



CITY OF KETCHUM, IDAHO

CITY COUNCIL

Monday, June 16, 2025, 4:00 PM

191 5th Street West, Ketchum, Idaho 83340

AGENDA

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.

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/89958627637>

Webinar ID:899 5862 7637

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

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

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 June 2, 2025, City Council meeting - City Clerk Trent Donat
3. Recommendation to approve minutes of June 4, 2025, City Council ****SPECIAL**** meeting - City Clerk Trent Donat
4. Authorization and approval of the payroll register - Finance Director Brent Davis
5. Authorization of disbursement of funds from the City's Treasury for the payment of bills - Finance Director Brent Davis

- [6.](#) Recommendation to receive and file Treasurer's Monthly Financial Reports - Finance Director Brent Davis
- [7.](#) Recommendation to approve alcohol beverage license renewal - Business & Tax Specialist Kelsie Choma
- [8.](#) Recommendation to authorize Housing Department to release Ownership and Preservation Program Funds - Housing Policy & Program Strategist Rian Rooney
- [9.](#) Recommendation to approve Right-of-Way Encroachment Agreement 25971 with Creekside Verde 2 LLC at 185 Bald Mountain Rd - City Engineer Robyn Mattison
- [10.](#) Recommendation to approve Right-of-Way Encroachment Agreement 25970 with COX Communications at 233 Lloyd Ct - City Engineer Robyn Mattison
- [11.](#) Recommendation to approve Right-of-Way Encroachment Agreement 25972 with COX Communications at 260 Cottonwood St - City Engineer Robyn Mattison
- [12.](#) Recommendation to approve Right-of-Way Encroachment Agreement 25969 with 200 North Main LLC - City Engineer Robyn Mattison
- [13.](#) Recommendation to approve Trailing of the Sheep Memorandum of Understanding 25-008 - Director of Community Engagement Daniel Hansen
- [14.](#) Recommendation to award 291 North Second Avenue design/build Request for Qualifications to Peak Venture Group, LLC - Senior Project Manager Ben Whipple
- [15.](#) Recommendation to accept Deed of Dedication and approve Acceptance of Dedication for the conveyance of Parcel D, Lopey Lane to the City - City Administrator Jade Riley
- [16.](#) Recommendation to approve Contract for Services 25137 with Loggia Preservation, LLC. - Senior Planner Allison Kennedy

PUBLIC HEARING:

- [17.](#) Recommendation to review the Planning & Zoning Commission's recommendation and approve Resolution 25-012 adopting the Cohesive Ketchum 2025 Comprehensive Plan - Senior Planner Abby Rivin
- [18.](#) Recommendation to conduct third reading of Ordinance 1262 and approve Ordinance 1262 (revised eBike regulations) - City Administrator Jade Riley
- [19.](#) Recommendation to conduct public hearing and first reading of Ordinance 1263 for Intermountain Gas Franchise Agreement - City Administrator Jade Riley

NEW BUSINESS:

- [20.](#) Recommendation to approve SMR Development Letter of Commitment and Memorandum of Understanding 25-009 - Housing Director Carissa Connelly

ADJOURNMENT:

Cyndy King

From: Thia Konig <thiakonig@gmail.com>
Sent: Thursday, June 5, 2025 12:01 PM
To: Participate
Subject: the last city council meeting and my ideas for some quick fixes/rewriting code

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,
Thank you for giving me this opportunity to share some ideas with you. No bad ideas in a brainstorm, right?

I'm dismayed at the reckless development that I have seen in Ketchum in the last couple of years.

Number one on my dismay list is the over encroaching of new buildings crowding out and completely overshadowing the historic cottages. Example: While the Maude building is fine as viewed from the corner (enough innies and outies and overhangs and balconies to be interesting) what that building did to Consign Design is abhorrent. That should never have been allowed. Now it's too late. Another example: The new Italian box restaurant built a wall up to the property line and completely boxed out Vintage. Although I can't afford to go to either restaurant, it still pains me everytime I drive or bike or walk by. Those kinds of walls that encroach on neighboring businesses should not be allowed! If a wall like that is to be allowed, then there should have been a set back, with a grotto wall, line of trees, or how about at least a mural?! It's just horrible, and now it's permanent. It makes the town of Ketchum look like there's nobody in charge. Every new building is an afterthought. No continuity. No transition to the non-box building next door. Please take a moment and write some code that does not allow any more 'building abuse' to happen. I don't know how to write code, but For instance: "If you are building a huge building next to an existing business in a cute one story cottage, then you can't build a 4 story, or 3 story, or 2 story wall right on the property line. You must work with the surrounding buildings and either terrace it so it transitions to the adjacent property, or a set back with room for a row of trees, or a grotto, or a mural. When walls go up like that it completely sucks the character out of Ketchum. Could you at least put a one year (2/3? year or permanent) pause on this building abuse!

I see plenty of 'for lease' signs around town. Let's not kick locals who have a place to live, but might not have a place for their business, if a new luxury retail monstrosity is built. (ok I might be talking about us in the Perry's building) How about writing some code that states if there are a certain number or percentage of retail or offices for rent, then those have to be rented before more can be built? Why allow more luxury retail to be built when the existing retail and office are vacant??

When you allow luxury homes to be built is it at the expense of the vibrancy of the town. Luxury homes exacerbate the housing crisis. Luxury homes are mostly paid for with cash from out of state people, then they Airbnb it out, to make their investment pay for itself. You are setting Ketchum up to be a ghost town, with all the Airbnb people walking around wondering why there is nobody to serve them food, or clean their house, or do their landscaping.

There should be a ridiculous fee for any new buildings, especially second, third and fourth homes!!!!!! (So high that it will discourage new development for awhile) unless it is affordable housing. And I'm

not talking super low income, I'm talking for normal working class people. The Perry's building proposal only had 7 workforce housing units (the first proposal only had two!), but normal people make "too much" to qualify. What about teachers, firefighters, hairdressers, chefs, photographers, computer repair people, etc, etc, etc. In ten years we will only have a Disneyland of a town, a bunch of tourists (if they still keep coming) and nobody living here under the age of 80. Please don't let the tech bros do to Ketchum what they did to Truckee, Ca. They gentrify the place, displace the locals, then move on when there is nobody left to serve them.

Nothing can be done to the building abuse that has already happened. But please write some code and pass some laws or create some road blocks to mitigate the damage in the future.

On a side note: When expensive buildings are built, no locals can afford to live there, or have a store. Re: 5th and Main building - How many of us can afford the 8 million dollar condos? Can I please see a show of hands of those of you reading this email that shops at Johnny Was? How many of you have even been in that store? That building does nothing for the town except block the view of the mountains, and exacerbate the housing crisis. How about the luxury store that went in where Tribes used to be? Behind Chateau? Anybody??? Didn't think so.

Please write some quick code and stop (or at least pause for reflection) the predatory over development that is ruining our town. What's done is done, but please stop it from happening in the future.

Thia Konig

35 year resident of Ketchum (brief 3 years in Hailey because that's all I could afford), I own my Parkside condo outright (purchased in 2000), and rent the basement of the Perry's building, where I'm threatened to be kicked out every month.

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<http://www.thiakonig.com>

<http://becauselifeisbeautiful.com>

Cyndy King

From: Harry Griffith <harry@sunvalleyeconomy.org>
Sent: Thursday, June 5, 2025 9:33 AM
To: Participate
Subject: SVED Comments on Ketchum Comp Plan
Attachments: PROVIDED TO CITY OF KETCHUM RE JUN 14COMP PLAN cOk MEETING.docx

Please see the attached set of comments from SVED on the current draft of the comp plan going to City Council next week

Respectfully

Harry Griffith

Executive Director, Sun Valley Economic Development

www.SunValleyEconomy.org



RE: CITY OF KETCHUM RE JUN 14 COMP PLAN COK MEETING

Following my review of the latest draft of the Comp Plan, I wanted to provide the following comments to Ketchum Council:

1. Population Growth & Forecast Page 3 and 84 - A growth in resident population of between 780 to 2860 is suggested by 2040. If you do the math, 780 total is 52 per year average or an annual rate of 1.46%. The higher estimate of 2860 is 190 per year or an annual rate of 5.38%.

Where did these estimates come from? My experience and analysis suggests that an annual growth rate of 1 to 1.5% on a long run basis is much more likely. I also find the higher figure to be totally unrealistic. I would recommend you range 15-year growth estimates for purposes of this Comp Plan from 1% pa on the low end to no more than 2.0% pa on the high end . Overstating damages the credibility of the Comp Plan IMHO.

2. Evaluations for Consistency with Comp Plan Page 9. The modified language in this section is minefield for future residential and commercials projects. This provides for reviews on a non-code basis by City Staff which is prima facia illegal under Idaho law. Do these three nested bullet points in this section become specific assessment criteria with associated findings of fact for every application? This is not the purpose of the Comp Plan and will lead to subjective judgements in contravention of Idaho Statues (67-6535. Approval or denial of any application to be based upon EXPRESS standards and to be in writing.)
3. FLUM for Higher Density Residential Map reference. I can support upzoning the Warm Springs area in reasonable proximity with the Fields WH project, the Limelight and other condo clusters. But I cannot understand doing so for significant portions of the rest of western Warm Springs. Likewise, why so much of West Ketchum shown as an additional large upzoned block apart from the area in proximity to the

Simple plot parcel and a couple of the larger condo complexes. I can also understand needing a transition zones from High Density to Medium Density but I think these Medium Density zones are too large. Can you tell the public how many parcels are in the upzoned proposal so we get an idea of the scale? What's the ratio of upzoned former Low Density to new Medium Density and same for Medium to Hi? I suggest you evaluate reducing the size of the Warm Springs and West Ketchum upzones to more defensible areas based on some definitive criteria you can explain to the public. Right now, it seems that some very arbitrary zoning boundaries have been drawn, and the citizens need to better understand the rationale behind your FLUM boundaries to achieve any buy-in.

I also think you need to examine the issue of forcing existing SFR units in these areas into a non-conforming use situation. This is a very negative situation for owners to find themselves in and they are rightly distressed about the potential negative impact on their property values. Two or three (or ten) councils down the road, changes to an existing SFR structure and/or SFR redevelopment will become more difficult as institutional knowledge of the past fades. One way to overcome this might be to provide title record notes on the county GIS for all rezoned parcels verifying their rights to rebuilding a similar single family residential unit in their own right or as part of an estate transfer?

4. Restrictions for "Community Housing". You mention that "...higher densities may be permitted if community housing is the primary use..." but you provide no clarity on what type of restrictions are implicit in "community housing". Deed restrictions on one or more of Income, employment, short term rental rights, parking waivers, other? I fear negative unintended consequences for existing residents if they are near a future high density redevelopment project.

Given the City already has a draft set of the new matching ordinances under review by staff, I think these should be released as part of the overall discussion process. Normally these would be drafted after a comp plan approval but given the two are overlapping, it is unfair to the public to not have them disclosed by the City.

5. Lower Density Commercial Core. Downzoning of the commercial core through reduced intensity and funkiness is likely to result in major unintended consequences. Doing this will drive per square foot rental costs in the core upward

to the point that smaller local retailers will be unable to operate profitably. You will see, as a result, only national brand retailers who can afford to risk these inflated rents. Do what the rest of the country does and encourage development density in the inner core. That way we will not get urban sprawl like Twin Falls etc. And you won't have to push as widely for the upzoning of Low and Medium Density residential areas you are planning.

6. Appendix A. Errors on page 142. First, the years in the graphic should be 2012 to 2022. More fundamentally, the referenced data is incorrect, incomplete and misleading. The IRS SOI Tax data for 21-22 references 756 tax filers in migration (not 788). In addition, this is only part of the story as there is offsetting out migration of 703 tax filers, resulting in a net addition of only 53. Without showing the full data set of in/out, the figure presented are overly sensationalistic for the average reader.

From a big picture perspective, item 5 above is the most serious issue, closely followed by item 2 above.

I hope you take these comments into consideration during your deliberations on the final plan

Thanks

Harry Griffith
Executive Director. SVED
May 5, 2025

Ketchum City Council
Council President Breen
P.O. Box 2315
191 5th Street West
Ketchum, ID 83340

June 2, 2025

RE: PeopleForBikes Comments in Opposition to Ordinance 1262

Ketchum City Council,

PeopleForBikes appreciates the opportunity to provide comments on proposed [Ordinance 1262](#). While we support efforts to ensure safe and responsible use of e-bikes and other micromobility devices, we oppose the proposed escalation of penalties from an infraction to a misdemeanor for reckless or inattentive operation. The changes proposed in this ordinance would mark a significant departure from current practice, with concerning implications for equitable enforcement, transportation access, and the broader goal of encouraging sustainable mobility.

About PeopleForBikes

PeopleForBikes is a national bicycle organization and the U.S. bicycle industry's trade association representing more than 340 bicycle industry supplier members and nearly 1.4 million individual supporters. Through our three areas of influence — infrastructure, policy, and participation — we accelerate the construction of safe, fun, and connected places to bike; advance pro-bike and pro-bike-business legislation; and reduce barriers to welcome more people to the joys of riding a bike.

PeopleForBikes publishes an electric bicycle-specific E-Bike Owner's Manual for use with new electric bicycles, and we worked with the League of American Bicyclists and Bicycle Colorado to develop consumer directed online E-bike safety education, [E-bike Smart](#).

Concerns with Ordinance 1262

PeopleForBikes respectfully urges the Council to reconsider the proposed ordinance for the following reasons:

1. Disproportionate Penalties

Proposed changes to Ketchum City Code §10.12.070(D) would escalate penalties for “reckless or inattentive operation” of an e-bike or other defined device from an infraction to a misdemeanor. Under Idaho Code §18-113, a misdemeanor can result in up to six months in jail, a fine of up to \$1,000, or both, compared to a maximum \$300

fine for an infraction. This penalty structure is excessive when applied to low-speed micromobility users and exceeds how many jurisdictions treat similar behavior by motor vehicle drivers.

2. Vague and Overly Broad Language

The proposed ordinance defines “reckless or inattentive operation” as behavior carried out “inattentively, or carelessly and heedlessly, in light of the circumstances then existing, or without due caution and circumspection, or at such speed or in any other manner as to endanger or be likely to endanger any person or property” (§10.12.070(D), proposed revision). This language is highly subjective and could criminalize unintentional or minor behaviors that do not present a genuine danger.

3. Lack of Distinction by Vehicle Class

The ordinance does not differentiate between Class 1 and 2 e-bikes, which are capped at 20 mph and allowed on multi-use paths under Idaho Code §49-106 and national best practices, and other faster or more powerful electric vehicles. Ketchum’s own definition of e-bikes limits motor power to 750 watts and specifies that they must cease to assist when braking and not exceed 20 mph, aligning with the Class 1/2 framework. Enforcement without this distinction may penalize legal and appropriate e-bike use.

4. Chilling Effect on E-Bike Use and Tourism

The combination of vague definitions and harsh penalties could deter residents and visitors, especially new or cautious riders, from choosing e-bikes for transportation and recreation. Ketchum’s identity as a recreation hub and destination town makes it important to promote clarity and fairness in regulations, especially for those unfamiliar with local ordinances.

We urge Ketchum City Council reconsider the revision to elevate penalties for reckless or inattentive e-bike operation. We urge you to adopt a more balanced approach that prioritizes education, clear enforcement guidelines, and equitable treatment that aligns with both state and national standards for micromobility.

Thank you for your time and consideration. PeopleForBikes stands by as a resource for the Ketchum City Council on this and all bike and e-bike related issues. We welcome the opportunity to further discuss how the city can support safe, accessible, and fair policies for all users of Ketchum’s multi-use paths and public spaces.

Respectfully Submitted,



Noah Miterko | Senior Manager of State and Local Policy | PeopleForBikes
noah@peopleforbikes.org

Cyndy King

From: Patrick Szczotka <pszczotka@eliasconstruction.com>
Sent: Friday, June 6, 2025 3:02 PM
To: Participate
Subject: Request to Modify 2-Hour Parking Restriction to All-Day Parking

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Request to Modify 2-Hour Parking Restriction to All-Day Parking

Dear Ketchum City Officials,

I am writing to respectfully request the City's consideration in modifying the current 2-hour parking restriction in the center parking on 1st Ave N between 4th St E and 5th St E to allow for all-day parking.

There have been notable changes to the character and needs of this block over the past few years. Perry's Restaurant, once a primary destination on the block, has been out of business for over two years. Currently, only a small number of businesses remain on this block that would benefit from short-term 2-hour parking, for example, Gail Severn Gallery. In contrast, several new developments—particularly the buildings at the south west and east corner of 4th and 1st—have brought in more businesses with full-time employees who work standard 8 a.m. to 5 p.m. shifts and require long-term parking options.

Additionally, 2-hour parking restrictions still remain along both sides of the street along the sides of 1st Ave, which continue to accommodate the needs of any remaining short-term visitors or customers. By converting a portion of the restricted parking to allow for all-day use, the City would better support the current business environment and commuting patterns in this area.

We believe this adjustment would improve overall parking availability for employees without negatively affecting customer convenience.

Thank you for your time and consideration of this request. Please let me know if any further information or a formal petition is needed to move forward with this proposal.

Sincerely,

Patrick Szczotka



Patrick Szczotka

Project Manager, Elias Construction
P- (208) 725-5400 | **C-** (760) 271-2388
E- Pszczotka@eliasconstruction.com
A- PO Box 6272, Ketchum ID 83340

Cyndy King

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Sunday, June 8, 2025 9:16 PM
To: Neil Bradshaw
Cc: Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate
Subject: Re: GENERAL PUBLIC COMMENT - KCC Meeting June 2 2025 - SNOWMELT AND WILDFIRES ALERT
Attachments: CS Mayor letter to Governor June 2025 .docx

Hi Neil,

The attached draft letter is what I propose you send asap to Governor Little, especially important considering the serious wildfire risk reportedly now upon us. (text appears below also)

As always, I am happy to discuss or answer any questions.

Regards,
Jim

Regards,
Jim

June __, 2025

The Honorable Brad Little
Governor, State of Idaho
Boise, ID 83720

Re: Public Concerns Regarding Cloud Seeding and Weather Modification Activities

Dear Governor Little:

As residents of the Wood River Valley prepare for what state and federal officials are forecasting to be a dangerously hot, dry year with greatly elevated wildfire risks, concern is growing regarding the role that cloud seeding and weather modification programs may be playing in shaping our local climate. State authorities - including the Department of Water Resources, the Water Resource Board, and others - have warned of unusually dry conditions and severe fire danger, even though snowpack this past winter was reported at approximately 20% above average.

I respectfully submit that it is both timely and necessary for our Governor to address the rapidly growing public concern regarding the nature, scope, safety, and legality of ongoing weather modification activities in Idaho.

Background

According to public representations, cloud seeding has occurred annually in the Wood River Valley since 2013, limited to the winter months, as part of the Idaho Collaborative Cloud Seeding Program. This program is managed by Idaho Power Company in partnership with the Idaho Water Resource Board (IWRB), with financial support from one or more local water users. Similar initiatives are reported in the Boise and Upper Snake River Basins.

The program is designed to increase the efficiency of cloud precipitation by introducing ice-nucleating agents, using a combination of remote ground-based generators and small aircraft dispersal. Its stated goal is to enhance high-elevation snowpack in order to improve water availability for aquatic habitats, water quality, reservoir storage, recreation, and hydropower.

The following are the principal health and safety concerns being raised by the public:

1. Lack of Legal Authorization for Cloud Seeding in the Wood River Basin

According to Idaho Code § 42-4301(4), state funds may only be used for cloud seeding in basins where the Idaho Water Resource Board (IWRB) has made a formal *finding* that current water supplies are inadequate to meet *existing* needs:

(4) State funds may be used or expended on cloud seeding programs only in basins *where the water resource board finds* that existing water supplies are not sufficient to support *existing* water rights, water quality, recreation, or fish and wildlife uses dependent on those water supplies.

Local residents and legal analysts have searched but have not found any public record of any formal finding ever having been made for the Wood River Basin. The contention is that if no such formal determination was ever made — or cannot be factually supported —, then current cloud seeding activities in the Wood River Basin would be in violation of Idaho law and should be discontinued, especially if the program is failing to produce its intended results.

2. Disputed Claims of Water Augmentation from Cloud Seeding

The IWRB and Idaho Power have claimed that cloud seeding in the Wood River Basin has led to an average increase in water yield of approximately 10% annually. However, critics dispute both the methodology and the data, claiming that overall precipitation in the region from 2013–2025 appears *slightly below* the 30-year historical average (1991–2020). Also, from 2013 to 2025, the Wood River Basin's snowpack and water levels have exhibited significant variability against historical norms. While certain years have brought above-average snowpack and streamflow, the overarching trend points to increased variability and declining groundwater levels.

In fact, there is growing concern that cloud seeding may significantly disrupt and destabilize the natural hydrological cycle—diverting precipitation away from certain regions, intensifying drought conditions, and triggering more severe and unpredictable climate consequences downstream.

3. Toxicity of Cloud Seeding Agents

Critics warn that long-term environmental harm from accumulated toxins may far outweigh any short-term water gains.

The primary substance stated to be used in Idaho's cloud seeding programs is silver iodide, a compound identified by the Environmental Protection Agency (EPA) as an “extremely hazardous substance” and a “priority pollutant” under the Clean Water Act. Despite this, the Idaho legislature has provided blanket legal immunity to cloud seeding operators under § 42-4301(5) — effectively shielding them from liability for harm to health, property, or the environment:

(5) The act of cloud seeding pursuant to a project funded in whole or in part by the state of Idaho or authorized by the state water resource board shall not be the basis of any claim of liability, including but not limited to trespass or public or private nuisance, and shall not require any state or local permits.

While the IWRB asserts that decades of cloud seeding across the western U.S. have shown "no evidence of adverse effects," many challenge the quality and scope of the studies cited. Critics argue that toxicological and environmental testing has been minimal, outdated, and insufficient to assess the potential long-term harm to public health, ecosystems, and local economies from cumulative exposure. In a region like Blaine County—where quality of life, tourism, and outdoor recreation rely on a pristine environment—such risks demand serious scrutiny.

4. Broader Weather Modification Activities Raising Alarm

Public concern is mounting over large-scale, high-altitude aircraft operations believed to be dramatically altering weather patterns and posing serious health and environmental risks. Many residents report that the long, persistent white trails left behind by these aircraft are not typical condensation trails (contrails) formed by water vapor, but rather deliberate aerosol releases of climate-altering substances that are highly toxic to both humans and the environment. Unlike normal contrails, these trails often linger for hours, gradually spreading out into hazy, silvery cloud cover. Here in the Wood River Valley, the sunny, deep blue skies that used to prevail - and that have been at the heart of our health, happiness, and economic viability - are more and more a thing of the past, being replaced by increasingly gloomy, silvery skies.

Further, many complaints have been registered in recent years about our snow exhibiting very bizarre and dangerous characteristics which cannot be explained by the presence of “silver iodide” alone, including:

- Coming down in amorphous globs rather than in naturally hexagonal shaped flakes.
- Extremely compacted and slick, making it exceptionally dangerous for walking and driving, and exceptionally difficult to push around and remove.
- Sliding off the tops of cars and roofs in sheets and crashing with a metallic sound.
- Charring and emitting a strange chemical odor when exposed to flame instead of simply melting as clean snow should.
- Shrinking and sublimating directly to gas, bypassing the liquid state, and often leaving little trace of melted water behind.
- Rainfall year-round feels like tiny, sharp metal particles striking the skin and produces a similar metallic sound upon hitting windshields.

Moreover, an increasing number of individuals who work or spend time outdoors in falling snow report symptoms such as difficulty breathing, weakness, disorientation, dizziness, and nausea.

Independent environmental experts have found elevated levels of toxic metals—specifically nanoparticles of aluminum, barium, strontium, and polymer fibers—in samples associated with these spraying programs. Local professional testing has reportedly confirmed these troubling findings.

Residents here are uncertain whether the high-altitude spray operations observed year-round are connected to the Idaho Cloud Seeding program or if they stem from other weather modification efforts—programs whose potential risks to public health and safety demand thorough and transparent evaluation.

There is growing and serious public concern that various forms of aerial spraying may be a major factor driving the rising frequency and intensity of catastrophic wildfires. Critics of atmospheric spraying argue that the materials allegedly dispersed are not only seriously dangerous to health but also pose a serious and escalating wildfire hazard. They contend that these substances dry out vegetation by reducing natural moisture retention,

coat trees and soil with highly flammable residues, and disrupt local weather patterns, contributing to drought conditions followed by intense storms. According to these critics, the cumulative effect is an environment primed for ignition, where wildfires not only ignite more easily but burn faster, hotter, and with greater unpredictability. They further assert that the toxic buildup in soils and weakened plant life accelerates forest die-off, adding to available fuel loads.

Summary

Rising levels of concern are being expressed that the Cloud Seeding program in the Wood River Basin has failed to fulfill its mission—if it ever had lawful authority—with snowfall moisture levels from 2013 to 2025 actually lower and more erratic than historical averages. Even more alarming is the fear that cloud seeding and other forms of weather “engineering” pose serious toxic risks to public health, safety, and the environment.

The most immediate and critical issue is the increased wildfire risk. If there is any possibility that sprayed materials are contributing to the ignition, severity, and rapid spread of wildfires, it is imperative that both the public and firefighting agencies be fully informed—and that such programs be suspended without delay.

Accordingly, we respectfully urge you, Governor, to:

1. Implement regular, independent testing of air, soil, and precipitation for heavy metals and other possible contaminants.
2. Transparently publish the findings of these tests, highlighting any risks to public health, the environment, and, most critically, wildfire safety.
3. Immediately suspend or terminate any cloud seeding or weather modification programs that lack proper legal authorization or present unacceptable health or environmental hazards.

Thank you, Governor Little, for taking the time to consider and respond to these important concerns.

Respectfully,

Neil Bradshaw

Mayor, City of Ketchum

El lun, 2 jun 2025 a las 11:17, James Hungelmann (<jim.hungelmann@gmail.com>) escribió:
Ok Neil I will revisit what I had sent previously and get back.

Thanks,
Jim

El lun, 2 jun 2025 a las 11:08, Neil Bradshaw (<NBradshaw@ketchumidaho.org>) escribió:
Jim,
I am happy to send a letter to the governor (or the appropriate state official) requesting information on this program.
Feel free to send me a "draft request letter" that covers the all the informational items you are requesting and I will forward to the appropriate state decision makers
Thank you
Neil

NEIL BRADSHAW | CITY OF KETCHUM

Mayor

P.O. Box 2315 | 191 5th Street, W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

nbradshaw@ketchumidaho.org | www.ketchumidaho.org

On Jun 2, 2025, at 10:05 AM, Kerrin McCall <kerrinmac@gmail.com> wrote:

Attention: Ketchum City Council

It is truly alarming to me that the Ketchum City Council continues to ignore the dangerous poisoning of our community and Earth environment via GeoEngineering, euphemistically called “cloud seeding”, Thank you Jim Hungelman for once again bringing this issue to the City Council’s attention. Have you buried your compassion and awareness in the snow pack of denial? Cloud seeding has been going on in the WRV for 40 plus years, and is now increased by orders of magnitude by the global climate engineering agenda. Wake up! look up! Florida has recently made geo engineering activity illegal in the state. I am once again asking the Council to address this concern and press the Governor and the Idaho legislature to take action to halt chemical atmospheric spraying. From my letter written in 2016 printed in the Idaho Mountain Express, sent to the council previously and attached below: "All available data indicates that the ongoing global geo engineering programs are mathematically the greatest single assault against the web of life ever launched by the human race.”

Thank you for your attention,
Kerrin McCall

Begin forwarded message:

From: Allison Goodwin <allisongoodwin1@gmail.com>

Subject: Re: GENERAL PUBLIC COMMENT - KCC Meeting June 2 2025 - SNOWMELT AND WILDFIRES ALERT

Date: June 2, 2025 at 8:07:39 AM MDT

To: James Hungelmann <jim.hungelmann@gmail.com>
Cc: ejones@mtexpress.com, "To: Neil Bradshaw"
<nbradshaw@ketchumidaho.org>, Amanda Breen
<abreen@ketchumidaho.org>, Courtney Hamilton
<chamilton@ketchumidaho.org>, Spencer Cordovano
<scordovano@ketchumidaho.org>, Tripp Hutchinson
<thutchinson@ketchumidaho.org>, Participate
<participate@ketchumidaho.org>

Thank you Jim for continuing to bring the Criminal GeoEngineering Programs to Light. To date, too many people are still in denial of the Obvious Continual Spraying of our atmosphere - even RFK Jr. brings attention to these CRIMES AGAINST HUMANITY. Weather Modification is Real and there is Plenty of Proof - Both Dane Wigington of www.geoengineeringwatch.org and Health Ranger Mike Adams www.naturalnews.com show the Proof!
(both discuss here)

<https://nexusnewsfeed.com/article/climate-ecology/dane-wigington-from-geoengineering-watch-joins-mike-adams-to-discuss-heavy-metals-chemtrails-fallout/>

Lab tests have confirmed the spraying of Nano-Aluminum, Barium, Strontium +++ -

Creating DROUGHTS (**Problem**) Media Claiming "Climate Change" (**Reaction**) then "They" Spray New Toxic Crap Silver Iodide that "Scientists" Concur is CLOUD SEEDING - Yes seeding Toxins into Rain (**Solution**).

Idaho needs to Wake the F up about these Criminal Programs that have been underway for well over 25 years and have Escalated Globally for the past 10+ years. The Spraying of Nano Aluminum and other Metals have altered the pH of soils and rendered the Forests Highly "flammable" - it' the opposite of materials that don't burn. Ask any seasoned fire fighter - I have in Santa Rosa CA - The Fires are Burning a Thousand X Hotter than Normal.

So Let's get Idaho on board with Banning Geoengineering over our Skies. This is a Start as I understand the Air Space 30+K Ft above is apparently not "Ours to Control?" Which is BS however We The People ALL Need Oxygen to Breathe NOT NANO PARTICULATES SPRAYED FROM DRONED JET AIRCRAFT!

Thanks Team!
Allison Goodwin

On Sun, Jun 1, 2025 at 9:52 PM James Hungelmann <jim.hungelmann@gmail.com> wrote:

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

De: **James Hungelmann** <jim.hungelmann@gmail.com>

Date: dom, 1 jun 2025 a las 21:45

Subject: GENERAL PUBLIC COMMENT - KCC Meeting June 2 2025 - SNOWMELT AND WILDFIRES ALERT

To: Neil Bradshaw <nbradshaw@ketchumidaho.org>, Amanda Breen <abreen@ketchumidaho.org>, Courtney Hamilton <chamilton@ketchumidaho.org>, Spencer Cordovano <scordovano@ketchumidaho.org>, Tripp Hutchinson <thutchinson@ketchumidaho.org>, Participate <participate@ketchumidaho.org>

General Public Comment

Ketchum City Council Meeting – June 2, 2025

Re: Water Shortages and Wildfire Risk – Summer 2025

Dear Mayor and Councilors,

I write today regarding the recent *Idaho Mountain Express* article by Emily Jones, which outlines the state and federal government’s outlook for the coming summer—an outlook of water shortages, drought conditions, and elevated wildfire risk, despite a winter with snowpack reported at 20% above average. The official narrative, as relayed by agencies like the Department of Water Resources, the Bureau of Reclamation, the NRCS, the national weather agencies, and others, attributes these concerns to a “faster-than-normal snowmelt” triggered by warm spring temperatures, “unusually dry soils” acting as a sponge, and—always lurking in the background—the vague specter of “climate change.” Yet, this mainstream account leaves much unspoken, particularly regarding government actions that have directly contributed to these conditions.

For example, there is no mention by any of these groups of the ongoing cloud seeding operations in the Wood River Basin—conducted by the Idaho Department of Water Resources and Idaho Power for the past 15 years—despite persistent questions about their long-term impacts. Independent experts and local testing have raised serious concerns about these programs, suggesting that cloud seeding is merely a cover for more sophisticated geoengineering activities, including the aerial dispersal of toxic and incendiary substances—materials that have been detected in alarming concentrations in local water samples, including aluminum levels five times above the EPA limit. These substances, they argue, act as desiccants, chemically altering snowpack and causing sublimation, whereby moisture bypasses the melt phase entirely, evaporating directly into the atmosphere rather than infiltrating the ground. This process reduces available runoff, dries out the soils, and ultimately contributes to the very drought and wildfire risks being reported.

This mayor and council have been presented with these concerns for over a decade, and records show that citizens have repeatedly requested action—such as a simple, respectful inquiry to Governor Little seeking transparency about these programs. Yet, time and again, the mayor and council have chosen silence and inaction.

This refusal to engage in good faith with the community's legitimate concerns raises serious ethical and legal questions. Many citizens now believe that our local officials bear direct responsibility for the resulting risks—whether through willful neglect or active complicity—particularly as wildfires, caused not by climate change but by wholesale arson, continue to devastate our treasured forests.

A Wrecking Crew of Blaine Pretenders that was giddy about imposing punishing COVID measures from isolation to masking that choked out and poisoned every breath for two years and pushing people to line up for injections of sketchy and potentially life threatening material, rejecting any notion of constitutionally mandated Due Process and instead based on the assurances of “doctor” Fauci who has now been, by virtue of the federal pardon, exposed as a lying racketeer if not homicidal maniac . . .

This Wrecking Crew of Ketchum mayor and city council has not the courage even to send a respectful letter of inquiry to the governor on the nature of the spray programs, drafted by the citizenry, at the request of the mayor.

Given the gravity of the situation, I once again urge your immediate action.

Your Failure to act will be considered to be aggravation of crime and cover-up on the part of exposed collaborators whose time in government is soon to end, abruptly. I hope you understand.

