of-way encroachment permit application subject to administrative approval with the following:
  - o Snowmelt system specifications
  - o Engineering or installation plans illustrating the snowmelt system and its extension in the right-of-way
  - o Calculation of energy demand for entire snowmelt system
  - o Payment of right-of-way usage fee, proof of onsite renewable energy generation for 100% of energy generated by snowmelt system, or partial onsite energy generation and payment of remainder of right-of-way usage fee.

#### Enforcement

- Failure to comply with any provision of this section may result in permit revocation.
- The City reserves the right to require the removal of a snowmelt system from the City right-of-way at the owner's expense if it is found to be noncompliant with this section.

#### Authority of the Administrator

- The administrator is authorized to approve right-of-way encroachment permit applications for snowmelt systems that encroach into the right-of-way.



City of Ketchum

# Attachment 3: Example ROW Usage Fee Calculator

Parcel Information			
Project Address:			
	Parcel ID #:		
	Permit Number:		
Contact Information:			
	Name:		City:
	Address:		State:
	Email:		Zip Code:
	Phone:		Cell Phone:

SAMPLE Right Of Way Calculator	
Onsite Renewable Energy Generation	
<i>Please enter the following details pertaining to any existing onsite renewable energy generation including small head hydro, solar PV, wind, geothermal, or otherwise</i>	
Type of energy generation:	NA
Size of system (kW):	0
Yearly generation capacity (kWh):	0
Snowmelt System Size and Specs	
<i>Please enter the following information pertaining to driveway and</i>	
Total Driveway Area For Snowmelt System (SF)	683
Efficiency of Installed System (BTU/hr*sf)	150
Energy Use for Operation (BTU/hr)	102450
ROW Usage Fee Calculation	
Energy Use per year (BTU)	15674850
Energy use per year in million BTUs	15.67485
kWhs of Onsite Renewable Energy Generation	0
BTUs of renewable energy produced on site	0
Million BTUs of renewable energy produced on site	0
Remaining Energy Use to be Paid by Fee	15.67485
Remaining CO2 emissions per year (lbs)	1828.471253
Remaining CO2 emissions per year (tons)	0.914235626
Cost of Carbon per year (\$)	130.7356946
ROW Usage Fee	3922.070837
Administrative Fee	1200
<b>Total Fee</b>	<b>5122.070837</b>

**Instructions:**  
Enter information into orange cells only  
Blue cells are calculated cells



City of Ketchum

# Attachment 4:

## Idaho Power's 2025 Integrated Resource Plan – Carbon Adder

### Small Modular Nuclear Reactors

**Background**—Small modular nuclear reactors (SMRs) were not selected in the Preferred Portfolio. This validation run forces in a bank of SMRs to determine if the model could be optimized and produce better results with the SMR inclusion and was performed at the request of an IRPAC member.

**Test**—Force in 500 MWs of SMR units at the earliest point at which they could be constructed, in the year 2035, and allow the model to optimize around the selection.

**Result**—Forcing 500MWs of SMR units into the LTCE selection increases costs, as expected.

### Pumped Hydro

**Background**—Pumped hydro was not selected in the Preferred Portfolio. This validation run forces in a pumped hydro project to determine if the model could be optimized and produce better results.

**Test**—Force in a pumped hydro unit at the earliest point at which it is considered feasible, in the year 2030, and allow the model to optimize around the selection.

**Result**—Forcing pumped hydro into the LTCE resource selection increases costs, as expected.

## Natural Gas Price Variation Portfolios

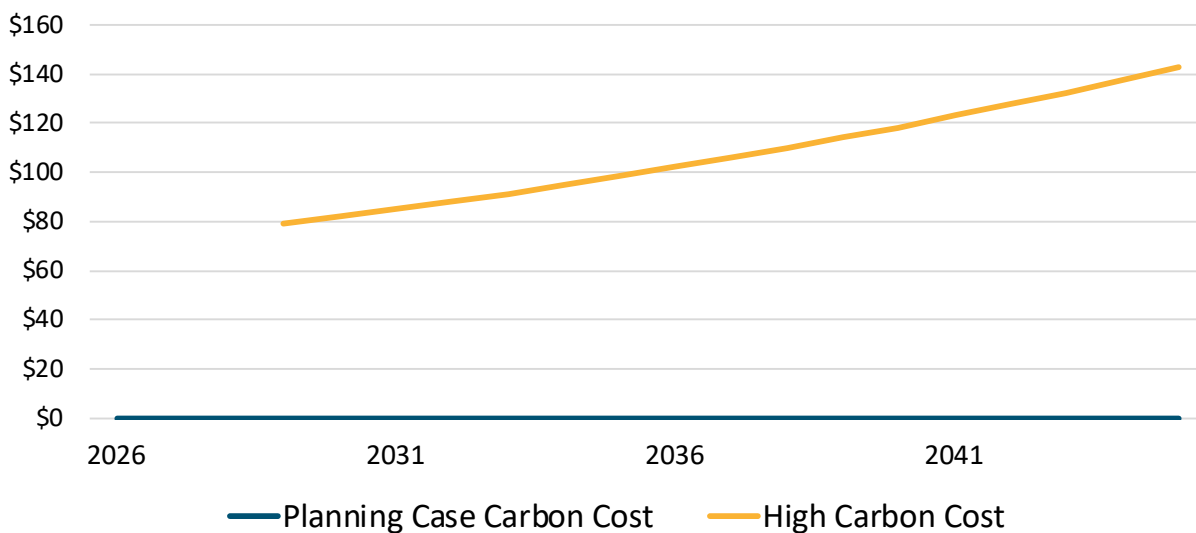
Idaho Power tested portfolios under an additional high natural gas price forecast, EIA's Low Oil & Gas Supply forecast and low natural gas price forecast, EIA's High Oil & Gas Supply forecast. For more details and discussion on the natural gas price forecasts, see Chapter 8.

## Carbon Price Variation Portfolios

Idaho Power developed portfolios primarily using a zero-carbon price adder forecast. In prior, recent IRPs, this assumption has been non-zero on the basis that it was a proxy for possible future GHG regulation. With the passage of the EPA 111(d) rules, those regulations have materialized and have thus replaced the carbon price adder in the base assumptions. This IRP has continued the practice of modeling carbon adders as an element of the stochastic analysis to capture the risk in these assumptions with details discussed in the Stochastic Risk sections. Additionally, a High Carbon Cost forecast was used for the High Gas & Carbon Prices scenario (see Chapter 10). The carbon price scenarios for the 2025 IRP are shown in Figure 9.4:

1. Planning Case Carbon Cost forecast - zero carbon price adder forecast.
2. High Carbon Cost forecast— based on the California Energy Commission's 2020 Integrated Energy Policy Report Preliminary Green House Gas Allowance Price Projections, Low-price Scenario. The carbon cost forecast assumes a price of roughly

\$79 per ton beginning in 2029 and increases to over \$143 per ton by the end of the IRP planning horizon.



**Figure 9.4. Carbon price forecast (\$/ton CO<sub>2</sub>)**