Respectfully,

Jim Hungelmann

Ketchum

--

~~~~~  
Allison Goodwin  
775.781.1837

<chemtrails newspapers.docx>

## Dawn Hofheimer

---

**From:** Hugh Kretschmer <hughfk@verizon.net>  
**Sent:** Monday, June 9, 2025 9:56 AM  
**To:** Neil Bradshaw  
**Cc:** Participate  
**Subject:** Puerto Rico Home Prices Surge as Wealthy Buyers Flock to Island

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

Neil, the last two paragraphs are what I want you to read. Communities have to make decisions or they have no housing for workers.

I believe the reason you have a workforce housing problem is the short term rental market. It isn't going to be solved by building more density. This just becomes more VRBOs.

Manhattan Beach CA put some rules in place that limit short term rentals. No one wants to be told what they can do with their property but higher taxes on income for rentals under 30 days and hotelier registration fees might get more long term rentals on the market for full time tenants.

I'm interested to hear your thoughts.

<https://www.realtor.com/news/trends/puerto-rico-home-prices-tax-incentive-str/>

Hugh Kretschmer  
208-720-1895



# News & Insights

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## TRENDS



# Home Prices Are Rising at a Staggering Pace on This Island as Tax Incentives Lure Wealthy Buyers

BY KEITH GRIFFITH

JUNE 9, 2025

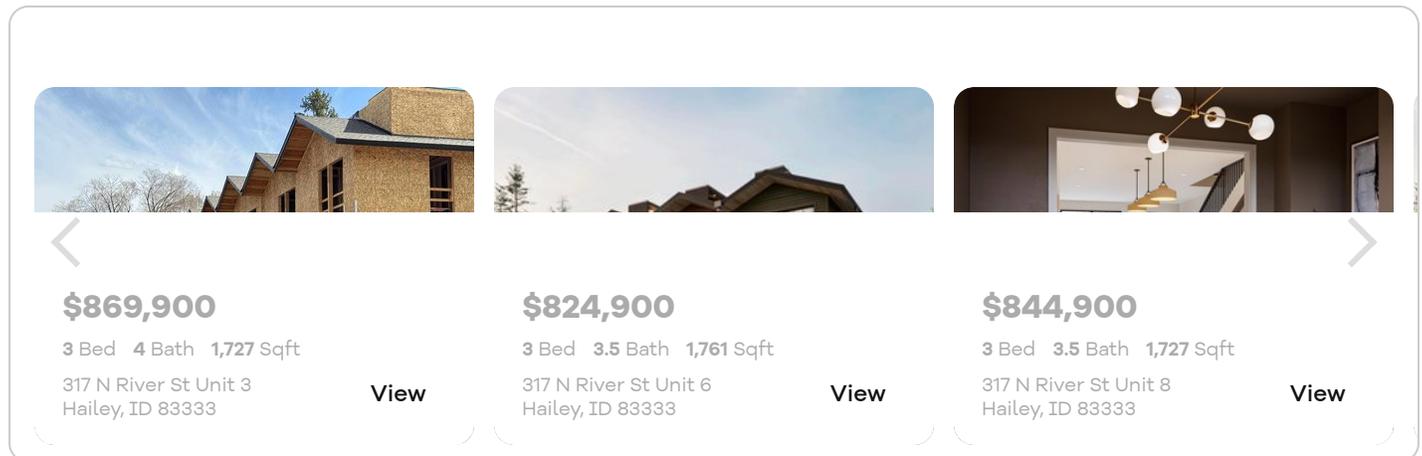


Getty Images

**H**ome prices in Puerto Rico are rising at a staggering pace, signaling growing strength in the U.S. territory's economy while also severely straining affordability for local residents.

Overall home values in Puerto Rico jumped 11.6% in the first quarter of 2025 compared with a year ago, far surpassing the annual price growth in any U.S. state, according to data from the Federal Housing Finance Agency.

It followed a 22% surge in home values on the island in the final quarter of 2024, the largest annual gain in FHFA records dating to 1995.



| Unit   | Price     | Bed | Bath | Sqft  | Address                                 |
|--------|-----------|-----|------|-------|-----------------------------------------|
| Unit 3 | \$869,900 | 3   | 4    | 1,727 | 317 N River St Unit 3, Hailey, ID 83333 |
| Unit 6 | \$824,900 | 3   | 3.5  | 1,761 | 317 N River St Unit 6, Hailey, ID 83333 |
| Unit 8 | \$844,900 | 3   | 3.5  | 1,727 | 317 N River St Unit 8, Hailey, ID 83333 |

Tax incentives to lure wealthy new residents, a strong infrastructure recovery after Hurricanes Irma and Maria, and a boom in tourism and short-term rentals have all contributed to Puerto Rico's housing market boom.

Rising home prices also reflect high construction costs on the island, a reality that has reduced the incentive for developers to focus on affordable housing, leaving many local families priced out.

## Puerto Rico Home Values Surge

Following a decade of weakness, home values in Puerto Rico began rising sharply in 2020, and continue to accelerate.



Index, Q1 1995=100

Source: FHFA • Created with Datawrapper

Still, home prices in Puerto Rico are relatively affordable in comparison with the U.S. mainland, a factor that helps explain the influx of outside buyers and investors in recent years. (Puerto Rico is a self-governed U.S. territory, allowing free movement without a visa between the island and the U.S.)

In the first quarter of 2025, the median home sales price in Puerto Rico was \$290,000—up 32% from a year earlier, but still far below the U.S. median sales price of nearly \$398,000 for that period, according to the [Stellar multiple listing service](#), which covers the island.

Puerto Rico's housing boom is a sharp reversal after more than a decade of home price weakness on the island following the 2008 financial crisis, a trend that was exacerbated by devastating hurricanes in 2017 and a government debt crisis that resulted in a bankruptcy filing that same year.

Mass emigration driven by high unemployment caused the island's population to shrink by 17% from 2004 to 2018, leaving rental vacancies high and home prices soft due to the lack of buyers.

Since 2019, however, Puerto Rico's population has stabilized. Net outmigration slowed dramatically during the COVID-19 pandemic, as the number of people leaving decreased while the number moving to the island rose.

## **Tax breaks draw wealthy newcomers to Puerto Rico**

Among the newcomers to the island are wealthy investors and individuals attracted by lucrative tax breaks that Puerto Rico offers new residents who meet certain conditions.

The tax incentives, known as Act 60 (formerly Act 22), grant new residents total exemption from local taxes on investment income such as dividends or capital gains. Due to Puerto Rico's territorial status, that income would also be exempt from U.S. federal taxes.

Conditions for the tax exemption include purchasing a house in Puerto Rico within two years, residing in Puerto Rico for at least six months each year, and contributing at least \$10,000 annually to a local nonprofit.

Critics of the island's tax breaks say they have disrupted Puerto Rico's housing market, while enabling wealthy Americans to evade taxes.

The "influx of wealthy Americans seeking tax breaks has oversaturated the housing market, driving up housing prices and reducing availability for long-term residents," House Democrats wrote in a resolution last fall taking aim at Puerto Rico's tax incentives.

Still, it's also likely that many of the new residents moving to Puerto Rico have strong family ties to the island, and are returning from the mainland in search of relatively more affordable homes.

Puerto Rico's unemployment rate has fallen sharply in recently years, averaging below 6% in 2024 for the first time in at least a half-century. The combination of improved job opportunities and relatively cheaper homes has likely drawn back some native Puerto Ricans from the mainland.



Home prices in Puerto Rico are rising at a staggering pace, signaling growing strength in the U.S. territory's economy while also severely straining affordability for local residents. (Pictured: homes in San Juan) GETTY IMAGES

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## Short-term rentals boom on the island

Another key factor fueling Puerto Rico's soaring housing prices has been the boom in short-term rentals through sites such as Airbnb and Vrbo.

The number of short-term rentals in Puerto Rico has exploded to more than 25,000 in 2023, up from about 1,000 in 2014, according to a report commissioned by the [Hispanic Federation](#).

The boom in vacation rentals has driven up home prices and exacerbated a housing shortage on the island, a separate report from Puerto Rican think tank [Center for a New Economy](#) found.

Using statistical analysis, CNE showed that a 10% increase in the vacation rental share of total housing in a given Puerto Rico census tract results in an average

increase of 7% in the median rent, 23% in median home prices, and 0.1% in housing sales volume in the following year.

“With so much to offer visitors, tourism will always be an important part of Puerto Rico’s economy. However, it cannot come at the expense of Puerto Rico’s residents and communities,” said **Frankie Miranda**, president and CEO of Hispanic Federation.

The group has recommended several regulatory reforms to rein in vacation rentals on the island, including requiring them to register as businesses and raising the room tax from its current 7% to a range of 9% to 11%.

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Keith Griffith is a journalist at Realtor.com covering housing policy, real estate news, and trends in the residential market. Previously, his work has appeared in Business Insider, The Street, Chicago Sun-Times, New York Post, and Daily Mail, among other publications. He has a master's degree in economic and business journalism from Columbia University.

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## Cyndy King

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**From:** Carissa Connelly  
**Sent:** Tuesday, June 10, 2025 1:08 PM  
**To:** Neil Bradshaw; D Bruce Johnsen  
**Cc:** Amanda Breen; Participate; Tripp Hutchinson; Spencer Cordovano; Courtney Hamilton; Daniel Hansen; Jade Riley  
**Subject:** RE: Is no one living at Bluebird?

Hi Bruce,

Perhaps you missed previous meetings and reports when the occupancy of Bluebird, along with the local, working, and financial requirements of its occupants were covered. Informed by those discussions, I think you may have better understood my response to Councilor Breen's questions and how it directly answered them.

BCHA screens all applicants to ensure that they meet the local preference policy. All households in Bluebird, except for two, have adults who work at least 30 hours a week or 1,500 hours a year for a Blaine County employer. The two households that do not meet those local work requirements meet the Fair Housing definition of persons with disabilities and are seniors who worked full-time locally for decades prior to reaching the age of 65.

In addition, Neil's comments regarding LIHTC requirements are correct. Tenants are required to continuously, physically occupy the unit. LIHTC is an IRS program. As such, it is incredibly stringent about qualifications and confirming income and assets (including evidentiary documentation). Tenants must recertify requirements annually at a minimum and tenant files are audited by the institutional equity investors (who don't get their tax credit if tenants are out of compliance), Idaho Housing and Finance Agency, third-party auditors, and the IRS.

Anyone who initially qualifies for a LIHTC unit can accept a promotion or switch jobs with higher pay after a probationary period and with certain guardrails. When Congress created the LIHTC program for public-private partnership in 1986, it was decided that participants shouldn't have to decide between being able to stay in their home and accepting a promotion. The aim is to provide stable, safe, affordable housing. Bluebird also contains a few apartments for households earning 140% area median income.

Ketchum's Community Housing solutions are complex and full of nuance. We are always here to answer questions regarding Bluebird, or any of our other community homes or programs, to keep the public apprised of occupancy and the rules governing them. I hope that in the future you can approach us with any questions regarding housing programs before assuming the worst.

Take care,

### **CARISSA CONNELLY | CITY OF KETCHUM**

#### **Housing Director**

P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340

o: (208) 727-5088 | f: 208.726.7812

[cconnelly@ketchumidaho.org](mailto:cconnelly@ketchumidaho.org) | [projectketchum.org/housing-matters/](http://projectketchum.org/housing-matters/)

*Correspondence, including e-mail, to and from employees of the City of Ketchum, in connection with the transaction of public business, is subject to the Idaho Public Records Act and may be disclosed to third parties.*

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**From:** Neil Bradshaw <NBradshaw@ketchumidaho.org>  
**Sent:** Tuesday, June 10, 2025 12:41 PM  
**To:** D Bruce Johnsen <dbjohnsen@5bgazette.com>  
**Cc:** Amanda Breen <ABreen@ketchumidaho.org>; Participate <participate@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>; Spencer Cordovano <SCordovano@ketchumidaho.org>; Courtney Hamilton <CHamilton@ketchumidaho.org>; Carissa Connelly <CConnelly@ketchumidaho.org>; Daniel Hansen <DHansen@ketchumidaho.org>; Jade Riley <jriley@ketchumidaho.org>  
**Subject:** Re: Is no one living at Bluebird?

Thanks Bruce

Yes, let's meet up.

Suggest we meet at 3pm on Tuesday June 17th at city hall to discuss.

Workforce housing is complicated and challenging and I find that it is helpful to meet in person to discuss the nuances of government involvement in housing.

What I do know is that all elected officials campaigned on a platform of providing community housing and that policy is overwhelmingly supported by the voters.

Of course, there is always the potential for abuse of government housing and that is why monitoring compliance is important to maintain public trust in the policy and the process.

Does that time work for you?

Cheers

Neil

PS. I am unable to read the article as it is behind a paywall but would like to do so if you have a way of sending it to me.

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

### **Mayor**

P.O. Box 2315 | 191 5th Street,W | Ketchum, ID 83340

o: 208.727.5087 | m: 208.721.2162

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

On Jun 10, 2025, at 1:20 PM, D Bruce Johnsen <[dbjohnsen@5bgazette.com](mailto:dbjohnsen@5bgazette.com)> wrote:

Hey Neil,

Thanks for your quick response and your clarification. I am willing to be convinced, but I can't imagine IHFA effectively monitoring the wealth of tenants, as opposed to their income. Government agency personnel aren't that motivated or that clever. They can require tenants to "voluntarily" report under penalty of eviction or even prosecution, of course, but, with human ingenuity being what it is, along with the difficulty of identifying ownership of unreported assets, my confidence in government administration of a wealth test is low.

Did the Northridge tenant who owns the Porche Carrera report it to the IHFA? If so, why did s/he get a lease? Why isn't this the correct response to the applicant: "if you can afford a Porche Carrera, you surely don't need our help to afford housing"? I note there is at least one Porche parked in the Bluebird garage.

Aside from being inefficient in many ways, government housing promotes envy and resentment and undermines civil society. Why is it "fair" people who are net beneficiaries of the public fisc enjoy the best view in the county on the most valuable land in the county, for example?

If I knew public housing simply gave those temporarily in need a brief hand up, I wouldn't be so hostile to it, but the evidence is clear it does just the opposite, locking tenants into a life of dependency, [as I have reported in the 5bGazette](#), and many others have reported elsewhere.

I'm always happy to discuss.

Cordially,  
D. Bruce Johnsen  
Political Economy Editor  
Professor Emeritus of Law  
Antonin Scalia Law School, George Mason University  
703-915-0701  
[https://papers.ssrn.com/sol3/cf\\_dev/AbsByAuth.cfm?per\\_id=45127](https://papers.ssrn.com/sol3/cf_dev/AbsByAuth.cfm?per_id=45127)



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On Tue, Jun 10, 2025 at 8:23 AM Neil Bradshaw <[NBradshaw@ketchumidaho.org](mailto:NBradshaw@ketchumidaho.org)> wrote:

Hi Bruce and thank you for your email.

Just to clarify, Councilor Breen was merely seeking confirmation from Ms Connelly that Bluebird was fully occupied following unfounded rumors in the community that it was not. Ms Connelly confirmed that Bluebird was fully occupied.

I would also like to put to rest the insinuation that the renters are not full time residents in Ketchum or potentially have independent wealth. All Bluebird occupants are have to meet the compliance standards as laid out by IHFA (Idaho housing finance association) to ensure that they remain in good standing with LIHTC (low income housing tax credits). Compliance is of utmost importance to me, the council and the housing developer to ensure that tax credit status is not forfeited.

Personally, I am not surprised that Bluebird was “eerily quiet” at mid day as I suspect most residents were at work.

I am more than happy to meet with you to address any further concerns you may have regarding Bluebird Village. It is so important to me that people understand the facts around the development and the people who occupy the units. Without that, we will continue to see rumors continue to persist that may undermine confidence in our community housing initiatives in general and the success of Bluebird in particular. Thanks for your email and please let me know if you would like to meet up.

Cheers  
Neil

**NEIL BRADSHAW | CITY OF KETCHUM**

**Mayor**

P.O. Box 2315 | [191 5th Street, W | Ketchum, ID 83340](https://www.ketchumidaho.org/191-5th-street-w-ketchum-id-83340)

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On Jun 9, 2025, at 10:42 PM, D Bruce Johnsen  
<[dbjohnsen@5bgazette.com](mailto:dbjohnsen@5bgazette.com)> wrote:

Dear Councilors,

At last Tuesday's meeting, someone, I believe it was Ms. Breen, said to Ms. Connelly she had heard no one is living at Bluebird. Ms Connelly said it was fully rented and gave a breakdown of the status of the renters.

I'm not sure what Councilor Breen had in mind, but it strikes me Ms. Connally completely deflected the question. Even if Bluebird is fully rented, that does not mean the renters are actually living there. Perhaps they are spending the summer at their Mexican bungalows, or traveling in Spain, or trekking in Nepal.

As I understand it, qualifying for residence at Bluebird does not require the applicant to list all their assets, which would be impossible to check, even if required. How, for example, could the City possibly know if a renter inherited \$10MM dollars after qualifying to live there? So, much like the renter at Northwood Place who owns a Porche Carrera (and has the temerity to park it there), how can you be sure the people of Ketchum are not being taken for a ride, again?

I paid a visit to a friend who lives at Bluebird a few weeks ago, and it seemed like an eerily quiet place. Over the course of at least an hour tour at mid-day, I saw no other face. Hmm?!

After Councilor Breen asked the question, I should think one of you would have had the fortitude to press a lot harder on Ms. Connally, rather than accept her non-answer at face value. I'm quite disappointed in your lack of inquisitorial commitment.

Cordially,

D. Bruce Johnsen

Political Economy Editor

Professor Emeritus of Law

Antonin Scalia Law School, George Mason University

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## Cyndy King

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**From:** Brenda Moczygemba  
**Sent:** Monday, June 2, 2025 8:46 AM  
**To:** michael stemp; Neil Morrow; [articipate@ketchumidaho.org](mailto:articipate@ketchumidaho.org)  
**Cc:** Participate  
**Subject:** RE: warm springs re- zone

Michael,

Thank you for your comment. It was received by Neil Morrow and I. However, upon further review, it may not have made it into the City of Ketchum public comment because the email address you have is missing the 'p' in participate. Looks like what you have is:  
[articipate@ketchumidaho.org](mailto:articipate@ketchumidaho.org)

At the May 7 and May 13 P&Z meeting, the Warm Springs neighborhood was discussed in detail, including the Short Swing neighborhood and areas around Flower Drive. I feel like – of the residents that attended those meetings – many left with a much better understanding of proposed unit density per acre. At this point, the draft comprehensive plan will go in front of the City Council for their first hearing on June 16. You may submit your public comment for review by Council as well.

Since March of 2024, the City has hosted several community outreach meetings, open houses, and surveys. If you scroll into the Project Ketchum website under “Cohesive Ketchum” and then to the tab called “Get Involved”, you can view past events, public comment, and survey and outreach summaries.

<https://www.projectketchum.org/cohesive-ketchum/>

Thanks again for your comments. We appreciate everyone's participation.

Brenda Moczygemba

---

**From:** michael stemp <[mwstemp01@gmail.com](mailto:mwstemp01@gmail.com)>  
**Sent:** Friday, May 30, 2025 2:35 PM  
**To:** Neil Morrow <[nmorrow@ketchumidaho.org](mailto:nmorrow@ketchumidaho.org)>; Brenda Moczygemba <[BMoczygemba@ketchumidaho.org](mailto:BMoczygemba@ketchumidaho.org)>; [articipate@ketchumidaho.org](mailto:articipate@ketchumidaho.org)  
**Subject:** Re: warm springs re- zone

Mayor Bradshaw and other members,  
Curious if anyone received this email? I have no confirmation or acknowledgement of my comment?  
Have a nice day,  
Mike Stemp  
(208)720-0236

On Tue, May 13, 2025 at 4:09 PM michael stemp <[mwstemp01@gmail.com](mailto:mwstemp01@gmail.com)> wrote:

Hi Neil and other members,

Writing to express initial opposition to the proposal to rezone property in the Warm Springs neighborhood. As a permanent resident and property owner I have found that there seems to be a general lack of information about the proposals and potential implications. I recently did a remodel and had to notify nearly 300 people about improvement that brought the interior of my home closer to modern code and safety standards with no visible changes to the exterior. I live and own property within blocks of this proposed change and have received no direct communication about the issue that will have widespread implications to the entire neighborhood.

I have concerns about water usage, snow removal, wildlife, pedestrian traffic and safety, traffic volume. The changes proposed appear to be significant and will have widespread implications. Please consider finding ways to include my voice in your process. A community meeting? A survey that includes a larger share of the permanent residents?

I'm for affordable housing and workforce housing development. At this time however, I'm not sure this density change will protect the distinct warm springs neighborhood and character. Lot's of changes abound, let's take our time and do it right.

Thanks for your consideration

Mike Stemp

## Cyndy King

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**From:** Harry Griffith <harry@sunvalleyeconomy.org>  
**Sent:** Thursday, June 5, 2025 9:33 AM  
**To:** Participate  
**Subject:** SVED Comments on Ketchum Comp Plan  
**Attachments:** PROVIDED TO CITY OF KETCHUM RE JUN 14COMP PLAN cOk MEETING.docx

Please see the attached set of comments from SVED on the current draft of the comp plan going to City Council next week

Respectfully

**Harry Griffith**

Executive Director, Sun Valley Economic Development

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



RE: CITY OF KETCHUM RE JUN 14 COMP PLAN COK MEETING

Following my review of the latest draft of the Comp Plan, I wanted to provide the following comments to Ketchum Council:

1. Population Growth & Forecast Page 3 and 84 - A growth in resident population of between 780 to 2860 is suggested by 2040. If you do the math, 780 total is 52 per year average or an annual rate of 1.46%. The higher estimate of 2860 is 190 per year or an annual rate of 5.38%.

Where did these estimates come from? My experience and analysis suggests that an annual growth rate of 1 to 1.5% on a long run basis is much more likely. I also find the higher figure to be totally unrealistic. I would recommend you range 15-year growth estimates for purposes of this Comp Plan from 1% pa on the low end to no more than 2.0% pa on the high end . Overstating damages the credibility of the Comp Plan IMHO.

2. Evaluations for Consistency with Comp Plan Page 9. The modified language in this section is minefield for future residential and commercials projects. This provides for reviews on a non-code basis by City Staff which is prima facia illegal under Idaho law. Do these three nested bullet points in this section become specific assessment criteria with associated findings of fact for every application? This is not the purpose of the Comp Plan and will lead to subjective judgements in contravention of Idaho Statues (67-6535. Approval or denial of any application to be based upon EXPRESS standards and to be in writing.)
3. FLUM for Higher Density Residential Map reference. I can support upzoning the Warm Springs area in reasonable proximity with the Fields WH project, the Limelight and other condo clusters. But I cannot understand doing so for significant portions of the rest of western Warm Springs. Likewise, why so much of West Ketchum shown as an additional large upzoned block apart from the area in proximity to the

Simple plot parcel and a couple of the larger condo complexes. I can also understand needing a transition zones from High Density to Medium Density but I think these Medium Density zones are too large. Can you tell the public how many parcels are in the upzoned proposal so we get an idea of the scale? What's the ratio of upzoned former Low Density to new Medium Density and same for Medium to Hi? I suggest you evaluate reducing the size of the Warm Springs and West Ketchum upzones to more defensible areas based on some definitive criteria you can explain to the public. Right now, it seems that some very arbitrary zoning boundaries have been drawn, and the citizens need to better understand the rationale behind your FLUM boundaries to achieve any buy-in.

I also think you need to examine the issue of forcing existing SFR units in these areas into a non-conforming use situation. This is a very negative situation for owners to find themselves in and they are rightly distressed about the potential negative impact on their property values. Two or three (or ten) councils down the road, changes to an existing SFR structure and/or SFR redevelopment will become more difficult as institutional knowledge of the past fades. One way to overcome this might be to provide title record notes on the county GIS for all rezoned parcels verifying their rights to rebuilding a similar single family residential unit in their own right or as part of an estate transfer?

4. Restrictions for "Community Housing". You mention that "...higher densities may be permitted if community housing is the primary use..." but you provide no clarity on what type of restrictions are implicit in "community housing". Deed restrictions on one or more of Income, employment, short term rental rights, parking waivers, other? I fear negative unintended consequences for existing residents if they are near a future high density redevelopment project.

Given the City already has a draft set of the new matching ordinances under review by staff, I think these should be released as part of the overall discussion process. Normally these would be drafted after a comp plan approval but given the two are overlapping, it is unfair to the public to not have them disclosed by the City.

5. Lower Density Commercial Core. Downzoning of the commercial core through reduced intensity and funkiness is likely to result in major unintended consequences. Doing this will drive per square foot rental costs in the core upward

to the point that smaller local retailers will be unable to operate profitably. You will see, as a result, only national brand retailers who can afford to risk these inflated rents. Do what the rest of the country does and encourage development density in the inner core. That way we will not get urban sprawl like Twin Falls etc. And you won't have to push as widely for the upzoning of Low and Medium Density residential areas you are planning.

6. Appendix A. Errors on page 142. First, the years in the graphic should be 2012 to 2022. More fundamentally, the referenced data is incorrect, incomplete and misleading. The IRS SOI Tax data for 21-22 references 756 tax filers in migration (not 788). In addition, this is only part of the story as there is offsetting out migration of 703 tax filers, resulting in a net addition of only 53. Without showing the full data set of in/out, the figure presented are overly sensationalistic for the average reader.

**From a big picture perspective, item 5 above is the most serious issue, closely followed by item 2 above.**

I hope you take these comments into consideration during your deliberations on the final plan

Thanks

**Harry Griffith**  
**Executive Director. SVED**  
**May 5, 2025**

## Cyndy King

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**From:** HP Boyle <boylehp@yahoo.com>  
**Sent:** Friday, June 6, 2025 7:55 PM  
**To:** Participate  
**Subject:** Public Comment for P&Z Meeting 6/10

To the Commissioners:

The staff has done great work on these revisions. However, I believe some improvements can still be made for consistency and avoidance of doubt. My suggestions are below.

Thank you for your service to the community,

Perry Boyle  
Ketchum

### NON-CONFORMING

#### A.3 Abandonment

If a non-conforming SFR is turned into an AirBNB for over 6 months (multiple short term leases), is that deemed an “abandonment”. I suggest that it should be. The house will have cease to be functioning as a SFR, it will have been turned into a de facto hotel.

#### B.1

What if the property has no parking/loading and utilizes the public street for this purpose and the City decides to take away the parking spots that are used for unloading? Shouldn't that non-conforming business be protected from actions of the City that are adverse to its interest under this clause?

#### B.2.a.

This is confusing. “degree” is too subjective.

B.2.b. Why require a conditional use permit at all? What public interest purpose does a CU garner the City?

B.2.c. I think this is unreasonable. The P&Z Commission, not a staffer, should make that decision.

B.2.e. Too arbitrary. The city employee can just “decide” they don't like it. I think this should have to be due to public safety concern and or public utility concern and should come before the Commission.

B.3.a. the word “condition” is to subject to interpretation. What does this mean? If they had a fire prone roof before, can't they replace that with a fire resistant roof? Perhaps restore to its previous "external dimensions"?

B.3.b. Who is “the City”? Perhaps make this the City Planner? I would include “safety” as a permitted change. I would delete the last sentence, as ANY square footage increase of a non-conforming building is material.

### PARKING

H.1. I read it three times. Then I read it out loud several times. I do not understand what it means. The State has a “plain English” requirement for this stuff. Let’s conform to that requirement.

H.2. “may” invites the option not to do a study. Why not “must”?

J.1. Shouldn’t safety be a consideration?

J.2. The Commission, not the Administrator should be making decisions like this.

J.6 Same comment. These decisions have significant community impact and should not be done in the dark.

## NEIGHBORHOOD MEETING

Bravo! This is terrific.

## DESIGN REVIEW

2.a.3. This is a HUGE thing. Unless there is some economic impact study required, this seems incredibly arbitrary and is being decided by people with no expertise in this area. It can be used for all sorts of shenanigans. I would strike this provision. Design review should be about design, not building purpose. The Zoning Code is the arbiter of allowed purposes.



June 10, 2025

**PUBLIC COMMENT**  
Regular Meeting of the Ketchum City Council on June 16, 2025

To the Ketchum City Council,

**Board of Directors**

Chair:  
Roland Wolfram  
  
Vice Chair:  
Karen de Saint Phalle

Treasurer:  
Mark Ullman

Secretary:  
Jim Barnes

Mary Bachman  
Kathleen Bean  
Victor Bernstein  
Barry Bunshoft  
Jeff Johnson  
Trish Klahr  
Elise Lufkin  
Nick Miller  
Bob Ordal  
David Perkins  
Jeff Seely  
Jim Speck  
Gayle Stevenson  
David Woodward

**Advisory Council**

David Anderson  
Ed Cutter  
Ranney Draper  
Jack Kueneman  
Kathie Levison  
Sue Orb  
Rebecca Patton

**Executive Director**

Amy Trujillo

As you consider the draft updates to Ketchum’s Comprehensive Plan (“Draft Plan”), the Wood River Land Trust appreciates your careful conviction and adherence to widely shared conservation values. As you know, Comprehensive Plan policies guide the revision and implementation of the City’s Municipal Code— influencing how the community impacts habitats, land and natural resources.

The Land Trust hears the community’s repeated concerns that water is scarce, the changing climate brings an increase in natural hazards, and that which makes our home special is changing. From the Land Trust’s perspective, the Wood River Valley community needs to increase its commitment to the restoration, stewardship and conservation of our lands and waters— in order to adapt to and mitigate the impacts of the changing climate. Healthy natural systems help protect our community from wildfires and floods, whereas stressed systems exacerbate the risks of increasingly common and destructive natural disasters. In many ways, quality of life in Ketchum is grounded in the conservation of our incredible natural environment.

The Draft Plan repeatedly promises to protect our incredible natural environment through Core Values 2, 4 and 6: Honoring Ketchum’s Distinctive Built and Natural Environment, Exceptional Recreational Opportunities, and Responsible Stewardship of Natural Resources. The Draft Plan’s policy statements recognize the benefits of riparian habitats to water availability and quality (pg. 49-54, 86, 89), threats of water scarcity and wildfires as our winters warm (pg. 57, 61-62, 85-86), risk of property damage from floods and avalanches (pg. 61, 85), and negative impacts of development on wildlife (pg. 44, 49-54, 86, 89). In addition to acknowledging the “limited development potential” (pg. 84) of the Adams Gulch/Hulen Meadows and Board Ranch ACI areas, the Future Land Use Plan incorporates open space and specialized zoning districts to protect from the risks associated with development in the floodplain and in avalanche terrain.

The Land Trust looks forward to participating in the planning, restoration and conservation called for under the purview of Policy NR-1.5 of the Draft Plan: “Natural Lands Preservation - Support the protection of lands with the highest scenic and habitat values through acquisition, regulations, and collaboration with private, non-profit, and public entities.” While those three tools are in action today, there remains great potential to leverage them further in efforts to tackle wildlife, habitat, and watershed challenges regionally across the basin.

As the Land Trust pursues regional conservation goals that are aligned with Ketchum’s Draft Plan, we invite the City of Ketchum’s Staff and leadership to participate in the upcoming growth scenario planning project. Sponsored by the Land Trust, Wood River Water Collaborative, and Bureau of Reclamation, the project will use population projections, regional climate trends, and local zoning regulations to map various growth scenarios. Growth scenario planning will 1) map which sensitive areas of the basin are most susceptible to the negative impacts of development, 2) evaluate the benefits and risks of existing and potential zoning regulations across the County, and 3) explore regulations and tools that can increase the protection of the Big Wood River’s precious water and habitats. Due to begin this fall, the growth scenario analyses and findings may be used to inform Ketchum’s implementation of updated Comprehensive Plan goals and policies.

The Land Trust appreciates its ongoing partnership with the City of Ketchum— as we collaboratively work together to steward our river, floodplain, and surrounding terrestrial habitats that create such a spectacular environment that we are lucky to call home. When the time comes for the implementation of the Comprehensive Plan goals and policies, the Land Trust looks forward to working with you to direct growth away from sensitive habitats.

Sincerely,

Roland Wolfram  
Chair, Board of Directors

Amy Trujillo  
Executive Director

Cece Osborn  
Community Planning Director

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

WoodRiverLandTrust.org  
Federal ID: 82-0474191



**CITY OF KETCHUM**  
**SPECIAL MEETING MINUTES OF THE CITY COUNCIL**  
Wednesday, June 4, 2025  
10 AM  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:**

Neil Bradshaw called the meeting of the Ketchum City Council to order at 10:00 AM *(00:00:10 in video)*

**ROLL CALL:**

Mayor Neil Bradshaw

Tripp Hutchinson

Courtney Hamilton

Amanda Breen

Spencer Cordovano (not present-recused himself-Neil announced during roll call)

**ALSO PRESENT:**

Jade Riley—City Administrator

Trent Donat—City Clerk & Business Manager

Brent Davis—Director of Finance

**COMMUNICATIONS FROM MAYOR AND COUNCIL MEMBERS:**

None

**NEW BUSINESS**

**2. Recommendation to approve Purchase & Sale Agreement for 141 Bird Drive, Ketchum - City Administrator Jade Riley & Housing Director Carissa Connelly**

- Brief discussion and comment *(00:00:25 in video)*

**Motion to approve Purchase & Sale Agreement for 141 Bird Drive, Ketchum and perform due diligence**

*(00:02:25 in video)*

**MOVER:** Tripp Hutchinson

**SECONDER:** Amanda Breen

**RESULT:** All in Favor

**ADJOURNMENT:**

**Motion to adjourn.** *(00:03:05 in video)*

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

**RESULT:** All if Favor

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Neil Bradshaw, Mayor

**ATTEST:** \_\_\_\_\_

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>LEGISLATIVE &amp; EXECUTIVE</b>                 |                |                                                  |                    |                       |                    |
| <b>01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b> |                |                                                  |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                         | 1068788        | Administration fees for FSA and HRA plans, May   | 22.95              |                       | 0                  |
| Total LEGISLATIVE & EXECUTIVE:                     |                |                                                  | 22.95              |                       |                    |
| <b>ADMINISTRATIVE SERVICES</b>                     |                |                                                  |                    |                       |                    |
| <b>01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b> |                |                                                  |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                         | 1068788        | Administration fees for FSA and HRA plans, May   | 55.70              |                       | 0                  |
| <b>01-4150-2900 PERFORMANCE AWARDS</b>             |                |                                                  |                    |                       |                    |
| RAMP                                               | 60425          | Employee Service Award                           | 257.95             |                       | 0                  |
| <b>01-4150-3100 OFFICE SUPPLIES &amp; POSTAGE</b>  |                |                                                  |                    |                       |                    |
| GEM STATE PAPER & SUPPLY                           | 1141524-01     | Paper and sweetener supplies                     | 32.92              |                       | 0                  |
| U.S. POSTAL SERVICE                                | 2315 061025    | PO Box Renewal                                   | 332.00             |                       | 0                  |
| NICOLAI, HEATHER                                   | 06102025       | Employee Recognition Reimbursement               | 187.55             |                       | 0                  |
| RAMP                                               | 60425          | Shipping pins to support USS Idaho Campaign      | 10.85              |                       | 0                  |
| RAMP                                               | 60425          | Office Supplies - pens                           | 24.27              |                       | 0                  |
| RAMP                                               | 60425          | Business Cards                                   | 66.25              |                       | 0                  |
| RAMP                                               | 60425          | Office Supplies - spoons                         | 28.15              |                       | 0                  |
| RAMP                                               | 60425          | Office Supplies- sticky notes, highlighters tape | 28.97              |                       | 0                  |
| RAMP                                               | 60425          | Clerk office supplies batteries                  | 17.09              |                       | 0                  |
| RAMP                                               | 60425          | Propane Exchange 3rd Floor Patio                 | 55.15              |                       | 0                  |
| RAMP                                               | 60425          | Office supplies - knives forks spoons            | 17.99              |                       | 0                  |
| <b>01-4150-3600 COMPUTER SOFTWARE</b>              |                |                                                  |                    |                       |                    |
| RAMP                                               | 60425          | Adobe Acrobat Subscription                       | 19.99              |                       | 0                  |
| <b>01-4150-4200 PROFESSIONAL SERVICES</b>          |                |                                                  |                    |                       |                    |
| CINTAS                                             | 4231885053     | Mat and towel rental services                    | 31.94              |                       | 0                  |
| PUDDICOMBE, MAUREEN                                | 05292025       | Coverage for the Front Desk                      | 50.00              |                       | 0                  |

| Vendor Name                                            | Invoice Number | Description                                                     | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|--------------------------------------------------------|----------------|-----------------------------------------------------------------|--------------------|-----------------------|--------------------|
| WESTERN RECORDS DESTRUCT                               | 0757995        | Confidential destruction of records, May 2025 service period    | 113.00             |                       | 0                  |
| <b>01-4150-4800 DUES, SUBSCRIPTIONS &amp; MEMBERSH</b> |                |                                                                 |                    |                       |                    |
| RAMP                                                   | 60425          | Membership dues for city association                            | 375.00             |                       | 0                  |
| <b>01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>      |                |                                                                 |                    |                       |                    |
| RAMP                                                   | 60425          | Staff Thank You                                                 | 1,000.00           |                       | 0                  |
| RAMP                                                   | 60425          | CAPM Training Course                                            | 424.00             |                       | 0                  |
| RAMP                                                   | 60425          | Front Desk Coverage                                             | 9.23               |                       | 0                  |
| RAMP                                                   | 60425          | Work Lunch Meeting                                              | 76.59              |                       | 0                  |
| RAMP                                                   | 60425          | Travel expense for IPMI Conference                              | 533.79             |                       | 0                  |
| RAMP                                                   | 60425          | Staff Thank You                                                 | 400.00             |                       | 0                  |
| RAMP                                                   | 60425          | Team Meeting                                                    | 28.83              |                       | 0                  |
| RAMP                                                   | 60425          | Work Lunch Meeting                                              | 80.26              |                       | 0                  |
| RAMP                                                   | 60425          | Working Lunch                                                   | 45.13              |                       | 0                  |
| RAMP                                                   | 60425          | Spanish classes for the Housing team.                           | 79.99              |                       | 0                  |
| RAMP                                                   | 60425          | AIC Conference at BSU                                           | 160.00             |                       | 0                  |
| RAMP                                                   | 60425          | Team Lunch for Employee B-day                                   | 31.28              |                       | 0                  |
| <b>01-4150-5100 TELEPHONE &amp; COMMUNICATIONS</b>     |                |                                                                 |                    |                       |                    |
| CENTURY LINK                                           | 333450155 051  | Monthly business telecom and voice service                      | 169.86             |                       | 0                  |
| SYRINGA NETWORKS, LLC                                  | 25MAY0309      | Monthly network and internet services                           | 3,850.00           |                       | 0                  |
| COX BUSINESS                                           | 0012401047131  | 0012401047131901 Internet Service at 131 E River St             | 163.98             |                       | 0                  |
| AT&T MOBILITY LLC                                      | 287310798935   | Wireless services monthly invoice with device breakdown         | 160.36             |                       | 0                  |
| AT&T MOBILITY LLC                                      | 287310798935   | Wireless service charges for multiple devices                   | 80.18              |                       | 0                  |
| RAMP                                                   | 60425          | Zoom Monthly Licensing                                          | 158.00             |                       | 0                  |
| RAMP                                                   | 60425          | Monthly telecommunications service - Starlink                   | 165.00             |                       | 0                  |
| RAMP                                                   | 60425          | Monthly Telecommunications Service - 8x8                        | 1,309.01           |                       | 0                  |
| RAMP                                                   | 60425          | Monthly telecommunications service - 8x8                        | 1,309.08           |                       | 0                  |
| <b>01-4150-5110 COMPUTER NETWORK</b>                   |                |                                                                 |                    |                       |                    |
| CDW GOVERNMENT, INC.                                   | AD9AD1U        | Adobe Creative Cloud software license                           | 701.11             |                       | 0                  |
| CDW GOVERNMENT, INC.                                   | AE4AM3K        | Adobe Acrobat subscriptions                                     | 319.80             |                       | 0                  |
| INTEGRATED TECHNOLOGIES                                | 248001         | Contract print/copy base + usage charges, August-September 2024 | 903.05             |                       | 0                  |
| CLEARMINDGRAPHICS                                      | 7102           | Website monthly security, plugin, and SSL update services       | 225.00             |                       | 0                  |
| LEAF                                                   | 18522932       | Equipment financing for contract number 100-6877711-001         | 916.41             |                       | 0                  |
| RAMP                                                   | 60425          | Microsoft Store Online Services                                 | 1,296.00           |                       | 0                  |
| RAMP                                                   | 60425          | Mailchimp - Email Marketing Services                            | 300.00             |                       | 0                  |
| RAMP                                                   | 60425          | Microsoft Store Online Services                                 | 8.00               |                       | 0                  |
| RAMP                                                   | 60425          | Microsoft Store Online Services                                 | 9,437.45           |                       | 0                  |
| RAMP                                                   | 60425          | reMarkable tablet subscription for software services            | 3.23               |                       | 0                  |

| Vendor Name                        | Invoice Number | Description                                | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|------------------------------------|----------------|--------------------------------------------|--------------------|-----------------------|--------------------|
| RAMP                               | 60425          | Admin Computer Network                     | 63.69              |                       | 0                  |
| <b>01-4150-5150 COMMUNICATIONS</b> |                |                                            |                    |                       |                    |
| BLUEPRINTING                       | 19560          | Open House Heavy Bond                      | 45.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 22.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 20.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 2.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 3.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 5.34               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 212.00             |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 2.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 2.00               |                       | 0                  |
| RAMP                               | 60425          | Annual URL subscription for communications | 119.88             |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 3.18               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 37.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 25.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 28.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 212.00             |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 18.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 2.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 35.03              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 14.12              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 2.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 5.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 12.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 5.67               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 46.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 27.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 33.75              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 2.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 41.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 22.09              |                       | 0                  |
| RAMP                               | 60425          | iStock monthly subscription                | 74.20              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 30.00              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 2.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 8.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 43.44              |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 35.01              |                       | 0                  |
| RAMP                               | 60425          | Chip Seal Door Hangers                     | 170.34             |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 2.00               |                       | 0                  |
| RAMP                               | 60425          | Meta Ads                                   | 11.16              |                       | 0                  |

| Vendor Name                                          | Invoice Number | Description                                           | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|------------------------------------------------------|----------------|-------------------------------------------------------|--------------------|-----------------------|--------------------|
| RAMP                                                 | 60425          | Meta Ads                                              | 27.00              |                       | 0                  |
| RAMP                                                 | 60425          | Meta Ads                                              | 33.00              |                       | 0                  |
| FD Ventures LLC                                      | 2025-02        | Community Engagement Support                          | 3,333.34           |                       | 0                  |
| <b>01-4150-5200 UTILITIES</b>                        |                |                                                       |                    |                       |                    |
| CITY OF KETCHUM                                      | APRL & MAY     | 360 - 171 E RIVER ST                                  | 124.34             |                       | 0                  |
| CITY OF KETCHUM                                      | APRL & MAY     | 9994 - 900 N 3RD AVE                                  | 410.74             |                       | 0                  |
| CITY OF KETCHUM                                      | APRL & MAY     | 208 - 191 W 5TH ST                                    | 888.46             |                       | 0                  |
| CITY OF KETCHUM                                      | APRL & MAY     | 772 - 131 E RIVER ST                                  | 147.46             |                       | 0                  |
| IDAHO POWER                                          | 2224128120 05  | 2224128120 191 W 5th St                               | 925.92             |                       | 0                  |
| <b>01-4150-6500 CONTRACTS FOR SERVICES</b>           |                |                                                       |                    |                       |                    |
| ENOURATO, LISA                                       | 117            | Consulting support for city projects in May 2025      | 4,590.00           |                       | 0                  |
| <b>01-4150-6510 COMPUTER SERVICES</b>                |                |                                                       |                    |                       |                    |
| CASELLE, INC.                                        | INV-07219      | Monthly Contract                                      | 4,006.00           |                       | 0                  |
| <b>01-4150-7400 OFFICE FURNITURE &amp; EQUIPMENT</b> |                |                                                       |                    |                       |                    |
| RAMP                                                 | 60425          | Office Equipment, Portable Charger                    | 35.16              |                       | 0                  |
| Total ADMINISTRATIVE SERVICES:                       |                |                                                       | 42,014.71          |                       |                    |
| <b>LEGAL</b>                                         |                |                                                       |                    |                       |                    |
| <b>01-4160-4200 PROFESSIONAL SERVICES</b>            |                |                                                       |                    |                       |                    |
| SKINNER FAWCETT                                      | 1240           | Legal services for municipal and real estate matters. | 142.50             |                       | 0                  |
| SKINNER FAWCETT                                      | 1240           | Legal services for municipal and real estate matters. | 87.50              |                       | 0                  |
| SKINNER FAWCETT                                      | 1824           | Legal services                                        | 87.50              |                       | 0                  |
| <b>01-4160-4270 CITY PROSECUTOR</b>                  |                |                                                       |                    |                       |                    |
| ALLINGTON, ESQ., FREDERICK                           | 120333         | Monthly Prosecutor Payment                            | 3,883.33           |                       | 0                  |
| Total LEGAL:                                         |                |                                                       | 4,200.83           |                       |                    |
| <b>PLANNING &amp; BUILDING</b>                       |                |                                                       |                    |                       |                    |
| <b>01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>   |                |                                                       |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                           | 1068788        | Administration fees for FSA and HRA plans, May        | 16.50              |                       | 0                  |
| <b>01-4170-3100 OFFICE SUPPLIES &amp; POSTAGE</b>    |                |                                                       |                    |                       |                    |
| RAMP                                                 | 60425          | Refund for Office supplies                            | 26.55-             |                       | 0                  |

| Vendor Name                                        | Invoice Number | Description                                                 | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|----------------------------------------------------|----------------|-------------------------------------------------------------|--------------------|-----------------------|--------------------|
| RAMP                                               | 60425          | Office supplies                                             | 251.44             |                       | 0                  |
| <b>01-4170-3200 OPERATING SUPPLIES</b>             |                |                                                             |                    |                       |                    |
| RAMP                                               | 60425          | PZ Commission meeting dinner                                | 124.22             |                       | 0                  |
| <b>01-4170-4200 PROFESSIONAL SERVICES</b>          |                |                                                             |                    |                       |                    |
| MATTISON, ROBYN                                    | 2025.04        | Engineering consulting for plan review and related services | 5,076.25           |                       | 0                  |
| S & C ASSOCIATES LLC                               | 3439-3446      | Engineering consulting and plan review for city projects    | 930.00             |                       | 0                  |
| S & C ASSOCIATES LLC                               | 3439-3446      | Engineering consulting and plan review for city projects    | 670.00             |                       | 0                  |
| <b>01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM</b> |                |                                                             |                    |                       |                    |
| HARMONY DESIGN & ENGINEE                           | 25085          | Engineering consulting services and permit review           | 2,550.00           |                       | 0                  |
| <b>01-4170-4500 GEOGRAPHIC INFO SYSTEMS</b>        |                |                                                             |                    |                       |                    |
| GEOBILITY LLC                                      | 1142           | GIS professional and consulting services for May 2025       | 720.00             |                       | 0                  |
| <b>01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>  |                |                                                             |                    |                       |                    |
| RAMP                                               | 60425          | Spring Conference Registration                              | 15.00              |                       | 0                  |
| RAMP                                               | 60425          | Spring Conference Registration                              | 15.00              |                       | 0                  |
| RAMP                                               | 60425          | Spring Conference Registration                              | 15.00              |                       | 0                  |
| RAMP                                               | 60425          | Spring Conference Registration                              | 15.00              |                       | 0                  |
| RAMP                                               | 60425          | Spring Conference Registration                              | 15.00              |                       | 0                  |
| RAMP                                               | 60425          | Monthly subscription for staff trainings                    | 37.49              |                       | 0                  |
| Total PLANNING & BUILDING:                         |                |                                                             | 10,424.35          |                       |                    |
| <b>NON-DEPARTMENTAL</b>                            |                |                                                             |                    |                       |                    |
| <b>01-4193-4200 PROFESSIONAL SERVICE</b>           |                |                                                             |                    |                       |                    |
| DIXON RESOURCES UNLIMITED                          | 4640           | Municipal parking consulting Rapid LPR Tool for May 2025    | 2,000.00           |                       | 0                  |
| DIXON RESOURCES UNLIMITED                          | 4661           | Municipal parking consulting services for May 2025          | 2,083.75           |                       | 0                  |
| NICOLE SNYDER INTERIORS                            | 300623         | City Hall Third Floor Carpeting                             | 1,250.00           |                       | 0                  |
| <b>01-4193-4220 IT PROFESSIONAL SERVICES</b>       |                |                                                             |                    |                       |                    |
| KETCHUM COMPUTERS, INC.                            | 21079          | IT support and maintenance services for the month           | 17,018.80          |                       | 0                  |
| <b>01-4193-9930 GENERAL FUND OP. CONTINGENCY</b>   |                |                                                             |                    |                       |                    |
| US BANK                                            | 7646 052525    | Closing Account Balance                                     | 229.42             |                       | 0                  |
| WOOD RIVER LOCK SHOP, LLC                          | 21595          | Keys for World Cup                                          | 27.50              |                       | 1105               |
| SNEE, MOLLY                                        | 2025.06        | MONTHLY RETAINER RATE                                       | 1,000.00           |                       | 0                  |
| RAMP                                               | 60425          | Condolence lunch for employee's loss                        | 125.00             |                       | 0                  |

| Vendor Name                                            | Invoice Number | Description                                                           | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|--------------------------------------------------------|----------------|-----------------------------------------------------------------------|--------------------|-----------------------|--------------------|
| KETCHUM FIRE DISTRICT                                  | 05292025       | START UP FUNDS PER MOU                                                | 5,000.00           |                       | 0                  |
| Total NON-DEPARTMENTAL:                                |                |                                                                       | 28,734.47          |                       |                    |
| <b>FACILITY MAINTENANCE</b>                            |                |                                                                       |                    |                       |                    |
| <b>01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>     |                |                                                                       |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                             | 1068788        | Administration fees for FSA and HRA plans, May                        | 29.15              |                       | 0                  |
| <b>01-4194-3500 MOTOR FUELS &amp; LUBRICANTS</b>       |                |                                                                       |                    |                       |                    |
| RAMP                                                   | 60425          | Warm Springs project fuel                                             | 72.56              |                       | 0                  |
| RAMP                                                   | 60425          | Fuel for maintenance tasks                                            | 41.47              |                       | 0                  |
| RAMP                                                   | 60425          | Fuel for maintenance tasks                                            | 20.61              |                       | 0                  |
| <b>01-4194-4800 DUES, SUBSCRIPTIONS &amp; MEMBERSH</b> |                |                                                                       |                    |                       |                    |
| RAMP                                                   | 60425          | Arborist recertification fee                                          | 185.00             |                       | 0                  |
| <b>01-4194-5200 UTILITIES</b>                          |                |                                                                       |                    |                       |                    |
| CITY OF KETCHUM                                        | APRL & MAY     | 9995 - 900 N 3RD AVE IRR                                              | 166.58             |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 536 - ST SCAPE / PLANTER BOXES                                        | 216.04             |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 1127 - 571 E 5TH ST & N                                               | 426.29             |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 1245 - 600 E 1ST ST                                                   | 76.24              |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 9996 - 1173 WARM SPRINGS RD                                           | 124.36             |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 456 - 1178 WARM SPRINGS RD                                            | 32.08              |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 560 - 340 EDELWEISS AVE N                                             | 32.08              |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 9991 - 371 N EAST AVE                                                 | 140.92             |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 1650 - 180 E 1ST ST                                                   | 140.40             |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 532 - 120 S 1ST AVE                                                   | 132.64             |                       | 0                  |
| CLEAR CREEK DISPOSAL                                   | 0001814426     | Liquid waste and restroom service for Skate park                      | 65.58              |                       | 0                  |
| CLEAR CREEK DISPOSAL                                   | 0001814427     | Commercial waste and restroom services at Pump Park                   | 156.10             |                       | 0                  |
| CLEAR CREEK DISPOSAL                                   | 0001814428     | Portable restroom and waste removal services at Rotary Park           | 286.32             |                       | 0                  |
| CLEAR CREEK DISPOSAL                                   | 0001814430     | Portable restroom rental and waste disposal services                  | 685.99             |                       | 0                  |
| IDAHO POWER                                            | 2201272487 05  | 2201272487 480 E 4th St Rest                                          | 73.39              |                       | 0                  |
| IDAHO POWER                                            | 2203538992 05  | 2203538992 480 E 4th St Event                                         | 84.69              |                       | 0                  |
| IDAHO POWER                                            | 2206452274 05  | 2206452274 900 N 3rd Ave Rec/Pmp                                      | 101.94             |                       | 0                  |
| IDAHO POWER                                            | 2206452274 05  | 2206452274 571 5th St Sprk                                            | 26.34              |                       | 0                  |
| <b>01-4194-5910 REPAIR &amp; MAINT-491 SV ROAD</b>     |                |                                                                       |                    |                       |                    |
| CINTAS                                                 | 4231885168     | Mat rental service                                                    | 46.84              |                       | 0                  |
| CITY OF KETCHUM                                        | APRL & MAY     | 192 - 491 E SUN VALLEY RD                                             | 774.13             |                       | 0                  |
| CLEAR CREEK DISPOSAL                                   | 0001814431     | Commercial waste and recycle service, including container rental fees | 1,058.23           |                       | 0                  |

| Vendor Name                                            | Invoice Number | Description                                                | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|--------------------------------------------------------|----------------|------------------------------------------------------------|--------------------|-----------------------|--------------------|
| IDAHO POWER                                            | 2202522062 05  | 2202522062 491 E SV Rd                                     | 454.83             |                       | 0                  |
| COX BUSINESS                                           | 0012401034971  | 0012401034971402 Internet Service at 491 E SV Rd           | 286.00             |                       | 0                  |
| <b>01-4194-5950 REPAIR &amp; MAINT-WARM SPRINGS PR</b> |                |                                                            |                    |                       |                    |
| CLEAR CREEK DISPOSAL                                   | 0001814429     | Solid waste and restroom services for WSP                  | 376.65             |                       | 0                  |
| IDAHO POWER                                            | 2226452353 05  | 2226452353 299 Bald Mountain Rd                            | 217.99             |                       | 0                  |
| <b>01-4194-6950 MAINTENANCE</b>                        |                |                                                            |                    |                       |                    |
| A.C. HOUSTON LUMBER CO.                                | 2505-882129    | Hose for bike park                                         | 59.99              |                       | 0                  |
| A.C. HOUSTON LUMBER CO.                                | 2506-885315    | Anchor shackles                                            | 11.98              |                       | 0                  |
| RAMP                                                   | 60425          | Repair parts for Rotary bathrooms                          | 207.00             |                       | 0                  |
| RAMP                                                   | 60425          | Spraying supplies                                          | 47.48              |                       | 0                  |
| Total FACILITY MAINTENANCE:                            |                |                                                            | 6,857.89           |                       |                    |
| <b>POLICE</b>                                          |                |                                                            |                    |                       |                    |
| <b>01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>     |                |                                                            |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                             | 1068788        | Administration fees for FSA and HRA plans, May             | 9.80               |                       | 0                  |
| <b>01-4210-3500 MOTOR FUELS &amp; LUBRICANTS</b>       |                |                                                            |                    |                       |                    |
| CHRISTENSEN INC.                                       | CL87957        | CSO CFN - 1001227                                          | 98.18              |                       | 0                  |
| <b>01-4210-3610 PARKING OPS PROCESSING FEES</b>        |                |                                                            |                    |                       |                    |
| DATA TICKET INC                                        | 179853         | Parking citation processing and related services           | 1,208.70           |                       | 0                  |
| <b>01-4210-4250 PROF.SERVICES-BCSO CONTRACT</b>        |                |                                                            |                    |                       |                    |
| BLAINE COUNTY CLERK/RECOR                              | 201089         | BCSO Law Enforcement Services                              | 159,837.92         |                       | 0                  |
| <b>01-4210-5100 TELEPHONE &amp; COMMUNICATIONS</b>     |                |                                                            |                    |                       |                    |
| CENTURY LINK                                           | 333466365 051  | Telecommunications for business phone and related services | 384.62             |                       | 0                  |
| AT&T MOBILITY LLC                                      | 287310798935   | Wireless services monthly invoice with device breakdown    | 351.50             |                       | 0                  |
| AT&T MOBILITY LLC                                      | 287310798935   | Wireless service charges for multiple devices              | 175.78             |                       | 0                  |
| <b>01-4210-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b> |                |                                                            |                    |                       |                    |
| WARM SPRINGS AUTO PARTS LL                             | 208917         | Windshield wiper blades                                    | 25.90              |                       | 0                  |
| Total POLICE:                                          |                |                                                            | 162,092.40         |                       |                    |
| <b>FIRE &amp; RESCUE</b>                               |                |                                                            |                    |                       |                    |

| Vendor Name                                           | Invoice Number | Description                                                 | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|-------------------------------------------------------|----------------|-------------------------------------------------------------|--------------------|-----------------------|--------------------|
| <b>01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>    |                |                                                             |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                            | 1068788        | Administration fees for FSA and HRA plans, May              | 82.00              |                       | 0                  |
| <b>01-4230-3200 OPERATING SUPPLIES FIRE</b>           |                |                                                             |                    |                       |                    |
| CHATEAU DRUG CENTER                                   | 2994812        | Storage Box - Wildland Sandtable                            | 6.64               |                       | 0                  |
| 49 ER COMMUNICATIONS INC.                             | 82151          | Rechargeable batteries for radios                           | 709.58             |                       | 0                  |
| RAMP                                                  | 60425          | Prospector Fire                                             | 21.60              |                       | 0                  |
| RAMP                                                  | 60425          | Coffee                                                      | 42.49              |                       | 0                  |
| RAMP                                                  | 60425          | Prospector Fire                                             | 153.70             |                       | 0                  |
| RAMP                                                  | 60425          | Prospector Fire                                             | 167.30             |                       | 0                  |
| RAMP                                                  | 60425          | Engine Boss Ad                                              | 575.00             |                       | 0                  |
| RAMP                                                  | 60425          | New officers phone accessories                              | 13.97              |                       | 0                  |
| <b>01-4230-3210 OPERATING SUPPLIES EMS</b>            |                |                                                             |                    |                       |                    |
| NORCO                                                 | 0043723457     | Oxygen Cylinder rental for May 2025                         | 199.95             |                       | 0                  |
| HENRY SCHEIN                                          | 42119864       | Medical supply for ibuprofen tablets                        | 21.35              |                       | 0                  |
| 49 ER COMMUNICATIONS INC.                             | 82151          | Rechargeable batteries for radios                           | 709.57             |                       | 0                  |
| RAMP                                                  | 60425          | New officers phone accessories                              | 13.98              |                       | 0                  |
| RAMP                                                  | 60425          | Coffee                                                      | 42.49              |                       | 0                  |
| <b>01-4230-3500 MOTOR FUELS &amp; LUBRICANTS FIRE</b> |                |                                                             |                    |                       |                    |
| CHRISTENSEN INC.                                      | CL87956        | Fire CFN - 1001221                                          | 267.07             |                       | 0                  |
| RAMP                                                  | 60425          | Engine 1 Saw Gas                                            | 26.60              |                       | 0                  |
| <b>01-4230-3510 MOTOR FUELS &amp; LUBRICANTS EMS</b>  |                |                                                             |                    |                       |                    |
| CHRISTENSEN INC.                                      | CL87956        | Fire CFN - 1001221                                          | 267.07             |                       | 0                  |
| <b>01-4230-4200 PROFESSIONAL SERVICES FIRE</b>        |                |                                                             |                    |                       |                    |
| RAMP                                                  | 60425          | Microsoft Office subscription for Fire district             | 15.00              |                       | 0                  |
| RAMP                                                  | 60425          | PO Box renewal                                              | 66.00              |                       | 0                  |
| RAMP                                                  | 60425          | Microsoft Office subscription for Fire District operations. | .23                |                       | 0                  |
| <b>01-4230-4210 PROFESSIONAL SERVICES EMS</b>         |                |                                                             |                    |                       |                    |
| RAMP                                                  | 60425          | Garmin                                                      | 81.80              |                       | 0                  |
| RAMP                                                  | 60425          | PO Box renewal                                              | 66.00              |                       | 0                  |
| RAMP                                                  | 60425          | Garmin Subscription                                         | 81.80              |                       | 0                  |
| <b>01-4230-4900 TRAINING/TRAVEL/MTG FIRE</b>          |                |                                                             |                    |                       |                    |
| RAMP                                                  | 60425          | Travel for Division Training                                | 23.04              |                       | 0                  |
| RAMP                                                  | 60425          | Fire Class                                                  | 20.00              |                       | 0                  |

| Vendor Name                                            | Invoice Number | Description                                               | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|--------------------------------------------------------|----------------|-----------------------------------------------------------|--------------------|-----------------------|--------------------|
| RAMP                                                   | 60425          | Fire Officer - Latest edition                             | 88.00              |                       | 0                  |
| RAMP                                                   | 60425          | Division Training                                         | 677.75             |                       | 0                  |
| <b>01-4230-4920 TRAINING-FACILITY</b>                  |                |                                                           |                    |                       |                    |
| CLEAR CREEK DISPOSAL                                   | 0001814425     | Portable restroom service and rental charges for May 2025 | 84.51              |                       | 0                  |
| <b>01-4230-4940 IDL FIRE EXPENSES</b>                  |                |                                                           |                    |                       |                    |
| RAMP                                                   | 60425          | Technology upgrades for Fire department                   | 645.84             |                       | 0                  |
| <b>01-4230-5100 TELEPHONE &amp; COMMUNICATION FIRE</b> |                |                                                           |                    |                       |                    |
| COX BUSINESS                                           | 0012401049446  | Monthly internet & phone billing                          | 124.37             |                       | 0                  |
| AT&T MOBILITY LLC                                      | 287307161044   | Wireless service charges for multiple devices             | 336.38             |                       | 0                  |
| RAMP                                                   | 60425          | Monthly MTE Bill - Smiley Creek link                      | 7.48               |                       | 0                  |
| RAMP                                                   | 60425          | Seth Martin - Monthly Starlink                            | 25.00              |                       | 0                  |
| <b>01-4230-5110 TELEPHONE &amp; COMMUNICATION EMS</b>  |                |                                                           |                    |                       |                    |
| COX BUSINESS                                           | 0012401049446  | Monthly internet & phone billing                          | 124.37             |                       | 0                  |
| AT&T MOBILITY LLC                                      | 287307161044   | Wireless service charges for multiple devices             | 336.38             |                       | 0                  |
| RAMP                                                   | 60425          | Seth Martin - Monthly Starlink                            | 25.00              |                       | 0                  |
| RAMP                                                   | 60425          | Monthly MTE Bill - Smiley Creek link                      | 7.47               |                       | 0                  |
| <b>01-4230-5200 UTILITIES</b>                          |                |                                                           |                    |                       |                    |
| CITY OF KETCHUM                                        | APRL & MAY     | 2307 - 107 SADDLE RD                                      | 355.30             |                       | 0                  |
| IDAHO POWER                                            | 2226144497 05  | 2226144497 107 Saddle Rd                                  | 1,567.52           |                       | 0                  |
| INTERMOUNTAIN GAS                                      | 26223127833 0  | 26223127833 107 Saddle Rd                                 | 97.49              |                       | 0                  |
| <b>01-4230-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b> |                |                                                           |                    |                       |                    |
| RAMP                                                   | 60425          | Cord for video conferencing camera                        | 14.99              |                       | 0                  |
| RAMP                                                   | 60425          | Picture Frames                                            | 75.64              |                       | 0                  |
| RAMP                                                   | 60425          | Coffee pot hose                                           | 9.99               |                       | 0                  |
| <b>01-4230-6000 REPAIR &amp; MAINT-AUTO EQUIP FIRE</b> |                |                                                           |                    |                       |                    |
| HUGHES FIRE EQUIPMENT, INC.                            | 624336         | Ladder Rung Repair on Truck 1                             | 7,766.29           | 25138                 | 0                  |
| CURTIS TOOLS FOR HEROES                                | INV953308      | Folding ladder bracket set                                | 170.30             |                       | 0                  |
| RAMP                                                   | 60425          | Refund for Pressure Washer parts                          | 3.66-              |                       | 0                  |
| RAMP                                                   | 60425          | Pressure washer parts                                     | 184.99             |                       | 0                  |
| RAMP                                                   | 60425          | Pressure Washer parts                                     | 78.45              |                       | 0                  |
| <b>01-4230-6010 REPAIR &amp; MAINT-AUTO EQUIP EMS</b>  |                |                                                           |                    |                       |                    |
| RAMP                                                   | 60425          | Pressure washer parts                                     | 184.99             |                       | 0                  |
| RAMP                                                   | 60425          | Pressure Washer parts                                     | 78.44              |                       | 0                  |

| Vendor Name                                                | Invoice Number | Description                                          | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|------------------------------------------------------------|----------------|------------------------------------------------------|--------------------|-----------------------|--------------------|
| RAMP                                                       | 60425          | Refund for Pressure Washer parts                     | 3.66-              |                       | 0                  |
| <b>01-4230-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b> |                |                                                      |                    |                       |                    |
| A.C. HOUSTON LUMBER CO.                                    | 2505-881721    | Fasteners                                            | .55                |                       | 0                  |
| A.C. HOUSTON LUMBER CO.                                    | 2505-881726    | Eye bolt                                             | .89                |                       | 0                  |
| CHATEAU DRUG CENTER                                        | 2997314        | Ground connector - Station Supply                    | 18.99              |                       | 0                  |
| CHATEAU DRUG CENTER                                        | 2997314        | Ground connector - Station Supply                    | 18.99              |                       | 0                  |
| NORCO                                                      | 0043722576     | Monthly cylinder rental - industrial                 | 40.92              |                       | 0                  |
| MES SERVICE COMPANY LLC                                    | IN2272240      | SCBA service, repairs, flow tests, and travel charge | 3,113.14           |                       | 0                  |
| <b>01-4230-6110 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b> |                |                                                      |                    |                       |                    |
| NORCO                                                      | 0043722576     | Monthly cylinder rental - industrial                 | 40.92              |                       | 0                  |
| ZOLL MEDICAL CORPORATION                                   | 4212104        | Zoll maintenance                                     | 1,163.00           |                       | 0                  |
| <b>01-4230-7700 LEASE-AERIAL TOWER</b>                     |                |                                                      |                    |                       |                    |
| ZIONS BANCORPORATION                                       | 4              | Fire Truck Lease P&I 20366                           | 58,429.65          |                       | 0                  |
| Total FIRE & RESCUE:                                       |                |                                                      | 79,560.90          |                       |                    |
| <b>STREET</b>                                              |                |                                                      |                    |                       |                    |
| <b>01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>         |                |                                                      |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                                 | 1068788        | Administration fees for FSA and HRA plans, May       | 26.80              |                       | 0                  |
| <b>01-4310-3200 OPERATING SUPPLIES</b>                     |                |                                                      |                    |                       |                    |
| NAPA AUTO PARTS                                            | 225046         | Flare tool-double                                    | 28.49              |                       | 4310044            |
| RAMP                                                       | 60425          | Refund for Tools- Adapter Kit                        | 9.59-              |                       | 4310044            |
| RAMP                                                       | 60425          | Tools- Adapter Kit                                   | 9.59               |                       | 4310047            |
| RAMP                                                       | 60425          | Staff Spring Work Boots                              | 155.00             |                       | 4310044            |
| <b>01-4310-3400 MINOR EQUIPMENT</b>                        |                |                                                      |                    |                       |                    |
| RAMP                                                       | 60425          | Wench                                                | 284.58             |                       | 4310044            |
| <b>01-4310-4200 PROFESSIONAL SERVICES</b>                  |                |                                                      |                    |                       |                    |
| AWSI/DISA                                                  | 660973         | Annual membership renewal fee for FMCSA Consortium   | 133.68             |                       | 0                  |
| <b>01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>          |                |                                                      |                    |                       |                    |
| LHTAC                                                      | T252825SL-1    | T2 - Center Class                                    | 200.00             |                       | 4310047            |
| <b>01-4310-5200 UTILITIES</b>                              |                |                                                      |                    |                       |                    |
| CITY OF KETCHUM                                            | APRL & MAY     | 9993 - 200 E 10TH ST                                 | 222.10             |                       | 0                  |

| Vendor Name                                                | Invoice Number | Description                                    | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|------------------------------------------------------------|----------------|------------------------------------------------|--------------------|-----------------------|--------------------|
| CITY OF KETCHUM                                            | APRL & MAY     | 9999 - 210 E 10TH ST                           | 215.16             |                       | 0                  |
| INTERMOUNTAIN GAS                                          | 49439330009 0  | 49439330009 260 E 10 St                        | 48.61              |                       | 4310047            |
| <b>01-4310-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b>     |                |                                                |                    |                       |                    |
| BRIAN SCHROEDER                                            | 06032025       | Reimbursement                                  | 3,292.18           |                       | 0                  |
| <b>01-4310-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b> |                |                                                |                    |                       |                    |
| METROQUIP, INC.                                            | P32518         | AC filters, heating elements for Pelican       | 1,221.65           |                       | 4310044            |
| NAPA AUTO PARTS                                            | 205028         | Return Credit: Air Filters                     | 503.77-            |                       | 4310044            |
| RAMP                                                       | 60425          | Exempt Plates Application - 2025 Cimline ME2   | 23.57              |                       | 4310044            |
| <b>01-4310-6910 OTHER PURCHASED SERVICES</b>               |                |                                                |                    |                       |                    |
| CINTAS                                                     | 4223846861     | Uniform and mat rental                         | 23.48              |                       | 4310047            |
| CINTAS                                                     | 4231885066     | Mats and coveralls                             | 17.03              |                       | 4310044            |
| CINTAS                                                     | 5272185604     | First aid and safety supplies with service     | 135.06             |                       | 4310044            |
| GEM STATE PAPER & SUPPLY                                   | 1141940        | Paper towel dispenser                          | 78.43              |                       | 4310044            |
| RAMP                                                       | 60425          | Sunscreen for crew                             | 39.98              |                       | 4310047            |
| <b>01-4310-6930 STREET LIGHTING</b>                        |                |                                                |                    |                       |                    |
| IDAHO POWER                                                | 2201013857 05  | 2201013857 160 W 6th St Light                  | 71.33              |                       | 4310050            |
| IDAHO POWER                                                | 2203855230 05  | 2203855230 291 N Walnut Ave Lgt C              | 50.79              |                       | 4310050            |
| IDAHO POWER                                                | 2204535385 05  | 2204535385 420 E 4th St Light                  | 45.26              |                       | 4310050            |
| IDAHO POWER                                                | 2206773224 05  | 2206773224 600 E 2nd St Light                  | 28.14              |                       | 4310050            |
| IDAHO POWER                                                | 2207487501 05  | 2207487501 560 N 1st Ave Lights                | 27.98              |                       | 4310050            |
| IDAHO POWER                                                | 2208316659 05  | 2208316659 391 N 1st Ave Lights                | 30.35              |                       | 4310050            |
| <b>01-4310-6950 MAINTENANCE &amp; IMPROVEMENTS</b>         |                |                                                |                    |                       |                    |
| A.C. HOUSTON LUMBER CO.                                    | 2505-884573    | Acrylic Adhesive- Speed Cushions at WKTC       | 83.37              |                       | 4310033            |
| IDAHO EQUIPMENT                                            | 108117         | Saw rental for pavement cutting                | 119.74             |                       | 4310033            |
| RAMP                                                       | 60425          | Mortar Injection for Concrete - WKTC           | 185.00             |                       | 4310033            |
| RAMP                                                       | 60425          | Plastic Anchors for Speed Cushions             | 63.99              |                       | 4310033            |
| RAMP                                                       | 60425          | Speed Bumps with Plastic Anchor                | 49.99              |                       | 4310033            |
| INTI INTERNATIONAL MNT SER                                 | 043025         | Landscaping and wall repair services           | 715.00             |                       | 4310033            |
| Total STREET:                                              |                |                                                | 7,112.97           |                       |                    |
| <b>RECREATION</b>                                          |                |                                                |                    |                       |                    |
| <b>01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>         |                |                                                |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                                 | 1068788        | Administration fees for FSA and HRA plans, May | 22.70              |                       | 0                  |

| Vendor Name                                            | Invoice Number | Description                                                            | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|--------------------------------------------------------|----------------|------------------------------------------------------------------------|--------------------|-----------------------|--------------------|
| <b>01-4510-3200 OPERATING SUPPLIES</b>                 |                |                                                                        |                    |                       |                    |
| A.C. HOUSTON LUMBER CO.                                | 2506-887286    | Hose, utility knife                                                    | 83.77              |                       | 0                  |
| <b>01-4510-3250 RECREATION SUPPLIES</b>                |                |                                                                        |                    |                       |                    |
| RAMP                                                   | 60425          | Kickballs, Disc Golf Set                                               | 75.43              |                       | 0                  |
| RAMP                                                   | 60425          | Spikeball, ladder toss, golf balls                                     | 69.99              |                       | 0                  |
| RAMP                                                   | 60425          | Outdoor Notice Board                                                   | 369.99             |                       | 0                  |
| RAMP                                                   | 60425          | Spikeball, ladder toss, golf balls                                     | 104.49             |                       | 0                  |
| RAMP                                                   | 60425          | Utensils                                                               | 36.00              |                       | 0                  |
| RAMP                                                   | 60425          | Rec supplies                                                           | 12.45              |                       | 0                  |
| RAMP                                                   | 60425          | Bubblegum                                                              | 24.78              |                       | 0                  |
| <b>01-4510-3280 YOUTH GOLF</b>                         |                |                                                                        |                    |                       |                    |
| RAMP                                                   | 60425          | Use of golf range at Bigwood                                           | 237.60             |                       | 0                  |
| <b>01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY</b>     |                |                                                                        |                    |                       |                    |
| ATKINSONS' MARKET                                      | 03061853       | Coffee                                                                 | 18.03              |                       | 0                  |
| ATKINSONS' MARKET                                      | 05938205       | Mandarins                                                              | 13.28              |                       | 0                  |
| ATKINSONS' MARKET                                      | 05940352       | Apples, mandarins                                                      | 22.20              |                       | 0                  |
| <b>01-4510-4800 DUES, SUBSCRIPTIONS &amp; MEMBERSH</b> |                |                                                                        |                    |                       |                    |
| RAMP                                                   | 60425          | Costco membership                                                      | 65.00              |                       | 0                  |
| <b>01-4510-5200 UTILITIES</b>                          |                |                                                                        |                    |                       |                    |
| IDAHO POWER                                            | 2206452274 05  | 2206452274 900 N 3rd Ave Rec/Pmp                                       | 295.34             |                       | 0                  |
| INTERMOUNTAIN GAS                                      | 31904030009 0  | 31904030009 Atkinsons Park                                             | 148.40             |                       | 0                  |
| SENTINEL FIRE & SECURITY, IN                           | 111561         | Fire alarm monitoring service for Atkinsons Park Building              | 107.99             |                       | 0                  |
| Total RECREATION:                                      |                |                                                                        | 1,707.44           |                       |                    |
| Total GENERAL FUND:                                    |                |                                                                        | 342,728.91         |                       |                    |
| <b>GENERAL CAPITAL IMPROVEMENT FD</b>                  |                |                                                                        |                    |                       |                    |
| <b>GENERAL CIP EXPENDITURES</b>                        |                |                                                                        |                    |                       |                    |
| <b>03-4193-7110 DOWNTOWN CORE SIDEWALK (P)</b>         |                |                                                                        |                    |                       |                    |
| GALENA-BENCHMARK ENGINE                                | 0525-116       | Civil design and surveying services for River & Leadville Intersection | 4,825.00           |                       | 0                  |
| CANYON EXCAVATION. LLC                                 | 3158           | 2nd & 5th Sidewalk                                                     | 18,000.00          | 25104                 | 0                  |

| Vendor Name                                           | Invoice Number | Description                                                      | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|-------------------------------------------------------|----------------|------------------------------------------------------------------|--------------------|-----------------------|--------------------|
| <b>03-4193-7135 MAIN STREET REHAB</b>                 |                |                                                                  |                    |                       |                    |
| ENOURATO, LISA                                        | 117            | Consulting support for city projects in May 2025                 | 510.00             |                       | 713504             |
| RAMP                                                  | 60425          | A-Frames for Main Street Construction Signs                      | 797.74             |                       | 713503             |
| RAMP                                                  | 60425          | Parking Signs/Leadville Lot                                      | 127.47             |                       | 713503             |
| RAMP                                                  | 60425          | Main Street Business Access Signs                                | 140.50             |                       | 713503             |
| <b>03-4193-7145 5th STREET SIDEWALK REPLACE</b>       |                |                                                                  |                    |                       |                    |
| GALENA-BENCHMARK ENGINE                               | 0525-020       | Engineering survey and staking services invoice                  | 945.00             |                       | 0                  |
| <b>03-4193-7195 MAIN STREET DESIGN &amp; RECONSTR</b> |                |                                                                  |                    |                       |                    |
| S & C ASSOCIATES LLC                                  | 3439-3446      | Engineering consulting and plan review for city projects         | 310.00             |                       | 0                  |
| <b>03-4193-7200 TECHNOLOGY UPGRADES</b>               |                |                                                                  |                    |                       |                    |
| RAMP                                                  | 60425          | Camera Turret - Technology Upgrade                               | 413.30             |                       | 0                  |
| RAMP                                                  | 60425          | Technology system upgrade                                        | 853.90             |                       | 0                  |
| Total GENERAL CIP EXPENDITURES:                       |                |                                                                  | 26,922.91          |                       |                    |
| Total GENERAL CAPITAL IMPROVEMENT FD:                 |                |                                                                  | 26,922.91          |                       |                    |
| <b>ORIGINAL LOT FUND</b>                              |                |                                                                  |                    |                       |                    |
| <b>ORIGINAL LOT TAX</b>                               |                |                                                                  |                    |                       |                    |
| <b>22-4910-6060 EVENTS/PROMOTIONS</b>                 |                |                                                                  |                    |                       |                    |
| SHEPPARD, ANDREW                                      | 050325         | Ketch'em Alive Music Performance 2025 Depsoit                    | 497.50             |                       | 491005             |
| HATTON, SEAN                                          | 050325         | Ketch'em Alive Muisic Performance Deposit                        | 1,203.75           |                       | 491005             |
| POWELL BROTHERS PRODUCTI                              | 050325         | Ketch'em Alive Music Performance 2025 Deposit                    | 1,410.00           |                       | 491005             |
| OLENICK, MICHAEL                                      | 060625         | Photography tour Summer Solstice Event                           | 337.50             |                       | 491035             |
| RAMP                                                  | 60425          | Thank you lunch for staff cleaning up the event storage          | 97.82              |                       | 0                  |
| RAMP                                                  | 60425          | Ketch'em Alive Lodging for July 8                                | 282.12             |                       | 491005             |
| HULETT, CIARA                                         | 060525         | Summer Solstice & Warm Springs Preserve Celebration private yoga | 795.00             |                       | 491035             |
| Maria Moss                                            | 05032025       | KETCHEM ALIVE PERFORMER                                          | 1,387.50           |                       | 491005             |
| Kyshona Music LLC                                     | 05042025       | KETCHEM ALIVE PERFORMER                                          | 3,040.00           |                       | 491005             |
| Concerted Efforts LLC                                 | 05042025       | KETCHEM ALIVE PERFORMER                                          | 3,000.00           |                       | 491005             |
| CHAD LAVAR CHRISTENSEN                                | 05092025       | KETCHEM ALIVE PERFORMER                                          | 2,350.00           |                       | 491005             |
| Total ORIGINAL LOT TAX:                               |                |                                                                  | 14,401.19          |                       |                    |
| Total ORIGINAL LOT FUND:                              |                |                                                                  | 14,401.19          |                       |                    |

| Vendor Name                                        | Invoice Number | Description                                    | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|----------------------------------------------------|----------------|------------------------------------------------|--------------------|-----------------------|--------------------|
| <b>COMMUNITY HOUSING</b>                           |                |                                                |                    |                       |                    |
| <b>COMMUNITY HOUSING EXPENSE</b>                   |                |                                                |                    |                       |                    |
| <b>54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b> |                |                                                |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                         | 1068788        | Administration fees for FSA and HRA plans, May | 26.30              |                       | 0                  |
| <b>54-4410-3100 GENERAL OFFICE</b>                 |                |                                                |                    |                       |                    |
| RAMP                                               | 60425          | Travel for Housing staff for conference        | 8.00               |                       | 0                  |
| RAMP                                               | 60425          | Housing department travel                      | 7.00               |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 7.35               |                       | 0                  |
| RAMP                                               | 60425          | Travel for Housing staff for conference        | 20.97              |                       | 0                  |
| RAMP                                               | 60425          | Travel for Housing staff for conference        | 35.00              |                       | 0                  |
| RAMP                                               | 60425          | Monthly Subscription                           | 19.96              |                       | 0                  |
| RAMP                                               | 60425          | Travel to Denver for Housing Conference        | 230.19             |                       | 0                  |
| RAMP                                               | 60425          | Refund for Registration for Housing conference | 100.00-            |                       | 0                  |
| RAMP                                               | 60425          | Education and outreach                         | 138.31             |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 15.12              |                       | 0                  |
| RAMP                                               | 60425          | Monthly Subscription - The New York Times      | 28.00              |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 35.33              |                       | 0                  |
| RAMP                                               | 60425          | Drapery hardware for Housing department        | 49.00              |                       | 0                  |
| RAMP                                               | 60425          | Travel to Conference                           | 8.04               |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 177.91             |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 82.20              |                       | 0                  |
| RAMP                                               | 60425          | Travel for Housing staff for conference        | 29.99              |                       | 0                  |
| RAMP                                               | 60425          | Travel for Housing department for conference   | 12.91              |                       | 0                  |
| RAMP                                               | 60425          | Office supplies                                | 42.38              |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 13.80              |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 17.16              |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 276.90             |                       | 0                  |
| RAMP                                               | 60425          | Education and outreach                         | 43.72              |                       | 0                  |
| RAMP                                               | 60425          | Housing department travel                      | 90.00              |                       | 0                  |
| RAMP                                               | 60425          | Travel insurance                               | 15.51              |                       | 0                  |
| RAMP                                               | 60425          | Housing conference travel                      | 17.85              |                       | 0                  |
| RAMP                                               | 60425          | Refund for Registration for Housing conference | 200.00-            |                       | 0                  |
| RAMP                                               | 60425          | Travel Meal Expense                            | 20.37              |                       | 0                  |
| RAMP                                               | 60425          | Monthly subscription                           | 72.00              |                       | 0                  |
| RAMP                                               | 60425          | Housing department travel                      | 10.00              |                       | 0                  |
| RAMP                                               | 60425          | Housing conference travel                      | 45.53              |                       | 0                  |
| RAMP                                               | 60425          | Refund for Registration for Housing conference | 100.00-            |                       | 0                  |
| RAMP                                               | 60425          | Fuel for travel, education and outreach        | 24.59              |                       | 0                  |
| RAMP                                               | 60425          | Monthly Subscription                           | 30.99              |                       | 0                  |

| Vendor Name                                           | Invoice Number | Description                                              | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|-------------------------------------------------------|----------------|----------------------------------------------------------|--------------------|-----------------------|--------------------|
| RAMP                                                  | 60425          | Travel accommodations for Housing department             | 961.89             |                       | 0                  |
| RAMP                                                  | 60425          | Travel Meal Expense                                      | 10.50              |                       | 0                  |
| RAMP                                                  | 60425          | Housing department travel                                | 14.97              |                       | 0                  |
| RAMP                                                  | 60425          | Monthly subscription to LinkedIn                         | 52.49              |                       | 0                  |
| RAMP                                                  | 60425          | Travel Meal Expense                                      | 4.84               |                       | 0                  |
| <b>54-4410-4200 PROFESSIONAL SERVICES</b>             |                |                                                          |                    |                       |                    |
| SKINNER FAWCETT                                       | 1240           | Legal services for municipal and real estate matters.    | 87.50              |                       | 0                  |
| SKINNER FAWCETT                                       | 1240           | Legal services for municipal and real estate matters.    | 87.50              |                       | 0                  |
| VALLEY MAINTENANCE                                    | 5192-5         | Mold remediation services and related mitigation bill    | 1,243.49           |                       | 0                  |
| RIAN ROONEY                                           | 21             | INDEPENDENT CONTRACTOR FOR HOUSING DEPT                  | 11,295.00          | 25057                 | 0                  |
| BOULDER MOUNTAIN PROPERT                              | B3674          | Monthly management fee for property management services  | 320.00             |                       | 0                  |
| <b>54-4410-4210 LEASE TO LOCALS INCENTIVES</b>        |                |                                                          |                    |                       |                    |
| ROTA, NICOLE                                          | 061625         | Lease to locals final payment                            | 2,250.00           |                       | 0                  |
| DARLEY-EMERON, MICAL                                  | 061625         | Lease to locals final payment                            | 2,500.00           |                       | 0                  |
| PENROSE, LANA                                         | 061625         | Lease to locals final payment                            | 1,250.00           |                       | 0                  |
| <b>54-4410-4215 LEASE TO LOCALS PROF SERVICES</b>     |                |                                                          |                    |                       |                    |
| PLACEMATE, INC                                        | 1824           | Monthly L2L Program Support for May 2025                 | 6,000.00           |                       | 0                  |
| <b>54-4410-4250 LIFT TOWER LODGE PROFF SVCS</b>       |                |                                                          |                    |                       |                    |
| ESPINOZA ASSOCIATES FLOORI                            | EF1240         | Lift Tower Lodge Flooring Repairs                        | 4,764.38           |                       | 0                  |
| <b>54-4410-5200 LIFT TOWER LODGE UTILITIES</b>        |                |                                                          |                    |                       |                    |
| CITY OF KETCHUM                                       | APRL & MAY     | 59 - 703 S MAIN ST                                       | 1,405.70           |                       | 0                  |
| CLEAR CREEK DISPOSAL                                  | 0001814424     | Commercial waste removal monthly service with rental fee | 629.40             |                       | 0                  |
| INTERMOUNTAIN GAS                                     | 08335990225 0  | 08335990225 703 S Main St                                | 128.10             |                       | 0                  |
| <b>54-4410-5210 291 N 2ND AVE UTILITIES</b>           |                |                                                          |                    |                       |                    |
| CITY OF KETCHUM                                       | APRL & MAY     | 855 - 291 N 2ND AVE                                      | 388.26             |                       | 0                  |
| <b>54-4410-5900 LIFT TOWER LDG REPAIR &amp; MAINT</b> |                |                                                          |                    |                       |                    |
| CHATEAU DRUG CENTER                                   | 052825`        | Wall plates, washers, sink popup, extension cords        | 36.61              |                       | 0                  |
| CHATEAU DRUG CENTER                                   | 3003151        | LTL Repair Items                                         | 5.31               |                       | 0                  |
| CLEAR CREEK LAND CO. LLC                              | 0000049683     | Mobile storage rental and fees                           | 210.69             |                       | 0                  |
| CONSOLIDATED ELECTRICAL DI                            | GG39230        | Misc Electrical Items for LTL Repairs                    | 134.92             |                       | 0                  |
| RAMP                                                  | 60425          | Fridge and Freezer for LTL Kitchen                       | 2,226.96           |                       | 0                  |
| RAMP                                                  | 60425          | Repair supplies for LTL                                  | 28.65              |                       | 0                  |
| RAMP                                                  | 60425          | LTL - mattress covers                                    | 188.43             |                       | 0                  |
| RAMP                                                  | 60425          | Beds for LTL                                             | 2,188.83           |                       | 0                  |

| Vendor Name                                        | Invoice Number | Description                                                     | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|----------------------------------------------------|----------------|-----------------------------------------------------------------|--------------------|-----------------------|--------------------|
| RAMP                                               | 60425          | Microwave for LTL                                               | 126.35             |                       | 0                  |
| RAMP                                               | 60425          | Lampshades for LTL                                              | 249.25             |                       | 0                  |
| <b>54-4410-7100 PROPERTY ACQUISITION</b>           |                |                                                                 |                    |                       |                    |
| SUN VALLEY TITLE                                   | 06022025       | 141 BIRD DRIVE EARNEST MONEY                                    | 50,000.00          |                       | 0                  |
| Total COMMUNITY HOUSING EXPENSE:                   |                |                                                                 | 90,042.40          |                       |                    |
| Total COMMUNITY HOUSING:                           |                |                                                                 | 90,042.40          |                       |                    |
| <b>WATER FUND</b>                                  |                |                                                                 |                    |                       |                    |
| <b>63-3700-3600 REFUNDS &amp; REIMBURSEMENTS</b>   |                |                                                                 |                    |                       |                    |
| MENDELL, CECILY                                    | 052825         | Utility Bill Refund for Overpayment                             | 743.37             |                       | 0                  |
| Total :                                            |                |                                                                 | 743.37             |                       |                    |
| <b>WATER EXPENDITURES</b>                          |                |                                                                 |                    |                       |                    |
| <b>63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b> |                |                                                                 |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                         | 1068788        | Administration fees for FSA and HRA plans, May                  | 16.50              |                       | 0                  |
| <b>63-4340-3120 DATA PROCESSING</b>                |                |                                                                 |                    |                       |                    |
| BILLING DOCUMENT SPECIALIS                         | 100920         | Mailing and image processing with postage services              | 587.05             |                       | 0                  |
| <b>63-4340-3200 OPERATING SUPPLIES</b>             |                |                                                                 |                    |                       |                    |
| A.C. HOUSTON LUMBER CO.                            | 2505-883892    | Mend plate, gloves                                              | 35.94              |                       | 0                  |
| A.C. HOUSTON LUMBER CO.                            | 2506-886800    | Fir wood lath bundle                                            | 49.00              |                       | 0                  |
| CHATEAU DRUG CENTER                                | 053025         | Micro USB                                                       | 8.54               |                       | 0                  |
| CINTAS                                             | 4231885043     | Mat and cleaning supply rental services                         | 33.76              |                       | 0                  |
| D & B SUPPLY INC.                                  | 6106           | Work apparel                                                    | 103.46             |                       | 0                  |
| D & B SUPPLY INC.                                  | 9717           | Work apparel                                                    | 260.45             |                       | 0                  |
| INTEGRATED TECHNOLOGIES                            | 248001         | Contract print/copy base + usage charges, August-September 2024 | 61.07              |                       | 0                  |
| PIPECO, INC.                                       | S5887440.001   | Blue marking paint                                              | 142.70             |                       | 0                  |
| <b>63-4340-3250 LABORATORY/ANALYSIS</b>            |                |                                                                 |                    |                       |                    |
| MAGIC VALLEY LABS, INC.                            | 35067          | Drinking water testing and cooler return                        | 132.00             |                       | 0                  |
| RAMP                                               | 60425          | Material testing for asbestos in pipe                           | 108.15             |                       | 0                  |

| Vendor Name                                             | Invoice Number | Description                                              | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|---------------------------------------------------------|----------------|----------------------------------------------------------|--------------------|-----------------------|--------------------|
| <b>63-4340-3800 CHEMICALS</b>                           |                |                                                          |                    |                       |                    |
| OXARC INC                                               | 0032348517     | Sodium hypochlorite and delivery                         | 681.44             |                       | 0                  |
| <b>63-4340-4200 PROFESSIONAL SERVICES</b>               |                |                                                          |                    |                       |                    |
| GO-FER-IT                                               | 136579         | Courier shipments and delivery for lab samples           | 57.75              |                       | 0                  |
| AWSI/DISA                                               | 660973         | Annual membership renewal fee for FMCSA Consortium       | 133.68             |                       | 0                  |
| CLEAR SOLUTIONS ENGINEERI                               | 491            | WATER MODELING                                           | 15,990.00          | 24105                 | 0                  |
| <b>63-4340-5100 TELEPHONE &amp; COMMUNICATIONS</b>      |                |                                                          |                    |                       |                    |
| CENTURY LINK                                            | 333803119 051  | Monthly telecommunications service                       | 85.77              |                       | 0                  |
| SYRINGA NETWORKS, LLC                                   | 25MAY0309      | Monthly network and internet services                    | 325.00             |                       | 0                  |
| VERIZON WIRELESS                                        | 6113426377     | Monthly business wireless                                | 246.98             |                       | 0                  |
| <b>63-4340-5110 COMPUTER NETWORK</b>                    |                |                                                          |                    |                       |                    |
| RAMP                                                    | 60425          | Technology Upgrade Supplies                              | 155.00             |                       | 0                  |
| <b>63-4340-5200 UTILITIES</b>                           |                |                                                          |                    |                       |                    |
| IDAHO POWER                                             | 2203658592 05  | 2203658592 Boosters & Wells                              | 8,250.08           |                       | 0                  |
| <b>63-4340-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b> |                |                                                          |                    |                       |                    |
| MOUNTAINLAND SUPPLY COMP                                | S106977909.00  | Plumbing supply invoice for ROMAC service saddles        | 423.24             |                       | 0                  |
| Total WATER EXPENDITURES:                               |                |                                                          | 27,887.56          |                       |                    |
| Total WATER FUND:                                       |                |                                                          | 28,630.93          |                       |                    |
| <b>WATER CAPITAL IMPROVEMENT FUND</b>                   |                |                                                          |                    |                       |                    |
| <b>WATER CIP EXPENDITURES</b>                           |                |                                                          |                    |                       |                    |
| <b>64-4340-7650 WATER METERS</b>                        |                |                                                          |                    |                       |                    |
| FERGUSON ENTERPRISES, LLC                               | 0925033        | RADIO REPLACEMENT AND METERS                             | 10,838.07          | 25030                 | 0                  |
| <b>64-4340-7809 S. KETCHUM WATER LINE PROJ. A</b>       |                |                                                          |                    |                       |                    |
| S & C ASSOCIATES LLC                                    | 3439-3446      | Engineering consulting and plan review for city projects | 1,527.50           |                       | 0                  |
| ALTURAS LAW GROUP                                       | 5168           | Legal Services & Document Review                         | 721.00             |                       | 0                  |
| <b>64-4340-7810 S. KETCHUM WATER LINE PROJ. B</b>       |                |                                                          |                    |                       |                    |
| S & C ASSOCIATES LLC                                    | 3439-3446      | Engineering consulting and plan review for city projects | 1,527.50           |                       | 0                  |
| CANYON EXCAVATION. LLC                                  | 3159           | S KETCHUM REDUNDANT WATERLINE PROJECT B                  | 127,715.60         | 25073                 | 0                  |
| ALTURAS LAW GROUP                                       | 5168           | Legal Services & Document Review                         | 721.00             |                       | 0                  |

| Vendor Name                                        | Invoice Number | Description                                                      | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|----------------------------------------------------|----------------|------------------------------------------------------------------|--------------------|-----------------------|--------------------|
| Total WATER CIP EXPENDITURES:                      |                |                                                                  | 143,050.67         |                       |                    |
| Total WATER CAPITAL IMPROVEMENT FUND:              |                |                                                                  | 143,050.67         |                       |                    |
| <b>WASTEWATER FUND</b>                             |                |                                                                  |                    |                       |                    |
| <b>65-3700-3600 REFUNDS &amp; REIMBURSEMENTS</b>   |                |                                                                  |                    |                       |                    |
| TEOBALDO, GIL                                      | 053025         | Utility Bill Refund for Overpayment                              | 316.38             |                       | 0                  |
| MENDELL, CECILY                                    | 052825         | Utility Bill Refund for Overpayment                              | 2,089.69           |                       | 0                  |
| Total :                                            |                |                                                                  | 2,406.07           |                       |                    |
| <b>WASTEWATER EXPENDITURES</b>                     |                |                                                                  |                    |                       |                    |
| <b>65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b> |                |                                                                  |                    |                       |                    |
| NBS-NATIONAL BENEFIT SERVI                         | 1068788        | Administration fees for FSA and HRA plans, May                   | 49.25              |                       | 0                  |
| <b>65-4350-3120 DATA PROCESSING</b>                |                |                                                                  |                    |                       |                    |
| BILLING DOCUMENT SPECIALIS                         | 100920         | Mailing and image processing with postage services               | 587.04             |                       | 0                  |
| <b>65-4350-3200 OPERATING SUPPLIES</b>             |                |                                                                  |                    |                       |                    |
| A.C. HOUSTON LUMBER CO.                            | 2506-886275    | Pestblock                                                        | 25.98              |                       | 0                  |
| CHATEAU DRUG CENTER                                | 3005141        | Blaster                                                          | 13.29              |                       | 0                  |
| CINTAS                                             | 4231885043     | Mat and cleaning supply rental services                          | 59.66              |                       | 0                  |
| FEDEX                                              | 8-870-41952    | Shipping                                                         | 45.07              |                       | 0                  |
| INTEGRATED TECHNOLOGIES                            | 248001         | Contract print/copy base + usage charges, August-September 2024  | 22.67              |                       | 0                  |
| RAMP                                               | 60425          | Gloves                                                           | 74.66              |                       | 0                  |
| RAMP                                               | 60425          | GoJo Hand Conditioner                                            | 75.95              |                       | 0                  |
| <b>65-4350-3500 MOTOR FUELS &amp; LUBRICANTS</b>   |                |                                                                  |                    |                       |                    |
| NAPA AUTO PARTS                                    | 225510         | Motor oil                                                        | 13.56              |                       | 0                  |
| WARM SPRINGS AUTO PARTS LL                         | 209059         | Oil and brake parts                                              | 30.75              |                       | 0                  |
| <b>65-4350-3800 CHEMICALS</b>                      |                |                                                                  |                    |                       |                    |
| HACH                                               | 14499935       | Lab reagents and solutions supplies for water/wastewater testing | 419.19             |                       | 0                  |
| NORTH CENTRAL LABORATORI                           | 516382         | Lab supplies and buffer solutions for wastewater treatment       | 664.25             |                       | 0                  |
| THATCHER COMPANY, INC.                             | 2025100106458  | ALUMINUM SULFATE                                                 | 8,438.90           | 24048                 | 0                  |
| THATCHER COMPANY, INC.                             | 2025100107367  | Chlorine Totes                                                   | 3,709.93           |                       | 0                  |

| Vendor Name                                             | Invoice Number | Description                                            | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|---------------------------------------------------------|----------------|--------------------------------------------------------|--------------------|-----------------------|--------------------|
| UNIVAR SOLUTIONS USA INC                                | 53048236       | UNIVAR COAGULANT 1160                                  | 12,099.00          | 25129                 | 0                  |
| <b>65-4350-4200 PROFESSIONAL SERVICES</b>               |                |                                                        |                    |                       |                    |
| ANALYTICAL LABORATORIES, I                              | 2503020        | Wastewater sample metal analysis                       | 280.14             |                       | 0                  |
| ANALYTICAL LABORATORIES, I                              | 2504203        | Lab analysis for monitoring samples                    | 1,378.19           |                       | 0                  |
| AWSI/DISA                                               | 660973         | Annual membership renewal fee for FMCSA Consortium     | 133.67             |                       | 0                  |
| <b>65-4350-5100 TELEPHONE &amp; COMMUNICATIONS</b>      |                |                                                        |                    |                       |                    |
| SYRINGA NETWORKS, LLC                                   | 25MAY0309      | Monthly network and internet services                  | 325.00             |                       | 0                  |
| VERIZON WIRELESS                                        | 6113260906     | Cellular service                                       | 41.74              |                       | 0                  |
| <b>65-4350-5110 COMPUTER NETWORK</b>                    |                |                                                        |                    |                       |                    |
| RAMP                                                    | 60425          | Technology Upgrade Supplies                            | 154.99             |                       | 0                  |
| <b>65-4350-5200 UTILITIES</b>                           |                |                                                        |                    |                       |                    |
| INTERMOUNTAIN GAS                                       | 58208688554 0  | 58208688554 110 River Ranch Rd Mechanical              | 15.45              |                       | 0                  |
| <b>65-4350-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>       |                |                                                        |                    |                       |                    |
| NAPA AUTO PARTS                                         | 224890         | Exhaust Clamp                                          | 19.94              |                       | 0                  |
| NAPA AUTO PARTS                                         | 224891         | Exhaust pipe                                           | 25.19              |                       | 0                  |
| NORTHWEST EQUIP SALES MAC                               | XA102001596:   | Mufflers and links                                     | 487.27             |                       | 0                  |
| WARM SPRINGS AUTO PARTS LL                              | 208938         | Heavy duty clamp                                       | 7.95               |                       | 0                  |
| <b>65-4350-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b> |                |                                                        |                    |                       |                    |
| CLEARWATER POWER EQUIPME                                | 79667          | Lawnmower housing charge pump                          | 42.49              |                       | 0                  |
| PIPECO, INC.                                            | S5926415.001   | Irrigation and plumbing supply                         | 102.05             |                       | 0                  |
| WESTERN STATES CAT                                      | IN003204878    | Routine generator maintenance and load testing service | 2,205.65           |                       | 0                  |
| RAMP                                                    | 60425          | Alum Tubing                                            | 409.91             |                       | 0                  |
| RAMP                                                    | 60425          | Thermometer                                            | 33.99              |                       | 0                  |
| RAMP                                                    | 60425          | Two post hoist for WW shop                             | 3,059.00           |                       | 0                  |
| <b>65-4350-6900 COLLECTION SYSTEM SERVICES/CHA</b>      |                |                                                        |                    |                       |                    |
| A.C. HOUSTON LUMBER CO.                                 | 2505-883551    | Lumber roofing felt                                    | 40.32              |                       | 0                  |
| VERIZON WIRELESS                                        | 6113260906     | Cellular service                                       | 174.50             |                       | 0                  |
| RAMP                                                    | 60425          | Collections air hose                                   | 14.99              |                       | 0                  |
| RAMP                                                    | 60425          | Collections air compressor                             | 399.99             |                       | 0                  |
| RAMP                                                    | 60425          | Collections cement mixer                               | 349.99             |                       | 0                  |
| RAMP                                                    | 60425          | Collections communication headsets                     | 403.00             |                       | 0                  |
| Total WASTEWATER EXPENDITURES:                          |                |                                                        | 36,434.56          |                       |                    |

| Vendor Name                                            | Invoice Number | Description                                                | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|--------------------------------------------------------|----------------|------------------------------------------------------------|--------------------|-----------------------|--------------------|
| Total WASTEWATER FUND:                                 |                |                                                            | 38,840.63          |                       |                    |
| <b>WASTEWATER CAPITAL IMPROVE FND</b>                  |                |                                                            |                    |                       |                    |
| <b>WASTEWATER CIP EXPENDITURES</b>                     |                |                                                            |                    |                       |                    |
| <b>67-4350-7815 AERATION BASINS BLOWERS &amp; ELEC</b> |                |                                                            |                    |                       |                    |
| KETCHUM COMPUTERS, INC.                                | 21099          | Network switch programming and setup services              | 720.00             |                       | 0                  |
| LUTZ RENTALS                                           | 163335-1       | Rental equipment for trencher and loader                   | 253.00             |                       | 0                  |
| RSCI                                                   | 568-010        | AERATION UPGRADES CONSTRUCTION                             | 395,115.10         | 24073                 | 0                  |
| RAMP                                                   | 60425          | Cable Support Grips                                        | 146.92             |                       | 0                  |
| <b>67-4350-7818 ROTARY DRUM THICK &amp; DEWATERING</b> |                |                                                            |                    |                       |                    |
| LUTZ RENTALS                                           | 163371-1       | Rental for gas chain saw and equipment protection          | 101.23             |                       | 0                  |
| Total WASTEWATER CIP EXPENDITURES:                     |                |                                                            | 396,336.25         |                       |                    |
| Total WASTEWATER CAPITAL IMPROVE FND:                  |                |                                                            | 396,336.25         |                       |                    |
| <b>PARKS/REC DEV TRUST FUND</b>                        |                |                                                            |                    |                       |                    |
| <b>PARKS/REC TRUST EXPENDITURES</b>                    |                |                                                            |                    |                       |                    |
| <b>93-4900-6820 KETCHUM ARTS COMMISSION</b>            |                |                                                            |                    |                       |                    |
| ED MCCARTHY                                            | 05062025       | INSTALLATION OF ARTWORK                                    | 3,500.00           |                       | 0                  |
| SQUIRE BROEL                                           | 050625         | ARTWORK INSTALLATION                                       | 3,500.00           |                       | 0                  |
| De Felice, Anna C                                      | 050325         | Call to artist stiped crosswalk design for "Huckleberries" | 1,000.00           |                       | 0                  |
| <b>93-4900-7700 WATCH ME GROW GARDEN</b>               |                |                                                            |                    |                       |                    |
| WEBB LANDSCAPING                                       | B-IN-202610    | Bulk compost                                               | 99.99              |                       | 0                  |
| <b>93-4900-7950 WARM SPRINGS PRESR-RESTORATION</b>     |                |                                                            |                    |                       |                    |
| ENOURATO, LISA                                         | 117            | Consulting support for city projects in May 2025           | 1,700.00           |                       | 101                |
| STUDIO SUPERBLOOM, LLC                                 | WSP-042        | WSP - Construction Phase Support                           | 2,458.08           | 25131                 | 101                |
| STUDIO SUPERBLOOM, LLC                                 | WSP-042        | WSP - Construction Phase Support                           | 2,565.67           | 25131                 | 100                |
| Total PARKS/REC TRUST EXPENDITURES:                    |                |                                                            | 14,823.74          |                       |                    |
| Total PARKS/REC DEV TRUST FUND:                        |                |                                                            | 14,823.74          |                       |                    |
| <b>DEVELOPMENT TRUST FUND</b>                          |                |                                                            |                    |                       |                    |

| Vendor Name                           | Invoice Number | Description                | Net Invoice Amount | Purchase Order Number | GL Activity Number |
|---------------------------------------|----------------|----------------------------|--------------------|-----------------------|--------------------|
| <b>94-3700-8118 CANYON EXCAVATION</b> |                |                            |                    |                       |                    |
| CANYON EXCAVATION. LLC                | 06042025       | CORRECTION REFUND BID BOND | 15,528.75          |                       | 0                  |
| CANYON EXCAVATION. LLC                | 06052025.1     | CORRECTION REFUND BID BOND | 10.00              |                       | 0                  |
| Total :                               |                |                            | 15,538.75          |                       |                    |
| Total DEVELOPMENT TRUST FUND:         |                |                            | 15,538.75          |                       |                    |
| Grand Totals:                         |                |                            | 1,111,316.38       |                       |                    |

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 Report and Financial Statement period ending May 31, 2025.

**Reasons for Recommendation:**

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

The Monthly Financial Report provides an executive summary of the financial statement with the addition of visual representations. The Financial Statement provides the complete detail of all accounts both from the standpoint of an income statement and balance sheet.

**Sustainability Impact:**

No Sustainability impact

**Financial Impact:**

No Financial Impact

**Attachments:**

- 1. Monthly Financial Report FYTD May
- 2. FY 2025 Financial Statement FYTD May

# MONTHLY FINANCIAL REPORT

MAY 2025



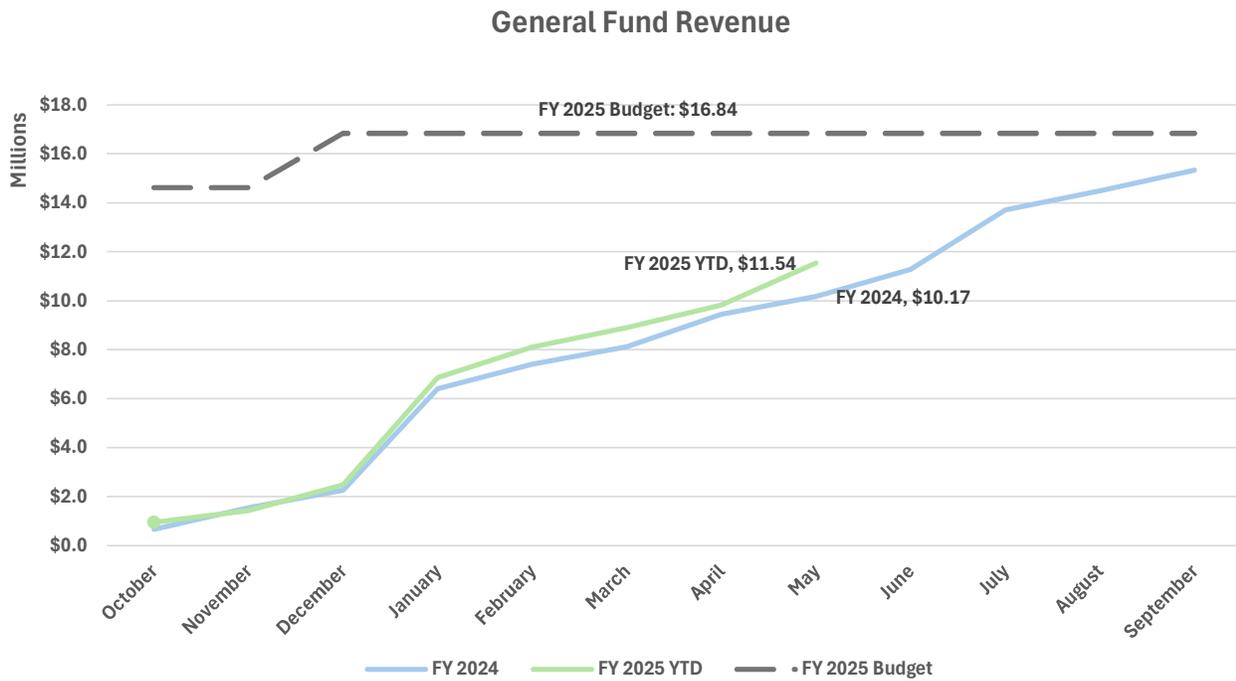
## Report Contents

|                                                 |             |
|-------------------------------------------------|-------------|
| 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.

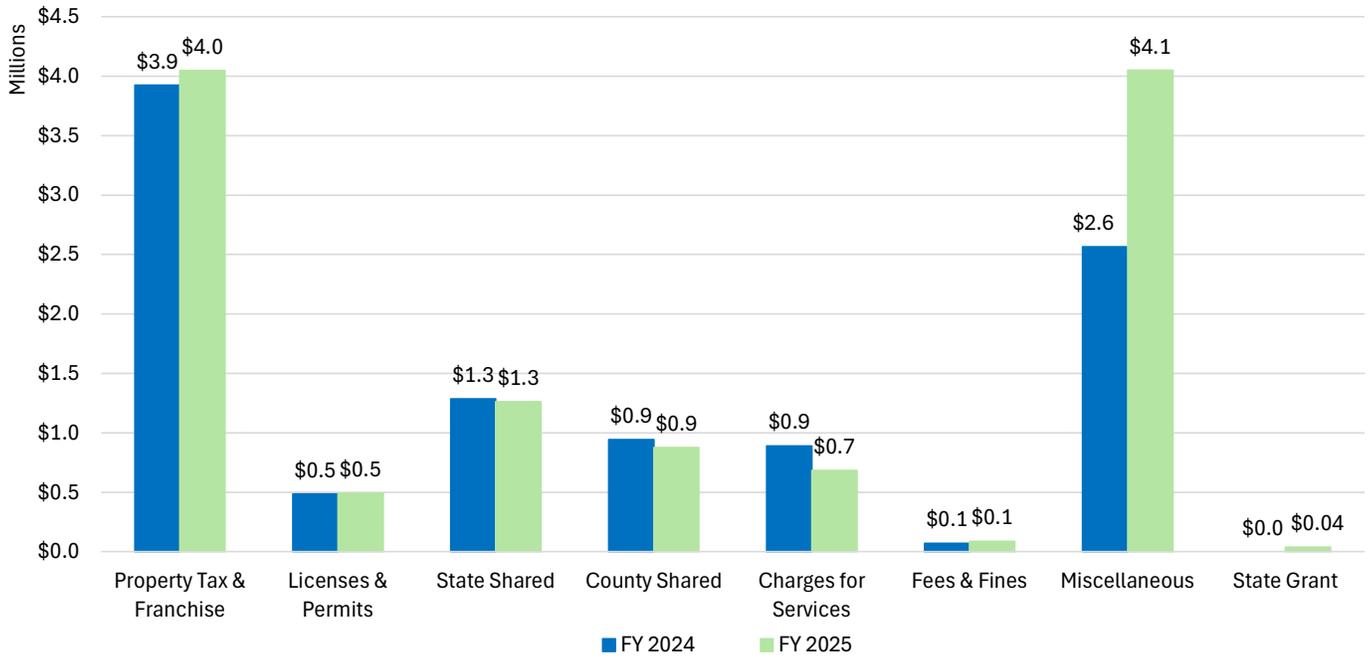
[ketchumidaho.org/administration/page/revenue-expenditure-report](http://ketchumidaho.org/administration/page/revenue-expenditure-report)

# General Fund



General Fund revenues are up \$1.4k, or 13.5%, 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 donations received from the Wood River Land Trust for Warm Springs (\$690k) which will be reclassified to the Capital Fund.

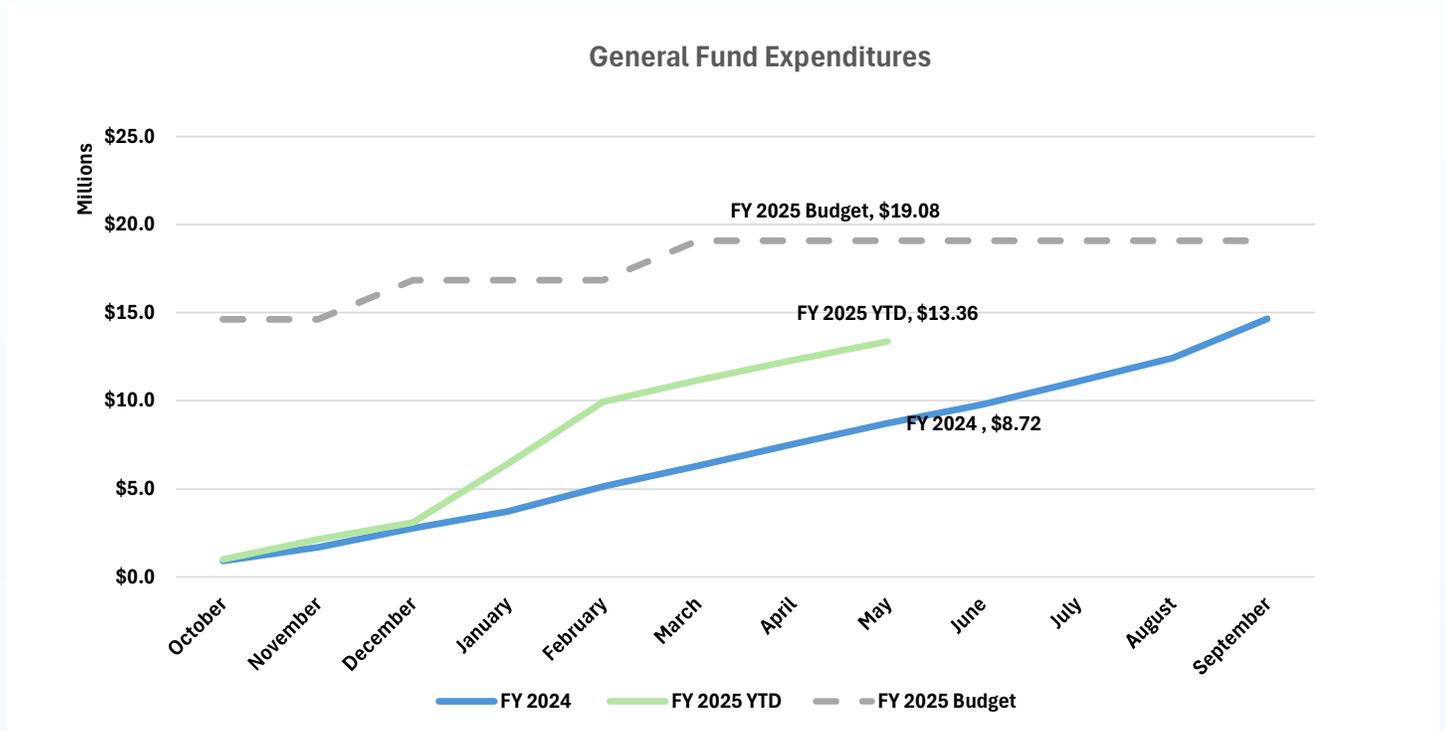
### General Fund Revenues by Category YTD



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

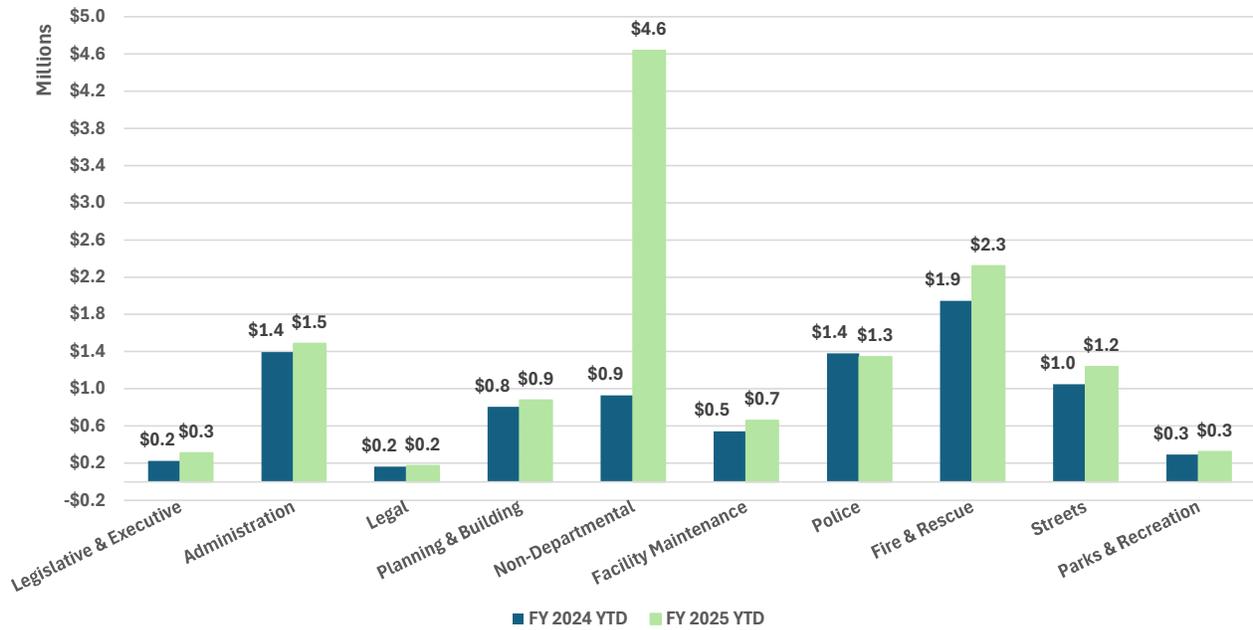


# General Fund Expenditures



General Fund Expenditures are up \$4.6M, or 53%, 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.
- **Police:** Expenses are down year-over-year due to the timing of contract payments made to the Blaine County Sheriff's Office.
- **Fire & Rescue:** Paid on-call, working out of class, and overtime expenses are all tracking above FY 2024. The Fire department continues to take operational measures to control these expenses.
- **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

## FY 2025 FUND STATUS/PROJECTION

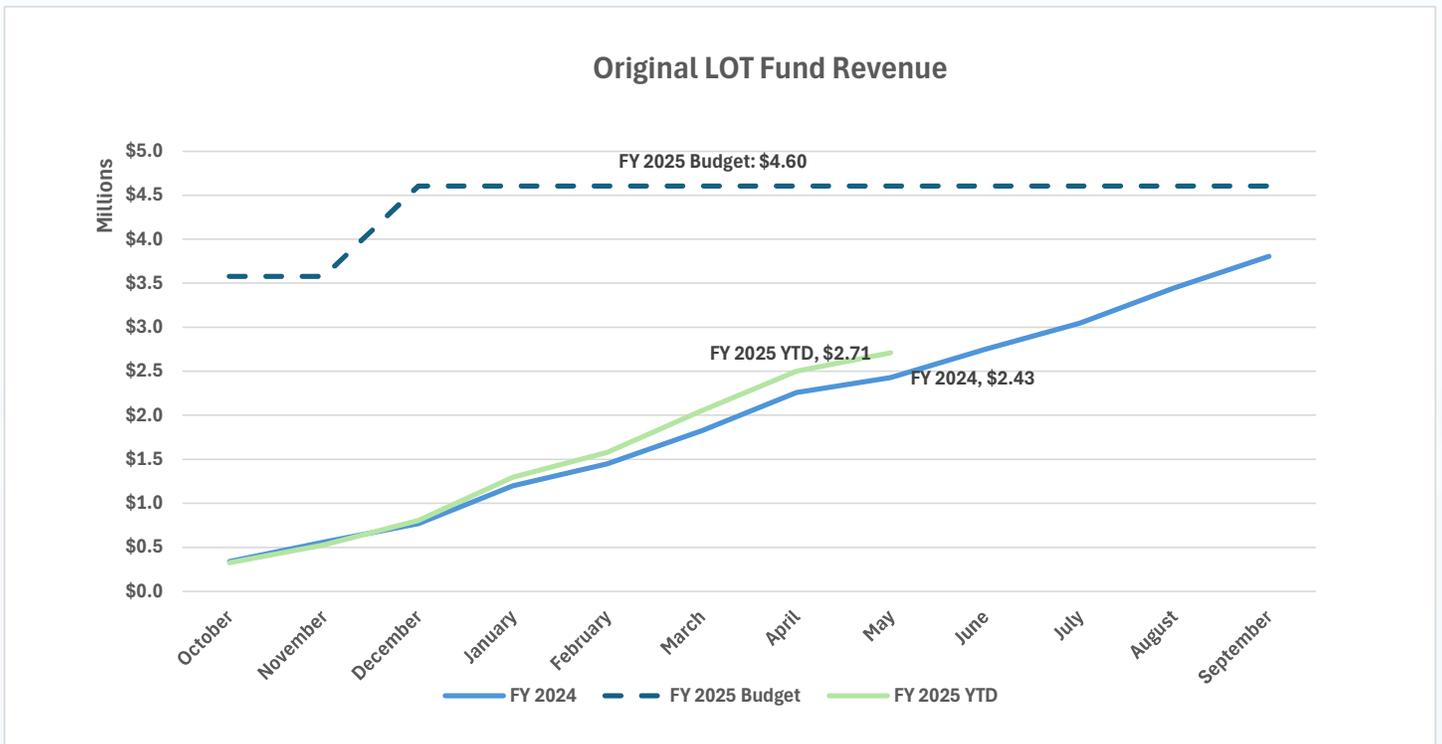
as of 05/31/2025

|    |                                                    |                  |
|----|----------------------------------------------------|------------------|
| 1  | <b>FY 2025 Beginning Fund Balance</b>              | <b>5,250,319</b> |
|    | <b>FY 2025 BUDGET</b>                              |                  |
|    | <b>REVENUES</b>                                    |                  |
| 2  | Approved Budget                                    | 3,387,678        |
| 3  | YTD Revenue                                        | 2,885,259        |
|    | <b>EXPENDITURES</b>                                |                  |
| 4  | Approved Budget                                    | 6,994,411        |
| 5  | YTD Expenditures                                   | 2,935,557        |
| 6  | <b>Net Position</b>                                | <b>(50,298)</b>  |
| 7  | <b>Current Fund Balance</b>                        | <b>5,200,022</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

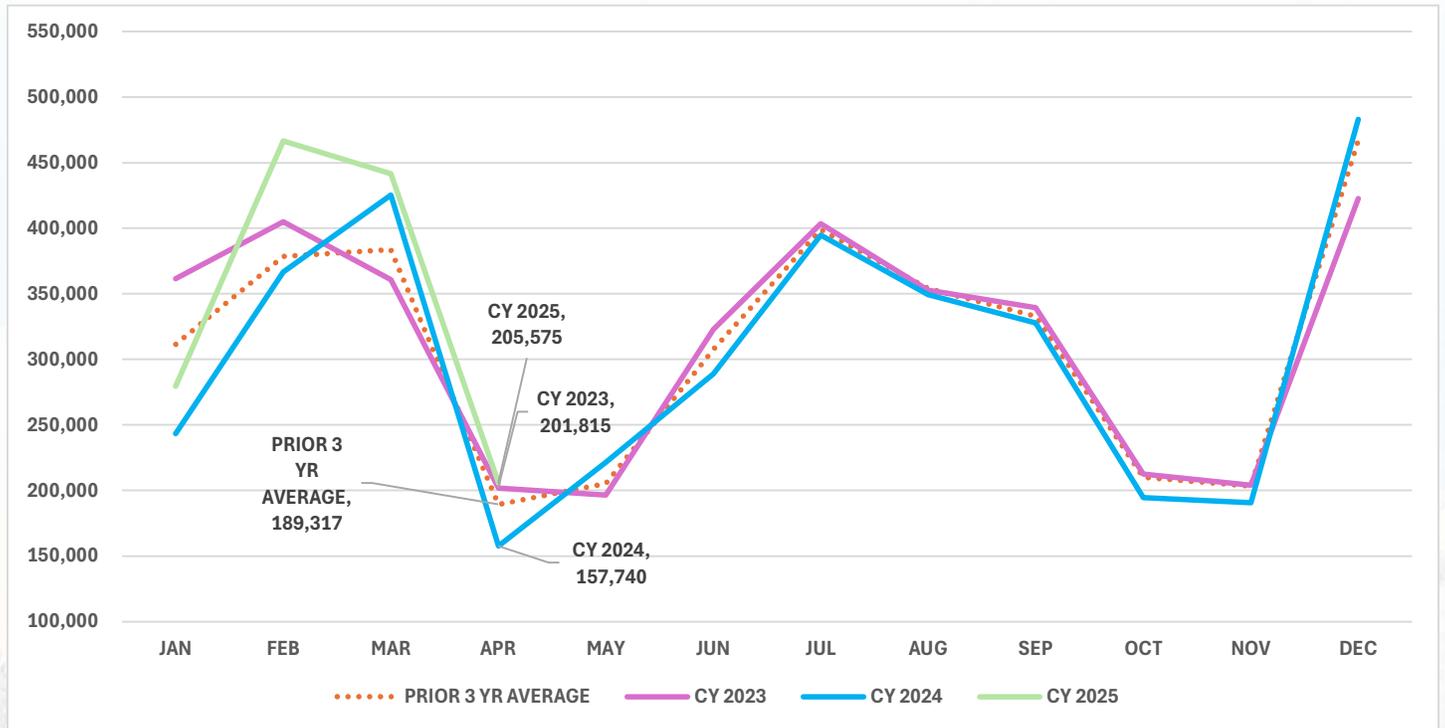


# Original LOT Fund



Original LOT revenues are up \$285k, or 11.8%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.

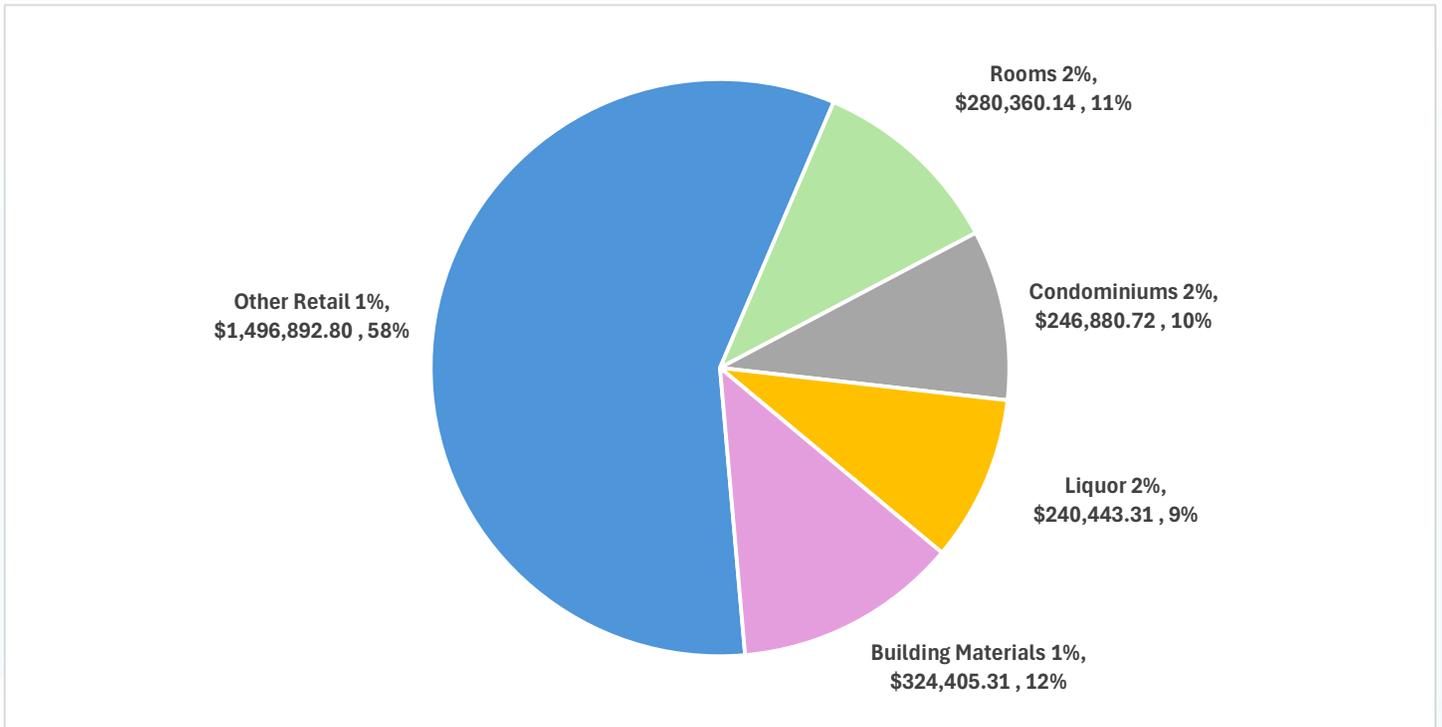
# Original LOT "Month of Sale" Data



April 2025 month-of-sale receipts were up \$47k, or 13.0%, compared to April 2024 and 8.6% above the previous three-year average.

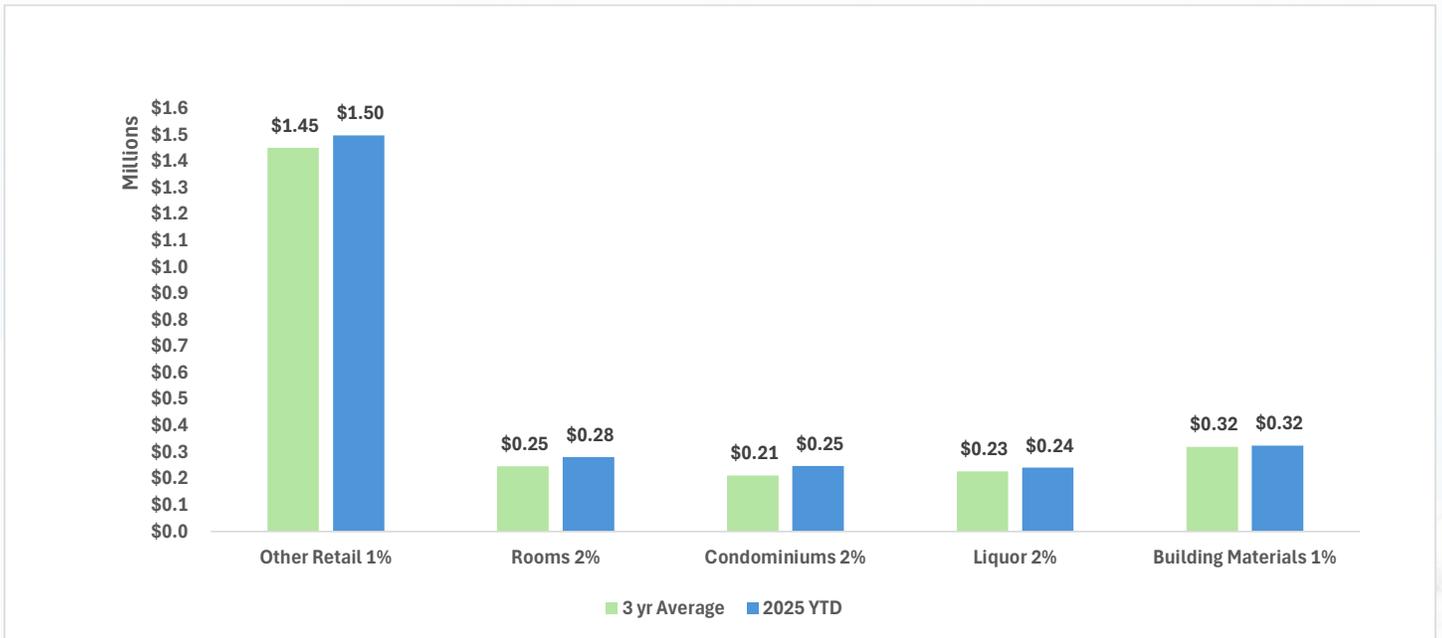


# Original LOT Sector Percentage of Total



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

# Original LOT Sector Performance



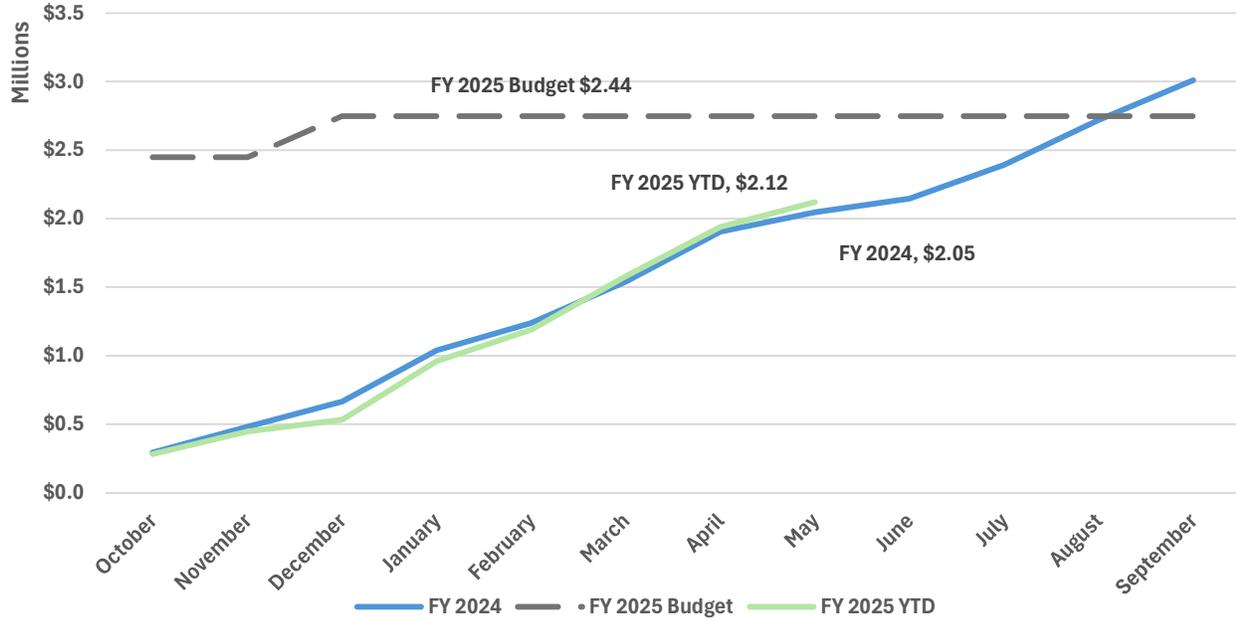
The chart above shows the current 2025 fiscal year-to-date amount for each business sector compared to the prior three-year average. April 2025 LOT proved to be a strong month-of-sale compared to years prior. Based on fiscal year-to-date totals, here is how each sector compares to the previous 3-year average:

- Retail: Up 3.2%
- Rooms: Up 14.0%
- Condominiums: Up 16.5%
- Liquor: Up 5.9%
- Building Materials: Up 1.2%



# Additional LOT Fund

## Additional 1% LOT Fund Revenue



Additional LOT fund revenue received in May 2025 was up \$43k, or 30.8%, compared to May 2024. Year-to-date Additional LOT collections are up by \$76k or 3.7%.

# In-Lieu Housing Fund

**FY 2025 Beginning Fund Balance** **1,779,662**

## **FY 2025 BUDGET**

### **REVENUES**

Approved Budget

YTD Revenue

### **YTD**

2,394,874

29,499

### **EXPENDITURES**

Approved Budget

YTD Expenditures

2,394,874

1,180,000

**Net Position**

**(1,150,501)**

**Current Fund Balance**

**629,161**

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

200 N. Leadville

140 W. 2nd

Limelight Hotel Conversion

108 Ritchie Drive Townhowns

421,650

450,600

466,200

2,453,000

**Total**

**3,791,450**



# Community Housing Fund

**FY 2025 Beginning Fund Balance** **128,744**

## **FY 2025 BUDGET**

### **REVENUES**

**YTD**

Approved Budget 3,074,045

YTD Revenue 2,986,652

### **EXPENDITURES**

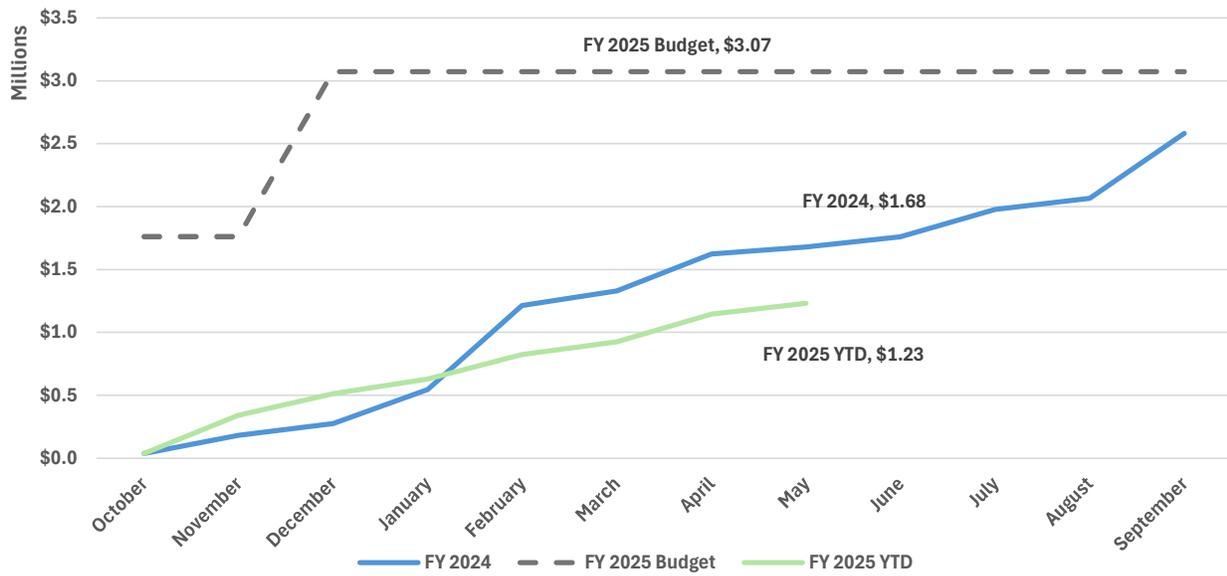
Approved Budget 2,992,315

YTD Expenditures 1,231,720

**Net Position** **1,754,932**

**Current Fund Balance** **1,883,676**

## Community Housing Fund Expenses



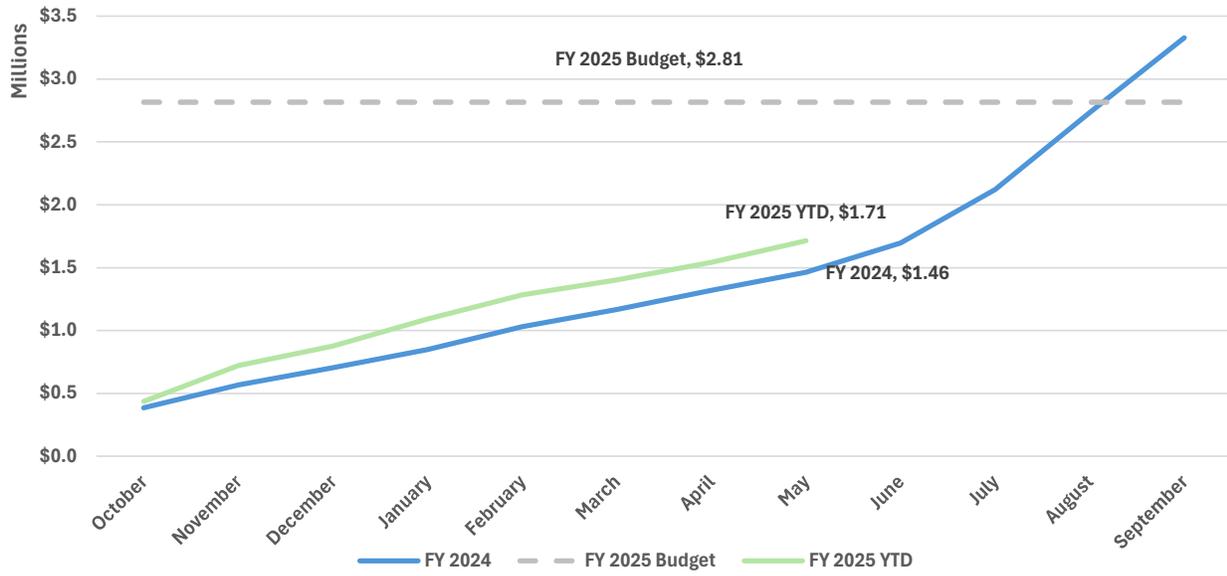
FY 2025 year-to-date expenses are down \$481k, or 42%. This is due to the timing of Deed Restriction program expenses.



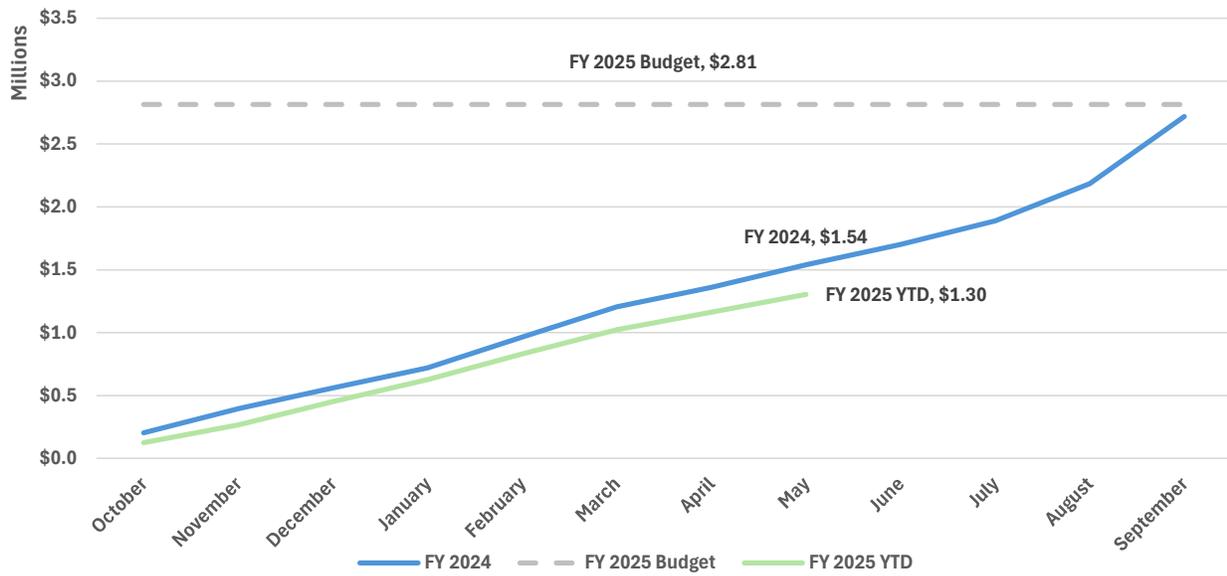
# Enterprise Funds

## Water Fund

### Water Fund Revenue



## Water Fund Expenditures



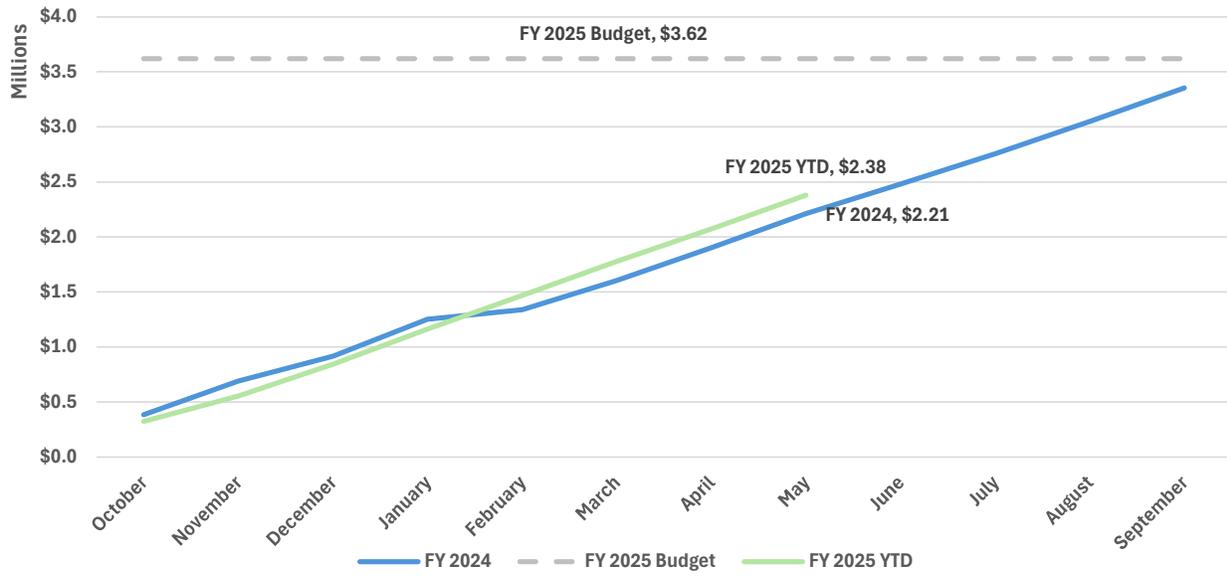
Water Fund Operational revenue and expenditures are tracking within expectations.

The Water Operational Fund remains in solid financial position, with approximately \$4.4 million in cash & investments, while the Water Capital Fund has approximately \$914k in cash & investments. Both of these amounts are needed for financial stability to account for emergency reserves and the execution of the long-term capital plan.

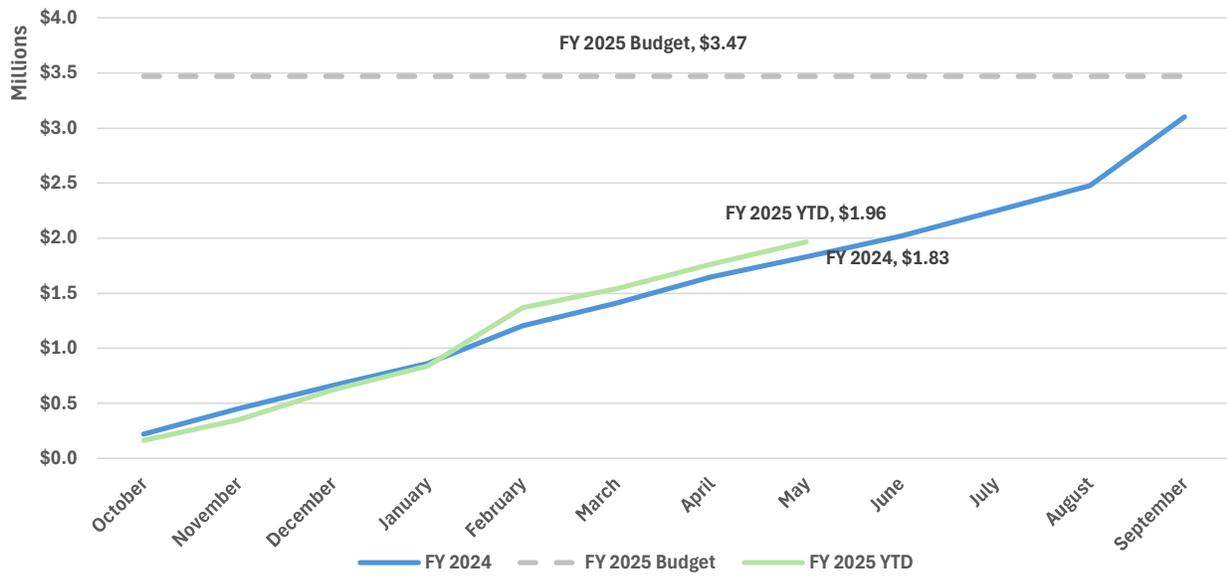


# Wastewater Funds

## Wastewater Fund Revenue



## Wastewater Fund Expenditures



Wastewater Fund Operational revenues and expenditures are tracking within expectations.

The Wastewater Operational Fund remains in a solid financial position, with approximately \$3.3 million in cash & investments, while the Wastewater Capital Fund has approximately \$7.5 million in cash & investments, due to bond proceeds that will be spent in the short term as part of the capital improvement plan. The Wastewater Funds are in a good financial position to foster long-term stability while investing heavily in infrastructure needs.



CITY OF KETCHUM  
 COMBINED CASH INVESTMENT  
 MAY 31, 2025

COMBINED CASH ACCOUNTS

|              |                                |                 |
|--------------|--------------------------------|-----------------|
| 99-1010-0000 | CASH - COMBINED CHECKING       | 1,845,295.00    |
| 99-1020-0000 | CASH - XPRESS DEPOSIT ACCOUNT  | 65,167.76       |
| 99-1030-0000 | CASH - PARKING OPERATIONS      | 32,239.35       |
| 99-1050-0000 | CASH - GRANTS & STR PERMITTING | 12,560.00       |
| 99-1173-0000 | CASH CLEARING-BUSINESS LICENSE | ( 489.00)       |
| 99-1174-0000 | CASH CLEARING-ACCTS.RECEIVABLE | 1,350.42        |
| 99-1175-0000 | CASH CLEARING - UTILITY BILLNG | ( 387,902.71)   |
| 99-1176-0000 | CASH CLEARING - SALES TAX      | ( 285,321.48)   |
|              | TOTAL COMBINED CASH            | 1,282,899.34    |
| 99-1000-0000 | CASH ALLOCATED TO OTHER FUNDS  | ( 1,282,899.34) |
|              | TOTAL UNALLOCATED CASH         | <u>.00</u>      |

CASH ALLOCATION RECONCILIATION

|    |                                                   |                 |
|----|---------------------------------------------------|-----------------|
| 1  | ALLOCATION TO GENERAL FUND                        | ( 3,602,373.66) |
| 2  | ALLOCATION TO WAGON DAYS FUND                     | ( 41,620.88)    |
| 3  | ALLOCATION TO GENERAL CAPITAL IMPROVEMENT FD      | 1,510,720.75    |
| 22 | ALLOCATION TO ORIGINAL LOT FUND                   | ( 295,019.12)   |
| 25 | ALLOCATION TO ADDITIONAL1%-LOT FUND               | 198,220.17      |
| 41 | ALLOCATION TO FIRE BOND FUND                      | 290,828.22      |
| 52 | ALLOCATION TO IN-LIEU HOUSING FUND                | ( 335,803.34)   |
| 54 | ALLOCATION TO COMMUNITY HOUSING                   | 1,612,901.09    |
| 63 | ALLOCATION TO WATER FUND                          | 715,634.65      |
| 64 | ALLOCATION TO WATER CAPITAL IMPROVEMENT FUND      | 201,749.01      |
| 65 | ALLOCATION TO WASTEWATER FUND                     | 391,539.44      |
| 67 | ALLOCATION TO WASTEWATER CAPITAL IMPROVE FND      | 376,678.18      |
| 90 | ALLOCATION TO POLICE TRUST FUND                   | 735.60          |
| 93 | ALLOCATION TO PARKS/REC DEV TRUST FUND            | ( 132,965.13)   |
| 94 | ALLOCATION TO DEVELOPMENT TRUST FUND              | 380,394.81      |
| 98 | ALLOCATION TO URBAN RENEWAL AGENCY                | 11,279.54       |
|    | TOTAL ALLOCATIONS TO OTHER FUNDS                  | 1,282,899.33    |
|    | ALLOCATION FROM COMBINED CASH FUND - 99-1000-0000 | ( 1,282,899.34) |
|    | ZERO PROOF IF ALLOCATIONS BALANCE                 | <u>( .01)</u>   |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

GENERAL FUND

ASSETS

|              |                                |   |               |              |
|--------------|--------------------------------|---|---------------|--------------|
| 01-1000-0000 | CASH - COMBINED                | ( | 3,602,373.66) |              |
| 01-1030-0000 | PETTY CASH                     |   | 324.00        |              |
| 01-1050-0000 | TAXES RECEIVABLE--CURRENT      |   | 46,277.53     |              |
| 01-1100-0000 | ACCOUNTS RECEIVABLE - A/R      | ( | 41,659.08)    |              |
| 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 |   | 401,261.60    |              |
| 01-1510-0000 | INVESTMENTS--GENERAL FUND #911 |   | 8,777,856.14  |              |
|              |                                |   |               |              |
|              | TOTAL ASSETS                   |   |               | 5,994,711.17 |

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  | ( | 39.77)     |           |
| 01-2171-9000 | P/R DEDUC PBL--HEALTH INSURANC |   | 6,693.95   |           |
| 01-2172-1000 | P/R DEDUC PBL--AFLAC INSURANCE |   | .19        |           |
| 01-2172-2000 | P/R DEDUC PBL--STD & LTD       | ( | 83.23)     |           |
| 01-2172-3000 | P/R DEDUC PBL--DELTA DENTAL    |   | 16.00      |           |
| 01-2173-0000 | P/R DEDUC PBL--RETIREMENT      |   | .07        |           |
| 01-2175-8000 | P/R DEDUC PBL--EMP CAF FSA-MD  |   | 116,952.22 |           |
| 01-2175-9000 | P/R DEDUC PBL--EMP CAF FSA-DC  | ( | 18,740.02) |           |
| 01-2300-0000 | DEPOSITS-PARKS & EVENTS        |   | 14,300.00  |           |
| 01-2310-0000 | DEPOSITS-STREET DIG PERMIT     |   | 5,000.00   |           |
|              |                                |   |            |           |
|              | TOTAL LIABILITIES              |   |            | 59,019.05 |

FUND EQUITY

|              |                                 |   |               |              |
|--------------|---------------------------------|---|---------------|--------------|
|              | UNAPPROPRIATED FUND BALANCE:    |   |               |              |
| 01-2710-0000 | GENERAL FUND BALANCE            |   | 8,032,792.55  |              |
|              | REVENUE OVER EXPENDITURES - YTD | ( | 2,097,100.43) |              |
|              |                                 |   |               |              |
|              | BALANCE - CURRENT DATE          |   |               | 5,935,692.12 |
|              |                                 |   |               |              |
|              | TOTAL FUND EQUITY               |   |               | 5,935,692.12 |
|              |                                 |   |               |              |
|              | TOTAL LIABILITIES AND EQUITY    |   |               | 5,994,711.17 |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL     | YTD ACTUAL          | BUDGET              | UNEARNED            | PCNT        |
|---------------------------------------------|-------------------|---------------------|---------------------|---------------------|-------------|
| <u>PROPERTY TAX &amp; FRANCHISE</u>         |                   |                     |                     |                     |             |
| 01-3100-1000 GENERAL PROPERTY TAXES         | 43,701.48         | 3,595,528.55        | 5,228,548.83        | 1,633,020.28        | 68.8        |
| 01-3100-1010 PROPERTY TAX CONTINGENCY       | .00               | .00                 | 30,000.00           | 30,000.00           | .0          |
| 01-3100-1050 PROPERTY TAX REPLACEMENT       | .00               | 6,825.18            | 11,714.19           | 4,889.01            | 58.3        |
| 01-3100-6110 GAS FRANCHISE                  | 49,004.12         | 90,445.60           | 100,000.00          | 9,554.40            | 90.5        |
| 01-3100-6120 T.V. CABLE FRANCHISE           | 35,378.94         | 100,746.71          | 150,000.00          | 49,253.29           | 67.2        |
| 01-3100-6130 WATER UTILITY ROW FEE (5%)     | 11,346.76         | 90,774.08           | 136,161.11          | 45,387.03           | 66.7        |
| 01-3100-6140 WASTEWATER UTILITY ROW FEE(5%) | 11,956.42         | 95,651.36           | 143,477.09          | 47,825.73           | 66.7        |
| 01-3100-6150 SOLID WASTE FRANCHISE          | .00               | 59,808.39           | 95,000.00           | 35,191.61           | 63.0        |
| 01-3100-9000 PENALTY & INTEREST ON TAXES    | 904.70            | 8,712.02            | 15,000.00           | 6,287.98            | 58.1        |
| <b>TOTAL PROPERTY TAX &amp; FRANCHISE</b>   | <b>152,292.42</b> | <b>4,048,491.89</b> | <b>5,909,901.22</b> | <b>1,861,409.33</b> | <b>68.5</b> |
| <u>LICENSES &amp; PERMITS</u>               |                   |                     |                     |                     |             |
| 01-3200-1110 BEER LICENSES                  | 383.40            | 2,216.66            | 12,700.00           | 10,483.34           | 17.5        |
| 01-3200-1120 LIQUOR LICENSES                | 559.61            | 2,209.25            | 8,400.00            | 6,190.75            | 26.3        |
| 01-3200-1130 WINE LICENSES                  | 295.47            | 2,723.77            | 13,500.00           | 10,776.23           | 20.2        |
| 01-3200-1140 CATERING PERMITS               | 150.00            | 610.00              | 1,500.00            | 890.00              | 40.7        |
| 01-3200-1150 OFF-SITE BUS./SPECIAL EVENTS P | 2,455.00          | 9,402.50            | 20,000.00           | 10,597.50           | 47.0        |
| 01-3200-1400 BUSINESS LICENSES              | 1,543.06          | 24,608.23           | 3,300.00            | ( 21,308.23)        | 745.7       |
| 01-3200-1410 SHORT TERM RENTAL LICENSES     | .00               | 42,878.36           | 204,624.00          | 161,745.64          | 21.0        |
| 01-3200-1520 TAXI-LIMO PERMITS              | .00               | 2,765.00            | 2,500.00            | ( 265.00)           | 110.6       |
| 01-3200-2100 BUILDING PERMITS               | 42,501.30         | 312,582.85          | 305,000.00          | ( 7,582.85)         | 102.5       |
| 01-3200-2140 RIGHT-OF-WAY PERMITS           | 1,500.00          | 13,225.00           | 4,000.00            | ( 9,225.00)         | 330.6       |
| 01-3200-2160 STREET EXCAVATION PERMIT FEE   | 200.00            | 750.00              | 1,500.00            | 750.00              | 50.0        |
| <b>TOTAL LICENSES &amp; PERMITS</b>         | <b>49,587.84</b>  | <b>413,971.62</b>   | <b>577,024.00</b>   | <b>163,052.38</b>   | <b>71.7</b> |
| <u>GRANTS</u>                               |                   |                     |                     |                     |             |
| 01-3300-4100 STATE GRANTS                   | 10,425.00         | 39,162.60           | .00                 | ( 39,162.60)        | .0          |
| <b>TOTAL GRANTS</b>                         | <b>10,425.00</b>  | <b>39,162.60</b>    | <b>.00</b>          | <b>( 39,162.60)</b> | <b>.0</b>   |
| <u>STATE OF IDAHO SHARED REVENUE</u>        |                   |                     |                     |                     |             |
| 01-3310-5100 STATE LIQUOR APPORTIONMENT     | 69,181.00         | 207,543.00          | 395,000.00          | 187,457.00          | 52.5        |
| 01-3310-5200 HIGHWAY USER'S REVENUE - STREE | 46,648.86         | 138,332.53          | 195,071.00          | 56,738.47           | 70.9        |
| 01-3310-5600 STATE SHARED REVENUE           | .00               | 916,572.68          | 1,086,365.00        | 169,792.32          | 84.4        |
| <b>TOTAL STATE OF IDAHO SHARED REVENUE</b>  | <b>115,829.86</b> | <b>1,262,448.21</b> | <b>1,676,436.00</b> | <b>413,987.79</b>   | <b>75.3</b> |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                            | PERIOD ACTUAL       | YTD ACTUAL        | BUDGET              | UNEARNED          | PCNT        |
|--------------------------------------------|---------------------|-------------------|---------------------|-------------------|-------------|
| <u>COUNTY SHARED REVENUE</u>               |                     |                   |                     |                   |             |
| 01-3320-8400 COUNTY COURT FINES            | 5,598.89            | 34,822.33         | 50,000.00           | 15,177.67         | 69.6        |
| 01-3320-8600 COUNTY AMBULANCE CONTRACT     | .00                 | 842,538.08        | 1,685,076.00        | 842,537.92        | 50.0        |
| <b>TOTAL COUNTY SHARED REVENUE</b>         | <b>5,598.89</b>     | <b>877,360.41</b> | <b>1,735,076.00</b> | <b>857,715.59</b> | <b>50.6</b> |
| <u>CHARGES FOR SERVICES</u>                |                     |                   |                     |                   |             |
| 01-3400-1100 PLANNING FEES                 | 18,900.00           | 98,333.00         | 90,000.00           | ( 8,333.00)       | 109.3       |
| 01-3400-1110 BUILDING PLAN CHECK FEES      | 22,248.12           | 159,539.89        | 175,500.00          | 15,960.11         | 90.9        |
| 01-3400-1120 PLANNING PLAN CHECK FEES      | 17,623.91           | 112,487.52        | 122,850.00          | 10,362.48         | 91.6        |
| 01-3400-1130 FIRE PLAN CHECK FEES          | 16,036.69           | 115,340.99        | 122,850.00          | 7,509.01          | 93.9        |
| 01-3400-1500 REPRODUCTION/FINGERPRINT FEES | 3.00                | 99.00             | 500.00              | 401.00            | 19.8        |
| 01-3400-2250 SPECIAL FIRE FEES             | ( 175,199.69)       | 10,650.70         | 50,000.00           | 39,349.30         | 21.3        |
| 01-3400-2260 PUBLIC EDUCATION FEES         | 390.00              | 8,770.00          | .00                 | ( 8,770.00)       | .0          |
| 01-3400-3600 BANNER FEES                   | 175.00              | 2,458.30          | .00                 | ( 2,458.30)       | .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       | 5,208.05            | 53,204.48         | 120,000.00          | 66,795.52         | 44.3        |
| 01-3400-6320 PARK USER FEES                | .00                 | 6,669.51          | 20,000.00           | 13,330.49         | 33.4        |
| 01-3400-6700 PARK CONCESSION SALES         | .00                 | 8,896.39          | 9,000.00            | 103.61            | 98.9        |
| 01-3400-6800 TREE SERVICES                 | .00                 | 50.00             | .00                 | ( 50.00)          | .0          |
| <b>TOTAL CHARGES FOR SERVICES</b>          | <b>( 94,614.92)</b> | <b>595,427.78</b> | <b>728,900.00</b>   | <b>133,472.22</b> | <b>81.7</b> |
| <u>FINES &amp; FEES</u>                    |                     |                   |                     |                   |             |
| 01-3500-1100 PARKING FINES                 | 285.00              | 68,912.00         | 100,000.00          | 31,088.00         | 68.9        |
| 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     | 300.00              | 3,100.00          | .00                 | ( 3,100.00)       | .0          |
| <b>TOTAL FINES &amp; FEES</b>              | <b>585.00</b>       | <b>74,857.75</b>  | <b>102,525.00</b>   | <b>27,667.25</b>  | <b>73.0</b> |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL       | YTD ACTUAL           | BUDGET               | UNEARNED            | PCNT        |
|---------------------------------------------|---------------------|----------------------|----------------------|---------------------|-------------|
| <u>MISCELLANEOUS REVENUE</u>                |                     |                      |                      |                     |             |
| 01-3700-1000 INTEREST EARNINGS              | 35,470.53           | 302,101.53           | 150,000.00           | ( 152,101.53)       | 201.4       |
| 01-3700-2000 RENT                           | 2,500.00            | 3,500.00             | 6,000.00             | 2,500.00            | 58.3        |
| 01-3700-2010 RENT-PARK RESERVATIONS         | 640.00              | 6,270.00             | 12,000.00            | 5,730.00            | 52.3        |
| 01-3700-2020 RENT-491 SUN VALLEY ROAD       | 5,762.78            | 45,989.24            | 66,468.00            | 20,478.76           | 69.2        |
| 01-3700-3600 REFUNDS & REIMBURSEMENTS       | 689,987.66          | 732,072.93           | 253,400.00           | ( 478,672.93)       | 288.9       |
| 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                  | ( 2,000.00)         | 958.38               | .00                  | ( 958.38)           | .0          |
| 01-3700-7010 MISCELLANEOUS-STREET           | .00                 | 1,770.96             | .00                  | ( 1,770.96)         | .0          |
| 01-3700-8722 TRANSFER FROM LOT FUND         | 166,666.67          | 1,333,333.36         | 2,000,000.00         | 666,666.64          | 66.7        |
| 01-3700-8763 REIMBURSEMENT FROM WATER FUND  | 30,678.17           | 245,425.36           | 368,138.00           | 122,712.64          | 66.7        |
| 01-3700-8765 REIMBURSMNT FROM WASTEWATER FD | 62,186.75           | 497,494.00           | 746,241.00           | 248,747.00          | 66.7        |
| 01-3700-8798 URA FND REIM-SALARIES/BENEFITS | 6,969.02            | 58,988.73            | 125,000.00           | 66,011.27           | 47.2        |
| 01-3700-8799 IDL FIRE REIMBURSMNT           | 175,274.69          | 486,938.16           | 200,000.00           | ( 286,938.16)       | 243.5       |
| <b>TOTAL MISCELLANEOUS REVENUE</b>          | <b>1,174,136.27</b> | <b>3,748,342.65</b>  | <b>3,957,247.00</b>  | <b>208,904.35</b>   | <b>94.7</b> |
| <u>MISCELLANEOUS REVENUE CONT.</u>          |                     |                      |                      |                     |             |
| 01-3710-8722 LOT FUND REIMB-ADMIN.EXPENSES  | 416.67              | 3,333.36             | 5,000.00             | 1,666.64            | 66.7        |
| 01-3710-8763 WATER FUND REIMB-ADMIN.EXPENSE | 12,398.25           | 99,186.00            | 148,779.00           | 49,593.00           | 66.7        |
| 01-3710-8765 WW FUND REIMB-ADMIN.EXPENSES   | 11,687.67           | 93,501.36            | 140,252.00           | 46,750.64           | 66.7        |
| 01-3710-8798 URA FUND REIMB-ADMIN. EXPENSES | .00                 | .00                  | 25,000.00            | 25,000.00           | .0          |
| <b>TOTAL MISCELLANEOUS REVENUE CONT.</b>    | <b>24,502.59</b>    | <b>196,020.72</b>    | <b>319,031.00</b>    | <b>123,010.28</b>   | <b>61.4</b> |
| <u>FUND BALANCE</u>                         |                     |                      |                      |                     |             |
| 01-3800-9000 FUND BALANCE                   | .00                 | .00                  | 4,078,623.00         | 4,078,623.00        | .0          |
| <b>TOTAL FUND BALANCE</b>                   | <b>.00</b>          | <b>.00</b>           | <b>4,078,623.00</b>  | <b>4,078,623.00</b> | <b>.0</b>   |
| <b>TOTAL FUND REVENUE</b>                   | <b>1,438,342.95</b> | <b>11,256,083.63</b> | <b>19,084,763.22</b> | <b>7,828,679.59</b> | <b>59.0</b> |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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     | 168,834.90 | 120,686.04 | ( 48,148.86) | 139.9 |
| 01-4110-2100 FICA TAXES-CITY                | 925.64        | 12,663.14  | 9,232.48   | ( 3,430.66)  | 137.2 |
| 01-4110-2200 STATE RETIREMENT-CITY          | 1,492.58      | 20,192.58  | 14,434.05  | ( 5,758.53)  | 139.9 |
| 01-4110-2400 WORKER'S COMPENSATION-CITY     | 8.60          | 116.94     | 157.00     | 40.06        | 74.5  |
| 01-4110-2500 HEALTH INSURANCE-CITY          | 11,488.80     | 91,910.40  | 137,867.00 | 45,956.60    | 66.7  |
| 01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 232.95        | 5,201.07   | 8,000.00   | 2,798.93     | 65.0  |
| 01-4110-2510 DENTAL INSURANCE-CITY          | 314.00        | 2,512.00   | 3,768.00   | 1,256.00     | 66.7  |
| 01-4110-2515 VISION                         | 152.00        | 1,330.75   | .00        | ( 1,330.75)  | .0    |
| 01-4110-2600 ST & LONG TERM DISABILITY      | 67.16         | 537.28     | 805.92     | 268.64       | 66.7  |
| TOTAL PERSONAL SERVICES                     | 27,161.81     | 303,299.06 | 294,950.49 | ( 8,348.57)  | 102.8 |
| MATERIALS AND SERVICES:                     |               |            |            |              |       |
| 01-4110-3100 OFFICE SUPPLIES & POSTAGE      | .00           | 23.82      | 3,167.00   | 3,143.18     | .8    |
| 01-4110-3200 OPERATING SUPPLIES             | .00           | .00        | 2,125.00   | 2,125.00     | .0    |
| 01-4110-4000 ELECTIONS                      | .00           | .00        | 2,500.00   | 2,500.00     | .0    |
| 01-4110-4200 PROFESSIONAL SERVICES          | .00           | .00        | 9,460.00   | 9,460.00     | .0    |
| 01-4110-4800 DUES, SUBSCRIPTIONS & MEMBERSH | .00           | .00        | 1,700.00   | 1,700.00     | .0    |
| 01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG   | 1,572.20      | 3,638.62   | 3,000.00   | ( 638.62)    | 121.3 |
| TOTAL MATERIAL AND SERVICES                 | 1,572.20      | 3,662.44   | 21,952.00  | 18,289.56    | 16.7  |
| 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               | 28,734.01     | 306,961.50 | 317,902.49 | 10,940.99    | 96.6  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL     | YTD ACTUAL          | BUDGET              | UNEXPENDED          | PCNT          |
|---------------------------------------------|-------------------|---------------------|---------------------|---------------------|---------------|
| <u>ADMINISTRATIVE SERVICES</u>              |                   |                     |                     |                     |               |
| PERSONAL SERVICES:                          |                   |                     |                     |                     |               |
| 01-4150-1000 SALARIES                       | 79,391.68         | 682,572.29          | 965,737.00          | 283,164.71          | 70.7          |
| 01-4150-1500 PART TIME SALARIES             | 584.00            | 9,198.00            | 10,000.00           | 802.00              | 92.0          |
| 01-4150-1900 OVERTIME                       | 610.28            | 6,426.32            | .00                 | ( 6,426.32)         | .0            |
| 01-4150-2100 FICA TAXES-CITY                | 6,211.30          | 51,649.06           | 73,879.00           | 22,229.94           | 69.9          |
| 01-4150-2200 STATE RETIREMENT-CITY          | 9,996.40          | 86,161.76           | 114,270.00          | 28,108.24           | 75.4          |
| 01-4150-2400 WORKMEN'S COMPENSATION-CITY    | 81.96             | 585.19              | 1,200.00            | 614.81              | 48.8          |
| 01-4150-2500 HEALTH INSURANCE-CITY          | 21,260.70         | 173,527.32          | 294,644.00          | 121,116.68          | 58.9          |
| 01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 4,340.29          | 7,561.74            | 19,000.00           | 11,438.26           | 39.8          |
| 01-4150-2510 DENTAL INSURANCE-CITY          | 663.50            | 5,365.00            | 8,209.00            | 2,844.00            | 65.4          |
| 01-4150-2515 VISION                         | 302.67            | 2,772.86            | .00                 | ( 2,772.86)         | .0            |
| 01-4150-2600 ST & LONG TERM DISABILITY      | 411.98            | 3,522.71            | 5,187.16            | 1,664.45            | 67.9          |
| 01-4150-2760 OTHER EMPLOYEE BENEFITS        | 2,107.70          | 17,777.95           | 26,400.00           | 8,622.05            | 67.3          |
| 01-4150-2900 PERFORMANCE AWARDS             | .00               | 56.95               | .00                 | ( 56.95)            | .0            |
| <b>TOTAL PERSONAL SERVICES</b>              | <b>125,962.46</b> | <b>1,047,177.15</b> | <b>1,518,526.16</b> | <b>471,349.01</b>   | <b>69.0</b>   |
| MATERIALS AND SERVICES:                     |                   |                     |                     |                     |               |
| 01-4150-3100 OFFICE SUPPLIES & POSTAGE      | 3,111.87          | 19,131.64           | 25,000.00           | 5,868.36            | 76.5          |
| 01-4150-3310 STATE SALES TAX-GEN.GOV. & PAR | .00               | 53.05               | 250.00              | 196.95              | 21.2          |
| 01-4150-3600 COMPUTER SOFTWARE              | 19.99             | 4,845.98            | .00                 | ( 4,845.98)         | .0            |
| 01-4150-4200 PROFESSIONAL SERVICES          | 7,270.36          | 7,270.36            | .00                 | ( 7,270.36)         | .0            |
| 01-4150-4400 ADVERTISING & LEGAL PUBLICATIO | .00               | 3,752.84            | 12,000.00           | 8,247.16            | 31.3          |
| 01-4150-4600 PROPERTY & LIABILITY INSURANCE | 11,152.00         | 137,345.98          | 116,015.00          | ( 21,330.98)        | 118.4         |
| 01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH | 480.00            | 2,524.00            | 7,500.00            | 4,976.00            | 33.7          |
| 01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG  | 582.82            | 13,027.13           | 20,000.00           | 6,972.87            | 65.1          |
| 01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST | .00               | 694.31              | 12,000.00           | 11,305.69           | 5.8           |
| 01-4150-5100 TELEPHONE & COMMUNICATIONS     | 753.71            | 47,781.24           | 43,000.00           | ( 4,781.24)         | 111.1         |
| 01-4150-5110 COMPUTER NETWORK               | 3,652.49          | 44,546.42           | 80,000.00           | 35,453.58           | 55.7          |
| 01-4150-5150 COMMUNICATIONS                 | 3,805.21          | 59,065.62           | 105,000.00          | 45,934.38           | 56.3          |
| 01-4150-5200 UTILITIES                      | 849.74            | 15,056.12           | 42,682.00           | 27,625.88           | 35.3          |
| 01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS | 219.00            | 219.00              | .00                 | ( 219.00)           | .0            |
| 01-4150-6500 CONTRACTS FOR SERVICES         | 6,587.50          | 42,384.00           | 25,000.00           | ( 17,384.00)        | 169.5         |
| 01-4150-6510 COMPUTER SERVICES              | .00               | 21,810.00           | 45,500.00           | 23,690.00           | 47.9          |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>38,484.69</b>  | <b>419,507.69</b>   | <b>533,947.00</b>   | <b>114,439.31</b>   | <b>78.6</b>   |
| CAPITAL OUTLAY:                             |                   |                     |                     |                     |               |
| 01-4150-7400 OFFICE FURNITURE & EQUIPMENT   | 159.98            | 13,710.10           | 1,000.00            | ( 12,710.10)        | 1371.0        |
| <b>TOTAL CAPITAL OUTLAY</b>                 | <b>159.98</b>     | <b>13,710.10</b>    | <b>1,000.00</b>     | <b>( 12,710.10)</b> | <b>1371.0</b> |
| <b>TOTAL ADMINISTRATIVE SERVICES</b>        | <b>164,607.13</b> | <b>1,480,394.94</b> | <b>2,053,473.16</b> | <b>573,078.22</b>   | <b>72.1</b>   |

CITY OF KETCHUM  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                    | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEXPENDED | PCNT |
|------------------------------------|---------------|------------|------------|------------|------|
| <u>LEGAL</u>                       |               |            |            |            |      |
| MATERIALS AND SERVICES:            |               |            |            |            |      |
| 01-4160-4200 PROFESSIONAL SERVICES | 33,000.00     | 145,326.25 | 209,803.79 | 64,477.54  | 69.3 |
| 01-4160-4270 CITY PROSECUTOR       | ( 12,616.67)  | 27,183.31  | 47,998.00  | 20,814.69  | 56.6 |
| TOTAL MATERIAL AND SERVICES        | 20,383.33     | 172,509.56 | 257,801.79 | 85,292.23  | 66.9 |
| TOTAL LEGAL                        | 20,383.33     | 172,509.56 | 257,801.79 | 85,292.23  | 66.9 |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL     | YTD ACTUAL        | BUDGET              | UNEXPENDED        | PCNT        |
|---------------------------------------------|-------------------|-------------------|---------------------|-------------------|-------------|
| <u>PLANNING &amp; BUILDING</u>              |                   |                   |                     |                   |             |
| PERSONAL SERVICES:                          |                   |                   |                     |                   |             |
| 01-4170-1000 SALARIES                       | 35,467.66         | 286,395.04        | 509,601.00          | 223,205.96        | 56.2        |
| 01-4170-1200 PLANNING & ZONING COMMISSION   | 3,000.00          | 17,600.00         | 25,200.00           | 7,600.00          | 69.8        |
| 01-4170-1900 OVERTIME                       | .00               | 2,002.37          | .00                 | ( 2,002.37)       | .0          |
| 01-4170-2100 FICA TAXES-CITY                | 2,930.79          | 24,176.10         | 76,755.20           | 52,579.10         | 31.5        |
| 01-4170-2200 STATE RETIREMENT-CITY          | 4,600.72          | 37,664.37         | 59,154.00           | 21,489.63         | 63.7        |
| 01-4170-2400 WORKER'S COMPENSATION-CITY     | 326.18            | 2,600.78          | 6,220.00            | 3,619.22          | 41.8        |
| 01-4170-2500 HEALTH INSURANCE-CITY          | 8,257.76          | 68,112.11         | 140,406.00          | 72,293.89         | 48.5        |
| 01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 350.85            | 1,809.50          | 9,000.00            | 7,190.50          | 20.1        |
| 01-4170-2510 DENTAL INSURANCE-CITY          | 251.00            | 2,101.05          | 3,990.00            | 1,888.95          | 52.7        |
| 01-4170-2515 VISION                         | 108.00            | 1,020.43          | .00                 | ( 1,020.43)       | .0          |
| 01-4170-2600 ST & LONG TERM DISABILITY      | 218.06            | 1,694.53          | 3,057.72            | 1,363.19          | 55.4        |
| 01-4170-2700 VACATION/SICK ACCRUAL PAYOUT   | .00               | 11,453.97         | 6,793.20            | ( 4,660.77)       | 168.6       |
| <b>TOTAL PERSONAL SERVICES</b>              | <b>55,511.02</b>  | <b>456,630.25</b> | <b>840,177.12</b>   | <b>383,546.87</b> | <b>54.4</b> |
| MATERIALS AND SERVICES:                     |                   |                   |                     |                   |             |
| 01-4170-3100 OFFICE SUPPLIES & POSTAGE      | 399.30            | 3,244.41          | 6,000.00            | 2,755.59          | 54.1        |
| 01-4170-3200 OPERATING SUPPLIES             | 298.88            | 5,984.78          | 1,200.00            | ( 4,784.78)       | 498.7       |
| 01-4170-4200 PROFESSIONAL SERVICES          | 21,319.05         | 170,154.74        | 245,842.00          | 75,687.26         | 69.2        |
| 01-4170-4210 PROFESSIONAL SERVICES - IDBS   | 30,757.53         | 197,657.73        | 260,000.00          | 62,342.27         | 76.0        |
| 01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM | 2,145.00          | 11,406.25         | 10,000.00           | ( 1,406.25)       | 114.1       |
| 01-4170-4400 ADVERTISING & LEGAL PUBLICATIO | 436.45            | 17,693.33         | 10,000.00           | ( 7,693.33)       | 176.9       |
| 01-4170-4500 GEOGRAPHIC INFO SYSTEMS        | 450.00            | 10,180.00         | 10,000.00           | ( 180.00)         | 101.8       |
| 01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH | 118.16            | 1,380.14          | 4,000.00            | 2,619.86          | 34.5        |
| 01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG  | 37.49             | 4,785.36          | 10,000.00           | 5,214.64          | 47.9        |
| 01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM   | .00               | 51.00             | 3,000.00            | 2,949.00          | 1.7         |
| 01-4170-5100 TELEPHONE & COMMUNICATIONS     | 30.00             | 240.00            | .00                 | ( 240.00)         | .0          |
| 01-4170-6910 OTHER PURCHASED SERVICES       | .00               | .00               | 2,000.00            | 2,000.00          | .0          |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>55,991.86</b>  | <b>422,777.74</b> | <b>562,042.00</b>   | <b>139,264.26</b> | <b>75.2</b> |
| CAPITAL OUTLAY:                             |                   |                   |                     |                   |             |
| 01-4170-7400 OFFICE FURNITURE & EQUIPMENT   | .00               | .00               | 1,000.00            | 1,000.00          | .0          |
| <b>TOTAL CAPITAL OUTLAY</b>                 | <b>.00</b>        | <b>.00</b>        | <b>1,000.00</b>     | <b>1,000.00</b>   | <b>.0</b>   |
| <b>TOTAL PLANNING &amp; BUILDING</b>        | <b>111,502.88</b> | <b>879,407.99</b> | <b>1,403,219.12</b> | <b>523,811.13</b> | <b>62.7</b> |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL    | YTD ACTUAL          | BUDGET              | UNEXPENDED        | PCNT        |
|---------------------------------------------|------------------|---------------------|---------------------|-------------------|-------------|
| <u>NON-DEPARTMENTAL</u>                     |                  |                     |                     |                   |             |
| PERSONAL SERVICES:                          |                  |                     |                     |                   |             |
| 01-4193-1000 SALARIES                       | 2,795.00         | 35,100.00           | 70,980.00           | 35,880.00         | 49.5        |
| 01-4193-2100 FICA TAXES-CITY                | 213.82           | 2,685.17            | 5,429.97            | 2,744.80          | 49.5        |
| 01-4193-2200 STATE RETIREMENT-CITY          | 334.28           | 4,197.95            | 8,489.21            | 4,291.26          | 49.5        |
| 01-4193-2400 WORKMEN'S COMPENSATION-CITY    | 2.79             | 35.28               | 75.00               | 39.72             | 47.0        |
| 01-4193-2500 HEALTH INSURANCE-CITY          | 1,210.00         | 9,680.00            | 14,520.00           | 4,840.00          | 66.7        |
| 01-4193-2510 DENTAL INSURANCE-CITY          | 42.00            | 276.41              | 504.00              | 227.59            | 54.8        |
| 01-4193-2515 VISION                         | 16.00            | 86.08               | .00                 | ( 86.08)          | .0          |
| <b>TOTAL PERSONAL SERVICES</b>              | <b>4,613.89</b>  | <b>52,060.89</b>    | <b>99,998.18</b>    | <b>47,937.29</b>  | <b>52.1</b> |
| MATERIALS AND SERVICES:                     |                  |                     |                     |                   |             |
| 01-4193-4200 PROFESSIONAL SERVICE           | 48,930.63        | 198,158.86          | 213,296.00          | 15,137.14         | 92.9        |
| 01-4193-4210 RESORT CITIES                  | .00              | 14,000.00           | 25,000.00           | 11,000.00         | 56.0        |
| 01-4193-4220 IT PROFESSIONAL SERVICES       | .00              | 103,183.83          | 178,260.00          | 75,076.17         | 57.9        |
| 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               | 261.25           | 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       |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>49,191.88</b> | <b>3,139,858.84</b> | <b>3,297,806.00</b> | <b>157,947.16</b> | <b>95.2</b> |
| 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   | 38,272.36        | 78,687.58           | 379,826.06          | 301,138.48        | 20.7        |
| <b>TOTAL OTHER EXPENDITURES</b>             | <b>38,272.36</b> | <b>1,439,553.96</b> | <b>1,877,503.06</b> | <b>437,949.10</b> | <b>76.7</b> |
| <b>TOTAL NON-DEPARTMENTAL</b>               | <b>92,078.13</b> | <b>4,631,473.69</b> | <b>5,275,307.24</b> | <b>643,833.55</b> | <b>87.8</b> |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL    | YTD ACTUAL        | BUDGET              | UNEXPENDED        | PCNT        |
|---------------------------------------------|------------------|-------------------|---------------------|-------------------|-------------|
| <u>FACILITY MAINTENANCE</u>                 |                  |                   |                     |                   |             |
| PERSONAL SERVICES:                          |                  |                   |                     |                   |             |
| 01-4194-1000 SALARIES                       | 17,207.01        | 194,054.49        | 362,894.00          | 168,839.51        | 53.5        |
| 01-4194-1500 PART-TIME/SEASONAL             | .00              | .00               | 60,921.00           | 60,921.00         | .0          |
| 01-4194-1800 SHIFT COVERAGE ON CALL         | .00              | 2,886.04          | 5,000.00            | 2,113.96          | 57.7        |
| 01-4194-1900 OVERTIME                       | 110.93           | 6,066.04          | 8,500.00            | 2,433.96          | 71.4        |
| 01-4194-2100 FICA TAXES - CITY              | 2,018.90         | 17,874.97         | 32,422.00           | 14,547.03         | 55.1        |
| 01-4194-2200 STATE RETIREMENT - CITY        | 2,644.69         | 24,641.51         | 48,822.00           | 24,180.49         | 50.5        |
| 01-4194-2400 WORKER'S COMPENSATION-CITY     | 362.39           | 3,215.38          | 3,983.00            | 767.62            | 80.7        |
| 01-4194-2500 HEALTH INSURANCE - CITY        | 10,071.11        | 81,428.13         | 162,596.00          | 81,167.87         | 50.1        |
| 01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 29.15            | 1,807.38          | 10,000.00           | 8,192.62          | 18.1        |
| 01-4194-2510 DENTAL INSURANCE-CITY          | 269.78           | 2,286.98          | 4,566.00            | 2,279.02          | 50.1        |
| 01-4194-2515 VISION                         | 129.74           | 1,234.62          | .00                 | ( 1,234.62)       | .0          |
| 01-4194-2600 LONG TERM DISABILITY           | 147.51           | 1,180.08          | 2,114.62            | 934.54            | 55.8        |
| 01-4194-2800 STATE UNEMPLOYMENT INSURANCE   | 1,834.34         | 4,674.34          | 8,000.00            | 3,325.66          | 58.4        |
| <b>TOTAL PERSONAL SERVICES</b>              | <b>34,825.55</b> | <b>341,349.96</b> | <b>709,818.62</b>   | <b>368,468.66</b> | <b>48.1</b> |
| MATERIALS AND SERVICES:                     |                  |                   |                     |                   |             |
| 01-4194-3100 OFFICE SUPPLIES & POSTAGE      | .00              | .00               | 300.00              | 300.00            | .0          |
| 01-4194-3200 OPERATING SUPPLIES             | 478.72           | 5,126.58          | 10,000.00           | 4,873.42          | 51.3        |
| 01-4194-3500 MOTOR FUELS & LUBRICANTS       | 157.40           | 1,149.71          | 16,000.00           | 14,850.29         | 7.2         |
| 01-4194-4200 PROFESSIONAL SERVICES          | 3,715.00         | 78,654.78         | 62,718.00           | ( 15,936.78)      | 125.4       |
| 01-4194-4210 PROFESSIONAL SERVC-CITY TREES  | .00              | 135.00            | 15,000.00           | 14,865.00         | .9          |
| 01-4194-4220 PROF SERV-CITY BEAUTIFICATION  | 232.50           | 49,423.96         | 85,000.00           | 35,576.04         | 58.2        |
| 01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERSH | .00              | 305.00            | 440.00              | 135.00            | 69.3        |
| 01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG  | 442.40           | 1,759.48          | 1,000.00            | ( 759.48)         | 176.0       |
| 01-4194-5100 TELEPHONE & COMMUNICATIONS     | 30.00            | 240.00            | 720.00              | 480.00            | 33.3        |
| 01-4194-5200 UTILITIES                      | 2,992.19         | 30,526.97         | 36,000.00           | 5,473.03          | 84.8        |
| 01-4194-5300 CUSTODIAL & CLEANING SERVICES  | 4,637.00         | 32,525.77         | 80,000.00           | 47,474.23         | 40.7        |
| 01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS | 21.82            | 48,043.06         | 56,000.00           | 7,956.94          | 85.8        |
| 01-4194-5910 REPAIR & MAINT-491 SV ROAD     | 2,576.92         | 35,962.56         | 77,000.00           | 41,037.44         | 46.7        |
| 01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR | 361.96           | 22,020.37         | 48,100.00           | 26,079.63         | 45.8        |
| 01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI | .00              | 379.77            | 3,500.00            | 3,120.23          | 10.9        |
| 01-4194-6100 REPAIR & MAINT--MACHINERY & EQ | 134.80           | 1,856.97          | 6,000.00            | 4,143.03          | 31.0        |
| 01-4194-6950 MAINTENANCE                    | 2,870.85         | 9,893.35          | 36,000.00           | 26,106.65         | 27.5        |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>18,651.56</b> | <b>318,003.33</b> | <b>533,778.00</b>   | <b>215,774.67</b> | <b>59.6</b> |
| <b>TOTAL FACILITY MAINTENANCE</b>           | <b>53,477.11</b> | <b>659,353.29</b> | <b>1,243,596.62</b> | <b>584,243.33</b> | <b>53.0</b> |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEXPENDED  | PCNT  |
|---------------------------------------------|---------------|--------------|--------------|-------------|-------|
| <u>POLICE</u>                               |               |              |              |             |       |
| PERSONAL SERVICES:                          |               |              |              |             |       |
| 01-4210-1000 SALARIES                       | 8,899.20      | 85,161.97    | 115,690.00   | 30,528.03   | 73.6  |
| 01-4210-1500 PART-TIME                      | .00           | .00          | 27,851.00    | 27,851.00   | .0    |
| 01-4210-1900 OVERTIME                       | .00           | 6,442.41     | 5,000.00     | ( 1,442.41) | 128.9 |
| 01-4210-2100 FICA TAXES-CITY                | 654.52        | 6,795.64     | 10,981.00    | 4,185.36    | 61.9  |
| 01-4210-2200 STATE RETIREMENT-CITY          | 1,064.34      | 9,592.66     | 17,167.00    | 7,574.34    | 55.9  |
| 01-4210-2400 WORKMEN'S COMPENSATION-CITY    | 208.90        | 2,121.54     | 4,637.00     | 2,515.46    | 45.8  |
| 01-4210-2500 HEALTH INSURANCE-CITY          | 6,711.56      | 53,692.48    | 80,539.00    | 26,846.52   | 66.7  |
| 01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 198.70        | 685.71       | 4,000.00     | 3,314.29    | 17.1  |
| 01-4210-2510 DENTAL INSURANCE-CITY          | 169.00        | 1,352.00     | 2,028.00     | 676.00      | 66.7  |
| 01-4210-2515 VISION                         | 88.00         | 772.60       | .00          | ( 772.60)   | .0    |
| 01-4210-2600 ST & LONG TERM DISABILITY      | 56.71         | 453.68       | 680.52       | 226.84      | 66.7  |
| TOTAL PERSONAL SERVICES                     | 18,050.93     | 167,070.69   | 268,573.52   | 101,502.83  | 62.2  |
| 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             | 63.02         | 438.79       | 300.00       | ( 138.79)   | 146.3 |
| 01-4210-3500 MOTOR FUELS & LUBRICANTS       | 175.19        | 3,232.54     | 7,000.00     | 3,767.46    | 46.2  |
| 01-4210-3600 COMPUTER SOFTWARE              | .00           | .00          | 2,000.00     | 2,000.00    | .0    |
| 01-4210-3610 PARKING OPS PROCESSING FEES    | 1,894.10      | 13,436.06    | 26,000.00    | 12,563.94   | 51.7  |
| 01-4210-3620 PARKING OPS EQUIPMENT FEES     | 7,821.36      | 8,862.12     | 11,000.00    | 2,137.88    | 80.6  |
| 01-4210-4200 PROFESSIONAL SERVICES          | .00           | 22,046.25    | 59,750.00    | 37,703.75   | 36.9  |
| 01-4210-4250 PROF.SERVICES-BCSO CONTRACT    | 159,837.92    | 1,123,524.66 | 1,918,054.67 | 794,530.01  | 58.6  |
| 01-4210-4900 PERSONNEL TRAINING/TRAVEL/MTG  | 184.28        | 867.63       | .00          | ( 867.63)   | .0    |
| 01-4210-5100 TELEPHONE & COMMUNICATIONS     | 187.18        | 2,233.06     | 4,350.00     | 2,116.94    | 51.3  |
| 01-4210-6000 REPAIR & MAINT--AUTOMOTIVE EQU | 44.85         | 1,290.97     | 13,000.00    | 11,709.03   | 9.9   |
| TOTAL MATERIAL AND SERVICES                 | 170,207.90    | 1,177,303.43 | 2,046,454.67 | 869,151.24  | 57.5  |
| 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                                | 188,258.83    | 1,344,374.12 | 2,320,028.19 | 975,654.07  | 58.0  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL     | YTD ACTUAL          | BUDGET              | UNEXPENDED        | PCNT        |
|---------------------------------------------|-------------------|---------------------|---------------------|-------------------|-------------|
| <u>FIRE &amp; RESCUE</u>                    |                   |                     |                     |                   |             |
| PERSONAL SERVICES:                          |                   |                     |                     |                   |             |
| 01-4230-1000 SALARIES                       | 97,947.75         | 898,019.41          | 1,470,123.00        | 572,103.59        | 61.1        |
| 01-4230-1500 PAID ON-CALL WAGES             | 17,489.75         | 183,988.66          | 135,000.00          | ( 48,988.66)      | 136.3       |
| 01-4230-1700 WOOC (WORKING OUT OF CLASS)    | 11,047.23         | 66,955.92           | 8,000.00            | ( 58,955.92)      | 837.0       |
| 01-4230-1900 OVERTIME                       | 9,346.78          | 133,632.79          | 120,000.00          | ( 13,632.79)      | 111.4       |
| 01-4230-2100 FICA TAXES-CITY                | 10,222.26         | 98,689.59           | 132,584.00          | 33,894.41         | 74.4        |
| 01-4230-2300 FIREMEN'S RETIREMENT-CITY      | 16,498.77         | 157,473.04          | 234,125.00          | 76,651.96         | 67.3        |
| 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    | 3,979.73          | 37,961.70           | 40,000.00           | 2,038.30          | 94.9        |
| 01-4230-2500 HEALTH INSURANCE-CITY          | 33,114.12         | 262,936.28          | 369,852.00          | 106,915.72        | 71.1        |
| 01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 256.20            | 2,655.12            | 26,000.00           | 23,344.88         | 10.2        |
| 01-4230-2510 DENTAL INSURANCE-CITY          | 939.50            | 7,579.00            | 11,040.00           | 3,461.00          | 68.7        |
| 01-4230-2515 VISION                         | 444.00            | 4,044.35            | .00                 | ( 4,044.35)       | .0          |
| 01-4230-2530 EMPLOYEE MEDICAL SERVICES      | .00               | 3,857.00            | .00                 | ( 3,857.00)       | .0          |
| 01-4230-2535 VEBA                           | 5,100.00          | 40,800.00           | 57,600.00           | 16,800.00         | 70.8        |
| 01-4230-2540 MERP-MEDICAL EXP REIMBURSEMENT | 600.00            | 4,800.00            | 7,200.00            | 2,400.00          | 66.7        |
| 01-4230-2600 ST & LONG TERM DISABILITY      | 653.29            | 5,389.68            | 8,310.64            | 2,920.96          | 64.9        |
| 01-4230-2700 VACATION/SICK ACCRUAL PAYOUT   | .00               | 25,300.13           | 25,000.00           | ( 300.13)         | 101.2       |
| 01-4230-2800 STATE UNEMPLOYMENT INSURANCE   | .00               | .00                 | 3,000.00            | 3,000.00          | .0          |
| 01-4230-2900 PERFORMANCE AWARDS             | 39.89             | 5,194.35            | 4,200.00            | ( 994.35)         | 123.7       |
| <b>TOTAL PERSONAL SERVICES</b>              | <b>207,679.27</b> | <b>1,939,277.02</b> | <b>2,664,034.64</b> | <b>724,757.62</b> | <b>72.8</b> |
| MATERIALS AND SERVICES:                     |                   |                     |                     |                   |             |
| 01-4230-3200 OPERATING SUPPLIES FIRE        | 358.92            | 9,715.13            | 45,000.00           | 35,284.87         | 21.6        |
| 01-4230-3210 OPERATING SUPPLIES EMS         | 5,129.34          | 39,912.41           | 63,000.00           | 23,087.59         | 63.4        |
| 01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE  | 361.60            | 3,527.81            | 8,000.00            | 4,472.19          | 44.1        |
| 01-4230-3510 MOTOR FUELS & LUBRICANTS EMS   | 361.63            | 3,621.11            | 8,000.00            | 4,378.89          | 45.3        |
| 01-4230-4200 PROFESSIONAL SERVICES FIRE     | 810.43            | 26,943.52           | 27,000.00           | 56.48             | 99.8        |
| 01-4230-4210 PROFESSIONAL SERVICES EMS      | 269.30            | 15,078.49           | 20,000.00           | 4,921.51          | 75.4        |
| 01-4230-4800 DUES, SUBSCRIPTIONS & MEMBERSH | .00               | 110.00              | .00                 | ( 110.00)         | .0          |
| 01-4230-4900 TRAINING/TRAVEL/MTG FIRE       | 4,609.19          | 7,844.99            | 16,000.00           | 8,155.01          | 49.0        |
| 01-4230-4910 TRAINING EMS                   | .00               | 3,375.12            | 12,000.00           | 8,624.88          | 28.1        |
| 01-4230-4920 TRAINING-FACILITY              | 60.37             | 922.30              | 12,000.00           | 11,077.70         | 7.7         |
| 01-4230-4930 PUBLIC EDUCATION               | .00               | 12,758.74           | .00                 | ( 12,758.74)      | .0          |
| 01-4230-4940 IDL FIRE EXPENSES              | 14,772.02         | 15,686.52           | 200,000.00          | 184,313.48        | 7.8         |
| 01-4230-5100 TELEPHONE & COMMUNICATION FIRE | 960.45            | 9,481.02            | 21,000.00           | 11,518.98         | 45.2        |
| 01-4230-5110 TELEPHONE & COMMUNICATION EMS  | 960.45            | 9,446.90            | 21,000.00           | 11,553.10         | 45.0        |
| 01-4230-5200 UTILITIES                      | 2,238.09          | 23,342.47           | 45,600.00           | 22,257.53         | 51.2        |
| 01-4230-5900 REPAIR & MAINTENANCE-BUILDINGS | 7,698.69          | 22,910.20           | 24,000.00           | 1,089.80          | 95.5        |
| 01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE | 2,023.49          | 21,631.39           | 18,000.00           | ( 3,631.39)       | 120.2       |
| 01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS  | 516.48            | 6,306.47            | 12,000.00           | 5,693.53          | 52.6        |
| 01-4230-6100 REPAIR & MAINT--MACHINERY & EQ | 256.56            | 2,808.52            | 60,000.00           | 57,191.48         | 4.7         |
| 01-4230-6110 REPAIR & MAINT--MACHINERY & EQ | 74.60             | 2,541.53            | 2,500.00            | ( 41.53)          | 101.7       |
| 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          |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>41,461.61</b>  | <b>239,529.73</b>   | <b>625,350.00</b>   | <b>385,820.27</b> | <b>38.3</b> |

CITY OF KETCHUM  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEXPENDED   | PCNT |
|---------------------------------------------|---------------|--------------|--------------|--------------|------|
| CAPITAL OUTLAY:                             |               |              |              |              |      |
| 01-4230-7700 LEASE-AERIAL TOWER             | .00           | .00          | 58,430.00    | 58,430.00    | .0   |
| 01-4230-7710 LEASE-ENFORCER PUC PUMPERKB790 | .00           | 140,801.73   | 141,000.00   | 198.27       | 99.9 |
| TOTAL CAPITAL OUTLAY                        | .00           | 140,801.73   | 199,430.00   | 58,628.27    | 70.6 |
| TOTAL FIRE & RESCUE                         | 249,140.88    | 2,319,608.48 | 3,488,814.64 | 1,169,206.16 | 66.5 |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL     | YTD ACTUAL          | BUDGET              | UNEXPENDED        | PCNT        |
|---------------------------------------------|-------------------|---------------------|---------------------|-------------------|-------------|
| <u>STREET</u>                               |                   |                     |                     |                   |             |
| PERSONAL SERVICES:                          |                   |                     |                     |                   |             |
| 01-4310-1000 SALARIES                       | 53,541.51         | 483,685.42          | 719,144.00          | 235,458.58        | 67.3        |
| 01-4310-1500 PART-TIME                      | .00               | .00                 | 65,800.00           | 65,800.00         | .0          |
| 01-4310-1800 SHIFT COVERAGE ON CALL         | .00               | 18,976.34           | 17,500.00           | ( 1,476.34)       | 108.4       |
| 01-4310-1900 OVERTIME                       | 72.29             | 36,154.73           | 35,000.00           | ( 1,154.73)       | 103.3       |
| 01-4310-2100 FICA TAXES-CITY                | 4,075.38          | 40,975.03           | 60,977.70           | 20,002.67         | 67.2        |
| 01-4310-2200 STATE RETIREMENT-CITY          | 6,412.21          | 61,730.51           | 87,463.00           | 25,732.49         | 70.6        |
| 01-4310-2400 WORKER'S COMPENSATION-CITY     | 1,620.26          | 14,172.13           | 27,628.00           | 13,455.87         | 51.3        |
| 01-4310-2500 HEALTH INSURANCE-CITY          | 18,057.08         | 145,772.15          | 216,685.00          | 70,912.85         | 67.3        |
| 01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 130.15            | 1,074.06            | 15,500.00           | 14,425.94         | 6.9         |
| 01-4310-2510 DENTAL INSURANCE-CITY          | 528.06            | 4,389.93            | 6,576.00            | 2,186.07          | 66.8        |
| 01-4310-2515 VISION                         | 228.40            | 2,051.97            | .00                 | ( 2,051.97)       | .0          |
| 01-4310-2600 ST & LONG TERM DISABILITY      | 350.72            | 2,805.17            | 4,323.06            | 1,517.89          | 64.9        |
| 01-4310-2800 STATE UNEMPLOYMENT INSURANCE   | .00               | 33.44               | 6,000.00            | 5,966.56          | .6          |
| <b>TOTAL PERSONAL SERVICES</b>              | <b>85,016.06</b>  | <b>811,820.88</b>   | <b>1,262,596.76</b> | <b>450,775.88</b> | <b>64.3</b> |
| MATERIALS AND SERVICES:                     |                   |                     |                     |                   |             |
| 01-4310-3200 OPERATING SUPPLIES             | 765.13            | 12,315.74           | 16,240.00           | 3,924.26          | 75.8        |
| 01-4310-3400 MINOR EQUIPMENT                | 87.14             | 780.75              | 3,800.00            | 3,019.25          | 20.6        |
| 01-4310-3500 MOTOR FUELS & LUBRICANTS       | 909.16            | 75,475.41           | 109,092.00          | 33,616.59         | 69.2        |
| 01-4310-3600 COMPUTER SOFTWARE              | .00               | 6,799.00            | 6,800.00            | 1.00              | 100.0       |
| 01-4310-4200 PROFESSIONAL SERVICES          | 157.50            | 188,080.55          | 204,000.00          | 15,919.45         | 92.2        |
| 01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG  | .00               | 420.00              | 4,515.00            | 4,095.00          | 9.3         |
| 01-4310-5100 TELEPHONE & COMMUNICATIONS     | 30.00             | 240.00              | 7,000.00            | 6,760.00          | 3.4         |
| 01-4310-5200 UTILITIES                      | 1,289.80          | 12,106.48           | 19,500.00           | 7,393.52          | 62.1        |
| 01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU | 253.42            | 2,481.49            | 8,700.00            | 6,218.51          | 28.5        |
| 01-4310-6100 REPAIR & MAINT--MACHINERY & EQ | 3,006.33          | 42,522.28           | 98,650.00           | 56,127.72         | 43.1        |
| 01-4310-6910 OTHER PURCHASED SERVICES       | 606.66            | 8,222.12            | 16,000.00           | 7,777.88          | 51.4        |
| 01-4310-6920 SIGNS & SIGNALIZATION          | 2,951.27          | 12,450.26           | 16,000.00           | 3,549.74          | 77.8        |
| 01-4310-6930 STREET LIGHTING                | 1,696.47          | 17,684.51           | 18,500.00           | 815.49            | 95.6        |
| 01-4310-6950 MAINTENANCE & IMPROVEMENTS     | 6,288.76          | 44,986.61           | 338,300.00          | 293,313.39        | 13.3        |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>18,041.64</b>  | <b>424,565.20</b>   | <b>867,097.00</b>   | <b>442,531.80</b> | <b>49.0</b> |
| <b>TOTAL STREET</b>                         | <b>103,057.70</b> | <b>1,236,386.08</b> | <b>2,129,693.76</b> | <b>893,307.68</b> | <b>58.1</b> |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL FUND

|                                             | PERIOD ACTUAL       | YTD ACTUAL             | BUDGET               | UNEXPENDED          | PCNT           |
|---------------------------------------------|---------------------|------------------------|----------------------|---------------------|----------------|
| <u>RECREATION</u>                           |                     |                        |                      |                     |                |
| PERSONAL SERVICES:                          |                     |                        |                      |                     |                |
| 01-4510-1000 SALARIES                       | 20,544.34           | 179,885.88             | 275,420.00           | 95,534.12           | 65.3           |
| 01-4510-1500 PART-TIME/SEASONAL             | 1,892.63            | 12,183.17              | 85,000.00            | 72,816.83           | 14.3           |
| 01-4510-1900 OVERTIME                       | .00                 | 833.25                 | .00                  | ( 833.25)           | .0             |
| 01-4510-2100 FICA TAXES - CITY              | 1,691.99            | 14,561.80              | 27,540.00            | 12,978.20           | 52.9           |
| 01-4510-2200 STATE RETIREMENT - CITY        | 2,457.10            | 21,494.28              | 43,056.00            | 21,561.72           | 49.9           |
| 01-4510-2400 WORKER'S COMPENSATION - CITY   | 357.21              | 3,034.54               | 7,700.00             | 4,665.46            | 39.4           |
| 01-4510-2500 HEALTH INSURANCE - CITY        | 6,985.78            | 55,886.24              | 83,829.00            | 27,942.76           | 66.7           |
| 01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 243.45              | 3,078.95               | 5,000.00             | 1,921.05            | 61.6           |
| 01-4510-2510 DENTAL INSURANCE-CITY          | 210.50              | 1,684.00               | 2,526.00             | 842.00              | 66.7           |
| 01-4510-2515 VISION                         | 92.00               | 849.50                 | .00                  | ( 849.50)           | .0             |
| 01-4510-2600 ST & LONG TERM DISABILITY      | 136.55              | 1,092.40               | 1,612.80             | 520.40              | 67.7           |
| 01-4510-2800 STATE UNEMPLOYMENT INSURANCE   | .00                 | .00                    | 1,000.00             | 1,000.00            | .0             |
| <b>TOTAL PERSONAL SERVICES</b>              | <b>34,611.55</b>    | <b>294,584.01</b>      | <b>532,683.80</b>    | <b>238,099.79</b>   | <b>55.3</b>    |
| MATERIALS AND SERVICES:                     |                     |                        |                      |                     |                |
| 01-4510-3100 OFFICE SUPPLIES & POSTAGE      | .75                 | 32.01                  | 1,000.00             | 967.99              | 3.2            |
| 01-4510-3200 OPERATING SUPPLIES             | 416.38              | 1,799.65               | 4,500.00             | 2,700.35            | 40.0           |
| 01-4510-3250 RECREATION SUPPLIES            | 2,587.37            | 6,460.91               | 11,000.00            | 4,539.09            | 58.7           |
| 01-4510-3280 YOUTH GOLF                     | .00                 | .00                    | 1,000.00             | 1,000.00            | .0             |
| 01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY | 419.75              | 4,796.69               | 7,500.00             | 2,703.31            | 64.0           |
| 01-4510-3310 STATE SALES TAX-PARK           | 1,361.23            | 4,289.27               | 8,500.00             | 4,210.73            | 50.5           |
| 01-4510-3500 MOTOR FUELS & LUBRICANTS       | .00                 | 1,647.82               | 3,500.00             | 1,852.18            | 47.1           |
| 01-4510-4200 PROFESSIONAL SERVICE           | .00                 | 2,465.61               | 3,842.00             | 1,376.39            | 64.2           |
| 01-4510-4410 ADVERTISING & PUBLICATIONS     | 575.00              | 1,099.40               | 1,000.00             | ( 99.40)            | 109.9          |
| 01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERSH | .00                 | .00                    | 500.00               | 500.00              | .0             |
| 01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG  | .00                 | .00                    | 1,000.00             | 1,000.00            | .0             |
| 01-4510-5100 TELEPHONE & COMMUNICATIONS     | .00                 | .00                    | 1,500.00             | 1,500.00            | .0             |
| 01-4510-5200 UTILITIES                      | 548.44              | 3,150.97               | 11,400.00            | 8,249.03            | 27.6           |
| 01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU | 8.99                | 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           |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>5,917.91</b>     | <b>28,130.40</b>       | <b>62,242.00</b>     | <b>34,111.60</b>    | <b>45.2</b>    |
| <b>TOTAL RECREATION</b>                     | <b>40,529.46</b>    | <b>322,714.41</b>      | <b>594,925.80</b>    | <b>272,211.39</b>   | <b>54.2</b>    |
| <b>TOTAL FUND EXPENDITURES</b>              | <b>1,051,769.46</b> | <b>13,353,184.06</b>   | <b>19,084,762.81</b> | <b>5,731,578.75</b> | <b>70.0</b>    |
| <b>NET REVENUE OVER EXPENDITURES</b>        | <b>386,573.49</b>   | <b>( 2,097,100.43)</b> | <b>.41</b>           | <b>2,097,100.84</b> | <b>(51148)</b> |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

WAGON DAYS FUND

ASSETS

|              |                           |   |            |           |
|--------------|---------------------------|---|------------|-----------|
| 02-1000-0000 | CASH - COMBINED           | ( | 41,620.88) |           |
| 02-1520-0000 | WAGON DAYS- US BANK #2315 |   | 57,791.59  |           |
|              | TOTAL ASSETS              |   |            | 16,170.71 |

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 |  | 11,157.12 |           |
|              | BALANCE - CURRENT DATE          |  | 16,420.71 |           |
|              | TOTAL FUND EQUITY               |  |           | 16,420.71 |
|              | TOTAL LIABILITIES AND EQUITY    |  |           | 16,170.71 |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

WAGON DAYS FUND

|                                            | PERIOD ACTUAL    | YTD ACTUAL        | BUDGET            | UNEARNED         | PCNT        |
|--------------------------------------------|------------------|-------------------|-------------------|------------------|-------------|
| <u>WAGON DAYS REVENUE</u>                  |                  |                   |                   |                  |             |
| 02-3400-1100 WAGON DAYS FEES               | .00              | 1,500.00          | 1,500.00          | .00              | 100.0       |
| 02-3400-6700 SALES-SOUVENIRS,TICKET,PICNIC | .00              | .00               | 6,000.00          | 6,000.00         | .0          |
| <b>TOTAL WAGON DAYS REVENUE</b>            | <b>.00</b>       | <b>1,500.00</b>   | <b>7,500.00</b>   | <b>6,000.00</b>  | <b>20.0</b> |
| <u>MISCELLANEOUS REVENUE</u>               |                  |                   |                   |                  |             |
| 02-3700-1000 INTEREST EARNINGS             | 20.43            | 182.61            | 150.00            | ( 32.61)         | 121.7       |
| 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        | 88,986.66         | 166,850.00        | 77,863.34        | 53.3        |
| <b>TOTAL MISCELLANEOUS REVENUE</b>         | <b>19,486.26</b> | <b>99,777.23</b>  | <b>180,500.00</b> | <b>80,722.77</b> | <b>55.3</b> |
| <b>TOTAL FUND REVENUE</b>                  | <b>19,486.26</b> | <b>101,277.23</b> | <b>188,000.00</b> | <b>86,722.77</b> | <b>53.9</b> |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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      | 1,104.11      | 2,967.11   | 400.00     | ( 2,567.11)  | 741.8 |
| 02-4530-3200 OPERATING SUPPLIES             | 2,982.60      | 3,180.60   | 9,000.00   | 5,819.40     | 35.3  |
| 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          | 57,000.00     | 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 | .00           | 5,054.64   | 8,000.00   | 2,945.36     | 63.2  |
| 02-4530-5210 SOLID WASTE COLLECTION         | .00           | 358.85     | 4,500.00   | 4,141.15     | 8.0   |
| TOTAL MATERIAL AND SERVICES                 | 61,086.71     | 90,120.11  | 182,700.00 | 92,579.89    | 49.3  |
| TOTAL WAGON DAYS EXPENDITURES               | 61,086.71     | 90,120.11  | 188,000.00 | 97,879.89    | 47.9  |
| TOTAL FUND EXPENDITURES                     | 61,086.71     | 90,120.11  | 188,000.00 | 97,879.89    | 47.9  |
| NET REVENUE OVER EXPENDITURES               | ( 41,600.45)  | 11,157.12  | .00        | ( 11,157.12) | .0    |

CITY OF KETCHUM  
BALANCE SHEET  
MAY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

| <u>ASSETS</u>                 |                                 |              |              |
|-------------------------------|---------------------------------|--------------|--------------|
| 03-1000-0000                  | CASH - COMBINED                 | 1,510,720.75 |              |
| 03-1510-0000                  | INVESTMENTS--GEN CIP #2572      | 3,849,251.03 |              |
|                               | TOTAL ASSETS                    |              | 5,359,971.78 |
| <u>LIABILITIES AND EQUITY</u> |                                 |              |              |
| <u>LIABILITIES</u>            |                                 |              |              |
| 03-2030-0000                  | ACCOUNTS PAYABLE                | 159,950.00   |              |
|                               | TOTAL LIABILITIES               |              | 159,950.00   |
| <u>FUND EQUITY</u>            |                                 |              |              |
|                               | UNAPPROPRIATED FUND BALANCE:    |              |              |
| 03-2710-0000                  | GEN CAPITAL IMPRVMT BALANCE     | 5,250,319.45 |              |
|                               | REVENUE OVER EXPENDITURES - YTD | ( 50,297.67) |              |
|                               | BALANCE - CURRENT DATE          | 5,200,021.78 |              |
|                               | TOTAL FUND EQUITY               |              | 5,200,021.78 |
|                               | TOTAL LIABILITIES AND EQUITY    |              | 5,359,971.78 |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

|                                             | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEARNED     | PCNT  |
|---------------------------------------------|---------------|--------------|--------------|--------------|-------|
| <u>GENERAL CIP REVENUE</u>                  |               |              |              |              |       |
| 03-3100-6100 IDAHO POWER FRANCHISE          | 127,041.71    | 274,174.91   | 300,000.00   | 25,825.09    | 91.4  |
| TOTAL GENERAL CIP REVENUE                   | 127,041.71    | 274,174.91   | 300,000.00   | 25,825.09    | 91.4  |
| <u>SOURCE 3400</u>                          |               |              |              |              |       |
| 03-3400-7200 STREET IMPACT FEES             | .00           | 13,476.00    | .00 (        | 13,476.00)   | .0    |
| 03-3400-7210 PARKS & RECREATION IMPACT FEE  | .00           | 3,141.00     | .00 (        | 3,141.00)    | .0    |
| 03-3400-7220 FIRE & RESCUE IMPACT FEES      | .00           | 6,276.00     | .00 (        | 6,276.00)    | .0    |
| 03-3400-7230 POLICE IMPACT FEES             | .00           | 312.00       | .00 (        | 312.00)      | .0    |
| TOTAL SOURCE 3400                           | .00           | 23,205.00    | .00 (        | 23,205.00)   | .0    |
| <u>MISCELLANEOUS REVENUE</u>                |               |              |              |              |       |
| 03-3700-1000 INTEREST EARNINGS              | 13,842.86     | 143,715.96   | .00 (        | 143,715.96)  | .0    |
| 03-3700-3600 REFUNDS & REIMBURSEMENTS       | .00           | 62,916.00    | 62,501.00 (  | 415.00)      | 100.7 |
| 03-3700-3610 WOOD RIVER LAND TRUST REIMB    | .00           | 38,395.60    | .00 (        | 38,395.60)   | .0    |
| 03-3700-3650 FIRE DEPARTMENT DONATIONS      | .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     | 1,175,000.00 | 1,262,500.00 | 87,500.00    | 93.1  |
| 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                 | 35,717.86     | 2,587,879.56 | 3,087,678.00 | 499,798.44   | 83.8  |
| <u>FUND BALANCE</u>                         |               |              |              |              |       |
| 03-3800-9000 FUND BALANCE                   | .00           | .00          | 3,596,733.00 | 3,596,733.00 | .0    |
| TOTAL FUND BALANCE                          | .00           | .00          | 3,596,733.00 | 3,596,733.00 | .0    |
| TOTAL FUND REVENUE                          | 162,759.57    | 2,885,259.47 | 6,984,411.00 | 4,099,151.53 | 41.3  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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)    | 29,284.48     | 91,256.43    | 500,000.00   | 408,743.57    | 18.3  |
| 03-4193-7135 MAIN STREET REHAB             | 43,371.17     | 1,080,359.53 | 3,492,204.00 | 2,411,844.47  | 30.9  |
| 03-4193-7145 5TH STREET SIDEWALK REPLACE   | 4,773.94      | 7,063.94     | .00          | ( 7,063.94)   | .0    |
| 03-4193-7150 BIKE NETWORK IMPROVEMENTS     | 38,324.89     | 49,068.39    | 80,000.00    | 30,931.61     | 61.3  |
| 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           | 1,886.75     | .00          | ( 1,886.75)   | .0    |
| 03-4193-7200 TECHNOLOGY UPGRADES           | 280.49        | 71,986.18    | 199,575.00   | 127,588.82    | 36.1  |
| 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      | 4,361.00      | 12,399.00    | .00          | ( 12,399.00)  | .0    |
| 03-4193-7611 PAVEMENT MANAGEMENT PROG (P)  | .00           | 2,191.23     | 600,000.00   | 597,808.77    | .4    |
| 03-4193-7612 MASTIC PATCHER                | 80,225.00     | 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                       | 200,620.97    | 2,531,445.47 | 5,727,411.00 | 3,195,965.53  | 44.2  |
| OTHER EXPENDITURES:                        |               |              |              |               |       |
| 03-4193-9930 GENERAL FUND CIP CONTINGENCY  | 20,686.50     | 21,646.50    | .00          | ( 21,646.50)  | .0    |
| TOTAL OTHER EXPENDITURES                   | 20,686.50     | 21,646.50    | .00          | ( 21,646.50)  | .0    |
| TOTAL GENERAL CIP EXPENDITURES             | 221,307.47    | 2,553,091.97 | 5,727,411.00 | 3,174,319.03  | 44.6  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

|                                            | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEXPENDED   | PCNT |
|--------------------------------------------|---------------|------------|------------|--------------|------|
| <u>FACILITY MAINT CIP EXPENDITURE</u>      |               |            |            |              |      |
| CAPITAL OUTLAY:                            |               |            |            |              |      |
| 03-4194-7000 WARM SPRINGS PRESERVE PHASE I | .00           | 35,725.75  | .00        | ( 35,725.75) | .0   |
| 03-4194-7110 FORD RANGER                   | .00           | .00        | 35,000.00  | 35,000.00    | .0   |
| 03-4194-7120 ATKINSON PARK IRRIG UPGRADES  | .00           | .00        | 50,000.00  | 50,000.00    | .0   |
| 03-4194-7135 FOREST SRV PARK RENOVATION    | 17,911.50     | 17,911.50  | 175,000.00 | 157,088.50   | 10.2 |
| 03-4194-7140 BONNING CABIN PRESERVATION    | .00           | 28,974.00  | 50,000.00  | 21,026.00    | 58.0 |
| 03-4194-7155 ROTARY PARK REHABILATION      | .00           | .00        | 124,500.00 | 124,500.00   | .0   |
| 03-4194-7156 ORE WAGON R&M                 | .00           | .00        | 170,000.00 | 170,000.00   | .0   |
| 03-4194-7160 TOWNE SQUARE DESIGN SCOPE     | .00           | 56,000.00  | .00        | ( 56,000.00) | .0   |
| 03-4194-7170 TRASH CANS (CITYWIDE) REPLACE | .00           | 4,150.00   | 20,000.00  | 15,850.00    | 20.8 |
| 03-4194-7180 WATER CONSERVATION UPGRADES   | .00           | .00        | 20,000.00  | 20,000.00    | .0   |
| 03-4194-7200 SOLAR (FIRE)                  | .00           | .00        | 150,000.00 | 150,000.00   | .0   |
| 03-4194-7602 MOWER REPLACEMENT             | .00           | .00        | 34,000.00  | 34,000.00    | .0   |
| 03-4194-7603 GRAVELY ZERO TURN MOWER       | .00           | .00        | 16,000.00  | 16,000.00    | .0   |
| <br>                                       |               |            |            |              |      |
| TOTAL CAPITAL OUTLAY                       | 17,911.50     | 142,761.25 | 844,500.00 | 701,738.75   | 16.9 |
| <br>                                       |               |            |            |              |      |
| TOTAL FACILITY MAINT CIP EXPENDITURE       | 17,911.50     | 142,761.25 | 844,500.00 | 701,738.75   | 16.9 |

CITY OF KETCHUM  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

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

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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        | 3,213.92      | 76,966.26  | 110,000.00 | 33,033.74   | 70.0  |
| 03-4230-7115 FIREFIGHTIN EQ (TOOLS)       | .00           | 2,855.41   | 15,000.00  | 12,144.59   | 19.0  |
| 03-4230-7120 RADIOS (PORTABLE)            | .00           | 16,795.33  | 14,000.00  | ( 2,795.33) | 120.0 |
| 03-4230-7125 RESCUE (CITY PROVIDED)       | .00           | 2,078.71   | 30,000.00  | 27,921.29   | 6.9   |
| 03-4230-7130 PPE (TURNOUT GEAR)           | 3,934.08      | 17,410.63  | 32,000.00  | 14,589.37   | 54.4  |
| 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                      | 7,148.00      | 116,782.46 | 207,500.00 | 90,717.54   | 56.3  |
| TOTAL FIRE & RESCUE CIP EXPENDITURES      | 7,148.00      | 116,782.46 | 207,500.00 | 90,717.54   | 56.3  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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 8 MONTHS ENDING MAY 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            | 246,366.97    | 2,935,557.14 | 6,994,411.00 | 4,058,853.86 | 42.0    |
| NET REVENUE OVER EXPENDITURES      | ( 83,607.40)  | ( 50,297.67) | ( 10,000.00) | 40,297.67    | (503.0) |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

ORIGINAL LOT FUND

ASSETS

|              |                       |   |             |                   |
|--------------|-----------------------|---|-------------|-------------------|
| 22-1000-0000 | CASH - COMBINED       | ( | 295,019.12) |                   |
| 22-1050-0000 | TAXES RECEIVABLE      |   | 317,131.11  |                   |
| 22-1510-0000 | INVESTMENTS-LOT #3183 |   | 360,327.00  |                   |
|              |                       |   |             | <u>382,438.99</u> |
|              | TOTAL ASSETS          |   |             | <u>382,438.99</u> |

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 | ( | 978,754.71)  |                   |
|              | BALANCE - CURRENT DATE          |   | 383,938.99   |                   |
|              | TOTAL FUND EQUITY               |   |              | <u>383,938.99</u> |
|              | TOTAL LIABILITIES AND EQUITY    |   |              | <u>382,438.99</u> |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

ORIGINAL LOT FUND

|                                             | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEARNED     | PCNT |
|---------------------------------------------|---------------|--------------|--------------|--------------|------|
| <u>ORIGINAL LOT TAX</u>                     |               |              |              |              |      |
| 22-3100-3000 ORIGINAL LOT TAX               | .00           | 2,459,595.87 | 3,195,890.00 | 736,294.13   | 77.0 |
| TOTAL ORIGINAL LOT TAX                      | .00           | 2,459,595.87 | 3,195,890.00 | 736,294.13   | 77.0 |
| <u>MISCELLANEOUS REVENUE</u>                |               |              |              |              |      |
| 22-3700-1000 INTEREST EARNINGS              | 1,295.83      | 11,015.27    | .00          | ( 11,015.27) | .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      | 32,630.00    | 48,945.00    | 16,315.00    | 66.7 |
| TOTAL MISCELLANEOUS REVENUE                 | 5,374.58      | 45,045.27    | 48,945.00    | 3,899.73     | 92.0 |
| <u>FUND BALANCE</u>                         |               |              |              |              |      |
| 22-3800-9000 FUND BALANCE                   | .00           | .00          | 1,358,391.00 | 1,358,391.00 | .0   |
| TOTAL FUND BALANCE                          | .00           | .00          | 1,358,391.00 | 1,358,391.00 | .0   |
| TOTAL FUND REVENUE                          | 5,374.58      | 2,504,641.14 | 4,603,226.00 | 2,098,584.86 | 54.4 |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

ORIGINAL LOT FUND

|                               | PERIOD ACTUAL | YTD ACTUAL    | BUDGET       | UNEXPENDED   | PCNT  |
|-------------------------------|---------------|---------------|--------------|--------------|-------|
| <u>ORIGINAL LOT TAX</u>       |               |               |              |              |       |
| MATERIALS AND SERVICES:       |               |               |              |              |       |
| 22-4910-3610                  | 242.00        | 1,763.98      | 1,000.00     | ( 763.98)    | 176.4 |
| 22-4910-4200                  | .00           | 27,000.00     | 21,591.00    | ( 5,409.00)  | 125.1 |
| 22-4910-5000                  | 416.67        | 3,333.36      | 5,000.00     | 1,666.64     | 66.7  |
| 22-4910-6060                  | 3,031.00      | 37,125.01     | 115,195.00   | 78,069.99    | 32.2  |
| 22-4910-6070                  | .00           | 15,000.00     | 15,000.00    | .00          | 100.0 |
| 22-4910-6075                  | .00           | 2,500.00      | 2,500.00     | .00          | 100.0 |
| 22-4910-6080                  | 206,000.00    | 618,000.00    | 824,000.00   | 206,000.00   | 75.0  |
| 22-4910-6085                  | .00           | .00           | 5,000.00     | 5,000.00     | .0    |
| 22-4910-6090                  | .00           | 178,127.48    | 180,512.00   | 2,384.52     | 98.7  |
| 22-4910-6095                  | .00           | 3,226.00      | 4,078.00     | 852.00       | 79.1  |
| TOTAL MATERIAL AND SERVICES   | 209,689.67    | 886,075.83    | 1,173,876.00 | 287,800.17   | 75.5  |
| OTHER EXPENDITURES:           |               |               |              |              |       |
| 22-4910-8801                  | 166,666.67    | 1,333,333.36  | 2,000,000.00 | 666,666.64   | 66.7  |
| 22-4910-8802                  | 19,465.83     | 88,986.66     | 166,850.00   | 77,863.34    | 53.3  |
| 22-4910-8803                  | 21,875.00     | 1,175,000.00  | 1,262,500.00 | 87,500.00    | 93.1  |
| TOTAL OTHER EXPENDITURES      | 208,007.50    | 2,597,320.02  | 3,429,350.00 | 832,029.98   | 75.7  |
| TOTAL ORIGINAL LOT TAX        | 417,697.17    | 3,483,395.85  | 4,603,226.00 | 1,119,830.15 | 75.7  |
| TOTAL FUND EXPENDITURES       | 417,697.17    | 3,483,395.85  | 4,603,226.00 | 1,119,830.15 | 75.7  |
| NET REVENUE OVER EXPENDITURES | ( 412,322.59) | ( 978,754.71) | .00          | 978,754.71   | .0    |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

ADDITIONAL 1%-LOT FUND

|                                   |                                 |               |                   |
|-----------------------------------|---------------------------------|---------------|-------------------|
| <u>ASSETS</u>                     |                                 |               |                   |
| 25-1000-0000                      | CASH - COMBINED                 |               | 198,220.17        |
|                                   |                                 |               | <u>198,220.17</u> |
|                                   | TOTAL ASSETS                    |               | <u>198,220.17</u> |
| <br><u>LIABILITIES AND EQUITY</u> |                                 |               |                   |
| <br><u>FUND EQUITY</u>            |                                 |               |                   |
| UNAPPROPRIATED FUND BALANCE:      |                                 |               |                   |
| 25-2710-0000                      | FUND BALANCE                    | 349,124.86    |                   |
|                                   | REVENUE OVER EXPENDITURES - YTD | ( 150,904.69) |                   |
|                                   |                                 |               | <u>198,220.17</u> |
|                                   | BALANCE - CURRENT DATE          |               | <u>198,220.17</u> |
|                                   | TOTAL FUND EQUITY               |               | <u>198,220.17</u> |
|                                   | TOTAL LIABILITIES AND EQUITY    |               | <u>198,220.17</u> |

CITY OF KETCHUM  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

ADDITIONAL 1%-LOT FUND

|                            | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEARNED   | PCNT |
|----------------------------|---------------|--------------|--------------|------------|------|
| <u>ADDITIONAL 1%-LOT</u>   |               |              |              |            |      |
| 25-3100-3010 ADDITIONAL 1% | .00           | 1,938,664.76 | 2,447,253.00 | 508,588.24 | 79.2 |
| TOTAL ADDITIONAL 1%-LOT    | .00           | 1,938,664.76 | 2,447,253.00 | 508,588.24 | 79.2 |
| <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         | .00           | 1,938,664.76 | 2,746,378.00 | 807,713.24 | 70.6 |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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  | 175,781.73    | 988,244.92    | 1,199,154.00 | 210,909.08 | 82.4  |
| 25-4910-4240             | SVASB RELEASE FUND BALANCE    | .00           | 299,125.00    | 299,125.00   | .00        | 100.0 |
|                          | TOTAL MATERIAL AND SERVICES   | 175,781.73    | 1,287,369.92  | 1,498,279.00 | 210,909.08 | 85.9  |
| OTHER EXPENDITURES:      |                               |               |               |              |            |       |
| 25-4910-8822             | TRANSFER TO ORIG LOT-DIR COST | 4,078.75      | 32,630.00     | 48,945.00    | 16,315.00  | 66.7  |
| 25-4910-8824             | TRANSFER TO HOUSING           | .00           | 769,569.53    | 1,199,154.00 | 429,584.47 | 64.2  |
|                          | TOTAL OTHER EXPENDITURES      | 4,078.75      | 802,199.53    | 1,248,099.00 | 445,899.47 | 64.3  |
|                          | TOTAL ADDITIONAL 1%-LOT       | 179,860.48    | 2,089,569.45  | 2,746,378.00 | 656,808.55 | 76.1  |
|                          | TOTAL FUND EXPENDITURES       | 179,860.48    | 2,089,569.45  | 2,746,378.00 | 656,808.55 | 76.1  |
|                          | NET REVENUE OVER EXPENDITURES | ( 179,860.48) | ( 150,904.69) | .00          | 150,904.69 | .0    |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

FIRE BOND FUND

ASSETS

|              |                           |  |            |                   |
|--------------|---------------------------|--|------------|-------------------|
| 41-1000-0000 | CASH - COMBINED           |  | 290,828.22 |                   |
| 41-1050-0000 | TAXES RECEIVABLE--CURRENT |  | 5,738.43   |                   |
|              | TOTAL ASSETS              |  |            | <u>296,566.65</u> |

LIABILITIES AND EQUITY

FUND EQUITY

|              |                                 |   |            |                   |
|--------------|---------------------------------|---|------------|-------------------|
|              | UNAPPROPRIATED FUND BALANCE:    |   |            |                   |
| 41-2710-0000 | FUND BALANCE                    | ( | 1,883.51)  |                   |
|              | REVENUE OVER EXPENDITURES - YTD |   | 298,450.16 |                   |
|              | BALANCE - CURRENT DATE          |   |            | <u>296,566.65</u> |
|              | TOTAL FUND EQUITY               |   |            | <u>296,566.65</u> |
|              | TOTAL LIABILITIES AND EQUITY    |   |            | <u>296,566.65</u> |

CITY OF KETCHUM  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

FIRE BOND FUND

|                     | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEARNED   | PCNT |
|---------------------|---------------|------------|------------|------------|------|
| <u>PROPERTY TAX</u> |               |            |            |            |      |
| 41-3100-1000        | 5,667.29      | 426,962.03 | 617,019.00 | 190,056.97 | 69.2 |
| 41-3100-9000        | 55.40         | 997.51     | .00        | ( 997.51)  | .0   |
| TOTAL PROPERTY TAX  | 5,722.69      | 427,959.54 | 617,019.00 | 189,059.46 | 69.4 |
| TOTAL FUND REVENUE  | 5,722.69      | 427,959.54 | 617,019.00 | 189,059.46 | 69.4 |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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                     | .00           | .00        | 3,000.00   | 3,000.00   | .0   |
|                                  | .00           | .00        | 3,000.00   | 3,000.00   | .0   |
| TOTAL MATERIAL AND SERVICES      |               |            |            |            |      |
| OTHER EXPENDITURES:              |               |            |            |            |      |
| 41-4800-8100                     | .00           | 129,509.38 | 355,000.00 | 225,490.62 | 36.5 |
| 41-4800-8200                     | .00           | .00        | 259,019.00 | 259,019.00 | .0   |
| TOTAL OTHER EXPENDITURES         |               |            |            |            |      |
| TOTAL FIRE BOND FUND EXP/TRNFRS  |               |            |            |            |      |
| TOTAL FUND EXPENDITURES          |               |            |            |            |      |
| NET REVENUE OVER EXPENDITURES    |               |            |            |            |      |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

IN-LIEU HOUSING FUND

ASSETS

|              |                                |   |             |                   |
|--------------|--------------------------------|---|-------------|-------------------|
| 52-1000-0000 | CASH - COMBINED                | ( | 335,803.34) |                   |
| 52-1515-0000 | INVESTMENTS--IN-LIEU HOUS#3044 |   | 964,964.14  |                   |
|              | TOTAL ASSETS                   |   |             | <u>629,160.80</u> |

LIABILITIES AND EQUITY

FUND EQUITY

|              |                                 |   |               |                   |
|--------------|---------------------------------|---|---------------|-------------------|
|              | UNAPPROPRIATED FUND BALANCE:    |   |               |                   |
| 52-2710-0000 | FUND BALANCE                    |   | 1,779,661.65  |                   |
|              | REVENUE OVER EXPENDITURES - YTD | ( | 1,150,500.85) |                   |
|              | BALANCE - CURRENT DATE          |   | 629,160.80    |                   |
|              | TOTAL FUND EQUITY               |   |               | <u>629,160.80</u> |
|              | TOTAL LIABILITIES AND EQUITY    |   |               | <u>629,160.80</u> |

CITY OF KETCHUM  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

IN-LIEU HOUSING FUND

|                                             | PERIOD ACTUAL   | YTD ACTUAL       | BUDGET              | UNEARNED            | PCNT       |
|---------------------------------------------|-----------------|------------------|---------------------|---------------------|------------|
| <u>MISCELLANEOUS REVENUE</u>                |                 |                  |                     |                     |            |
| 52-3700-1000 INTEREST EARNINGS              | 3,470.25        | 29,499.15        | 5,000.00            | ( 24,499.15)        | 590.0      |
| 52-3700-7500 IN-LIEU-AFFORDABLE HOUSING FEE | .00             | .00              | 300,000.00          | 300,000.00          | .0         |
| <b>TOTAL MISCELLANEOUS REVENUE</b>          | <b>3,470.25</b> | <b>29,499.15</b> | <b>305,000.00</b>   | <b>275,500.85</b>   | <b>9.7</b> |
| <u>FUND BALANCE</u>                         |                 |                  |                     |                     |            |
| 52-3800-9000 FUND BALANCE                   | .00             | .00              | 2,089,874.00        | 2,089,874.00        | .0         |
| <b>TOTAL FUND BALANCE</b>                   | <b>.00</b>      | <b>.00</b>       | <b>2,089,874.00</b> | <b>2,089,874.00</b> | <b>.0</b>  |
| <b>TOTAL FUND REVENUE</b>                   | <b>3,470.25</b> | <b>29,499.15</b> | <b>2,394,874.00</b> | <b>2,365,374.85</b> | <b>1.2</b> |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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            | 3,470.25      | ( 1,150,500.85) | .00          | 1,150,500.85 | .0    |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

COMMUNITY HOUSING

|                               |                                 |              |              |
|-------------------------------|---------------------------------|--------------|--------------|
| <u>ASSETS</u>                 |                                 |              |              |
| 54-1000-0000                  | CASH - COMBINED                 | 1,612,901.09 |              |
|                               | TOTAL ASSETS                    |              | 1,612,901.09 |
| <u>LIABILITIES AND EQUITY</u> |                                 |              |              |
| <u>LIABILITIES</u>            |                                 |              |              |
| 54-2030-0000                  | ACCOUNTS PAYABLE                | ( 132.15)    |              |
| 54-2300-0000                  | DEPOSITS-SEC DEP LTL            | 625.00       |              |
|                               | TOTAL LIABILITIES               |              | 492.85       |
| <u>FUND EQUITY</u>            |                                 |              |              |
| UNAPPROPRIATED FUND BALANCE:  |                                 |              |              |
| 54-2710-0000                  | FUND BALANCE                    | 128,743.70   |              |
|                               | REVENUE OVER EXPENDITURES - YTD | 1,483,664.54 |              |
|                               | BALANCE - CURRENT DATE          | 1,612,408.24 |              |
|                               | TOTAL FUND EQUITY               |              | 1,612,408.24 |
|                               | TOTAL LIABILITIES AND EQUITY    |              | 1,612,901.09 |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

COMMUNITY HOUSING

|                                             | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEARNED      | PCNT  |
|---------------------------------------------|---------------|--------------|--------------|---------------|-------|
| <u>COMMUNITY HOUSING REVENUE</u>            |               |              |              |               |       |
| 54-3700-2000 LIFT TOWER LODGE RENTS         | 465.34        | 52,683.15    | 94,836.00    | 42,152.85     | 55.6  |
| 54-3700-2010 291 N 2ND AVE RENTS            | 3,500.00      | 10,845.20    | .00          | ( 10,845.20)  | .0    |
| 54-3700-2020 DEED RESTRICTION RENTS         | .00           | 16,506.13    | .00          | ( 16,506.13)  | .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           | 38,625.00    | 150,000.00   | 111,375.00    | 25.8  |
| 54-3700-3620 MISCELLANEOUS REVENUE          | .00           | 568,491.69   | .00          | ( 568,491.69) | .0    |
| 54-3700-4000 DEED RESTRICTED PROP SALE      | .00           | .00          | 378,000.00   | 378,000.00    | .0    |
| 54-3700-8701 TRANSFER FROM GENERAL FUND     | .00           | 500,000.00   | 500,000.00   | .00           | 100.0 |
| 54-3700-8705 TRANSFER FROM ADDITIONAL .50%  | .00           | 769,569.53   | 1,199,154.00 | 429,584.47    | 64.2  |
| 54-3700-8730 TRANSFER FROM IN-LIEU FUND     | .00           | 500,000.00   | 500,000.00   | .00           | 100.0 |
| <br>                                        |               |              |              |               |       |
| TOTAL COMMUNITY HOUSING REVENUE             | 3,965.34      | 2,715,384.18 | 3,074,045.00 | 358,660.82    | 88.3  |
| <br>                                        |               |              |              |               |       |
| TOTAL FUND REVENUE                          | 3,965.34      | 2,715,384.18 | 3,074,045.00 | 358,660.82    | 88.3  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

COMMUNITY HOUSING

|                                             | PERIOD ACTUAL       | YTD ACTUAL          | BUDGET              | UNEXPENDED             | PCNT          |
|---------------------------------------------|---------------------|---------------------|---------------------|------------------------|---------------|
| <u>COMMUNITY HOUSING EXPENSE</u>            |                     |                     |                     |                        |               |
| PERSONAL SERVICES:                          |                     |                     |                     |                        |               |
| 54-4410-1000 SALARIES                       | 33,737.99           | 266,913.44          | 692,968.00          | 426,054.56             | 38.5          |
| 54-4410-1500 PART-TIME SALARIES             | 4,937.67            | 24,778.39           | .00 (               | 24,778.39)             | .0            |
| 54-4410-2100 FICA TAXES-CITY                | 2,875.83            | 21,728.39           | .00 (               | 21,728.39)             | .0            |
| 54-4410-2200 STATE RETIREMENT-CITY          | 4,625.61            | 34,739.12           | .00 (               | 34,739.12)             | .0            |
| 54-4410-2400 WORKMEN'S COMPENSATION-CITY    | 95.35               | 654.62              | .00 (               | 654.62)                | .0            |
| 54-4410-2500 HEALTH INSURANCE-CITY          | 10,464.31           | 78,433.12           | .00 (               | 78,433.12)             | .0            |
| 54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA) | 381.30              | 1,936.35            | .00 (               | 1,936.35)              | .0            |
| 54-4410-2510 DENTAL INSURANCE-CITY          | 341.16              | 2,342.10            | .00 (               | 2,342.10)              | .0            |
| 54-4410-2515 VISION REIMBURSEMENT ACCT(HRA) | 153.86              | 1,166.55            | .00 (               | 1,166.55)              | .0            |
| 54-4410-2600 LONG TERM DISABILITY           | 201.77              | 1,428.68            | .00 (               | 1,428.68)              | .0            |
| <b>TOTAL PERSONAL SERVICES</b>              | <b>57,814.85</b>    | <b>434,120.76</b>   | <b>692,968.00</b>   | <b>258,847.24</b>      | <b>62.7</b>   |
| MATERIALS AND SERVICES:                     |                     |                     |                     |                        |               |
| 54-4410-3100 GENERAL OFFICE                 | 3,216.75            | 12,570.31           | 11,500.00 (         | 1,070.31)              | 109.3         |
| 54-4410-3200 LIFT TOWER LODGE OPERATIONS    | .00                 | 5,211.34            | 89,200.00           | 83,988.66              | 5.8           |
| 54-4410-4200 PROFESSIONAL SERVICES          | 3,267.75            | 72,383.18           | 75,000.00           | 2,616.82               | 96.5          |
| 54-4410-4210 LEASE TO LOCALS INCENTIVES     | .00                 | 43,000.00           | 200,000.00          | 157,000.00             | 21.5          |
| 54-4410-4215 LEASE TO LOCALS PROF SERVICES  | 6,000.00            | 37,371.56           | 100,000.00          | 62,628.44              | 37.4          |
| 54-4410-4225 DEED RESTRICTIONS              | 800.00              | 136,923.65          | 1,085,635.00        | 948,711.35             | 12.6          |
| 54-4410-4250 LIFT TOWER LODGE PROFF SVCS    | 1,387.50            | 20,196.90           | .00 (               | 20,196.90)             | .0            |
| 54-4410-5200 LIFT TOWER LODGE UTILITIES     | 1,034.65            | 12,206.98           | .00 (               | 12,206.98)             | .0            |
| 54-4410-5210 291 N 2ND AVE UTILITIES        | .00                 | 1,935.05            | .00 (               | 1,935.05)              | .0            |
| 54-4410-5900 LIFT TOWER LDG REPAIR & MAINT  | 14,019.70           | 48,304.91           | .00 (               | 48,304.91)             | .0            |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>29,726.35</b>    | <b>390,103.88</b>   | <b>1,561,335.00</b> | <b>1,171,231.12</b>    | <b>25.0</b>   |
| 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 | .00                 | .00                 | 150,000.00          | 150,000.00             | .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            |
| <b>TOTAL OTHER EXPENDITURES</b>             | <b>.00</b>          | <b>407,495.00</b>   | <b>738,012.00</b>   | <b>330,517.00</b>      | <b>55.2</b>   |
| <b>TOTAL COMMUNITY HOUSING EXPENSE</b>      | <b>87,541.20</b>    | <b>1,231,719.64</b> | <b>2,992,315.00</b> | <b>1,760,595.36</b>    | <b>41.2</b>   |
| <b>TOTAL FUND EXPENDITURES</b>              | <b>87,541.20</b>    | <b>1,231,719.64</b> | <b>2,992,315.00</b> | <b>1,760,595.36</b>    | <b>41.2</b>   |
| <b>NET REVENUE OVER EXPENDITURES</b>        | <b>( 83,575.86)</b> | <b>1,483,664.54</b> | <b>81,730.00</b>    | <b>( 1,401,934.54)</b> | <b>1815.3</b> |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

WATER FUND

ASSETS

|              |                                |                 |               |
|--------------|--------------------------------|-----------------|---------------|
| 63-1000-0000 | CASH - COMBINED                | 715,634.65      |               |
| 63-1150-0000 | ACCTS RCVBL--WATER             | 13,823.06       |               |
| 63-1510-0000 | INVESTMENTS-WATER FUND #976    | 3,554,605.06    |               |
| 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                   |                 | 10,199,253.84 |

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 | 253,265.69   |               |
|                              | BALANCE - CURRENT DATE          | 7,147,230.85 |               |
|                              | TOTAL FUND EQUITY               |              | 7,147,230.85  |
|                              | TOTAL LIABILITIES AND EQUITY    |              | 10,199,253.84 |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

WATER FUND

|                              |                                    | PERIOD ACTUAL    | YTD ACTUAL          | BUDGET              | UNEARNED             | PCNT          |
|------------------------------|------------------------------------|------------------|---------------------|---------------------|----------------------|---------------|
| <u>WATER REVENUE</u>         |                                    |                  |                     |                     |                      |               |
| 63-3400-6100                 | WATER CHARGES                      | .00              | 1,427,678.66        | 2,723,222.25        | 1,295,543.59         | 52.4          |
| 63-3400-6600                 | WA CONNECT FEE/FIRELINE/METER      | .00              | .00                 | 23,000.00           | 23,000.00            | .0            |
|                              | <b>TOTAL WATER REVENUE</b>         | <b>.00</b>       | <b>1,427,678.66</b> | <b>2,746,222.25</b> | <b>1,318,543.59</b>  | <b>52.0</b>   |
| <u>MISCELLANEOUS REVENUE</u> |                                    |                  |                     |                     |                      |               |
| 63-3700-1000                 | INTEREST EARNINGS                  | 12,783.24        | 108,665.02          | 10,000.00           | ( 98,665.02)         | 1086.7        |
| 63-3700-3600                 | REFUNDS & REIMBURSEMENTS           | .00              | ( 21,811.47)        | .00                 | 21,811.47            | .0            |
| 63-3700-7000                 | MISCELLANEOUS REVENUE              | 796.00           | 41,681.05           | 2,500.00            | ( 39,181.05)         | 1667.2        |
|                              | <b>TOTAL MISCELLANEOUS REVENUE</b> | <b>13,579.24</b> | <b>128,534.60</b>   | <b>12,500.00</b>    | <b>( 116,034.60)</b> | <b>1028.3</b> |
| <u>FUND BALANCE</u>          |                                    |                  |                     |                     |                      |               |
| 63-3800-9000                 | FUND BALANCE                       | .00              | .00                 | 56,186.00           | 56,186.00            | .0            |
|                              | <b>TOTAL FUND BALANCE</b>          | <b>.00</b>       | <b>.00</b>          | <b>56,186.00</b>    | <b>56,186.00</b>     | <b>.0</b>     |
|                              | <b>TOTAL FUND REVENUE</b>          | <b>13,579.24</b> | <b>1,556,213.26</b> | <b>2,814,908.25</b> | <b>1,258,694.99</b>  | <b>55.3</b>   |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

WATER FUND

|                             | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEXPENDED  | PCNT  |
|-----------------------------|---------------|------------|------------|-------------|-------|
| <u>WATER EXPENDITURES</u>   |               |            |            |             |       |
| PERSONAL SERVICES:          |               |            |            |             |       |
| 63-4340-1000                | 27,522.32     | 238,443.23 | 426,133.91 | 187,690.68  | 56.0  |
| 63-4340-1800                | 1,342.92      | 11,944.66  | 20,000.00  | 8,055.34    | 59.7  |
| 63-4340-1900                | 2,869.73      | 13,545.32  | 11,000.00  | ( 2,545.32) | 123.1 |
| 63-4340-2100                | 2,379.39      | 19,877.64  | 34,129.24  | 14,251.60   | 58.2  |
| 63-4340-2200                | 3,795.52      | 31,566.56  | 54,673.22  | 23,106.66   | 57.7  |
| 63-4340-2400                | 503.75        | 4,267.37   | 11,513.00  | 7,245.63    | 37.1  |
| 63-4340-2500                | 8,937.91      | 62,540.43  | 194,162.80 | 131,622.37  | 32.2  |
| 63-4340-2505                | 16.50         | 440.50     | 12,429.17  | 11,988.67   | 3.5   |
| 63-4340-2510                | 256.50        | 1,845.19   | 4,870.92   | 3,025.73    | 37.9  |
| 63-4340-2515                | 120.67        | 928.99     | .00        | ( 928.99)   | .0    |
| 63-4340-2600                | 169.76        | 1,358.08   | 2,701.10   | 1,343.02    | 50.3  |
| TOTAL PERSONAL SERVICES     | 47,914.97     | 386,757.97 | 771,613.36 | 384,855.39  | 50.1  |
| MATERIALS AND SERVICES:     |               |            |            |             |       |
| 63-4340-3100                | 125.27        | 125.27     | 1,000.00   | 874.73      | 12.5  |
| 63-4340-3120                | 1,181.34      | 4,173.56   | 6,000.00   | 1,826.44    | 69.6  |
| 63-4340-3200                | 2,143.51      | 15,264.58  | 16,500.00  | 1,235.42    | 92.5  |
| 63-4340-3250                | .00           | 862.00     | 6,500.00   | 5,638.00    | 13.3  |
| 63-4340-3400                | .00           | 2,869.63   | 2,500.00   | ( 369.63)   | 114.8 |
| 63-4340-3500                | 977.95        | 4,149.69   | 10,000.00  | 5,850.31    | 41.5  |
| 63-4340-3600                | .00           | 2,741.46   | 10,000.00  | 7,258.54    | 27.4  |
| 63-4340-3800                | .00           | 3,253.13   | 10,000.00  | 6,746.87    | 32.5  |
| 63-4340-4200                | 451.35        | 32,208.71  | 170,000.00 | 137,791.29  | 19.0  |
| 63-4340-4300                | 253.75        | 70,316.53  | 65,000.00  | ( 5,316.53) | 108.2 |
| 63-4340-4600                | 1,260.00      | 15,519.29  | 19,000.00  | 3,480.71    | 81.7  |
| 63-4340-4800                | .00           | 252.00     | 1,000.00   | 748.00      | 25.2  |
| 63-4340-4900                | 285.00        | 1,215.00   | 5,000.00   | 3,785.00    | 24.3  |
| 63-4340-5000                | 12,398.25     | 99,186.00  | 148,779.00 | 49,593.00   | 66.7  |
| 63-4340-5100                | 354.26        | 5,376.94   | 12,000.00  | 6,623.06    | 44.8  |
| 63-4340-5200                | 7,192.50      | 55,826.05  | 120,000.00 | 64,173.95   | 46.5  |
| 63-4340-5500                | 11,346.76     | 90,774.08  | 136,161.11 | 45,387.03   | 66.7  |
| 63-4340-6000                | .00           | 2,115.39   | 5,500.00   | 3,384.61    | 38.5  |
| 63-4340-6100                | 4,368.15      | 42,953.63  | 60,000.00  | 17,046.37   | 71.6  |
| 63-4340-6910                | .00           | .00        | 10,000.00  | 10,000.00   | .0    |
| TOTAL MATERIAL AND SERVICES | 42,338.09     | 449,182.94 | 814,940.11 | 365,757.17  | 55.1  |
| CAPITAL OUTLAY:             |               |            |            |             |       |
| 63-4340-7100                | .00           | 5,500.00   | .00        | ( 5,500.00) | .0    |
| 63-4340-7900                | .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                | 30,678.17     | 245,425.36 | 368,138.00 | 122,712.64  | 66.7  |
| 63-4340-8864                | 20,000.00     | 160,000.00 | 240,000.00 | 80,000.00   | 66.7  |
| 63-4340-9910                | .00           | .00        | 35,000.00  | 35,000.00   | .0    |
| TOTAL OTHER EXPENDITURES    | 50,678.17     | 405,425.36 | 643,138.00 | 237,712.64  | 63.0  |

CITY OF KETCHUM  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

WATER FUND

|                          | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEXPENDED   | PCNT |
|--------------------------|---------------|--------------|--------------|--------------|------|
| TOTAL WATER EXPENDITURES | 140,931.23    | 1,246,866.27 | 2,504,691.47 | 1,257,825.20 | 49.8 |



CITY OF KETCHUM  
BALANCE SHEET  
MAY 31, 2025

WATER CAPITAL IMPROVEMENT FUND

| <u>ASSETS</u>                 |                                 |            |            |
|-------------------------------|---------------------------------|------------|------------|
| 64-1000-0000                  | CASH - COMBINED                 | 201,749.01 |            |
| 64-1510-0000                  | INVESTMENTS--WATER CIP #2138    | 712,142.15 |            |
|                               | TOTAL ASSETS                    |            | 913,891.16 |
| <u>LIABILITIES AND EQUITY</u> |                                 |            |            |
| <u>FUND EQUITY</u>            |                                 |            |            |
| UNAPPROPRIATED FUND BALANCE:  |                                 |            |            |
| 64-2710-0000                  | FUND BALANCE                    | 821,048.32 |            |
|                               | REVENUE OVER EXPENDITURES - YTD | 92,842.84  |            |
|                               | BALANCE - CURRENT DATE          | 913,891.16 |            |
|                               | TOTAL FUND EQUITY               |            | 913,891.16 |
|                               | TOTAL LIABILITIES AND EQUITY    |            | 913,891.16 |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

WATER CAPITAL IMPROVEMENT FUND

|                                       | PERIOD ACTUAL | YTD ACTUAL | BUDGET       | UNEARNED     | PCNT  |
|---------------------------------------|---------------|------------|--------------|--------------|-------|
| <u>WATER CIP REVENUE</u>              |               |            |              |              |       |
| 64-3400-7300 WATER CONNECTION FEES    | 30,150.00     | 50,730.08  | 25,000.00    | ( 25,730.08) | 202.9 |
| TOTAL WATER CIP REVENUE               | 30,150.00     | 50,730.08  | 25,000.00    | ( 25,730.08) | 202.9 |
| <u>MISCELLANEOUS REVENUE</u>          |               |            |              |              |       |
| 64-3700-1000 INTEREST EARNINGS        | 2,561.04      | 21,770.33  | .00          | ( 21,770.33) | .0    |
| 64-3700-8763 TRANSFER FROM WATER FUND | 20,000.00     | 160,000.00 | 240,000.00   | 80,000.00    | 66.7  |
| TOTAL MISCELLANEOUS REVENUE           | 22,561.04     | 181,770.33 | 240,000.00   | 58,229.67    | 75.7  |
| <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                    | 52,711.04     | 232,500.41 | 1,088,000.00 | 855,499.59   | 21.4  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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                   | 25,191.00     | 51,331.48  | 100,000.00   | 48,668.52    | 51.3 |
| 64-4340-7800 CONSTRUCTION                   | 4,597.95      | 32,060.17  | 110,000.00   | 77,939.83    | 29.2 |
| 64-4340-7804 REINHEIMER WEST MAILINE EXT    | .00           | 988.75     | .00          | ( 988.75)    | .0   |
| 64-4340-7806 NEW STAND-BY GENERATOR WA/ADM. | .00           | 2,345.47   | .00          | ( 2,345.47)  | .0   |
| 64-4340-7807 WEYYAKING MAINLINE EXT         | .00           | 20,833.75  | .00          | ( 20,833.75) | .0   |
| 64-4340-7809 S. KETCHUM WATER LINE PROJ. A  | 3,203.13      | 10,814.15  | 480,000.00   | 469,185.85   | 2.3  |
| 64-4340-7810 S. KETCHUM WATER LINE PROJ. B  | 3,203.12      | 10,803.80  | 375,000.00   | 364,196.20   | 2.9  |
| TOTAL CAPITAL OUTLAY                        | 36,195.20     | 138,077.57 | 1,088,000.00 | 949,922.43   | 12.7 |
| TOTAL WATER CIP EXPENDITURES                | 36,195.20     | 139,657.57 | 1,088,000.00 | 948,342.43   | 12.8 |
| TOTAL FUND EXPENDITURES                     | 36,195.20     | 139,657.57 | 1,088,000.00 | 948,342.43   | 12.8 |
| NET REVENUE OVER EXPENDITURES               | 16,515.84     | 92,842.84  | .00          | ( 92,842.84) | .0   |

CITY OF KETCHUM  
BALANCE SHEET  
MAY 31, 2025

WASTEWATER FUND

ASSETS

|              |                                |                 |               |
|--------------|--------------------------------|-----------------|---------------|
| 65-1000-0000 | CASH - COMBINED                | 391,539.44      |               |
| 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    | 2,430,840.44    |               |
| 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                   |                 | 13,299,176.18 |

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 | 324,532.34      |               |
|                              |                                 |                 |               |
|                              | BALANCE - CURRENT DATE          | 6,086,585.59    |               |
|                              | TOTAL FUND EQUITY               |                 | 6,086,585.59  |
|                              | TOTAL LIABILITIES AND EQUITY    |                 | 13,299,176.18 |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

WASTEWATER FUND

|                                             | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEARNED     | PCNT  |
|---------------------------------------------|---------------|--------------|--------------|--------------|-------|
| <u>FEDERAL REVENUE</u>                      |               |              |              |              |       |
| 65-3300-1200 GRANTS STATE                   | ( 10,425.00)  | ( 4,977.00)  | .00          | 4,977.00     | .0    |
| TOTAL FEDERAL REVENUE                       | ( 10,425.00)  | ( 4,977.00)  | .00          | 4,977.00     | .0    |
| <u>WASTEWATER REVENUE</u>                   |               |              |              |              |       |
| 65-3400-7100 WASTEWATER CHARGES             | .00           | 1,645,826.45 | 2,869,541.85 | 1,223,715.40 | 57.4  |
| 65-3400-7300 WASTEWATER INSPECTION FEES     | 40.00         | 160.00       | .00          | ( 160.00)    | .0    |
| 65-3400-7800 SUN VALLEY WA & SW DISTRICT CH | 69,696.20     | 422,213.00   | 737,066.74   | 314,853.74   | 57.3  |
| TOTAL WASTEWATER REVENUE                    | 69,736.20     | 2,068,199.45 | 3,606,608.59 | 1,538,409.14 | 57.3  |
| <u>MISCELLANEOUS REVENUE</u>                |               |              |              |              |       |
| 65-3700-1000 INTEREST EARNINGS              | 8,741.91      | 74,311.31    | 15,000.00    | ( 59,311.31) | 495.4 |
| 65-3700-3600 REFUNDS & REIMBURSEMENTS       | .00           | 1,302.07     | .00          | ( 1,302.07)  | .0    |
| 65-3700-7000 MISCELLANEOUS REVENUE          | .00           | 451.51       | .00          | ( 451.51)    | .0    |
| TOTAL MISCELLANEOUS REVENUE                 | 8,741.91      | 76,064.89    | 15,000.00    | ( 61,064.89) | 507.1 |
| TOTAL FUND REVENUE                          | 68,053.11     | 2,139,287.34 | 3,621,608.59 | 1,482,321.25 | 59.1  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

WASTEWATER FUND

|                                | PERIOD ACTUAL                  | YTD ACTUAL | BUDGET       | UNEXPENDED   | PCNT              |
|--------------------------------|--------------------------------|------------|--------------|--------------|-------------------|
| <u>WASTEWATER EXPENDITURES</u> |                                |            |              |              |                   |
| PERSONAL SERVICES:             |                                |            |              |              |                   |
| 65-4350-1000                   | SALARIES-WASTEWATER            | 41,728.15  | 354,044.16   | 525,300.07   | 171,255.91 67.4   |
| 65-4350-1800                   | SHIFT COVERAGE ON CALL         | 1,806.04   | 13,896.94    | 22,968.00    | 9,071.06 60.5     |
| 65-4350-1900                   | OVERTIME                       | 598.62     | 8,364.87     | 15,000.00    | 6,635.13 55.8     |
| 65-4350-2100                   | FICA TAXES-CITY                | 3,293.95   | 28,097.69    | 43,090.01    | 14,992.32 65.2    |
| 65-4350-2200                   | STATE RETIREMENT-CITY          | 5,278.27   | 45,006.13    | 67,366.86    | 22,360.73 66.8    |
| 65-4350-2400                   | WORKMEN'S COMPENSATION-CITY    | 606.81     | 5,203.40     | 10,545.00    | 5,341.60 49.3     |
| 65-4350-2500                   | HEALTH INSURANCE-CITY          | 16,921.45  | 143,402.28   | 275,520.48   | 132,118.20 52.1   |
| 65-4350-2505                   | HEALTH REIMBURSEMENT ACCT(HRA) | 298.75     | 1,989.13     | 16,604.17    | 14,615.04 12.0    |
| 65-4350-2510                   | DENTAL INSURANCE-CITY          | 485.00     | 3,840.84     | 6,214.62     | 2,373.78 61.8     |
| 65-4350-2515                   | VISION                         | 240.66     | 2,129.15     | .00 (        | 2,129.15) .0      |
| 65-4350-2600                   | LONG TERM DISABILITY           | 262.12     | 2,096.96     | 3,145.54     | 1,048.58 66.7     |
|                                | TOTAL PERSONAL SERVICES        | 71,519.82  | 608,071.55   | 985,754.75   | 377,683.20 61.7   |
| MATERIALS AND SERVICES:        |                                |            |              |              |                   |
| 65-4350-3100                   | OFFICE SUPPLIES & POSTAGE      | 184.23     | 190.23       | 700.00       | 509.77 27.2       |
| 65-4350-3120                   | DATA PROCESSING                | 1,181.34   | 4,173.55     | 7,500.00     | 3,326.45 55.7     |
| 65-4350-3200                   | OPERATING SUPPLIES             | 928.37     | 6,820.71     | 14,800.00    | 7,979.29 46.1     |
| 65-4350-3400                   | MINOR EQUIPMENT                | .00        | 741.36       | 1,500.00     | 758.64 49.4       |
| 65-4350-3500                   | MOTOR FUELS & LUBRICANTS       | .00        | 4,995.29     | 20,000.00    | 15,004.71 25.0    |
| 65-4350-3600                   | COMPUTER SOFTWARE              | .00        | 1,724.43     | 5,000.00     | 3,275.57 34.5     |
| 65-4350-3800                   | CHEMICALS                      | 14,838.49  | 56,242.34    | 104,500.00   | 48,257.66 53.8    |
| 65-4350-4200                   | PROFESSIONAL SERVICES          | 2,710.00   | 57,945.40    | 60,000.00    | 2,054.60 96.6     |
| 65-4350-4201                   | IPDES PERMIT FEE               | .00        | .00          | 3,711.00     | 3,711.00 .0       |
| 65-4350-4600                   | INSURANCE                      | 7,453.00   | 91,798.73    | 40,000.00 (  | 51,798.73) 229.5  |
| 65-4350-4900                   | PERSONNEL TRAINING/TRAVEL/MTG  | .00        | 535.55       | 2,500.00     | 1,964.45 21.4     |
| 65-4350-5000                   | ADMINISTRATIVE EXPENSE-GEN FND | 11,687.67  | 93,501.36    | 140,252.00   | 46,750.64 66.7    |
| 65-4350-5100                   | TELEPHONE & COMMUNICATIONS     | 237.15     | 3,719.11     | 7,000.00     | 3,280.89 53.1     |
| 65-4350-5200                   | UTILITIES                      | 582.32     | 104,019.41   | 175,000.00   | 70,980.59 59.4    |
| 65-4350-5500                   | RIGHT-OF-WAY FEE (STREET DEPT) | 11,956.42  | 95,651.36    | 143,477.09   | 47,825.73 66.7    |
| 65-4350-6000                   | REPAIR & MAINT-AUTO EQUIP      | 5,458.38   | 8,412.77     | 12,000.00    | 3,587.23 70.1     |
| 65-4350-6100                   | REPAIR & MAINT-MACH & EQUIP    | 404.90     | 2,451.88     | 70,000.00    | 67,548.12 3.5     |
| 65-4350-6150                   | OHIO GULCH REPAIR & REPLACE    | .00        | 11.22        | 500.00       | 488.78 2.2        |
| 65-4350-6900                   | COLLECTION SYSTEM SERVICES/CHA | 8,622.87   | 26,054.75    | 65,000.00    | 38,945.25 40.1    |
|                                | TOTAL MATERIAL AND SERVICES    | 66,245.14  | 558,989.45   | 873,440.09   | 314,450.64 64.0   |
| 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  | 497,494.00   | 746,241.00   | 248,747.00 66.7   |
| 65-4350-9910                   | MERIT/COMPENSATION ADJUSTMENTS | .00        | .00          | 35,000.00    | 35,000.00 .0      |
|                                | TOTAL OTHER EXPENDITURES       | 62,186.75  | 497,494.00   | 781,241.00   | 283,747.00 63.7   |
|                                | TOTAL WASTEWATER EXPENDITURES  | 199,951.71 | 1,664,555.00 | 2,970,435.84 | 1,305,880.84 56.0 |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

WASTEWATER FUND

|                                            | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEXPENDED    | PCNT  |
|--------------------------------------------|---------------|--------------|--------------|---------------|-------|
| <u>WASTEWATER DEBT SERVICE EXP</u>         |               |              |              |               |       |
| OTHER EXPENDITURES:                        |               |              |              |               |       |
| 65-4800-8500 DEBT SRVC ACCT PRNCPL-S2023   | .00           | .00          | 200,000.00   | 200,000.00    | .0    |
| 65-4800-8600 DEBT SRVC ACCT INTEREST-S2023 | .00           | 150,200.00   | 300,400.00   | 150,200.00    | 50.0  |
| TOTAL OTHER EXPENDITURES                   | .00           | 150,200.00   | 500,400.00   | 350,200.00    | 30.0  |
| TOTAL WASTEWATER DEBT SERVICE EXP          | .00           | 150,200.00   | 500,400.00   | 350,200.00    | 30.0  |
| TOTAL FUND EXPENDITURES                    | 199,951.71    | 1,814,755.00 | 3,470,835.84 | 1,656,080.84  | 52.3  |
| NET REVENUE OVER EXPENDITURES              | ( 131,898.60) | 324,532.34   | 150,772.75   | ( 173,759.59) | 215.3 |

CITY OF KETCHUM  
BALANCE SHEET  
MAY 31, 2025

WASTEWATER CAPITAL IMPROVE FND

| <u>ASSETS</u>                 |                                 |              |              |
|-------------------------------|---------------------------------|--------------|--------------|
| 67-1000-0000                  | CASH - COMBINED                 |              | 376,678.18   |
| 67-1510-0000                  | INVESTMENTS--WW CIP #884        |              | 7,076,676.53 |
|                               | TOTAL ASSETS                    |              | 7,453,354.71 |
| <u>LIABILITIES AND EQUITY</u> |                                 |              |              |
| <u>FUND EQUITY</u>            |                                 |              |              |
| UNAPPROPRIATED FUND BALANCE:  |                                 |              |              |
| 67-2710-0000                  | FUND BALANCE                    | 7,434,527.69 |              |
|                               | REVENUE OVER EXPENDITURES - YTD | 18,827.02    |              |
|                               | BALANCE - CURRENT DATE          |              | 7,453,354.71 |
|                               | TOTAL FUND EQUITY               |              | 7,453,354.71 |
|                               | TOTAL LIABILITIES AND EQUITY    |              | 7,453,354.71 |

CITY OF KETCHUM  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

WASTEWATER CAPITAL IMPROVE FND

|                                             | PERIOD ACTUAL    | YTD ACTUAL          | BUDGET              | UNEARNED             | PCNT         |
|---------------------------------------------|------------------|---------------------|---------------------|----------------------|--------------|
| <u>WASTEWATER CAPITAL REVENUE</u>           |                  |                     |                     |                      |              |
| 67-3400-7300 WASTEWATER CONNECTION FEES     | 18,256.25        | 27,019.25           | 40,000.00           | 12,980.75            | 67.6         |
| 67-3400-7800 SUN VALLEY WA & SW DISTRICT CH | 23,853.00        | 1,201,037.82        | 2,277,067.50        | 1,076,029.68         | 52.7         |
| <b>TOTAL WASTEWATER CAPITAL REVENUE</b>     | <b>42,109.25</b> | <b>1,228,057.07</b> | <b>2,317,067.50</b> | <b>1,089,010.43</b>  | <b>53.0</b>  |
| <u>MISCELLANEOUS REVENUE</u>                |                  |                     |                     |                      |              |
| 67-3700-1000 INTEREST EARNINGS              | 25,449.49        | 233,477.41          | 100,000.00          | ( 133,477.41)        | 233.5        |
| <b>TOTAL MISCELLANEOUS REVENUE</b>          | <b>25,449.49</b> | <b>233,477.41</b>   | <b>100,000.00</b>   | <b>( 133,477.41)</b> | <b>233.5</b> |
| <u>FUND BALANCE</u>                         |                  |                     |                     |                      |              |
| 67-3800-9000 FUND BALANCE                   | .00              | .00                 | 2,965,783.00        | 2,965,783.00         | .0           |
| <b>TOTAL FUND BALANCE</b>                   | <b>.00</b>       | <b>.00</b>          | <b>2,965,783.00</b> | <b>2,965,783.00</b>  | <b>.0</b>    |
| <b>TOTAL FUND REVENUE</b>                   | <b>67,558.74</b> | <b>1,461,534.48</b> | <b>5,382,850.50</b> | <b>3,921,316.02</b>  | <b>27.2</b>  |

CITY OF KETCHUM  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 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)   | .00           | 135,389.11   | 225,000.00   | 89,610.89    | 60.2  |
| 67-4350-7815 AERATION BASINS BLOWERS & ELEC | 15,072.14     | 1,007,706.82 | 2,100,090.00 | 1,092,383.18 | 48.0  |
| 67-4350-7816 UPGRADE FILTER PLC             | .00           | .00          | 50,000.00    | 50,000.00    | .0    |
| 67-4350-7818 ROTARY DRUM THICK & DEWATERING | 14,080.61     | 299,611.53   | 2,924,760.00 | 2,625,148.47 | 10.2  |
| 67-4350-7819 REPLACE PUMPS                  | .00           | .00          | 33,000.00    | 33,000.00    | .0    |
| TOTAL CAPITAL OUTLAY                        | 29,152.75     | 1,442,707.46 | 5,382,850.00 | 3,940,142.54 | 26.8  |
| TOTAL WASTEWATER CIP EXPENDITURES           | 29,152.75     | 1,442,707.46 | 5,382,850.00 | 3,940,142.54 | 26.8  |
| TOTAL FUND EXPENDITURES                     | 29,152.75     | 1,442,707.46 | 5,382,850.00 | 3,940,142.54 | 26.8  |
| NET REVENUE OVER EXPENDITURES               | 38,405.99     | 18,827.02    | .50          | ( 18,826.52) | 37654 |

CITY OF KETCHUM  
 BALANCE SHEET  
 MAY 31, 2025

POLICE TRUST FUND

ASSETS

|              |                                |  |                   |                        |
|--------------|--------------------------------|--|-------------------|------------------------|
| 90-1000-0000 | CASH - COMBINED                |  | 735.60            |                        |
| 90-1510-0000 | INVESTMENTS-POLICE TR-JUS#1755 |  | 7,099.15          |                        |
| 90-1512-0000 | INVESTMENTS-POLICE TR-TRS#2196 |  | 363.97            |                        |
|              |                                |  | <u>          </u> |                        |
|              | TOTAL ASSETS                   |  |                   | <u><u>8,198.72</u></u> |

LIABILITIES AND EQUITY

FUND EQUITY

|              |                                 |                   |                 |                        |
|--------------|---------------------------------|-------------------|-----------------|------------------------|
|              | UNAPPROPRIATED FUND BALANCE:    |                   |                 |                        |
| 90-2710-0000 | FUND BALANCE                    | 7,970.55          |                 |                        |
|              | REVENUE OVER EXPENDITURES - YTD | 228.17            |                 |                        |
|              |                                 | <u>          </u> |                 |                        |
|              | BALANCE - CURRENT DATE          |                   | <u>8,198.72</u> |                        |
|              | TOTAL FUND EQUITY               |                   |                 | <u>8,198.72</u>        |
|              | TOTAL LIABILITIES AND EQUITY    |                   |                 | <u><u>8,198.72</u></u> |

CITY OF KETCHUM  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

POLICE TRUST FUND

|                                | PERIOD ACTUAL | YTD ACTUAL | BUDGET   | UNEARNED  | PCNT |
|--------------------------------|---------------|------------|----------|-----------|------|
| <u>MISCELLANEOUS REVENUE</u>   |               |            |          |           |      |
| 90-3700-1000 INTEREST EARNINGS | 26.84         | 228.17     | .00      | ( 228.17) | .0   |
| TOTAL MISCELLANEOUS REVENUE    | 26.84         | 228.17     | .00      | ( 228.17) | .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             | 26.84         | 228.17     | 7,500.00 | 7,271.83  | 3.0  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 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         | 26.84         | 228.17     | .00      | ( 228.17)  | .0   |

CITY OF KETCHUM  
BALANCE SHEET  
MAY 31, 2025

PARKS/REC DEV TRUST FUND

ASSETS

|              |                                |               |              |
|--------------|--------------------------------|---------------|--------------|
| 93-1000-0000 | CASH - COMBINED                | ( 132,965.13) |              |
| 93-1510-0000 | INVESTMENTS--PARK DEV TR #3280 | 139,820.81    |              |
| 93-1512-0000 | INVESTMENTS--WSP RESTOR #3766  | 1,085,847.86  |              |
| 93-1515-0000 | WSRESTORE US BANK#2333         | 154,675.11    |              |
|              |                                |               |              |
|              | TOTAL ASSETS                   |               | 1,247,378.65 |

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 | ( 61,113.65) |              |
|                              |                                 |              |              |
|                              | BALANCE - CURRENT DATE          |              | 1,247,378.65 |
|                              | TOTAL FUND EQUITY               |              | 1,247,378.65 |
|                              | TOTAL LIABILITIES AND EQUITY    |              | 1,247,378.65 |

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

PARKS/REC DEV TRUST FUND

|                                            | PERIOD ACTUAL | YTD ACTUAL | BUDGET       | UNEARNED      | PCNT  |
|--------------------------------------------|---------------|------------|--------------|---------------|-------|
| <u>MISCELLANEOUS REVENUE</u>               |               |            |              |               |       |
| 93-3700-1000 INTEREST EARNINGS             | 4,407.81      | 37,554.06  | 5,000.00     | ( 32,554.06)  | 751.1 |
| 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 | .00           | 114,722.83 | .00          | ( 114,722.83) | .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           | 2,300.42   | 28,700.00    | 26,399.58     | 8.0   |
| 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              | .00           | 7,200.00   | 10,500.00    | 3,300.00      | 68.6  |
| 93-3700-7300 KETCH'EM ALIVE                | 600.00        | 1,275.00   | .00          | ( 1,275.00)   | .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    |
| <br>                                       |               |            |              |               |       |
| TOTAL MISCELLANEOUS REVENUE                | 5,007.81      | 175,801.14 | 1,130,650.00 | 954,848.86    | 15.6  |
| <br>                                       |               |            |              |               |       |
| TOTAL FUND REVENUE                         | 5,007.81      | 175,801.14 | 1,130,650.00 | 954,848.86    | 15.6  |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

PARKS/REC DEV TRUST FUND

|                                             | PERIOD ACTUAL   | YTD ACTUAL          | BUDGET              | UNEXPENDED           | PCNT         |
|---------------------------------------------|-----------------|---------------------|---------------------|----------------------|--------------|
| <u>PARKS/REC TRUST EXPENDITURES</u>         |                 |                     |                     |                      |              |
| MATERIALS AND SERVICES:                     |                 |                     |                     |                      |              |
| 93-4900-5900 WARM SPRINGS PRESERVE          | .00             | .00                 | 1,000,000.00        | 1,000,000.00         | .0           |
| 93-4900-5910 WARM SPRINGS PRESR-RESTORATION | .00             | 3,948.30            | .00                 | ( 3,948.30)          | .0           |
| 93-4900-6200 PARK MEMORIAL BENCH/TREES      | 217.29          | 4,859.58            | .00                 | ( 4,859.58)          | .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        | .00             | .00                 | 2,500.00            | 2,500.00             | .0           |
| 93-4900-6830 KAC COVER ART DONATIONS        | .00             | .00                 | 1,900.00            | 1,900.00             | .0           |
| 93-4900-6840 KAC PERFORMANCE ART DONATIONS  | .00             | .00                 | 750.00              | 750.00               | .0           |
| <b>TOTAL MATERIAL AND SERVICES</b>          | <b>217.29</b>   | <b>9,616.16</b>     | <b>1,047,850.00</b> | <b>1,038,233.84</b>  | <b>.9</b>    |
| 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           | 214.42          | 368.31              | .00                 | ( 368.31)            | .0           |
| 93-4900-7900 YOUTH GOLF                     | .00             | .00                 | 16,400.00           | 16,400.00            | .0           |
| 93-4900-7950 WARM SPRINGS PRESR-RESTORATION | .00             | 226,930.32          | .00                 | ( 226,930.32)        | .0           |
| <b>TOTAL CAPITAL OUTLAY</b>                 | <b>214.42</b>   | <b>227,298.63</b>   | <b>82,800.00</b>    | <b>( 144,498.63)</b> | <b>274.5</b> |
| <b>TOTAL PARKS/REC TRUST EXPENDITURES</b>   | <b>431.71</b>   | <b>236,914.79</b>   | <b>1,130,650.00</b> | <b>893,735.21</b>    | <b>21.0</b>  |
| <b>TOTAL FUND EXPENDITURES</b>              | <b>431.71</b>   | <b>236,914.79</b>   | <b>1,130,650.00</b> | <b>893,735.21</b>    | <b>21.0</b>  |
| <b>NET REVENUE OVER EXPENDITURES</b>        | <b>4,576.10</b> | <b>( 61,113.65)</b> | <b>.00</b>          | <b>61,113.65</b>     | <b>.0</b>    |

CITY OF KETCHUM  
BALANCE SHEET  
MAY 31, 2025

DEVELOPMENT TRUST FUND

| <u>ASSETS</u>                 |                                                                 |             |            |
|-------------------------------|-----------------------------------------------------------------|-------------|------------|
| 94-1000-0000                  | CASH - COMBINED                                                 | 380,394.81  |            |
| 94-1500-0000                  | OFFSITE VENDOR DEPOSITS                                         | ( 2,500.00) |            |
| 94-1501-0000                  | INVST-ALPENGLOW                                                 | ( 500.00)   |            |
| 94-1502-0000                  | INVST-CONST/PHASE DEV ECT                                       | 93,218.11   |            |
|                               |                                                                 |             |            |
|                               | TOTAL ASSETS                                                    |             | 470,612.92 |
| <u>LIABILITIES AND EQUITY</u> |                                                                 |             |            |
| <u>LIABILITIES</u>            |                                                                 |             |            |
| 94-2060-0000                  | DEVELOPMENT TRUST FUNDS PAYABL                                  | 86,287.14   |            |
|                               |                                                                 |             |            |
|                               | TOTAL LIABILITIES                                               |             | 86,287.14  |
| <u>FUND EQUITY</u>            |                                                                 |             |            |
|                               | UNAPPROPRIATED FUND BALANCE:<br>REVENUE OVER EXPENDITURES - YTD | 384,325.78  |            |
|                               | BALANCE - CURRENT DATE                                          | 384,325.78  |            |
|                               | TOTAL FUND EQUITY                                               |             | 384,325.78 |
|                               | TOTAL LIABILITIES AND EQUITY                                    |             | 470,612.92 |

CITY OF KETCHUM  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 8 MONTHS ENDING MAY 31, 2025

DEVELOPMENT TRUST FUND

|                                      | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEARNED      | PCNT |
|--------------------------------------|---------------|------------|------------|---------------|------|
| <u>MISCELLANEOUS REVENUE</u>         |               |            |            |               |      |
| 94-3700-1000 INTEREST EARNINGS       | .00           | 55.50      | .00        | ( 55.50)      | .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   |
| <br>                                 |               |            |            |               |      |
| TOTAL MISCELLANEOUS REVENUE          | .00           | 404,373.27 | 650,000.00 | 245,626.73    | 62.2 |
| <br>                                 |               |            |            |               |      |
| TOTAL FUND REVENUE                   | .00           | 404,373.27 | 650,000.00 | 245,626.73    | 62.2 |

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING MAY 31, 2025

DEVELOPMENT TRUST FUND

|                                       | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEXPENDED    | PCNT |
|---------------------------------------|---------------|------------|------------|---------------|------|
| <u>DEVELOPMENT TRUST EXPENDITURES</u> |               |            |            |               |      |
| MATERIALS AND SERVICES:               |               |            |            |               |      |
| 94-4900-6910 OTHER MISC. ACCOUNTS     | .00           | .00        | 650,000.00 | 650,000.00    | .0   |
| TOTAL MATERIAL AND SERVICES           | .00           | .00        | 650,000.00 | 650,000.00    | .0   |
| OTHER EXPENDITURES:                   |               |            |            |               |      |
| 94-4900-8107 POSTER CONSTRUCTION      | .00           | 2,000.00   | .00        | ( 2,000.00)   | .0   |
| 94-4900-8109 SARAH SMITH              | .00           | 5,220.00   | .00        | ( 5,220.00)   | .0   |
| 94-4900-8111 KMV BUILDERS             | .00           | 12,827.49  | .00        | ( 12,827.49)  | .0   |
| TOTAL OTHER EXPENDITURES              | .00           | 20,047.49  | .00        | ( 20,047.49)  | .0   |
| TOTAL DEVELOPMENT TRUST EXPENDITURES  | .00           | 20,047.49  | 650,000.00 | 629,952.51    | 3.1  |
| TOTAL FUND EXPENDITURES               | .00           | 20,047.49  | 650,000.00 | 629,952.51    | 3.1  |
| NET REVENUE OVER EXPENDITURES         | .00           | 384,325.78 | .00        | ( 384,325.78) | .0   |



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: 6/16/25 Staff Member/Dept: Kelsie Choma – Finance

Agenda Item: Recommendation to Approve Alcohol Beverage License Renewals

Recommended Motion:

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

Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
• The attached 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 1st. 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 \$1,160.00 from approval of this license 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> |
|----------------|----------------------------------|--------------------------------------------|----------------------------------|--------------------------------------------|---------------|
| Grumpy's       | X                                |                                            | X                                |                                            |               |
| The Kneadery   | 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>Grumpy's Inc.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Doing Business As:                                                                                                                                             |                  |
| Physical Address where license will be displayed: <u>860 Warm Springs Rd.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                |                  |
| Mailing Address: <u>100 S. Hiawatha Dr., Hailey, ID 83333</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                |                  |
| Recorded Owner of Property: <u>G &amp; G Enterprises</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                |                  |
| Applicant Phone Number: <u>208 720 3171</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicant Email: <u>prekeges@gmail.com</u>                                                                                                                     |                  |
| STATE LICENSE NO: <u>1347</u> (copy required)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | COUNTY LICENSE NO: (copy required)                                                                                                                             |                  |
| Corporation: <input checked="" type="checkbox"/><br>Partnership: <input type="checkbox"/><br>Individual: <input type="checkbox"/><br>If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho?<br>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                     | List names and addresses of corporation officers and/or partners:<br><u>Peter Prekeges, President</u><br><u>100 S. Hiawatha Dr.</u><br><u>Hailey, ID 83333</u> |                  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                |                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 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>\$ 400.00</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"/>                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                |                  |



# Idaho State Police

## Retail Alcohol Beverage License

Premises Number: 5B-84

License Year: 2026  
License Number: 1347

*This is to certify, that* Grumpy's Inc  
*doing business as:* Grumpy's

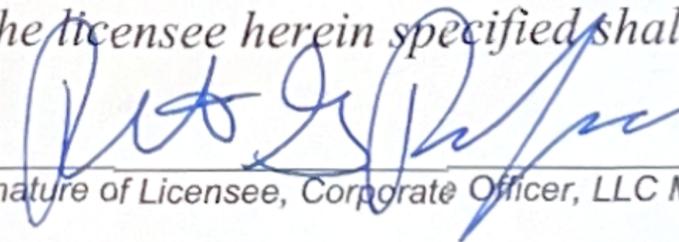
*is licensed to sell alcoholic beverages as stated below at:*  
860 Warm Springs Rd , Ketchum, Blaine County

*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

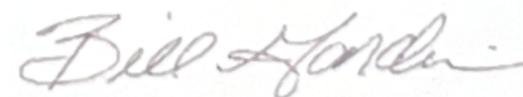


*Signature of Licensee, Corporate Officer, LLC Member or Partner*

GRUMPY'S INC  
GRUMPY'S  
100 S HIAWATHA  
  
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: <u>Leadville Grill, LLC</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Doing Business As: <u>The Kneadery</u>                                                                              |
| Physical Address where license will be displayed: <u>260 N. Leadville Avenue, Ketchum, ID</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                     |
| Mailing Address: <u>P.O. Box 3043, Ketchum, ID 83340</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                     |
| Recorded Owner of Property: <u>Freshly Baked, LLC</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                     |
| Applicant Phone Number: <u>208-726-9462</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicant Email: <u>kneadery@yahoo.com</u>                                                                          |
| STATE LICENSE NO: _____ (copy required)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | COUNTY LICENSE NO: _____ (copy required)                                                                            |
| Corporation: <input type="checkbox"/><br>Partnership: <input type="checkbox"/><br>Individual: <input type="checkbox"/><br>Other: <u>limited liability company</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | List names and addresses of corporation officers and/or partners:<br><u>Dillon Witmer</u><br><u>Heather O'Leary</u> |
| If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho?<br>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 checked="" type="checkbox"/> Liquor by the Drink (Note: Liquor fee includes wine)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$560.00                                                                                                            |
| Total Fees Due <u>\$ 760.00</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.

*John O'Leary* *owner*  
Applicant Signature Relation to Business

*5-10-25*  
Date

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

| OFFICIAL USE ONLY                                                                                                                                                                                                                                                                                   |                  |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|
| Date Received:                                                                                                                                                                                                                                                                                      | License Fee Paid | License No: |
| <i>To the City Council, Ketchum, Idaho;</i><br><i>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, _____</i> |                  |             |
| Approved by City of Ketchum Idaho by;                                                                                                                                                                                                                                                               |                  |             |
| _____<br>Mayor                                                                                                                                                                                                                                                                                      |                  |             |



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 16, 2025 Staff Member/Dept: Rian Rooney / Housing

Agenda Item: Recommendation to Authorize Housing Department to Release Ownership and Preservation Program Funds

Recommended Motion:

I move to approve 1) authorization of up to \$125,000 for the Ownership and Preservation Program to purchase a Category Local light deed restriction on a condominium unit and 2) up to \$150 for a title insurance policy.

Reasons for Recommendation:

- The owner of the condominium has been qualified for participation by the BCHA and meets the requirements of the Ownership and Preservation Program Policies.
The unit is located in Ketchum and meets the requirements of the Ownership and Preservation Program Policies.
Conversion of existing housing units to deed-restricted community housing is consistent with the objectives of Goal 1 of the Housing Action Plan.
The Ownership and Preservation Program provides assistance to locals in accessing homeownership, a goal identified in the Housing Action Plan.

Policy Analysis and Background:

GOAL 1: CREATE + PRESERVE HOUSING
Ownership and Preservation Program
On January 24, 2024, the Housing Department launched the Ketchum Ownership and Preservation Pilot Program. The Ownership and Preservation Program (OPP) offers cash incentives to homeowners or homebuyers in Ketchum in exchange for recording a Category Local deed restriction on their property, limiting ownership and occupancy of the home to qualified locals in Blaine County, Idaho. OPP funds may be sought by qualifying local households who will occupy the home as their full-time, primary residence, work in Blaine County (or meet qualifying exceptions), and either (1) are existing homeowners in Ketchum or (2) are looking to purchase a home in Ketchum.
The OPP offers two Category Local deed restrictions from which applicants can choose. The first is a light deed-restriction, which does not cap appreciation. The second is an appreciation-capped deed restriction, similar to the Blaine County Housing Authority's other income category deed restrictions. The OPP offers 15% of a home's market value, up to \$125,000, for a light restriction. 30% of a home's market value, up to \$225,000, is available for an appreciation-capped restriction. Market value is a determined by the lesser of the purchase price or the appraised value of the home. Additional information on the program is located at projectketchum.org/own.

**Funding Requested**

The unit is a 2-bedroom, 1.5-bathroom condominium unit in West Ketchum. The applicants already own the home and wish to restrict it for local occupancy and continue to occupy it. The unit was appraised for \$915,000. The applicant applied to the Ownership and Preservation Program and is qualified under the program. They have requested a light deed restriction. The OPP will provide \$125,000 for the light deed restriction, which is the maximum amount allowed. Appreciation will not be limited by the light deed covenant, but when sold or transferred, the new owner household must be qualified by the City or its program administrator.

In addition to purchasing the deed restriction, staff recommends purchasing a title insurance policy covering the deed restriction’s value, insuring the position and recording of the deed restriction on title.

**Next Steps**

Staff will request a check for \$125,150 to be delivered to an escrow account at the title company. Funds will be released from escrow at closing and the deed restriction and associated documents will be recorded.

**Sustainability Impact:**

Deed-restricted units house members of the community locally, ensuring that residents are closer to their places of work, recreation, and other services. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the Ownership and Preservation Program converts existing housing units in Ketchum into community housing, utilizing existing housing stock, land, and resources to achieve community housing goals.

**Financial Impact:**

None OR Adequate funds exist in account:

Adequate funds exist in account. \$125,150 in funds will be released from the Housing Department’s budget (deed-restriction program line item).

**Attachments:**



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 25971 between the City and Creekside Verde 2 LLC the owner of 185 Bald Mountain Road.

**Reasons for Recommendation:**

- The improvements will not impact the use or operation of Bald Mountain Road.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

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

The encroachment agreement permits placement of a new paver driveway with no snowmelt system within the right-of-way on Bald Mountain Road.

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the 185 Bald Mountain Road project complies with all standards.

**Sustainability Impact:**

None OR state impact here:

**Financial Impact:**

None OR Adequate funds exist in account:

**Attachments:**

1. Right-of-Way Encroachment Agreement 25971 with Exhibit "A"

**WHEN RECORDED, PLEASE RETURN TO:**

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

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**RIGHT-OF-WAY ENCROACHMENT AGREEMENT 25971**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and Creekside Verde 2 LLC (collectively referred to as "Owner"), whose address is PO BOX 62 Medina WA 98309.

*RECITALS*

WHEREAS, Owner is the owner of real property described as 185 Bald Mountain Road ("Subject Property"), located within the City of Ketchum, State of Idaho, and;

WHEREAS, Owner wishes to permit a paver driveway within the right of way on Bald Mountain Road. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

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

WHEREAS, the Owner will restore the landscaping back to the original condition acceptable to the Streets and Facilities Director;

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

*TERMS AND CONDITIONS*

1. Ketchum shall permit Owner to install a paver driveway, as identified in Exhibit "A", within the public right-of-way on Bald Mountain Road, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

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

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

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the

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

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

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

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

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

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

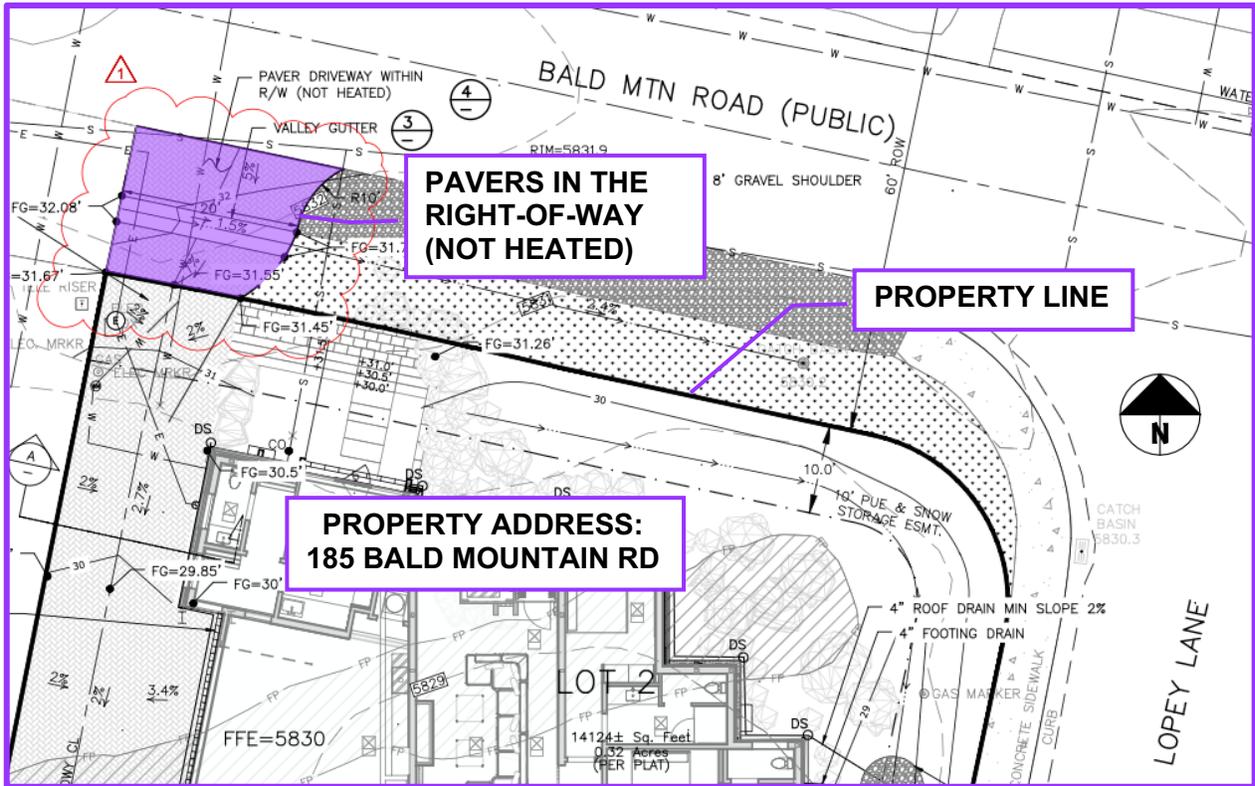
10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

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

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



# EXHIBIT "A"



Base figure provided by applicant, prepared by Galena-Benchmark Engineering - June 2024  
Figure annotated with purple textboxes by City Engineering Robyn Mattison to clarify improvements included in Right-Of-Way Encroachment Agreement No. 25971



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 25970 between the City and COX Communications.

**Reasons for Recommendation:**

- The improvements will not impact the use or operation of Gates Rd. and Lloyd Ct.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

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

This project entails the installation of new conduit beneath Lloyd Ct. from an existing telecommunications vault to provide service to 233 Lloyd Ct. Records indicate that the city lacks a right-of-way (ROW) encroachment agreement for the existing telecommunications vault. This agreement will rectify that situation.

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the 233 Lloyd Ct project complies with all standards.

**Sustainability Impact:**

None OR state impact here: None

**Financial Impact:**

None OR Adequate funds exist in account:

**Attachments:**

1. Right-of-Way Encroachment Agreement 25970 with Exhibit "A"
- 2.

**WHEN RECORDED, PLEASE RETURN TO:**

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

---

**RIGHT-OF-WAY ENCROACHMENT AGREEMENT 25970**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and \_\_\_\_\_, representing Cox Communications (collectively referred to as "Owner"), whose address is 340 Lewis St, Ketchum, Idaho.

*RECITALS*

WHEREAS, Owner wishes to maintain an existing telecommunications vault and permit placement of new underground telecommunications conduit and cables within the rights of way on Gates Rd and Lloyd Ct. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

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

WHEREAS, the Owner will restore the landscaping back to the original condition acceptable to the Streets and Facilities Director;

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

*TERMS AND CONDITIONS*

1. Ketchum shall permit Owner to maintain an existing telecommunication vault and install new telecommunication infrastructure, as identified in Exhibit "A", within the public right-of-way on Gates Rd and Lloyd Ct, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

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

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

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the

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

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

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

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

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

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

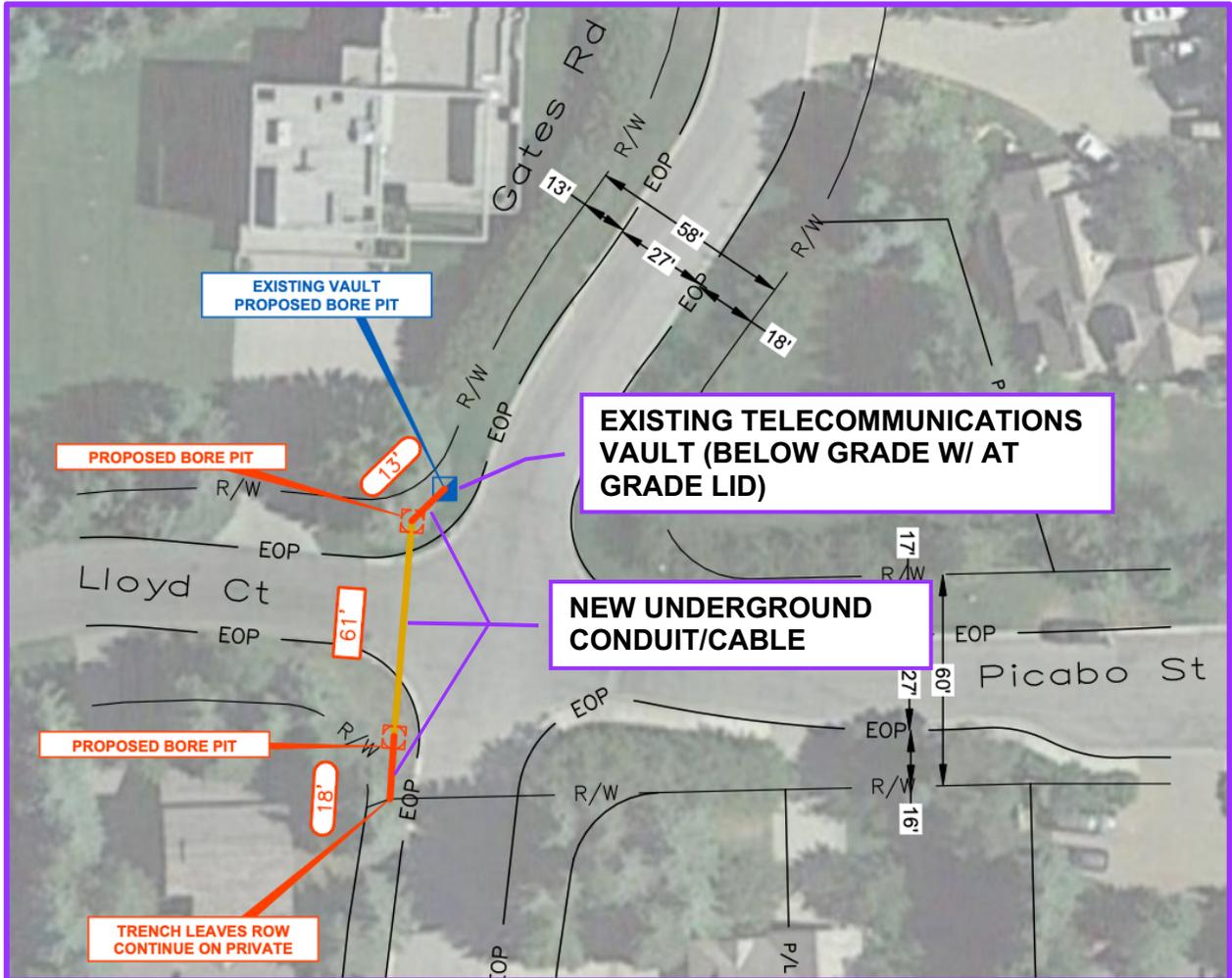
10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

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

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



# EXHIBIT "A"



Base figure provided by applicant, prepared by COX. Project Location: 233 Lloyd Ct. Figure annotated with purple textboxes by City Engineering Robyn Mattison to clarify improvements included in Right-Of-Way Encroachment Agreement No. 25970



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

**Reasons for Recommendation:**

- 
- 
- 

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

**Sustainability Impact:**

**Financial Impact:**

**Attachments:**

-

**WHEN RECORDED, PLEASE RETURN TO:**

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

---

**RIGHT-OF-WAY ENCROACHMENT AGREEMENT 25972**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and \_\_\_\_\_, representing Cox Communications (collectively referred to as "Owner"), whose address is 340 Lewis St, Ketchum, Idaho.

*RECITALS*

WHEREAS, Owner wishes to maintain an existing telecommunications pedestal and permit placement of new underground telecommunications conduit and cables within the rights of way on River Street, Third Ave, and Cottonwood St. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

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

WHEREAS, the Owner will restore the landscaping back to the original condition acceptable to the Streets and Facilities Director;

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

*TERMS AND CONDITIONS*

1. Ketchum shall permit Owner to maintain an existing telecommunication pedestal and install new telecommunication infrastructure, as identified in Exhibit "A", within the public right-of-way on River Street, Third Ave, and Cottonwood St, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

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

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

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the

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

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

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

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

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

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

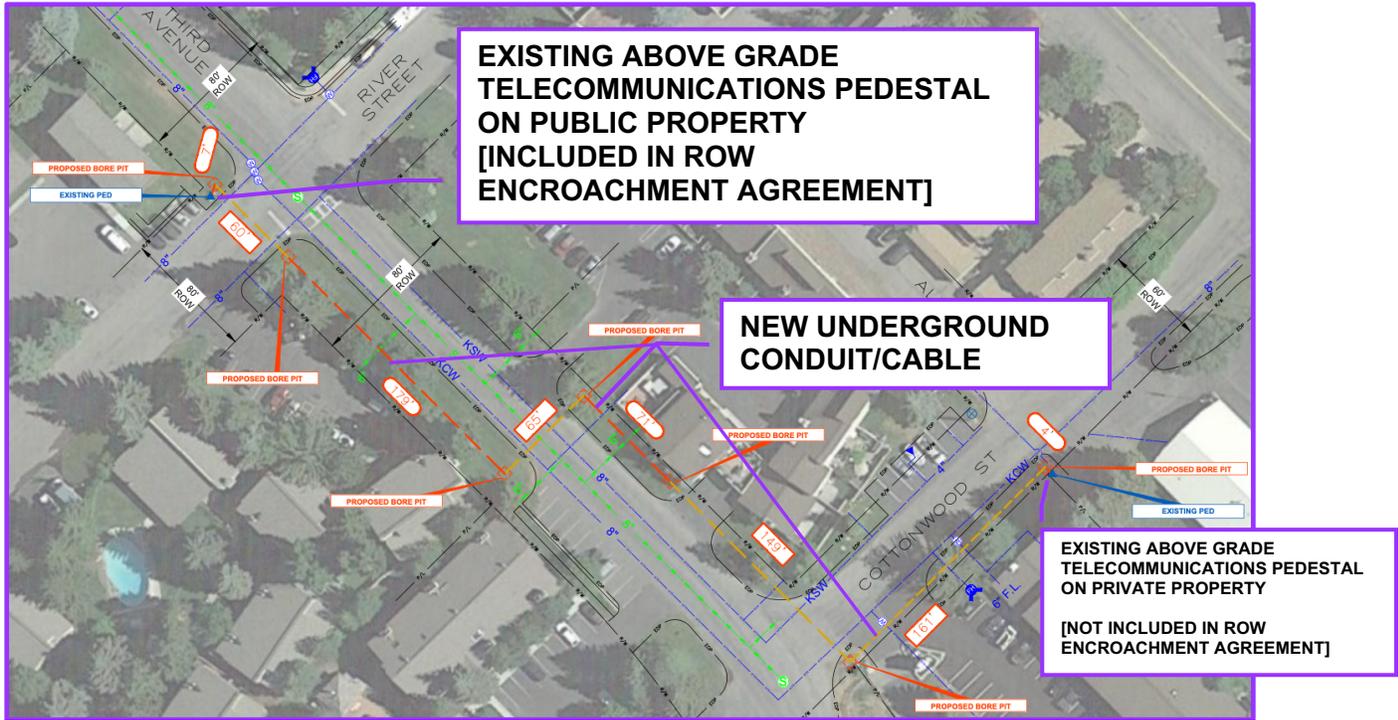
10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

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

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



# EXHIBIT "A"



Base figure provided by applicant, prepared by COX. Project Location: 260 Cottonwood ST  
Figure annotated with purple textboxes by City Engineering Robyn Mattison to clarify improvements included in Right-Of-Way Encroachment Agreement No. 25972



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 16, 2025 Staff Member/Dept: Robyn Mattison/City Engineer

Agenda Item: Recommendation to Approve Right-of-Way Encroachment Agreement 25969 with 200 North Main LLC

Recommended Motion:

I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 25969 between the City and the owners of 200 N. Main Street.

Reasons for Recommendation:

- The applicant is proposing a 15,227 square foot 3-story mixed-use building with retail/restaurant space on the first floor and basement, rental apartments on the second floor, and a luxury apartment on the third floor.
The improvements will not impact the use or operation of Main Street, Second Street, or public alley.
The improvements will not impact drainage or snow removal within the public right-of-way.
The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

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

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent encroachment of the public right-of-way where a permanent fixture to the ground or a building will occur. The associated Right-of-Way Encroachment Agreement is intended to help protect the City in the event the proposed encroachments were to ever pose an issue requiring repair, relocation, or removal of the encroachment. The standards for issuance of a Right-of-Way Encroachment Permit are specified in Ketchum Municipal Code §12.12.060. The encroachments proposed for the 200 N. Main project complies with all standards.

Sustainability Impact:

The Right-of-Way Encroachment Agreement includes a sidewalk snowmelt system for a commercial development within the Community Core zone. The City Council made the determination that snowmelt systems installed for downtown development projects in the Community Core zone district are in the public interest as they keep sidewalks clear of snow and ice during the winter and provide a safe pathway for pedestrians.

Financial Impact:

None OR Adequate funds exist in account: None

Attachments:



**WHEN RECORDED, PLEASE RETURN TO:**

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

---

**RIGHT-OF-WAY ENCROACHMENT AGREEMENT 25969**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and 200 North Main LLC (collectively referred to as "Owner"), whose address is 1454 South Heron Pointe Lane, Eagle, ID 83616.

*RECITALS*

WHEREAS, Owner is the owner of real property described as 200 N Main St ("Subject Property"), located within the City of Ketchum, State of Idaho, and;

WHEREAS, Owner wishes to permit placement of a hydronic snowmelt system for new heated paver sidewalks, awnings with and without tie rods, and brick and stone coursing within the rights of way on Main Street and Second Street. The owner wishes to permit projecting signage within the right of way on Main Street and a concrete pad for dumpster glider in the public alley right of way. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

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

WHEREAS, the Owner will restore the landscaping back to the original condition acceptable to the Streets and Facilities Director;

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

*TERMS AND CONDITIONS*

1. Ketchum shall permit Owner to install a hydronic snowmelt system for new heated paver sidewalks, awnings, brick and stone coursing, signage, and a concrete pad, as identified in Exhibit "A", within the public rights-of-way on Main Street, Second Street, and adjacent public alley, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

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

3. Snowmelt systems installed in the public right-of-way shall be installed and operate at all times during the winter according to the following:

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

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

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

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

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

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

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

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

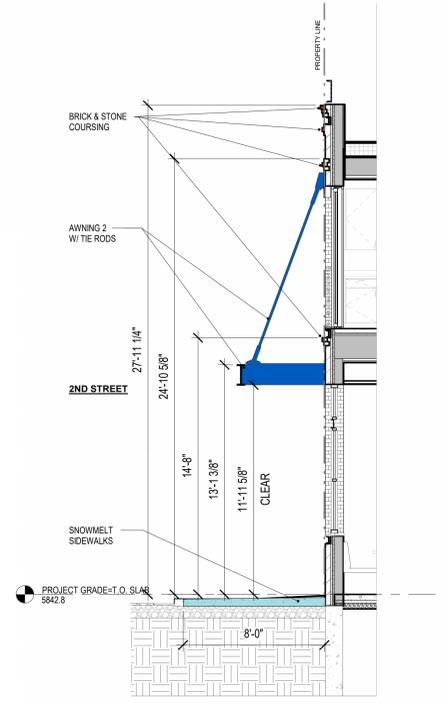
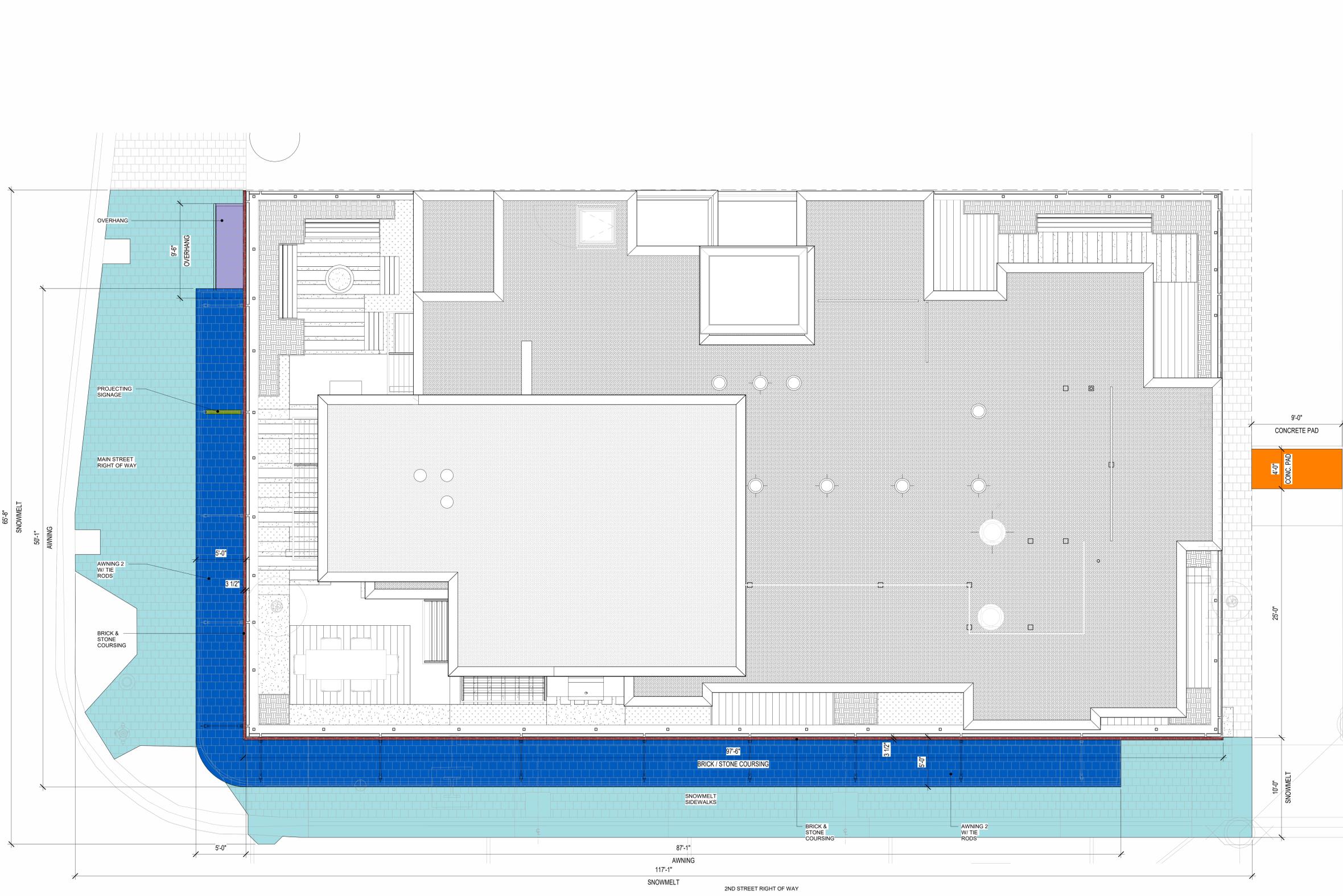
11. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

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

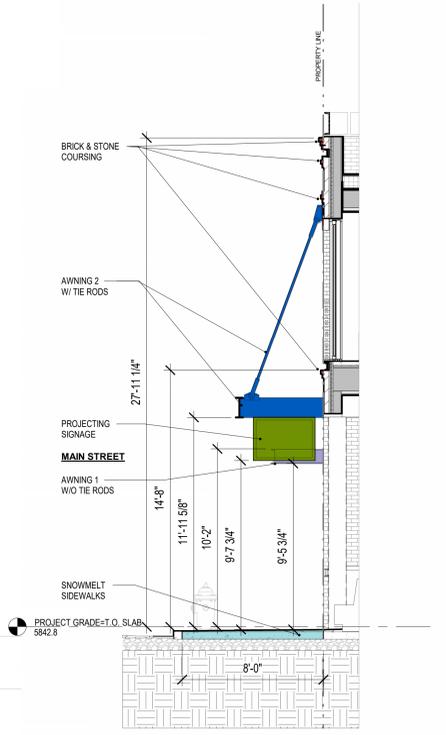
13. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.



**EXHIBIT "A"**



2ND STREET FACADE



MAIN STREET FACADE

PROPOSED RIGHT-OF-WAY ENCROACHMENT

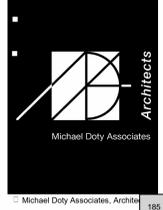
| ENCROACHMENT AND CONDITIONAL USE LEGEND                                             |                                                                                                                                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
|  | AWNING 1 WITHOUT TIE RODS<br>2'-11 1/2" ENCROACHMENT ON MAIN STREET RIGHT OF WAY                                               |
|  | AWNING 2 WITH TIE RODS<br>5'-0" ENCROACHMENT ON MAIN STREET & 2ND STREET RIGHT OF WAY; INCLUDES COMMERCIAL AND STREET LIGHTING |
|  | BRICK & STONE COURSING<br>3 1/2" ENCROACHMENT ON MAIN STREET & 2ND STREET RIGHT OF WAY                                         |
|  | SIDEWALK SNOW MELT<br>±8' TO ±17' ENCROACHMENT (FULL SIDEWALK WIDTH) ON MAIN STREET & 2ND STREET RIGHT OF WAY                  |
|  | PROJECTING SIGNAGE<br>4' ENCROACHMENT ON MAIN STREET RIGHT OF WAY                                                              |
|  | CONCRETE PAD FOR DUMPSTER GLIDER<br>9'-0" ENCROACHMENT ON ALLEY RIGHT OF WAY                                                   |



200 NORTH MAIN

200 N. MAIN ST.  
KETCHUM, ID 83340

ROW PERMIT  
REV. 5/30/2025





City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

**Reasons for Recommendation:**

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

**Sustainability Impact:**

**Financial Impact:**

|  |                                                                                                                                     |
|--|-------------------------------------------------------------------------------------------------------------------------------------|
|  | support costs for traffic control and public safety, as needed.<br>All funds, direct and in-kind, are covered in the city's budget. |
|--|-------------------------------------------------------------------------------------------------------------------------------------|

Attachments:

- |                                                                       |
|-----------------------------------------------------------------------|
| 1. Trailing of the Sheep Festival Memorandum of Understanding #25-008 |
|-----------------------------------------------------------------------|



## City of Ketchum

### MEMORANDUM OF UNDERSTANDING 25-008 City of Ketchum/Trailing of the Sheep Festival

Effective on the \_\_\_\_ day of \_\_\_\_\_ 2025, this Memorandum of Understanding (MOU) is between Trailing of the Sheep Festival, an Idaho nonprofit organization (TOTSF), 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 TOTSF. The purpose of this MOU is to memorialize additional terms and conditions for these annual events.

TOTSF would like to present public events in Ketchum's downtown area, specifically along Main Street for the Big Sheep Parade and in Ketchum Town Square, and East Avenue adjacent to it, for the Happy Trails Closing Party. TOTSF events in Ketchum benefit the community's residents and visitors and celebrate the area's history and culture. As such, the City desires to work with TOTSF in a partnership capacity to ensure the successful and safe production of these events. Changes in this agreement from prior agreements between TOTSF and the City include more City-provided street closure support to increase public safety and help cover increasing traffic control costs.

As a result, TOTSF and the City memorialize a 3-year agreement from June 16, 2025, through June 16, 2028, to include the items below.

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

- TOTSF will submit all required Special Event Applications and meet all event permitting requirements.
- The City will waive the event fees for the Big Sheep Parade, including event permitting, street closures, music licensing, and facilities services.
- TOTSF will meet with representatives from all affected City departments (including Police, Fire, Streets, Facilities, and Community Engagement) to review and approve event plans and infrastructure needs at least four weeks prior to the events.

#### **ROAD CLOSURES AND TRAFFIC CONTROL**

- TOTSF will contract a certified traffic control firm to create and manage traffic control plans and road closures for the Big Sheep Parade, with input and assistance from the City.
- The City will create and manage the traffic control plans on East Avenue, between 4<sup>th</sup> Street and Sun Valley Road, for the Happy Trails Closing Party. The City may opt to use barricades to prevent runaway vehicles and protect public safety to complete this closure.
- The City will place cones to block off up to four parking spaces adjacent to Ketchum Town Square, as requested by TOTSF, leading up to and after the Happy Trails Closing Party to allow for event load in and load out.
- TOTSF will coordinate closure details with their traffic control contractor, including the pricing to sign and complete the closures, finalizing details and requests for the Festival's needs, and establishing a road closure schedule. TOTSF will provide on-site supervision of traffic control workers and will include the contracted traffic control firm in its Liability Insurance.
- TOTSF will provide copies of the traffic control plan and cost estimates to the City for approval.
- TOTSF will provide the contact information (including emergency/cell phone numbers) of all persons and contractors coordinating the Big Sheep Parade to the City.

- The City agrees to contribute \$7,000.00 towards the street closure and traffic control for the parade. TOTSF will pay the remaining balance.
- The City will provide and pay for police officers, Community Service officers, and street and facilities crews as needed.
- The City will clean the parade route streets immediately after the Big Sheep Parade before the road is reopened.
- The City will post “no parking” signs along the parade route the day before to ensure no vehicles are parked in the street closure area when the traffic control plan is ready to be initiated.
- TOTSF will be responsible for and manage any clean-up at the Ketchum Cemetery after the Big Sheep Parade.
- The City will provide digital Variable Message Signs before and during the parade to inform drivers of the event and related road closures.
- TOTSF will apply for and obtain the Main Street closure permit required by Idaho Transportation Department (ITD) before the parade takes place.
- The City will pay the ITD street closure application fees.
- TOTSF will provide a certificate of liability insurance to ITD for the Main Street closure at least one month before the events take place.
- ITD will notify TOTSF and the City upon approval of the Main Street closure request.

#### **INFRASTRUCTURE AND FACILITIES**

- The City will provide and pay for one ADA and one regular portable restroom at the Ketchum Cemetery and one regular portable restroom across the street from the cemetery for parade participants.
- The City will provide and pay for additional restrooms (as needed) along to parade route for spectators.
- The City will provide and pay for additional trash receptacle containers and dumpsters along the Parade route (as needed), in addition to existing trash receptacles owned and managed by the City.

#### **PROMOTION AND COMMUNICATIONS**

- TOTSF will recognize the City of Ketchum as the “Big Sheep Parade Sponsor” on all marketing materials related to the parade, including but not limited to all print materials, radio advertising, website, social media, and parade announcements.
- The City will update their over-the-road banner for the Big Sheep Parade with the City named as the parade sponsor.
- The City will display its over-the-road banner for one week beginning the week before the events and cover all costs.
- All displayed banners will include the “Trailing of the Sheep Festival” name and/or logo.
- TOTSF will submit required forms and payments to display their over-the-road banner on Main Street (or Sun Valley Road, if the Main Street location is not available) beginning the last week of September.
- Any changes in team members, tasks, subcontractors, street repairs or any activities that would affect the Parade route or parade entry or exit points, and additional or unexpected fees, shall be communicated between the City and TOTSF as soon as they arise.

#### **PARADE PARTICIPANTS, VOLUNTEERS, AND ENTRIES**

- TOTSF will be responsible for organizing, developing, and paying for parade entries, lodging, and other costs associated with the parade participants and parade operations.
- TOTSF will work with the sheep rancher whose sheep will be in the parade and provide experienced ranchers on the parade route to help assure the safety of sheep and visitors.
- TOTSF will provide volunteers, production crew, and announcers for parade operations.

#### **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.

Trailing of the Sheep Festival

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

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

City of Ketchum

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

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



City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

Motion: "Council authorizes staff to proceed to direct negotiations with Peak Venture Group, LLC. with a not to exceed budget to complete all recommended scope of \$243,125."

**Reasons for Recommendation:**

- During condominium purchase negotiations, council was informed that there was approximately \$243,125 worth of due diligence work to bring the building up to code, resolve any life safety issues, mitigate water entrainment, and complete common building shell space repairs.
- Budget availability pending, staff will also consider any cost-conscious aesthetic upgrades (ex. siding) to better market the condominium and recoup said investment.
- A Request for Qualifications was posted to the public at the end of April. Three contractors submitted qualifications and were scored, in compliance with Idaho Code § 67-2320, on the following factors:
  - Experience & Expertise
  - Project Approach & Methodology
  - Availability to complete the project
  - Tenant Accommodation Plans
- Staff request to proceed with direct negotiations with Peak Venture Group based on them scoring the highest of the three submitters.
- A project contract agreement with a defined scope & final timeline will be top priority for completion in the coming month.

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

**Sustainability Impact:**

**Financial Impact:**

|                                          |                                                                                                                                                   |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| None OR Adequate funds exist in account: | Funds for this remodel exist in the CIP fund balance. This expense will be temp in nature as it will be reimbursed through the sale of the units. |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|

**Attachments:**

1. 291 N 2nd St Condo Renovation QBS Scorecard
2. Peak Venture Group, LLC RFQ Submission



| Company                       | Reviewer     | Scoring Category       |                                |              |                      | Subtotal | Avg Score   |
|-------------------------------|--------------|------------------------|--------------------------------|--------------|----------------------|----------|-------------|
|                               |              | Experience & Expertise | Project Approach & Methodology | Availability | Tenant Accommodation |          |             |
| <b>Big Rock Construction</b>  |              |                        |                                |              |                      |          | <b>36.5</b> |
|                               | Ben Whipple  | 28                     | 10                             | 0            | 0                    | 38       |             |
|                               | Daniel Brown | 35                     | 0                              | 0            | 0                    | 35       |             |
| <b>Wright Brothers</b>        |              |                        |                                |              |                      |          | <b>84</b>   |
|                               | Ben Whipple  | 28                     | 10                             | 12           | 18                   | 68       |             |
|                               | Daniel Brown | 35                     | 20                             | 25           | 20                   | 100      |             |
| <b>Peak Venture Group LLC</b> |              |                        |                                |              |                      |          | <b>94</b>   |
|                               | Ben Whipple  | 30                     | 18                             | 22           | 18                   | 88       |             |
|                               | Daniel Brown | 35                     | 20                             | 25           | 20                   | 100      |             |



May 28, 2025

Mr. Ben Whipple

City of Ketchum

191 5<sup>th</sup> Street West

Ketchum, Idaho 83340

**SOQ Submission – 291 N 2<sup>nd</sup> Condo Renovation**

Mr. Whipple

Peak Venture Group (Peak) is in receipt of the City of Ketchum's (The City's) Request for Qualifications for the renovations of the Hyperborean Condominium at 291 N 2<sup>nd</sup> St. We have partnered with Michael Doty Associates to round out our Project Team.

We have reviewed the RFQ document and supplemental information. We are pleased to provide the following responses.

- 1.) Experience & Expertise – Demonstrated experience with similar multifamily residential renovation projects especially in occupied buildings.** – Peak is familiar with providing construction services and renovations while maintaining facility operations and tenant occupations. We recently completed a multifamily project in Hailey (The Ellsworth Inn) where we had extensive building remodeling and civil infrastructure work while maintaining residential operations on the property. Challenges included facilitating temporary water and sewer to maintain livability on the project. There was extensive coordination with Idaho Power to minimize power disruptions during the new power tie in. This operation was done during the winter months. With consistent coordination and scheduling this was done with minimal impact on the tenants.

Other project experience spans a full dentist office tenant improvement project. This project was completed on time and on budget while maintaining a clean space and full dental operations throughout the tenant improvement.

Currently we are working on a project at The Bigwood Clubhouse that has completely new construction while maintaining full pool and tennis operations.

Further, our design team has extensive experience locally incorporating construction operations with active business and multi-family condominiums including but not limited to Sun Valley Culinary Institute, Whiskey's on Main, Sturtevant's, Summit One Condominiums, and Sunburst Condominiums.



These types of projects show the value that Peak Venture Group and Michael Doty Associates can add through relentless communication, scheduling, and forecasting to integrate construction operations while maintaining occupation.

- 2.) Project Approach and Methodology – Proposed approach for executing the project, including design or construction phasing, safety, and communication protocols.** – Since this project will be going through City Design Review and Planning and Zoning, we would want to have the entire design complete for submittal, we do not see an advantage to phasing the design. Construction phasing will be thoughtfully reviewed and collectively managed with tenants, and City input. We want to have an initial safety meeting with all tenants, to let them know the work that is going to happen, review a general schedule and inform them of what hazards are present on an active work site. We will have positive barriers in place preventing any tenant from potential entry or risk. Proper signage and a maintained clear tenant pathway will be created throughout the project. One of the tools we utilize to increase communication on our projects are weekly updates with a three-week look-ahead schedule, this goes to our trade base and in this case, can go to each tenant so they can understand the upcoming work. We can send this update directly to the tenants and connect them with our on-site superintendent to provide feedback. Additional communication protocols include the use of Procore, our project management software that provides real-time updates and status of RFI's, submittals, budgets, project schedule and current project plans. All project stakeholders are able to view the project.
- 3.) Schedule / Availability – Provide high-level target dates for starting and completing the project.** – As this project is in City limits and subject to design review, P&Z approval and a full permit process, our high-level schedule would be to finalize the renovation program, finishes, budgeting and construction schedule in the next four months. This would take the plan set to design review and P&Z this fall / winter. Once completed and approved we would apply for permit early 2026 with construction to start immediately upon permit issuance. Construction start will target late winter 2025 or early spring of 2026. We may be able to start some discovery and preliminary demolition sooner if granted a demo permit through the city process. We look forward to discussing this further with The City.
- 4.) Tenant Accommodation Plan – Approach to maintaining occupancy or minimize tenant disruptions during renovation.** – We need to fully understand the existing facility and number of tenants, and their schedules to finalize our plan. Our approach would be to remodel one complete floor at a time. If we can create a renovated livable space one floor at a time rather than displacing the entire building at the same time, this will limit tenant disruptions. Additionally, depending on the number of tenants we may be able to



move the tenants to completed spaces, opening up more of the building to be completed at once. If there happens to be additional vacancies, we can capitalize on that through adjusting our project schedule. There are benefits to this approach and we look forward to discussing these further with The City.

The information on our project team is as follows.

Project Manager (Peak): Newel Price

Superintendent (Peak): Don McCall

Architect: Michael Doty & Associates

Structural Engineer (If required): Dave Konrad

Envelope Consultant (If required): RDH Building Science

Additionally, we have a trade base that could assist with any mold remediation or other specialty items that may arise after discovery.

We appreciate this opportunity to assist The City of Ketchum with bringing these housing units up to code and online for our community. Please feel free to contact me at 208-481-1189 should you have any questions or require additional information about this RFQ response.

Sincerely,

*Cody Colombo*

Cody Colombo

Chief Operating Officer

Peak Venture Group



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- Section 4.B.15 of the Development Agreement between the city and Brennan Holdings No. 300, LLC (former owner of the Warm Springs Preserve) states that "Lopey Lane shall become a public street, dedicated to the City of Ketchum if Blocks 2-8 are owned by the City of Ketchum.
- The formal dedication of Lopey Lane to the city is to memorialize and complete this portion of the agreement.

Sustainability Impact:

Financial Impact:

|                                                                       |                                  |
|-----------------------------------------------------------------------|----------------------------------|
| <input type="text" value="None OR Adequate funds exist in account:"/> | <input type="text" value="N/A"/> |
|-----------------------------------------------------------------------|----------------------------------|

Attachments:

- |                                                          |
|----------------------------------------------------------|
| <input type="text" value="1. Deed of Dedication"/>       |
| <input type="text" value="2. Acceptance of Dedication"/> |

**DEED OF DEDICATION**

THIS DEED OF DEDICATION is made this \_\_\_\_ day of June, 2025, between Warm Spring Ranch Residences Owners’ Association, Inc., an Idaho non-profit corporation (the “Association”), and City of Ketchum, a municipal corporation (the “City”).

The Association, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with Section 4.B.15 of the Development and Rezoning Agreement 20609 adopted by the City of Ketchum dated April 28, 2020 [sic] and recorded April 28, 2021 as Instrument No. 682013, records of Blaine County (“Development Agreement”), hereby dedicates, bargains, grants assigns, transfers and conveys to the City, its successors and assigns, all of the Association’s right, title and interest in and to Parcel D, Lopey Lane, which is a 40 ft right of way (the “Parcel”), depicted on the Plat for Warm Springs Ranch Residences dated October 29, 2021 and recorded November 3, 2021 as Instrument No. 688399, records of Blaine County, Idaho (“Plat”), expressly subject to the Association’s rights under the Development Agreement.

Signed this \_\_ date of June, 2025.

WARM SPRING RANCH RESIDENCES  
OWNERS’ ASSOCIATION, INC., an Idaho non-  
profit corporation

By: \_\_\_\_\_  
Robert Parker, its President

CITY OF KETCHUM, an Idaho municipal  
corporation

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

ATTEST: \_

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

STATE OF IDAHO )  
 ) ss.  
County of Blaine )

On this \_\_\_\_\_ day of June, 2025, before me, a Notary Public in and for said State, personally appeared Robert Parker, known or identified to me to be the President of the Warm Spring Ranch Residences Owners' Association, Inc., an Idaho nonprofit corporation, who executed the foregoing instrument on behalf of said corporation, and acknowledged to me that he executed the same.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

STATE OF IDAHO )  
 ) ss.  
County of Blaine )

On this \_\_\_\_\_ day of June, 2025, before me, a Notary Public in and for said State, personally appeared Neil Bradshaw, known or identified to me to be the Mayor of the City of Ketchum, who executed the foregoing instrument, and acknowledged to me that he executed the same.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**After Recording Return To:**  
LAWSON LASKI CLARK, PLLC  
P.O. Box 3310  
Ketchum, Idaho 83340

---

(Space Above This Line For Recorder's Use)

## ACCEPTANCE OF DEDICATION

This Acceptance of Dedication (“Acceptance”) is made effective as of the \_\_\_ day of June, 2025 by the City of Ketchum, Idaho, a municipal corporation (the “City”) and the Warm Spring Ranch Residences Owners’ Association, Inc., an Idaho non-profit corporation (the “Association”).

## RECITALS

WHEREAS, the City adopted a Development and Rezoning Agreement 20609 dated April 28, 2020 [*sic*] and recorded April 28, 2021 as Instrument No. 682013, records of Blaine County (“Development Agreement”).

WHEREAS, in accordance with Section 4.B.15 of the Development Agreement, the Association delivered to the City a Deed of Dedication conveying all of the Association’s right, title and interest in and to Parcel D, Lopey Lane, which is a 40 ft right of way (the “Parcel”), depicted on the Plat for Warm Springs Ranch Residences dated October 29, 2021 and recorded November 3, 2021 as Instrument No. 688399, records of Blaine County, Idaho (“Plat”).

## AGREEMENT

In consideration of the dedication of the Parcel, the receipt and sufficiency of which the City acknowledges, and in accordance with Section 4.B.15 of the Development Agreement, the City hereby accepts the Association’s dedication of the Parcel.

CITY OF KETCHUM, IDAHO,  
a municipal corporation

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

ATTEST:

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





City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  | Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to approve Contract 25137 with Loggia Preservation, Lie.

Reasons for Recommendation:

- The City's Historic Commission was awarded a reimbursable grant to contract out a reconnaissance level survey of post-World War II properties in Ketchum.
- Interviews were completed with received bids and a contractor was recommended for selection.
- The City of Ketchum's Historic Commission made a unanimous motion to approve the selected contractor at its June 3, 2025 meeting.

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

n/a

Sustainability Impact:

None OR state impact here: Reconnaissance level survey of postmodern historic structures could lead to sustainability of structures or general character of historic architecture.

Financial Impact:

|                                          |                                                                                                                                                                   |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| None OR Adequate funds exist in account: | \$15,000 Budgeted in FY2025 Ketchum Budget. This is a reimbursable Grant awarded through the State Historical Preservation Office. Reimbursement expected FY2026. |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Attachments:

1. Contract
2. Scope of Services
3. Purchase Order 25137



City of Ketchum

**INDEPENDENT CONTRACTOR AGREEMENT# 25137 WITH LOGGIA PRESERVATION  
FOR RECONNAISSANCE-LEVEL SURVEY OF POST WORLD  
WAR II PROPERTIES IN KETCHUM**

This Independent Contractor Agreement ("Agreement") is made and entered effective to the 16th day of June 2025, by and between the City of Ketchum, an Idaho municipal corporation ("City"), and Loggia Preservation Llc. ("Contractor").

**FINDINGS**

- 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 enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City. 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 Agreement according to the following terms and conditions:

1. **Description of Services.** *Please see Attachment A: Description of Services.*  
In addition to Attachment A, the contractor may aid with public outreach materials and be available virtually for public meetings, if applicable and within budget capacity.
2. **Payment for Services.** In exchange for the Services, the City shall pay Loggia Preservation \$75/hour for 165 hours and travel expenses, not to exceed \$15,000. Contractor shall track and report to the City as to the Service activities and all time expended on the Services. City will reimburse Contractor, upon presentation of reports and receipts, for reasonable travel expenses required to provide the Services. Invoices for payment will be submitted monthly and payment made by City upon City review and approval within approximately thirty days.
3. **Term.** The term of this Agreement shall be through the duration and conclusion of the Services, not to exceed one year from the date of this Agreement. This term may be renewed or extended upon further written agreement between the parties.
4. **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 or Services 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.

5. **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.
6. **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, to the extent caused by the negligent acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents, and employees.
7. **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 may be required by the State of Idaho for the performance of the Services under this Agreement.
8. **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;<br>\$2,000,000.00 aggregate.            |
| Commercial Auto        | \$500,000.00                                                           |
| Professional Liability | \$1,000,000.00                                                         |
| Worker's Compensation  | As required by the State of Idaho, and not less than<br>\$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.

9. **Notice.** All notices (email notices are also acceptable) under this Agreement shall be in writing and addressed as follows:

CITY:  
City of Ketchum  
Attn: City Clerk  
P.O. Box 2315  
191 5<sup>th</sup> St., West  
Ketchum, ID 83340

CONTRACTOR:  
Loggia Preservation, Llc.  
Attn: Cassandra Talley  
24780 Samoset Trail  
Southfield, MI 48033

10. **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.
11. **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.
12. **Amendments.** This Agreement may only be changed, modified, or amended in writing executed by all parties.
13. **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.
14. **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.
15. **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.
16. **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.
17. **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.
18. **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.

19. 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.

20. 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

\_\_\_\_\_  
*[Name]*

ATTEST:

\_\_\_\_\_  
*Trent Donat*  
City Clerk

**CONTRACTOR**

\_\_\_\_\_  
Cassandra Talley, Loggia Preservation, Llc. *[Name]*



## Project Understanding & Approach

We see this project as a crucial step in preserving the recent history of Ketchum by studying and documenting properties in the City that date to the post-war period. This is an emerging area of study for architectural historians but, often, gets overlooked in comparison to older properties. We understand the need to preserve a community's architectural and cultural heritage, and we know how to provide guidance to achieve these goals. We welcome the opportunity to work closely with the City of Ketchum to complete this survey.

We understand that the City is looking for a consultant who can conduct an architectural survey of one or more neighborhoods in Ketchum focusing on properties built in the post-World War 11 era. The City is using a time period 1950 through 1980 to extend the lifespan of the survey and these will be guideposts our team will use when working on this project. We understand further that several neighborhoods in Ketchum have been identified as potential survey areas including Warm Springs, Trail Creek, Bigwood, West Ketchum, and Community Core. Based on the size of the budget, we estimate our team can survey a maximum of 75 properties along with writing an extensive survey report, creating maps, and completing inventory forms for each property. That being said, we will work with City staff, the Historic Preservation Commission (HPC), and the SHPO to develop a defined project area to be surveyed. Our plan of work is as follows:

### **PROJECT MANAGEMENT/ADMINISTRATION**

Our team will meet with City staff and the SHPO to discuss deliverables, survey areas, schedules, and other pertinent details. Our team will continue to check in periodically for internal meetings as needed and we will produce the monthly required progress reports as well.

### **PUBLIC MEETINGS/COMMUNITY ENGAGEMENT**

Our team will assist the City with their public engagement and community engagement efforts by verifying outreach content, assisting with production of content, and any other support services needed by the City. To keep costs down, our team does not anticipate attending the public engagement meetings although this can be discussed during the kickoff meeting as well.

### **FIELDWORK**

Our team will travel to Ketchum to perform fieldwork and to conduct historic research in Boise, in Ketchum, and in Blaine County. During the survey fieldwork our team will take photographs, record building materials, styles, condition, and significant site features. Our team will do the GIS mapping for each property once we return to our home office.

### **SURVEY REPORT**

Our team will prepare a reconnaissance survey report in accordance with SHPO template and our team will rely on all published guidance and best practices issued by the SHPO and the National Park Service. The report will document the historic context(s), maps, photographs, evaluations and recommendations for National Register eligibility. Our team has built in time for review of the draft of the report to ensure the City and the SHPO have an opportunity to review and comment upon it. The report will be submitted in electronic format and all supplemental documentation will also be provided.

### **ICRIS SURVEY ENTRIES**

Our team will complete ICRIS forms (entries into the database) for a maximum of 75 resources.

### **ASSUMPTIONS/CITY RESPONSIBILITIES**

Loggia assumes the City will assist this project in a few different ways. Our team assumes the City will meet with our team for an initial kickoff call to discuss the survey bounds/focus areas as well as the schedule, potential archival sources, meeting cadence and logistics, etc. We further assume the City will meet with us on an as needed basis to continue monitoring the project, discuss goals, reviewing deliverables, and providing advice, as needed, to our team. This support will ensure our team is set up for success on this project. Finally, we assume that the City will schedule and conduct public engagement meetings related to the project. Loggia will support the City by verifying and assisting in the production of engagement content.



The Community Library Association of Triumph, Ketchum, Idaho, is happy to announce that

ON THIS SITE TO BE CONSTRUCTED THE BUILDING

# Timing & Fees

timing & fees

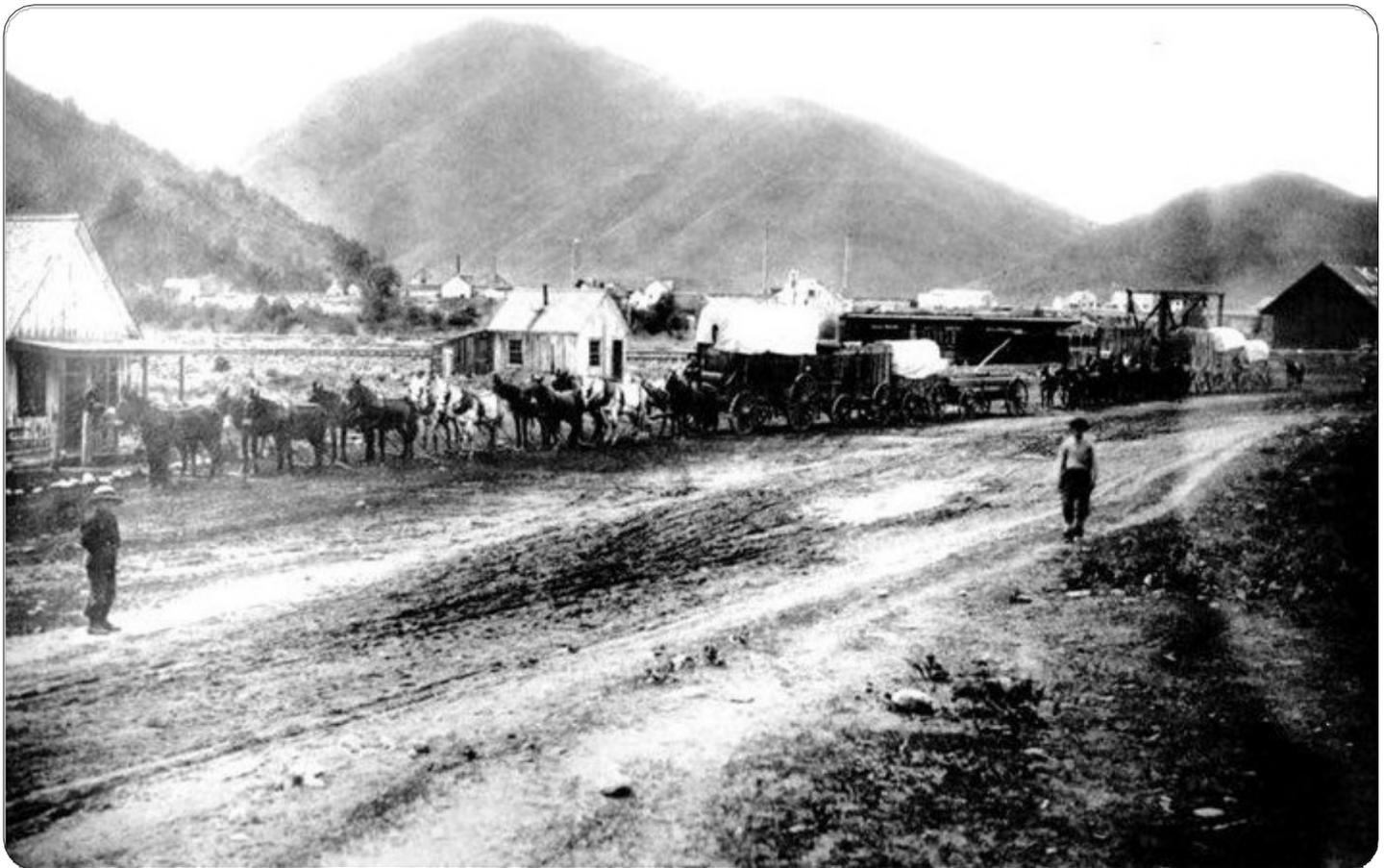
Loggia has prepared a schedule for each deliverable with tentative due dates. The due dates/timing can be discussed during our kickoff call, but we believe this project is easily achieved in the time allotted.

| <b>Task/ Deliverable</b>                                                                                                                                         | <b>Date</b>        | <b>Personnel, Hours &amp; Rate</b> |      |                | <b>Fee</b>     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------|------|----------------|----------------|
| Contract Awarded                                                                                                                                                 | June 2025          |                                    |      |                |                |
| <b>Deliverable 1. Kickoff Meeting</b>                                                                                                                            | June 2025          | Cassandra                          | @    | \$75           | \$75           |
| Our team will meet virtually with the City, HPC, and SHPO to discuss the project, set goals, deliverables, schedules, etc.                                       |                    | Katie                              | @    | \$75           | \$75           |
|                                                                                                                                                                  |                    |                                    |      |                | <b>\$150</b>   |
| <b>Deliverable 2. Preliminary Research and Data Collection</b>                                                                                                   | June 2025          | Cassandra                          | 10 @ | \$75           | \$750          |
| Our team will immediately begin reading the prior survey products, conducting online research, and familiarizing ourselves with the research resources available |                    | Katie                              | 10 @ | \$75           | \$750          |
|                                                                                                                                                                  |                    |                                    |      |                | <b>\$1,500</b> |
| <b>Deliverable 3. Survey Fieldwork and Research</b>                                                                                                              | July 2025          | Cassandra                          | 24 @ | \$75           | \$1,800        |
| Our team will travel to Ketchum to conduct local research and fieldwork and to meet as needed with City leaders and stakeholders                                 |                    | Katie                              | 24 @ | \$75           | \$1,800        |
|                                                                                                                                                                  |                    |                                    |      |                | <b>\$3,600</b> |
| Travel Costs                                                                                                                                                     | July 2025          |                                    |      | Flights        | \$1,100        |
|                                                                                                                                                                  |                    |                                    |      | Accommodations | \$600          |
|                                                                                                                                                                  |                    |                                    |      | Car Rental     | \$300          |
|                                                                                                                                                                  |                    |                                    |      | Food           | \$500          |
|                                                                                                                                                                  |                    |                                    |      | Incidentals    | \$125          |
|                                                                                                                                                                  |                    |                                    |      |                | <b>\$2,625</b> |
| <b>Deliverable 4. First Draft of the Survey Materials</b>                                                                                                        | September 15, 2025 | Cassandra                          | 30 @ | \$75           | \$2,250        |
| Our team will submit a first draft of all survey materials (survey forms, photography, maps, and survey report)                                                  |                    | Katie                              | 25 @ | \$75           | \$1,875        |
|                                                                                                                                                                  |                    |                                    |      |                | <b>\$4,125</b> |

timing & fees

| Task/ Deliverable                                                                                                                                | Date              | Personnel, Hours & Rate                | Fee             |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------|-----------------|
| City of Ketchum and SHPO return comments on Deliverable 4                                                                                        | November 15, 2025 |                                        |                 |
| <b>Deliverable 5. Final Survey Materials</b>                                                                                                     | December 23, 2025 | Cassandra 20 @ \$75                    | \$1,500         |
| Loggia will submit the final survey materials. The final deliverable will have addressed all comments made by the City and SHPO on Deliverable 4 |                   | Katie 20 @ \$75                        | \$1,500         |
|                                                                                                                                                  |                   |                                        | <b>\$3,000</b>  |
| <b>Total Fee</b>                                                                                                                                 |                   | Cassandra 85 @ \$75<br>Katie 80 @ \$75 | <b>\$15,000</b> |
|                                                                                                                                                  |                   | <b>165 Total Hours</b>                 |                 |

NOTE: The City of Ketchum can include additional properties for an extra \$75 per added property. Note that the additional properties would need to be selected prior to Loggia traveling to Ketchum for fieldwork.



Old photograph of Ketchum



# 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: 25137

|                                                                                             |                                                                       |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>To:</b><br>6345<br>LOGGIA PRESERVATION LLC<br>24780 SAMOSET TRAIL<br>SOUTHFIELD MI 48033 | <b>Ship to:</b><br>CITY OF KETCHUM<br>PO BOX 2315<br>KETCHUM ID 83340 |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|

| P. O. Date | Created By | Requested By | Department | Req Number | Terms |
|------------|------------|--------------|------------|------------|-------|
| 06/09/2025 | CCHING     | CCHING       |            |            |       |

| Quantity | Description                                                    | Unit Price | Total     |
|----------|----------------------------------------------------------------|------------|-----------|
| 1.00     | Historic Reconnaissance Survey Professional Servi 01-4170-4200 | 15,000.00  | 15,000.00 |
|          | SHIPPING & HANDLING                                            |            | 0.00      |
|          | TOTAL PO AMOUNT                                                |            | 15,000.00 |

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

**CITY COUNCIL  
MEETING AGENDA MEMO**

Meeting Date: June 16, 2025 Staff Member/Dept: Abby Rivin, Senior Planner  
Planning & Building Department

Agenda Item: Recommendation to review Planning and Zoning Commission recommendation and approve Resolution 25-012 adopting the Cohesive Ketchum 2025 Comprehensive Plan.

**Recommended Motion:**

"I move to approve Resolution 25-012 adopting the Cohesive Ketchum 2025 Comprehensive Plan."

**Reasons for Recommendation:**

Idaho Code §67-6509 outlines a two-step process for adoption of a comprehensive plan. The Planning and Zoning Commission first holds a mandatory public hearing and makes a recommendation. After considering the Commission recommendation, the City Council may hold a public hearing and take action to adopt or amend the comprehensive plan.

Following five public hearings, the Planning and Zoning Commission recommended approval of the [Cohesive Ketchum 2025 Comprehensive Plan](#) to the City Council on May 13.

The Commission recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix.

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

The Planning and Zoning Commission recommendation is included as Attachment 2. The presentation (see Attachment 3) summarizes the Commission's recommended changes to the Plan, including revisions to Plan goals and policies, future land use category descriptions, the future land use map, and implementation matrix. After considering the Commission recommendation and public comment, staff recommends the City Council move to approve Resolution 25-012 adopting the Plan. Draft Resolution 25-012 is included as Attachment 4.

**Sustainability Impact:**

As outlined in the draft comprehensive plan, Ketchum's community vision and core values are grounded in the principles of sustainability and resilience. More specifically, the plan uses the 5B CAN logo to denote goals/policies/and implementation actions specific to sustainability initiatives.

**Financial Impact:**

The City Council approved the budget for phase 2 of the Cohesive Ketchum project on November 6, 2023. No additional funds are needed to take action on this recommendation.

**Attachments:**

|                                                                                  |
|----------------------------------------------------------------------------------|
| 1. <a href="#">Draft Cohesive Ketchum 2025 Comprehensive Plan</a>                |
| 2. Planning and Zoning Commission Recommendation Memo                            |
| 3. Presentation: June 16 City Council Public Hearing                             |
| 4. Draft Resolution 25-012 Adopting the Cohesive Ketchum 2025 Comprehensive Plan |

# **Attachment 1**

## **Draft Cohesive Ketchum 2025 Comprehensive Plan**

Please Click Following Link:

[Draft Cohesive Ketchum 2025 Comprehensive Plan](#)

**Attachment 2**  
**Planning and Zoning  
Commission  
Recommendation Memo**



## **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:

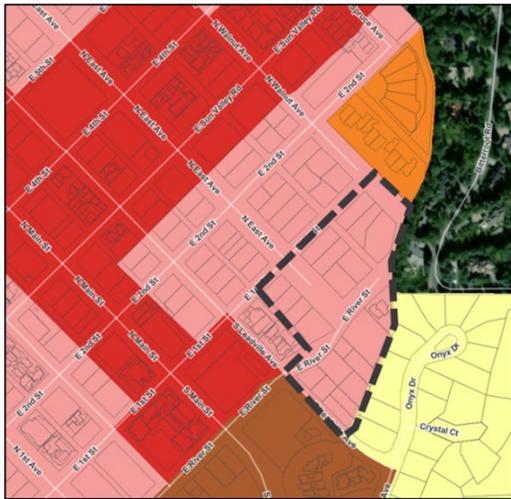
1. General Updates
  - a. Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.
2. Update the Historical and Cultural Resources Map (page #33) to include:
  - a. Correct Bald Mountain, Rudd Mountain, and Dollar Mountain chairlift locations.
  - b. Add following 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:

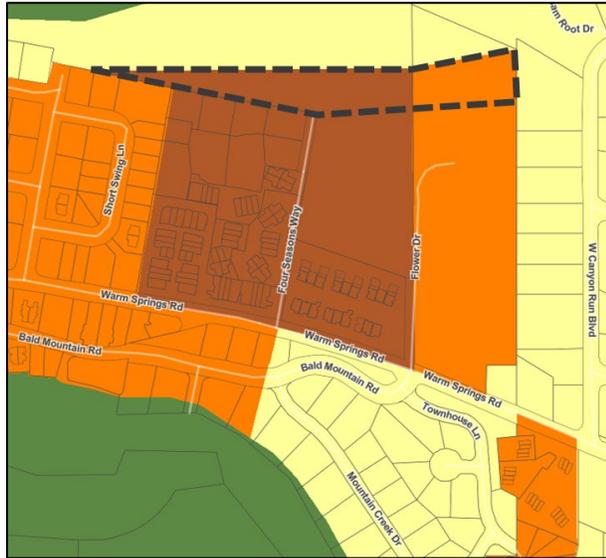
- a. "Secondary Uses: Neighborhood-serving commercial, multi-family residential, work/live units, and other supporting uses, such as outdoor seating areas, parks, plazas, and other public uses."
16. Revise the Mixed-Use Industrial height description (page #110) to read:
- a. "Height: Up to three stories; 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



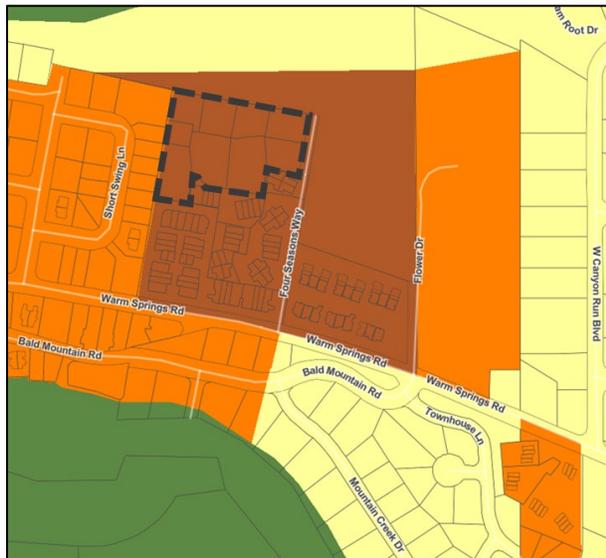
- b. Change the area outlined below to Medium Density Residential



- 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."

**Attachment 3**  
**Presentation**  
**June 16 City Council**  
**Public Hearing**



COHESIVE  
**KETCHUM**



Comprehensive Plan & Code Update

# Cohesive Ketchum: Comprehensive Plan

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**City Council  
Public Hearing  
June 16, 2025**

# AGENDA

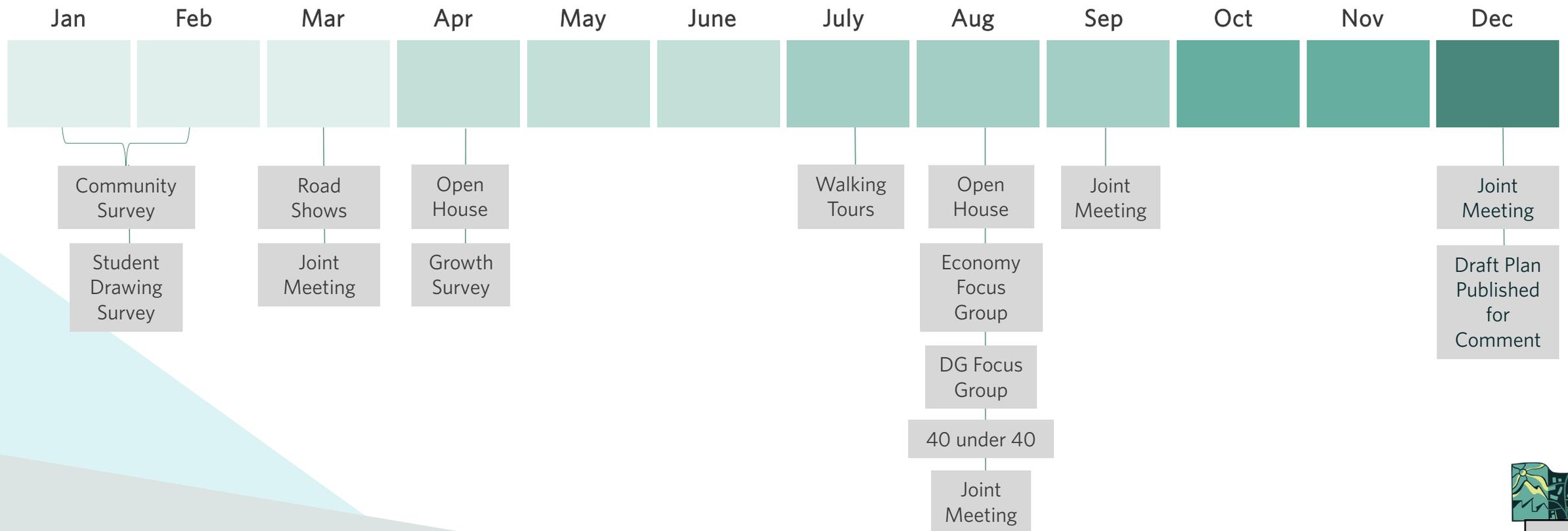
- Process to Date
- Review Planning & Zoning Commission's Recommendation
- Next Steps
- Public Comment
- City Council Deliberation & Action



# PROCESS TO DATE



# ENGAGEMENT 2024



# COMMENTS RECEIVED

**1,650**  
total comments

## On Draft Comprehensive Plan and Future Land Use Map

General Public

1,279 comments | 73 participants

FLUM Web Portal

52 comments | 31 participants

Project Committees

279 comments | 15 participants

Open House (written comments)

40 comments | 23 participants



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CO LIVE  
KETCHUM

Comprehensive Plan & Code Update

# ADOPTION PROCESS

**March 11**  
Commission  
Information  
Session

**March 25**  
Commission  
Public Hearing

**April 8**  
Commission  
Public Hearing

**April 22**  
Commission  
Public Hearing

**May 7**  
Commission  
Public Hearing

**May 13**  
Commission  
Public Hearing &  
Recommendation

**June 16**  
City Council  
Public Hearing  
**WE ARE HERE**



# P&Z COMMISSION RECOMMENDATION



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COIIVE  
KETCHUM

Comprehensive Plan & Code Update

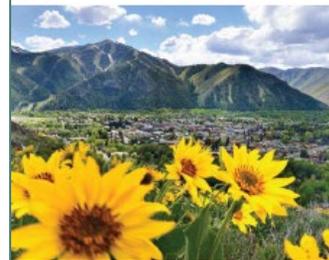
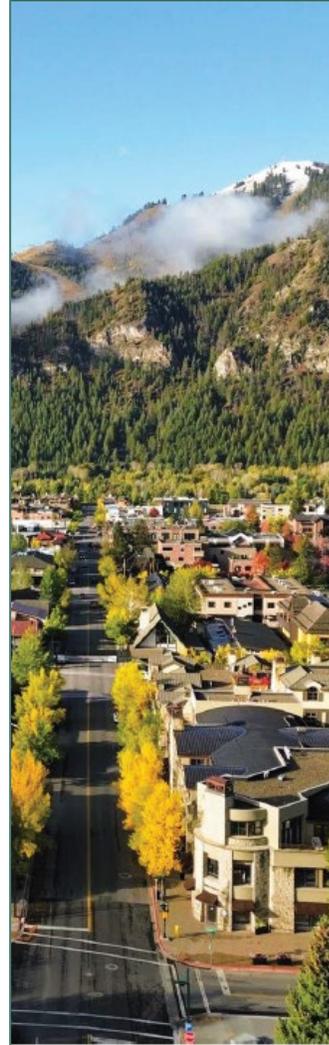
# P&Z Commission Recommendation

- **General Updates**
- **Goals & Policies**
- **Future Land Use Category Descriptions**
- **Future Land Map**
- **Implementation Matrix**



# GENERAL UPDATES

Continue to perform overall editing to Plan to correct formatting issues, typos, and grammar issues.



## COHESIVE KETCHUM



COMPREHENSIVE PLAN

Expressing a Vision and Policies  
to Guide Ketchum's Future

PUBLIC DRAFT VERSION 2 | MARCH 2025



# GENERAL UPDATES

## Plan Assessment

Revise key theme in red to:

“Expanding the Plan’s focus on historic preservation, with an emphasis on how history shapes Ketchum’s character;”

### PLAN ASSESSMENT

An in-depth review of the 2014 Plan policies and implementation progress was conducted in the fall of 2023 to help identify gaps and opportunities for improvement in the updated Plan. This assessment stage included an initial round of meetings with City departments, boards and commissions, regional partners, and other stakeholders. Key themes that emerged from the assessment include:

- Preserving community character, as defined by the locals who live and work in Ketchum and contribute to the City’s distinctive sense of place;
- Addressing community housing needs;
- Diversifying Ketchum’s economy;
- Incorporating sustainability and community resilience priorities throughout the Plan;
- Expanding the Plan’s focus on historic preservation in the context of economic development;
- Clarifying the role of the Future Land Use Plan in shaping how Ketchum grows;
- Strengthening regional partnerships;
- Aligning the updated Plan with recent plans and studies; and
- Defining the roles and responsibilities of the City departments and partner agencies working to implement the Plan.





# GOALS & POLICIES

## Policy BNE-1.3: Context-Sensitive Development

Require infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories. Neighborhood-specific considerations include, are not limited to:

- The overall mix of uses, including housing types (where applicable);
- Building massing and scale in relation to adjacent sites and the building heights and densities permitted in the underlying zoning district;
- Building materials;
- Transitions between uses and adjacent properties; and
- The relationship of the building(s) and other site features to the street, adjacent historic properties, views of the surrounding mountains, and/or natural features.

Context refers to the natural and man-made features adjoining a development site; it does not imply a certain style.

## **Policy BNE-1.3: Context-Sensitive Development**

### Recommendation

Add:

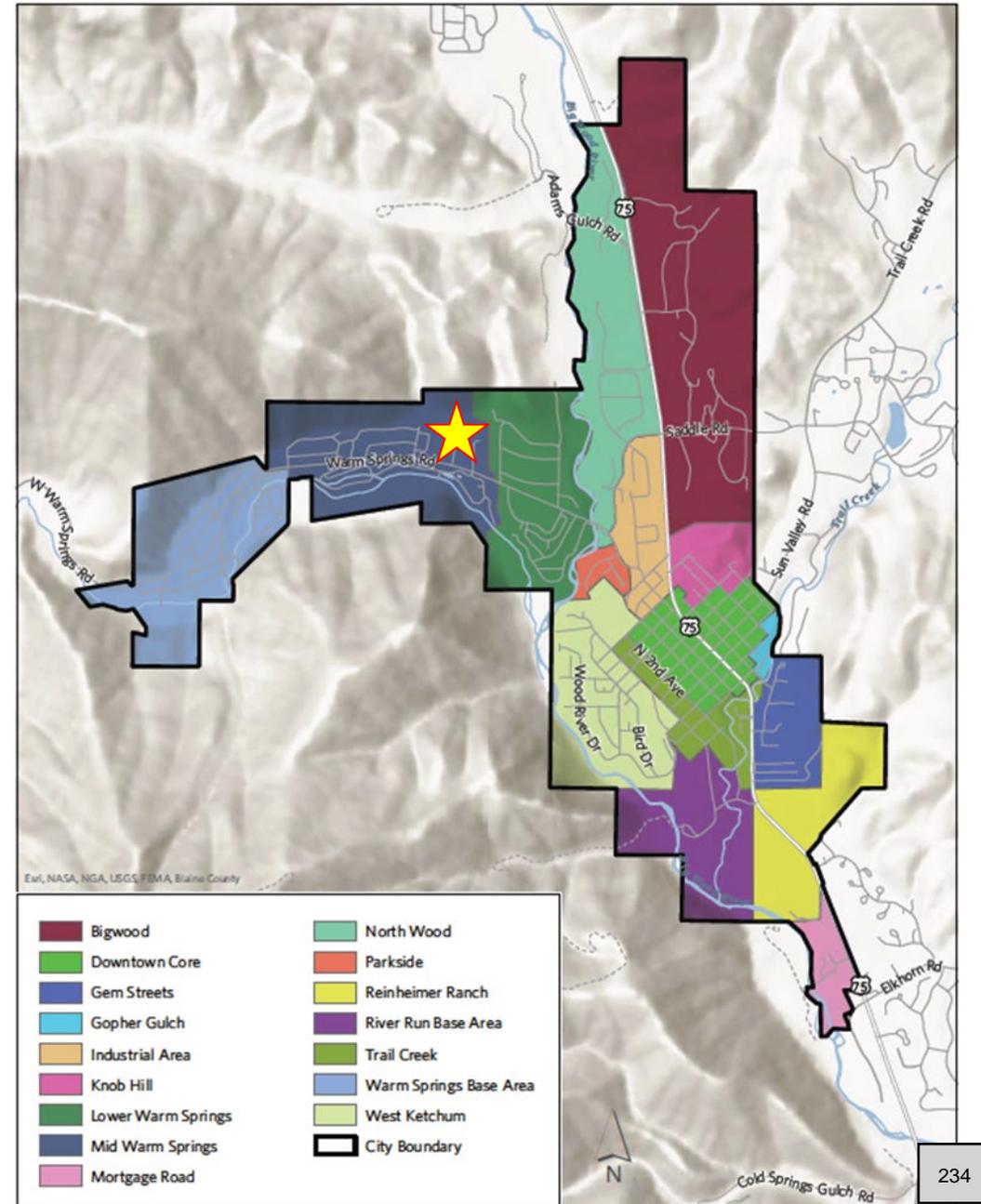
Implementing wildlife-friendly development, including conservation subdivision design and clustering, to maintain big game habitat and migration areas in the Mid Warm Springs/Heidelberg neighborhood.



# GOALS & POLICIES

## Neighborhoods Map

Update to show location of the Mid Warm Springs/Heidelberg Neighborhood



# GOALS & POLICIES

## Policy BNE-3.5 Adaptive Reuse Recommendation

Delete and replace with:

Policy BNE-3.5 Preservation

Discourage demolition of historically designated structures except in instances of concerns over public health and safety.

### HISTORIC PRESERVATION

GOAL BNE-3: ENCOURAGE THE PRESERVATION OF HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES IN AND AROUND KETCHUM.

#### Policy BNE-3.1: Documentation

Continue to work with state and local preservation organizations, as well as volunteers, to pursue grant funding to complete surveys, context studies, and other research needed to more fully document and interpret historic, cultural, and archaeological resources that exist in and around Ketchum.

#### Policy BNE-3.2: Historic Register

Pursue the nomination of historic resources determined to be eligible for the National Register of Historic Places.

#### Policy BNE-3.3: City-Owned Historic Resources

Lead by example in the preservation, rehabilitation, and maintenance of city-owned historic resources.

#### Policy BNE-3.4: Preservation Incentives

Increase awareness of state and federal grants, tax incentives, and other financial incentives available to support the rehabilitation and adaptive reuse of historic buildings. Continue to provide waivers, exceptions, or other regulatory incentives to zoning and building regulations to better facilitate the maintenance and reuse of historic buildings and sites.

#### Policy BNE-3.5: Adaptive Reuse

Encourage the adaptive reuse of buildings over 50 years of age—and others from the more recent past that contribute to Ketchum's history, character, and identity—as a preferred alternative to demolition, regardless of whether or not they have been formally recognized as historic.



# GOALS & POLICIES

**Goal BNE-1: Manage growth to protect and enhance Ketchum's eclectic character, distinct neighborhoods, and quality of life.**

## Recommendation

Add:

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.



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# GOALS & POLICIES

**Goal BNE-1: Manage growth to protect and enhance Ketchum's eclectic character, distinct neighborhoods, and quality of life.**

## Recommendation

Add:

### 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.



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# FUTURE LAND USE CATEGORIES

## Residential Neighborhoods

### Recommendation

Revise Historic and Cultural Resources to:

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.

#### RESIDENTIAL NEIGHBORHOODS

Three residential land use categories are defined on the pages that follow: Low-Density Residential, Medium-Density Residential, and High-Density Residential. Each of Ketchum's residential neighborhoods is distinct. Each category description provides guidance regarding the planned density, height, and mix of uses. An explanation of current and desired characteristics that are unique to each category is also provided. Characteristics that are common to all residential neighborhoods include:

- **Integration of community housing.** Housing in Ketchum exists in a variety of forms, ranging from accessory dwelling units to single-family detached dwellings to multifamily apartments. The integration of additional community housing units will be prioritized in all residential neighborhoods through targeted infill, redevelopment, or the adaptive reuse of larger existing homes, consistent with the applicable and use categories.

See also, Diverse Community Housing Options, page 36-40.

- **Access to parks, open space, and recreational amenities.** Many neighborhoods have direct access to local and regional open space and trails, access to two base areas, and in some cases, access to adjacent Bureau of Land Management or Forest Service land. Maintaining access to these amenities as the City continues to grow is important.

See also, Exceptional Recreational Opportunities, page 41-44.

- **Historic and Cultural Resources.** The rehabilitation and maintenance of homes over 50 years of age is the priority rather than demolition. Historic resources that represent and celebrate Ketchum's history will be identified and may be preserved through historic preservation programs.

See also, Distinctive Built and Natural Environment, page 27-35.

- **Complementary uses.** Although not called out explicitly in each of the land use categories that follow, uses such as urban agriculture, parks, recreational amenities, community gardens, schools, places of worship, and other public uses and are generally considered to be complementary uses in all residential neighborhoods.
- **Other character-defining features.** Mature trees and plantings (both deciduous and evergreen) are prevalent in residential neighborhoods (particularly in the Low- and Medium-Density Residential categories), screening many homes from the street, providing shade, offering shelter and forage for local birds and wildlife, framing views of the surrounding mountains, and generally contributing to a character that is uniquely Ketchum. Trees and dense vegetation also increase the vulnerability of neighborhoods within the Wildland Urban Interface (WUI).



# FUTURE LAND USE CATEGORIES

## Medium-Density Residential: Mix of Uses

### Recommendation

Add small single-family homes and duplexes to appropriate primary uses.

### Reason

- Existing neighborhoods with MDR designation include single-family homes and duplexes within proposed density (6 du/acre)
- Allows for small single-family homes and cottage court development



# FUTURE LAND USE CATEGORIES

## High-Density Residential: Density

### Recommendation

Revise to:

Density should generally be 18 dwelling units per acre with community housing.

### Reason

- Ensure against 18 du/acre developments with no community housing
- HDR neighborhoods already include density bonus program for community housing to achieve base density of 18 du/acre

# FUTURE LAND USE CATEGORIES

## Retail Core: Height

### Recommendation

Revise to:

Up to two stories, however, three stories may be allowed pursuant to design standards/guidelines.

### Reason

Lower scale and intensity of development can be achieved through different design treatments like third-floor setbacks not just height



# FUTURE LAND USE CATEGORIES

## Mixed-Use Activity Center: Height

### Recommendation

Revise to:

Up to five stories pursuant to design standards/guidelines.

### Reason

Match height description to more closely align with underlying zoning (Warm Spring Base Area Overlay) and entitlements (River Run PUD)



# FUTURE LAND USE CATEGORIES

## MIXED-USE INDUSTRIAL: SECONDARY USES

### Recommendation

- Delete “retail, restaurants, and groceries”
- Replace with “neighborhood-serving commercial uses”

### Reason

Discussion of specific commercial uses in the LI districts should be done at the code stage of the process.



# FUTURE LAND USE CATEGORIES

## MIXED-USE INDUSTRIAL: HEIGHT

### Recommendation

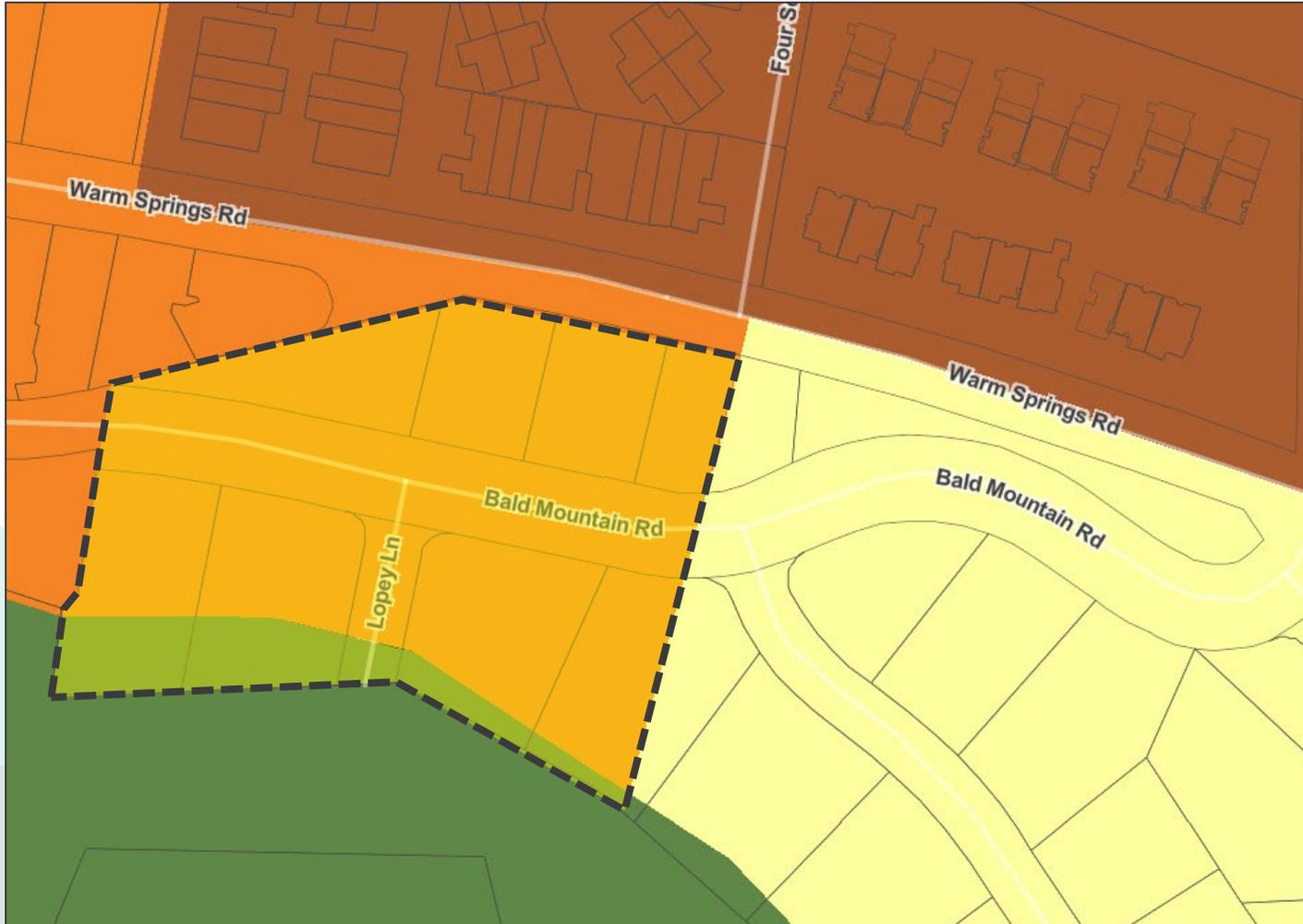
Revise to:

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.

### Reason

Align with existing 48' & 58' height overlays in light industrial zones

# FLUM: WARM SPRINGS RANCH



## Recommendation

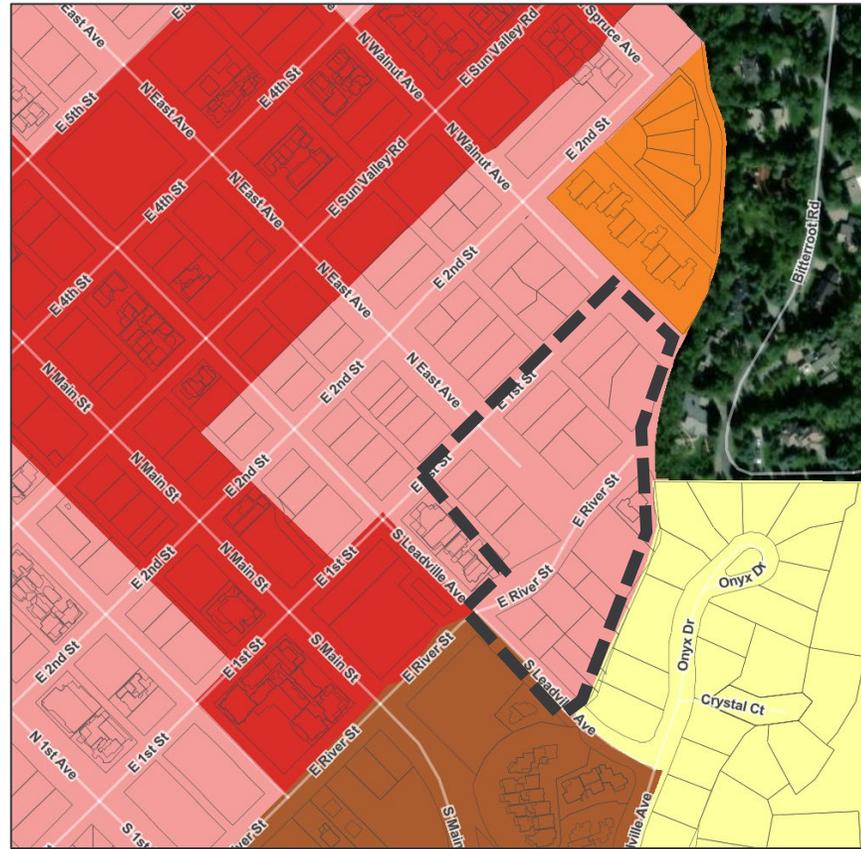
Change from MDR to LDR

## Reason

Consistency with Warm Springs Ranch Residences Subdivision



# FLUM: EAST RIVER STREET



## Recommendation

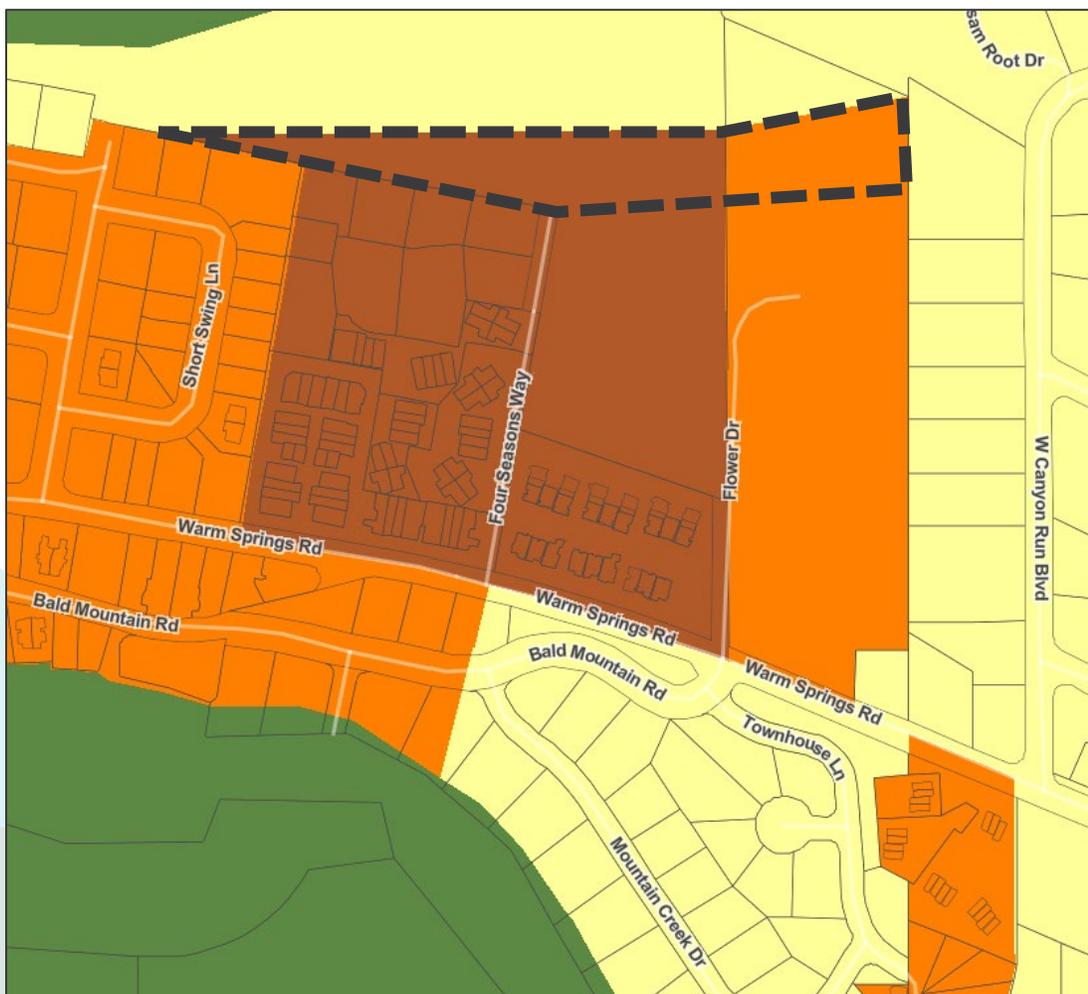
Change from Community Mixed-Use to MDR

## Reason

- Topography & existing development patterns are more closely aligned with MDR than Community Mixed-Use
- Limited connectivity to downtown



# FLUM: MID WARM SPRINGS



## Recommendation

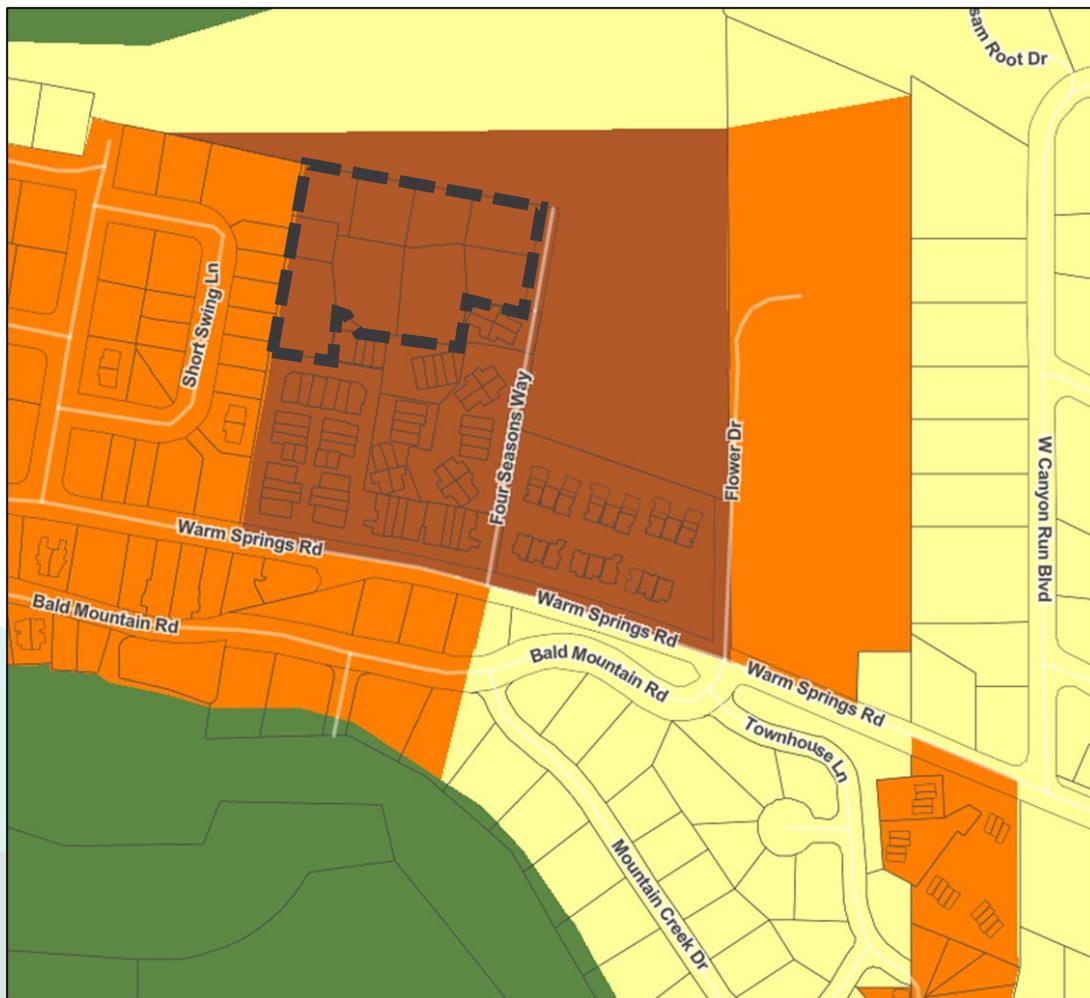
Change from MDR & HDR to LDR

## Reason

- Increases open space for wildlife migration while maintaining housing opportunities
- Aligns with existing easements & encumbrances



# FLUM: MID WARM SPRINGS



## Recommendation

Change from HDR to MDR

## Reason

- Aligns with existing development patterns in Sunshine Subdivision
- Provides opportunities for additional housing units in the future



# IMPLEMENTATION MATRIX

TABLE 5-1: IMPLEMENTATION MATRIX

| ACTION                                                                                                                                                                                                                                                                                                                                                                                                                                        | RESPONSIBILITY                                      | PRIORITY     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------|
| <b>Distinctive Built and Natural Environment</b>                                                                                                                                                                                                                                                                                                                                                                                              |                                                     |              |
| <i>GOAL BNE-1: MANAGE GROWTH TO PROTECT AND ENHANCE KETCHUM'S ECLECTIC CHARACTER, DISTINCT NEIGHBORHOODS, AND QUALITY OF LIFE.</i>                                                                                                                                                                                                                                                                                                            |                                                     |              |
| <b>Action BNE-1.a.</b> Align zoning with the Future Land Use Plan to ensure desired development patterns and densities can be achieved. Update zoning districts (or develop new zoning districts) and design standards to address desired mix of uses; height, massing, and scale; housing types; character-defining features; and transitions to adjacent development and historic resources, as outlined in land use category descriptions. | <b>Lead:</b> PBD<br><b>Support:</b> HD, PZ, CC, HPC | S            |
| <b>Action BNE-1.b.</b> Develop and adopt neighborhood and district-specific design standards and guidelines in collaboration with residents, design professionals, and other stakeholders.                                                                                                                                                                                                                                                    | <b>Lead:</b> PBD<br><b>Support:</b> CA, PZ, CC, HPC | S            |
| <b>Action BNE-1.c.</b> Strengthen design review criteria in conjunction with design guidelines/standards.                                                                                                                                                                                                                                                                                                                                     | <b>Lead:</b> PBD<br><b>Support:</b> CA, PZ, CC, HPC | S            |
| <b>Action BNE-1.d.</b> Annually review the utility and service capacity in/ around targeted redevelopment areas and upgrade facilities to support planned densities, as needed.                                                                                                                                                                                                                                                               | <b>Lead:</b> CA - PW<br><b>Support:</b> UD, KURA    | S (Annually) |
| <b>Action BNE-1.e.:</b> Reduce height and FAR allowances in the Retail Core to limit the scale and intensity of new developments.                                                                                                                                                                                                                                                                                                             | <b>Lead:</b> PBD<br><b>Support:</b> HD, CA, PZ, CC  | S            |
| <b>Action BNE-1.f.</b> Reevaluate setback requirements from State Highway 75 for four- and five-story buildings in the LI zoning district to maximize the use of available land.                                                                                                                                                                                                                                                              | <b>Lead:</b> PBD<br><b>Support:</b> CA, PZ, CC      | S            |

## Action BNE-1.e

### Recommendation

Delete

### Reason

Removes redundancy with Action BNE-1.a



# IMPLEMENTATION MATRIX

| GOAL DT-2: REINFORCE THE HISTORY AND DEFINING CHARACTERISTICS OF DOWNTOWN.                                                                                                                                                          |                                                                     |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---|
| <b>Action DT-2.a.</b> Develop and adopt design standards and guidelines that reflect and reinforce the unique characteristics of each of downtown's distinct districts while balancing the need for flexibility and predictability. | <b>Lead:</b> CA - PW, SFD, PBD<br><b>Support:</b> KURA, CC, PZ, HPC | S |
| <b>Action DT-2.b.</b> Explore establishing a certain number of required parking spaces for large-scale community housing project.                                                                                                   | <b>Lead:</b> PBD<br><b>Support:</b> CA, HD, PZ, CC                  | S |
| <b>Action DT-2.c.</b> Consider establishing a limit on the number of dwelling units < 750 square feet in size that can be provided within a building without parking.                                                               | <b>Lead:</b> PBD<br><b>Support:</b> CA, HD, PZ, CC                  | S |
| <b>Action DT-2.d.</b> Explore reductions in height and FAR incentives for all developments in the Retail Core.                                                                                                                      | <b>Lead:</b> PBD<br><b>Support:</b> CA, PC, CC, HD                  | S |
| <b>Action DT-2.e.</b> Explore reductions in height and FAR incentives for 100% community housing projects in the Retail Core.                                                                                                       | <b>Lead:</b> PBD<br><b>Support:</b> CA, HD, PZ, CC                  | S |
| <b>Action DT-2.f.</b> Continue to explore the feasibility of constructing a city-owned and operated parking structure.                                                                                                              | <b>Lead:</b> CA - F<br><b>Support:</b> KURA, PBD                    | S |

## Action DT-2.d & Action DT-2.e

### Recommendation

Revise “reductions” to “modifications”

### Reason

Lower scale and intensity of development can be achieved through different design treatments like third-floor setbacks not just height



# STAFF RECOMMENDATION



# STAFF RECOMMENDATION

## Staff Recommendation

After considering the P&Z Commission's recommendation and public comment, staff recommends the City Council approve the Cohesive Ketchum 2025 Comprehensive Plan.

## Recommended Motion

"I move to approve Resolution 25-012 adopting the Cohesive Ketchum 2025 Comprehensive Plan."

# NEXT STEPS



# Next Steps

## Consolidated Land Development Code

- Planning & Zoning Commission will conduct third public hearing on June 24
- City Council public hearings in July & August

## Phase 3 Code Update

- Finalize Code Assessment Memo
- Scope of Work, Schedule, & Budget on July 7



# PUBLIC COMMENT



# CITY COUNCIL DELIBERATION & ACTION



# **Attachment 4**

**Draft Resolution 25-012  
Adopting the  
Cohesive Ketchum 2025  
Comprehensive Plan**

**RESOLUTION 25-012**  
**A RESOLUTION OF THE CITY OF KETCHUM, IDAHO ADOPTING THE COHESIVE**  
**KETCHUM 2025 COMPREHENSIVE PLAN**

**WHEREAS**, prepared in accordance with Idaho Code §67-6508, the Cohesive Ketchum 2025 Comprehensive Plan (the “Plan”) establishes a long-range policy framework to achieve the community’s vision for the future and will serve as a guide for land use decisions within the City of Ketchum and its Area of City Impact; and

**WHEREAS**, in accordance with Idaho Code §67-6509, the Planning and Zoning Commission held duly noticed public hearings to consider the Plan on March 25, April 8, April 22, May 7, and May 13, 2025; and

**WHEREAS**, the Commission recommended approval of the Plan with changes on May 13, 2025; and

**WHEREAS**, the City Council held a duly noticed public hearing to consider the Commission’s recommendation on June 16, 2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO THAT:**

1. The Cohesive Ketchum 2025 Comprehensive Plan is hereby adopted by the City Council and supersedes the 2014 Comprehensive Plan.
2. A copy of the Cohesive Ketchum 2025 Comprehensive Plan shall accompany this Resolution and shall be kept on file with the City Clerk pursuant to Idaho Code §67-6509(c).
3. This Resolution shall be in full force and effect upon its adoption.

**ADOPTED** by the City Council and **APPROVED** by the Mayor of the City of Ketchum, Idaho this 16<sup>th</sup> day of June 2025.

APPROVED

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

ATTEST:

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



### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

#### Recommended Motion

“I move to approve the third and final reading of Ordinance #1262, read by title only, while staff continues to coordinate with other jurisdictions on unified ordinance language and coordinated education campaigns.”

#### Reasons for Recommendations:

- Staff will continue to work with the other jurisdictions within the County to ensure a common approach regarding a public education campaign.

#### Policy Analysis and Background:

The first reading was held on May 19, 2025.  
 The second reading was held on June 2, 2025. No additional adjustments were requested.

The final draft ordinance reflects the following changes to the current code:

- 10.12.010 Effect of Regulations
  - Unless otherwise specified, violations of this chapter shall be an infraction.
  - The parent, guardian, and/or other responsible adult for any minor shall not authorize or knowingly permit any such minor to violate any of the provisions of this chapter.
  - 1. An e-bike shall be defined as a vehicle, equipped with fully operable pedals, designed to be operated by human power with the assistance of an electric motor that has a power totaling no more than 750 watts that...
  - These regulations are applicable to allowed vehicles whenever such vehicle is operated upon any street or upon any sidewalk or public path set aside for the use of bicycles, subject to the exceptions stated in this chapter.
- 10.12.020 Public Pathways
  - d. Any and all portions of the public pathway system, including sidewalks, as set forth in this chapter, for use by pedestrians, equestrians, bicycle riders, skiers and snowshoers.
- 10.12.070 Speed limits; Reckless operation.
  - Posted speed limits. No person shall use or operate any allowed vehicle, bicycle, skates, skateboard, rollerblades or operate any other human powered vehicle on the multi-use path system at a speed inconsistent with posted speed limits or statute.

- 10.12.070 Speed limits; **Reckless operation.** (cont.)
  - **Reckless or inattentive operation.** Regardless of any posting of speed limits, a person who operates or rides any allowed vehicle, bicycle, skates, skateboard, rollerblades or any other human powered vehicle on the multi-use path system on any public or private property open to public use inattentively, or carelessly and heedlessly, in light of the circumstances then existing, or without due caution and circumspection, or at such speed or in any other manner as to endanger or be likely to endanger any person or property shall be guilty of reckless or inattentive operation.
  - **Penalties.** Any person ~~acting engaging in skating, skateboarding, rollerblading or operating a bicycle, e-bike, alternative electric motored vehicle or other human powered vehicle~~ in violation of this section shall be guilty of a ~~misdemeanor~~ **an infraction.**
- 10.12.130 Lamps and other equipment\*
  - Every bicycle, e-bike, or alternative electric motored vehicle when in use from **sunset to sunrise** shall be **operated with a light emitting device visible from a distance of at least five hundred (500) feet to the front, attached to the bicycle or rider, and with a reflector which shall be clearly visible in a reflective manner from the rear up to 300 feet.** A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the **reflector.**
- 10.12.140 Penalty
  - Every person convicted of a violation ~~of any provision~~ of this chapter shall be guilty of an infraction, **unless otherwise specified as a misdemeanor offense.**

Sustainability Impact:

E-bikes and scooters are an important alternative transportation option. Many cities and transit agencies have begun to factor these into first and last mile of public transit systems.

Financial Impact:

None OR Adequate funds exist in account:

There is no immediate financial request, modest funds will be required for any new signage or educational campaign materials.

Attachments:

1. Ordinance 1262\_ Exhibit A
2. (draft) Ordinance 1262\_ Chapter 10.12 code updates\_ redline version
3. Ordinance 1262\_ Chapter 10.12 code updates\_ final

**CITY OF KETCHUM  
ORDINANCE 1262**

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING CHAPTER 10.12 OF TITLE 10 UPDATING CERTAIN REGULATIONS ON THE USAGE OF E-BIKES AND ELECTRIC MOTORED VEHICLES; ADDING REGULATIONS AGAINST RECKLESS OPERATION; PROVIDING FOR VIOLATIONS AS MISDEMEANORS OR INFRACTIONS; PROVIDING PENALTIES, AND ENFORCEMENT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Recitals:**

- A. The City is authorized to exercise its powers to “maintain the peace, good environment and welfare.” Idaho Code §§50-301 and 50-302(a).
- B. The City is authorized to “implement such reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate.” Idaho Code §67-6539.
- C. The significant growth in usage of e-bikes and alternative electric motored vehicles has created the need for updates and revisions to City regulations on such to protect public health, safety, and welfare.
- D. The City desires to update it regulations on such to accompany a renewed educational and public relations effort to educate the public on safe usage of public pathways and electric motored vehicles.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Ketchum, Blaine County, Idaho:

**SECTION 1:** That a Chapter 10.12 of Title 10 of the Ketchum City Code is amended to read as identified on the attached Exhibit A:

**SECTION 2: REPEALER.** All previous ordinances, resolutions, orders, or parts thereof, that are in conflict herewith are hereby repealed.

**SECTION 3: SAVINGS AND SEVERABILITY.** It is hereby declared to be the legislative intent that the provisions and parts of this ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

**SECTION 4: EFFECTIVE DATE.** This ordinance shall be in full force and effect after its passage, approval and publication, according to law.

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:**

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

## CHAPTER 10.12 BICYCLES, HUMAN PROPELLED VEHICLES, E-BIKES, ALTERNATIVE ELECTRIC MOTORED VEHICLES, OPDMDS, WHEELCHAIRS AND MOTORIZED VEHICLES

### 10.12.010 Effect of regulations.

- A. ~~It is a misdemeanor for any person to do any act forbidden or fail to perform any act required in this chapter. Unless otherwise specified, violations of this chapter shall be an infraction.~~
- B. The parent, ~~guardian, and/or other responsible adult for~~ of any ~~minor child and the guardian of any ward~~ shall not authorize or knowingly permit any such ~~child or ward~~ ~~minor~~ to violate any of the provisions of this chapter.
- C. An allowed vehicle shall consist of bicycles, human propelled vehicles, e-bikes, alternative electric motored vehicles, OPDMDS and wheelchairs.
1. An e-bike shall be defined as a vehicle, equipped with fully operable pedals, designed to be operated by human power with the assistance of an electric motor that has a power totaling no more than 750 watts that: a) enable speeds equal to or less than 20 miles per hour and b) disengage or cease to function when the vehicle's brakes are applied and c) have two tandem wheels or two parallel wheels and one forward wheel, any two of which, are not less than 12 inches in diameter.
  2. A wheelchair is defined as a manually-operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion. Wheelchairs and manually-powered mobility aides by individuals with mobility disabilities would qualify the user to obtain an Idaho State handicap parking permit or otherwise allowed under the Americans With Disabilities Act shall be permitted on the City trail system.
  3. Alternative electric motored vehicles shall be defined as a vehicle, including but not limited to electric scooters, electric skateboards, and "one wheels", provided: a) those devices have electrical assist(s) totaling no more than 750 watts and enabling speeds equal to or less than 20 mph.
  4. OPDMDS shall be defined as: a) devices that have electrical assist(s) totaling no more than 750 watts and enabling speeds equal to or less than 20 mph.
- D. These regulations are applicable to allowed vehicles whenever such vehicle is operated upon any street or upon any sidewalk or public path set aside for the use of bicycles, subject to the exceptions stated in this chapter.
- E. All regulation of allowed vehicles on the City trail system shall be subject to applicable easements.

### 10.12.020 Public pathways.

- A. *Pathways.*
1. This chapter shall apply to any and all portions of the following public property, easements and rights-of-way:
    - a. Former Union Pacific Railroad right-of-way described in exhibit A, on file in the City and made a part of this section;
    - b. Pathway easement dedicated to the public within the Northwood PUD large block subdivision plat and within the Bigwood PUD large block subdivision plat; and
    - c. All public pathways within the street and alley rights-of-way of the City of Ketchum, Idaho.

- 
- d. Any and all portions of the public pathway system, [including sidewalks](#), as set forth in this chapter, for use by pedestrians, equestrians, bicycle riders, skiers and snowshoers.
  2. Public pathways shall only be used by pedestrians, equestrians, bicycle riders, skiers, snowshoers, and operators of allowed vehicles.
  3. Except for allowed vehicles, it is unlawful for any person to operate, park or stand any motor vehicle upon any portion of the public pathway system set forth in this chapter except when necessary for construction or maintenance of the pathway with the expressed consent of the City ~~of Ketchum, Idaho~~. For the purposes of this chapter, "motor vehicle" means and includes, but is not limited to, cars, trucks, motorcycles, mopeds, motor scooters, snow machines and any other motorized means of transportation.

#### **10.12.030 Traffic laws apply to persons riding bicycles, e-bikes, and alternative electric motored vehicles.**

Every person riding a bicycle, e-bike, or alternative electric motored vehicle upon a roadway shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle by the laws of the State declaring rules of the road applicable to vehicles or by the Traffic Ordinances of the City applicable to the driver of a vehicle, except as to special regulations in this chapter and except as to those provisions of laws and ordinances which by their nature can have no application.

#### **10.12.040 Obedience to traffic control devices.**

- A. Any person operating a bicycle, e-bike, or alternative electric motored vehicle shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
- B. Whenever authorized signs are erected indicating that no right or left or U-turn is permitted, no person operating a bicycle, e-bike, or alternative electric motored vehicle shall disobey the direction of any such sign, except where such person dismounts from the bicycle, e-bike, or alternative electric motored vehicle to make any such turn, in which event, such person shall then obey the regulations applicable to pedestrians.

#### **10.12.050 Riding on bicycles, e-bikes, and alternative electric motored vehicles.**

- A. A person propelling a bicycle, e-bike, or alternative electric motored vehicle shall not ride other than upon or astride a permanent and regular seat attached to such bicycle, e-bike, or alternative electric motored vehicle.
- B. No bicycle, e-bike, alternative electric motored vehicle or human propelled vehicle shall be used to carry more persons at one time than the number for which it is designed and equipped.
- C. An adult rider may carry a child securely attached to his or her person in a backpack or sling or in a child carrier attached to the bicycle, e-bike, or alternative electric motored vehicle.

#### **10.12.060 Riding on roadways and bicycle paths.**

- A. Every person operating a bicycle, e-bike, or alternative electric motored vehicle upon a roadway shall ride as near to the right-hand side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
- B. Persons riding bicycles, e-bikes, or alternative electric motored vehicles upon a roadway shall not ride more than two abreast except on paths or parts of roadways set aside for the use of bicycles.

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### 10.12.070 Speed limits; Reckless operation.

- A. *Posted speed limits.* No person shall use or operate any allowed vehicle, ~~bicycle, skates, skateboard, rollerblades or operate any other human powered vehicle on the multi-use path system~~ at a speed inconsistent with posted speed limits or statute.
- B. *Reckless or inattentive operation.* Regardless of any posting of speed limits, a person who operates or rides any allowed vehicle, bicycle, skates, skateboard, rollerblades or any other human powered vehicle on the multi-use path system on any public or private property open to public use inattentively, or carelessly and heedlessly, in light of the circumstances then existing, or without due caution and circumspection, or at such speed or in any other manner as to endanger or be likely to endanger any person or property shall be guilty of reckless or inattentive operation. ~~*No posted speed limit.*~~ ~~If no speed limit is posted, no person shall use or operate any allowed vehicle, bicycle, skates, skateboard, rollerblades or operate any other human powered vehicle on the multi-use path system at a speed greater than is reasonable and prudent under the conditions and having regard to the actual and potential hazards then existing. Consistent with the foregoing, every person shall operate an allowed vehicle, bicycle, skates, skateboard, rollerblades or any other human powered vehicle on the multi-use path at a safe and appropriate speed on approaching and crossing an intersection, when approaching and going around a curve, when approaching a hillcrest, when proceeding down a hill, when traveling upon a winding section of the trail system, and when special hazards exist with respect to pedestrians or other traffic or by reason of weather or other conditions of the trail system.~~
- C. *Firefighters and police officers.* Firefighters and police officers, while operating within the official scope of their duties in an emergency, may exceed the speed limits set forth in this section.
- D. *Penalties.* Any person ~~acting engaging in skating, skateboarding, rollerblading or operating a bicycle, e-bike, alternative electric motored vehicle or other human powered vehicle~~ in violation of this section shall be guilty of a misdemeanor ~~infraction~~.

### 10.12.080 Emerging from alley or driveway.

The operator of a bicycle, e-bike, or alternative electric motored vehicle emerging from an alley, driveway or building shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on such sidewalk or sidewalk area and, upon entering the roadway, shall yield the right-of-way to all vehicles approaching on such roadway.

### 10.12.090 Clinging to vehicles.

No person riding upon any bicycle, e-bike, or alternative electric motored vehicle shall attach the same or himself or herself to any streetcar or vehicle upon a roadway.

### 10.12.100 Carrying articles.

No person operating a bicycle, e-bike, or alternative electric motored vehicle shall carry any package, bundle or article which prevents the rider from keeping at least one hand upon the handlebars.

### 10.12.110 Parking.

No person shall park a bicycle, e-bike, or alternative electric motored vehicle upon a street, other than upon the roadway against the curb, or upon the sidewalk in a rack to support the bicycle, e-bike, or alternative electric motored vehicle, or against a building, or at the curb, in such a manner as to afford the least obstruction to pedestrian traffic.

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### 10.12.120 Riding on sidewalks.

- A. No person shall ride a bicycle, e-bike, or alternative electric motored vehicle upon a sidewalk within a business district.
- B. The Chief of Police is authorized to erect signs on any sidewalk or roadway prohibiting the riding of bicycles, e-bikes, or alternative electric motored vehicles by any person, and when such signs are in place, no person shall disobey the same.
- C. Whenever any person is riding a bicycle, e-bike, or alternative electric motored vehicle upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

### 10.12.130 Lamps and other equipment on bicycles.

- A. Every bicycle, e-bike, or alternative electric motored vehicle when in use ~~from sunset to sunrise sunrise to sunset at nighttime~~ shall be ~~operated with a light emitting device visible from a distance of at least five hundred (500) feet to the front, attached to the bicycle or rider, equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear of a type which shall be clearly visible in a reflective manner from all distances from 50 feet from the rear up to 300 feet. feet to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle.~~ A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the ~~red~~ reflector.

*[FOR REFERENCE DURING REVIEW ONLY - NOT PART OF ORDINANCE: Idaho Code 49-723: Light and reflector required at night. Every bicycle in use at the times described in section 49-903 [sunset to sunrise], Idaho Code, shall be operated with a light emitting device visible from a distance of at least five hundred (500) feet to the front, attached to the bicycle or the rider, and with a reflector clearly visible from the rear of the bicycle.]*

- B. No person shall operate a bicycle, e-bike, or alternative electric motored vehicle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet; except, that a bicycle, e-bike, or alternative electric motored vehicle shall not be equipped with nor shall any persons use upon a bicycle, e-bike, or alternative electric motored vehicle any siren or whistle.
- C. Every bicycle, e-bike, or alternative electric motored vehicle shall be equipped with a brake which will enable the operator to make the braked wheel skid on dry, level, clean pavement.

### 10.12.140 Penalty.

Every person convicted of a violation ~~of any provision~~ of this chapter shall be guilty of an infraction, unless otherwise specified as a misdemeanor offense.

## **CHAPTER 10.12 BICYCLES, HUMAN PROPELLED VEHICLES, E-BIKES, ALTERNATIVE ELECTRIC MOTORED VEHICLES, OPDMDS, WHEELCHAIRS AND MOTORIZED VEHICLES**

### **10.12.010 Effect of regulations.**

Unless otherwise specified, violations of this chapter shall be an infraction.

- B. The parent, guardian, and/or other responsible adult for any minor shall not authorize or knowingly permit any such minor to violate any of the provisions of this chapter.
- C. An allowed vehicle shall consist of bicycles, human propelled vehicles, e-bikes, alternative electric motored vehicles, OPDMDS and wheelchairs.
  - 1. An e-bike shall be defined as a vehicle, equipped with fully operable pedals, designed to be operated by human power with the assistance of an electric motor that has a power totaling no more than 750 watts that: a) enable speeds equal to or less than 20 miles per hour and b) disengage or cease to function when the vehicle's brakes are applied and c) have two tandem wheels or two parallel wheels and one forward wheel, any two of which, are not less than 12 inches in diameter.
  - 2. A wheelchair is defined as a manually-operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion. Wheelchairs and manually-powered mobility aides by individuals with mobility disabilities would qualify the user to obtain an Idaho State handicap parking permit or otherwise allowed under the Americans With Disabilities Act shall be permitted on the City trail system.
  - 3. Alternative electric motored vehicles shall be defined as a vehicle, including but not limited to electric scooters, electric skateboards, and "one wheels", provided: a) those devices have electrical assist(s) totaling no more than 750 watts and enabling speeds equal to or less than 20 mph.
  - 4. OPDMDS shall be defined as: a) devices that have electrical assist(s) totaling no more than 750 watts and enabling speeds equal to or less than 20 mph.
- D. These regulations are applicable to allowed vehicles whenever such vehicle is operated upon any street or upon any sidewalk or public path set aside for the use of bicycles, subject to the exceptions stated in this chapter.
- E. All regulation of allowed vehicles on the City trail system shall be subject to applicable easements.

### **10.12.020 Public pathways.**

- A. *Pathways.*
  - 1. This chapter shall apply to any and all portions of the following public property, easements and rights-of-way:
    - a. Former Union Pacific Railroad right-of-way described in exhibit A, on file in the City and made a part of this section;
    - b. Pathway easement dedicated to the public within the Northwood PUD large block subdivision plat and within the Bigwood PUD large block subdivision plat; and
    - c. All public pathways within the street and alley rights-of-way of the City of Ketchum, Idaho.
    - d. Any and all portions of the public pathway system, including sidewalks, as set forth in this chapter, for use by pedestrians, equestrians, bicycle riders, skiers and snowshoers.

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2. Public pathways shall only be used by pedestrians, equestrians, bicycle riders, skiers, snowshoers, and operators of allowed vehicles.
  3. Except for allowed vehicles, it is unlawful for any person to operate, park or stand any motor vehicle upon any portion of the public pathway system set forth in this chapter except when necessary for construction or maintenance of the pathway with the expressed consent of the City. For the purposes of this chapter, "motor vehicle" means and includes, but is not limited to, cars, trucks, motorcycles, mopeds, motor scooters, snow machines and any other motorized means of transportation.

#### **10.12.030 Traffic laws apply to persons riding bicycles, e-bikes, and alternative electric motored vehicles.**

Every person riding a bicycle, e-bike, or alternative electric motored vehicle upon a roadway shall be granted all of the rights and shall be subject to all of the duties applicable to the driver of a vehicle by the laws of the State declaring rules of the road applicable to vehicles or by the Traffic Ordinances of the City applicable to the driver of a vehicle, except as to special regulations in this chapter and except as to those provisions of laws and ordinances which by their nature can have no application.

#### **10.12.040 Obedience to traffic control devices.**

- A. Any person operating a bicycle, e-bike, or alternative electric motored vehicle shall obey the instructions of official traffic control signals, signs and other control devices applicable to vehicles, unless otherwise directed by a police officer.
- B. Whenever authorized signs are erected indicating that no right or left or U-turn is permitted, no person operating a bicycle, e-bike, or alternative electric motored vehicle shall disobey the direction of any such sign, except where such person dismounts from the bicycle, e-bike, or alternative electric motored vehicle to make any such turn, in which event, such person shall then obey the regulations applicable to pedestrians.

#### **10.12.050 Riding on bicycles, e-bikes, and alternative electric motored vehicles.**

- A. A person propelling a bicycle, e-bike, or alternative electric motored vehicle shall not ride other than upon or astride a permanent and regular seat attached to such bicycle, e-bike, or alternative electric motored vehicle.
- B. No bicycle, e-bike, alternative electric motored vehicle or human propelled vehicle shall be used to carry more persons at one time than the number for which it is designed and equipped.
- C. An adult rider may carry a child securely attached to his or her person in a backpack or sling or in a child carrier attached to the bicycle, e-bike, or alternative electric motored vehicle.

#### **10.12.060 Riding on roadways and bicycle paths.**

- A. Every person operating a bicycle, e-bike, or alternative electric motored vehicle upon a roadway shall ride as near to the right-hand side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
- B. Persons riding bicycles, e-bikes, or alternative electric motored vehicles upon a roadway shall not ride more than two abreast except on paths or parts of roadways set aside for the use of bicycles.

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### **10.12.070 Speed limits; Reckless operation.**

- A. *Posted speed limits.* No person shall use or operate any allowed vehicle at a speed inconsistent with posted speed limits or statute.
- B. *Reckless or inattentive operation.* Regardless of any posting of speed limits, a person who operates or rides any allowed vehicle, bicycle, skates, skateboard, rollerblades or any other human powered vehicle on the multi-use path system on any public or private property open to public use inattentively, or carelessly and heedlessly, in light of the circumstances then existing, or without due caution and circumspection, or at such speed or in any other manner as to endanger or be likely to endanger any person or property shall be guilty of reckless or inattentive operation.
- C. *Firefighters and police officers.* Firefighters and police officers, while operating within the official scope of their duties in an emergency, may exceed the speed limits set forth in this section.
- D. *Penalties.* Any person acting in violation of this section shall be guilty of a misdemeanor.

### **10.12.080 Emerging from alley or driveway.**

The operator of a bicycle, e-bike, or alternative electric motored vehicle emerging from an alley, driveway or building shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on such sidewalk or sidewalk area and, upon entering the roadway, shall yield the right-of-way to all vehicles approaching on such roadway.

### **10.12.090 Clinging to vehicles.**

No person riding upon any bicycle, e-bike, or alternative electric motored vehicle shall attach the same or himself or herself to any streetcar or vehicle upon a roadway.

### **10.12.100 Carrying articles.**

No person operating a bicycle, e-bike, or alternative electric motored vehicle shall carry any package, bundle or article which prevents the rider from keeping at least one hand upon the handlebars.

### **10.12.110 Parking.**

No person shall park a bicycle, e-bike, or alternative electric motored vehicle upon a street, other than upon the roadway against the curb, or upon the sidewalk in a rack to support the bicycle, e-bike, or alternative electric motored vehicle, or against a building, or at the curb, in such a manner as to afford the least obstruction to pedestrian traffic.

### **10.12.120 Riding on sidewalks.**

- A. No person shall ride a bicycle, e-bike, or alternative electric motored vehicle upon a sidewalk within a business district.
- B. The Chief of Police is authorized to erect signs on any sidewalk or roadway prohibiting the riding of bicycles, e-bikes, or alternative electric motored vehicles by any person, and when such signs are in place, no person shall disobey the same.

- 
- C. Whenever any person is riding a bicycle, e-bike, or alternative electric motored vehicle upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

**10.12.130 Lamps and other equipment on bicycles.**

- A. Every bicycle, e-bike, or alternative electric motored vehicle when in use from sunset to sunrise shall be operated with a light emitting device visible from a distance of at least five hundred (500) feet to the front, attached to the bicycle or rider, and with a reflector which shall be clearly visible in a reflective manner from the rear up to 300 feet. A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the reflector.
- B. No person shall operate a bicycle, e-bike, or alternative electric motored vehicle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet; except, that a bicycle, e-bike, or alternative electric motored vehicle shall not be equipped with nor shall any persons use upon a bicycle, e-bike, or alternative electric motored vehicle any siren or whistle.
- C. Every bicycle, e-bike, or alternative electric motored vehicle shall be equipped with a brake which will enable the operator to make the braked wheel skid on dry, level, clean pavement.

**10.12.140 Penalty.**

Every person convicted of a violation of this chapter shall be guilty of an infraction, unless otherwise specified as a misdemeanor offense.



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

**Recommended Motion:**

**Policy Analysis and Background:**

The existing franchise agreement with Intermountain will expire on June 30, 2025. A two-month extension was approved by the City Council during the June 2<sup>nd</sup> meeting to allow for adequate time to process the long-term franchise agreement which requires a thirty-day cooling period following the first reading.

The franchise agreement provides a non-exclusive license to Intermountain Gas to provide natural gas to the city’s residents and businesses via transmission lines located in public rights-of-way. The current agreement provides for a three percent franchise fee, which is paid quarterly to the city.

The proposed franchise agreement, which is adopted through an ordinance, is proposed for a ten-year period. The franchise fee remains the same (three percent), which is the maximum allowed by law. No substantive changes have been made to the updated agreement from the previous version. The proposed agreement would be effective from September 1, 2025 through August 31, 2035. The minimum term allowed by law for a franchise agreement is ten years and the maximum term allowed is fifty years.

**Sustainability Impact:**

**Financial Impact:**

|                                          |                                                                                                                                                                                                                                             |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| None OR Adequate funds exist in account: | The agreement provides that in return for the use of the City’s rights of ways for gas transmission lines, Intermountain Gas will pay a three percent franchise fee of its gross revenues to the City. The payments will be made quarterly. |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Attachments:**

ORDINANCE NUMBER 1263

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, GRANTING TO INTERMOUNTAIN GAS COMPANY A TEN (10) YEAR NON-EXCLUSIVE FRANCHISE TO INSTALL, CONSTRUCT, MAINTAIN AND OPERATE A GAS TRANSMISSION AND DISTRIBUTION SERVICE; PROVIDING DEFINITIONS; REGULATING USE OF THE PUBLIC WAYS; SUBJECTING FRANCHISEE TO THE POWERS OF THE CITY; PROVIDING THE TERM OF FRANCHISE; PROVIDING FOR INSPECTION OF RECORDS; REQUIRING FRANCHISEE TO FURNISH MAPS; REQUIRING A FRANCHISE FEE; PROVIDING FOR REMOVAL OF FRANCHISEE'S PROPERTY; PROVIDING FOR REVOCATION FOR CAUSE; REQUIRING FRANCHISEE TO INDEMNIFY CITY AND PROVIDE INSURANCE; REQUIRING COMPLIANCE WITH SAFETY REGULATIONS; PROVIDING CITY'S AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR SURRENDER OF FRANCHISE; GRANTING RIGHT TO SALVAGE; REQUIRING WRITTEN ACCEPTANCE; PROVIDING FOR CONSENT TO SALE OR ASSIGNMENT; PROVIDING FOR PAYMENT OF PUBLICATION COST; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE" DATE.

BE IT IS ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho, that:

**SECTION 1. PURPOSE.** The public ways of the City of Ketchum serve a variety of municipal and utility purposes providing for the public health, safety and welfare. Franchisee is hereby permitted to use said public ways for its gas transmission and distribution service purposes under the terms and conditions contained herein.

**SECTION 2. DEFINITIONS.** For the purpose of this Ordinance and Franchise, the following terms shall have the meaning given herein.

A. "CITY" means the City of Ketchum, a municipal corporation of the State of Idaho.

B. "COUNCIL" means the City Council of the City of Ketchum, Idaho.

C. "CUSTOMER" means a person or user of the gas system who lawfully receives gas service with Franchisee's permission.

D. "FRANCHISE" shall mean the authorization provided by this Ordinance issued by the City, whether such authorization is designated as a Franchise, permit, license, resolution, contract, certificate or otherwise, which authorizes installation, construction, maintenance or operation of the gas transmission and distribution system for the purpose of offering gas service to customers.

E. "FRANCHISEE" means INTERMOUNTAIN GAS COMPANY, the person to whom a Franchise, as hereinabove defined, is granted by the council under this Ordinance, and the lawful agent, successor, transferee or assignee of said person, subject to such conditions as may be prescribed by the City.

F. "GAS SERVICE" means the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through and beyond said City to a Customer.

G. "GROSS REVENUES" means any and all receipts and revenues received by Franchisee from all sales of gas and transportation charges to Customers within the corporate limits of the City.

H. "PERSON" means any individual, firm, partnership, corporation, organization, association of other legal entity.

I. "PROPERTY OF FRANCHISEE" means all property owned, installed or used by Franchisee in the conduct of its gas service business in the City under the authority of the Franchise granted pursuant to this Ordinance.

J. "PUBLIC WAY" means the surface of, and the space above and below, any public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, parkway, way, lane, drive, circle or other public rights-of-way, including, but not limited to, public utility easements, dedicated utility strips or rights-of-way dedicated for compatible uses.

K. "SHALL" means mandatory, not merely advisory.

L. "STATE" means the State of Idaho.

**SECTION 3. GRANT OF NON-EXCLUSIVE FRANCHISE.**

A. There is hereby granted to Intermountain Gas Company, a corporation, its successors and assigns, a ten (10) year non-exclusive Franchise to construct, install, maintain and operate a gas transmission and distribution system, including mains, pipes, conduits, services and other necessary structures and appliances appertaining in, under upon, over, across, and along the public ways within the present and future corporate limits of the City for the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through, and beyond said City.

B. The City represents that it has the sole power and authority to make this grant of authority and agrees to notify Franchisee in writing if the City should cease to have this power.

C. The Franchise granted pursuant to this Ordinance shall be non-exclusive and shall not preclude the City from granting other or further Franchises or permits or preclude the City from using any public way or affect its jurisdiction over them or any part of them, or limit the

full power of the City to make such changes, as the City shall reasonable deem necessary, including but not limited to the dedication, establishment, maintenance, and improvement of all new public ways.

#### **SECTION 4. USE OF THE PUBLIC WAYS.**

A. Franchisee shall secure a permit for any construction it shall make in the public way in the City and shall be subject to all applicable ordinances, but no fee shall be required of the Franchisee for any such permit.

B. The location or relocation of all property of Franchisee shall be made under the supervision and with the approval of such representatives as the City may designate for such purpose, but not so as unreasonably to interfere with the proper operation of Franchisee's gas service.

C. Franchisee shall not unnecessarily or unreasonably obstruct the use of or damage any public way, and shall within a reasonable time as early as practicable (per current standards; see dig/excavation permit) upon completion of any construction or repair work, restore all City public ways to substantially the same order or better condition, as deemed by the City, as they were before the excavation was made.

D. All property of Franchisee constructed under this Franchise shall be placed and maintained at such places and positions in or upon such public ways so as not to interfere with the passage of traffic and the use of the public ways.

E. Franchisee shall be responsible for any obstruction to a public way caused by it in the installation, construction, operation and maintenance of its property occurring at any time and shall promptly remove such obstruction. Any such obstruction which, after proper notice to Franchisee demanding removal, is not promptly removed by Franchisee may be removed by the City and the costs thereof shall be charged against Franchisee and may be enforced as a lien upon any of its properties or assets.  
Franchisee shall provide proper traffic control for all maintenance and construction activities per the Manual of Traffic Control Devices.

F. Franchisee shall maintain, repair and keep in good condition for a period of three (3) years from the date of acceptance by the City, those portions of public ways disturbed by Franchisee or its agents.

G. Whenever the City shall pave or repave any public way or shall change to grade or line of any public way or shall construct or reconstruct any conduit, water main, sewer or water connection or other City public works or City utility, it shall be the duty of Franchisee when so ordered by the City to change its mains, services and other property of Franchisee in the public ways at its own expense so as to conform to the established grade or line of such public way and so as not to interfere with the conduits, sewers and other mains of the City as constructed or reconstructed; however, Franchisee shall not be required to relocate pipes, mains and appurtenances when the public way in which they are located is vacated for the convenience of abutting property owners and not as an incident to the public improvement, unless the reasonable cost of such relocation and the loss and expenses resulting therefrom is first paid to

Franchisee. The City will make reasonable effort to avoid the need for such moving or changing whenever possible.

H. Whenever, in the reasonable opinion of the City, any of Franchisee's property needs to be relocated or altered due to a construction or repair project by the City in a public way, Franchisee shall move or relocate said property within sixty (60) days from receiving written notice from the City, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period. However, in the event such relocation is required due to emergency repairs deemed necessary by the City, such relocation or moving shall be accomplished within twenty-four (24) hours, unless the extent of the project and the health, safety and welfare of the public dictate another reasonable time period.

I. In the event Federal, State or other funds are available in whole or in part for utility relocation or alteration purposes, the City may apply for such funds and the Franchisee will be reimbursed to the extent any such funds are actually obtained.

J. Whenever the City grants a permit for any excavation in a public way and the work contemplated by the permit may expose property of the Franchisee or the facilities of any public provider within the City, the Franchisee, or the entity conducting the excavation, after obtaining the necessary City permit therefore, shall comply in every respect with the terms and conditions of Title 55, Chapter 22, Idaho Code, as may be amended.

**SECTION 5. POWERS OF THE CITY.**

The exercise of privileges herein granted shall be subject at all times to all of the powers of the City and all regulatory ordinances and resolutions adopted pursuant thereto. Provided however, the City retains the right to modify this agreement to include any provision granted by Franchisee to another jurisdiction in Idaho that is deemed by the City to be of public benefit.

**SECTION 6. TERM OF FRANCHISE.**

Such right and authority, permission and power is hereby granted for a term of ten (10) years from and after the date of the final acceptance of this Ordinance by the Company, herein referred to as the primary term. This franchise will automatically renew for successive periods of ten (10) years unless cancelled at the end of a term by either party by written notice to the other party no less than 180 calendar days prior to the end of the primary term or the then current successive term. Company shall notify City of any upcoming automatic renewal between 240 and 270 calendar days prior to the end of the primary term or the then current successive term.

~~The Franchise herein and hereby made to said Franchisee is granted for, and limited in time to, a period of ten (10) years from July 1, 2015 through and including June 30, 2025.~~

**SECTION 7. INSPECTION OF RECORDS- FRANCHISEE TO FURNISH MAPS.**

Upon reasonable advance notice, the City shall have access to Grantee's records to the extent necessary to verify the accuracy of the Franchise fee payments required herein during the normal business hours of Grantee. The Grantee shall furnish, upon request, the City with a complete set of maps, including plans and profile of the distribution system of the Grantee and any future extensions. The City shall make every reasonable effort to maintain the confidentiality of any trade secrets or other proprietary information (such as proprietary maps and other mapping information) provided pursuant to this Section, including execution of a data sharing agreement

with Grantee. Any map supplied shall not be used for locating gas facilities with the intent of excavating. Prior to excavating, the City shall request line locates per the requirements of Idaho Statute Chapter 22 Underground Facilities Damage Prevention.

~~A. — Upon reasonable advance notice, the City shall have the right to inspect and audit the records of Franchisee necessary for the enforcement of the Franchise and verification of the accuracy of Franchise fee payments at any time during the normal business hours, provided that the City shall maintain the confidentiality of any trade secrets or other proprietary information in the possession of Franchisee. Such documents shall be limited specifically to records pertaining to the calculation of Franchise payments to the City.~~

~~B. — Upon request, Franchisee shall furnish the City with a complete set of maps, including plans and profile of the gas system of Franchisee and any known future extensions within the City. Provided that the City shall maintain the confidentiality of any trade secrets or other proprietary information and maps shall not be used for locating gas facilities with the intent of excavating.~~

## **SECTION 8. *FRANCHISE FEE***

A. As consideration for this Franchise, Franchisee, during the Franchise period, shall pay to the City three percent (3%) of the gross revenue as that term is defined in Section 2 herein.

B. Franchisee shall pay the Franchise fee to the City quarterly for the preceding three (3) months.

C. Such quarterly payments shall be in lieu of taxes, fees or charges (other than ad valorem taxes) related to easements, Franchises, rights-of-way, permits, utility lines and equipment installation, maintenance and removal during the term of Franchisee's Franchise with the City, which the City may impose for the rights and privileges herein granted or for the privilege of doing business within the City.

D. Franchisee shall file within thirty (30) days after the end of each calendar quarter a report with the City for the preceding calendar quarter, verified by the affidavit of the general manager, auditor, treasurer, or assistant treasurer of said Franchisee, which report shall contain a statement in such form and detail as shall from time to time be prescribed by the City, of all the gross revenue received by said Franchisee within the City for the calendar quarter preceding such report, and at the same time the Franchisee shall pay to the City the stipulated percentage of the gross quarterly revenue due for the quarter for which said report is made and filed.

E. All sums which become delinquent shall accumulate interest at the rate of interest established by the Idaho Public Utilities Commission for customer deposits, as may be amended. This accrual of interest is not intended to waive or in any manner restrict City's ability to elect any procedure or method of collection permissible by law to enforce all the terms and conditions of this Ordinance and Franchise.

## **SECTION 9. *REMOVAL OF PROPERTY OF FRANCHISEE.***

A. In the event the Franchisee removes its property, Franchisee shall promptly restore the public way or other areas in accordance with local regulations and standards from which such property has been removed to a condition similar to that existing before such removal and satisfactory to the City.

## **SECTION 10. *REVOCATION FOR CAUSE.***

A. If Franchisee violates or fails to comply with any material provision of this Franchise, the City shall give written notice to Franchisee of the alleged non-compliance of the Franchise. Franchisee shall have sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, from the date of notice of non-compliance to cure such alleged default or, if such default cannot be cured within sixty (60) days, or such lesser time if reasonably deemed an emergency by the City, to present to the City a plan of action whereby such default can be promptly cured.

B. If such default continues beyond the applicable dates agreed to for such cure, the City shall give Franchisee written notice that all rights conferred under this Ordinance and the Franchise may be revoked or terminated by the Council after a public hearing. Franchisee shall be entitled to not less than thirty (30) days prior notice of the date, time and place of the public hearing. The City may elect. In lieu of the above and without any prejudice to any of its other legal rights and remedies, to obtain an order from the district court having jurisdiction compelling Franchisee to comply with the provisions of the Franchise and recover damages and costs incurred by the City by reason of Franchisee's failure to comply.

#### **SECTION 11. *FRANCHISE LIABILITY-INDEMNIFICATION.***

It is expressly understood and agreed by and between the Franchisee and the City that the Franchisee shall save the City harmless from, and defend the City from all loss or damages sustained by the City on account of any suit, judgment, execution, claim or demand whatsoever, caused by acts or omissions of the Franchisee in the installation, construction, operation or maintenance of Franchisee's property or its gas service or any other actions of Franchisee in the City. The City shall notify, in writing, Franchisee within ten (10) days after presentation of any claim or demand, either by suit or otherwise, made against the City caused by any of the aforesaid acts or omissions on the part of the Franchisee. Franchisee shall thereupon have the duty to appear and defend any such suit or action on behalf of the City, without cost or expense to the City:

#### **SECTION 12. *INSURANCE.***

A. Franchisee shall, concurrently with the filing of an acceptance of this Franchise granted hereunder, furnish to the City Clerk, and at all times during the existence of the Franchise granted hereunder, maintain in full force and effect, at its own cost and expense, a general comprehensive liability insurance policy, for the purpose of protecting the City and all persons against liability for loss or damage, for personal injury, death and property damage, civil rights violations, and errors or omissions, caused by the operations of Franchisee under this Franchise. Such policy shall name the city as an insured with regard to the aforementioned losses or damages caused by Franchisee.

B. Such policy shall provide insurance against property damage in an amount not less than \$1,000,000.00 and bodily injury with limits of not less than \$1,000,000.00 per person and \$2,000,000.00 total for each occurrence. Provided, however, the minimum limits of insurance as set forth herein shall be automatically increased at any time the liability limits of the City are increased pursuant to the Idaho Tort Claims Act (Idaho Code Section 6-901 et. seq.) or any similar legislation.

C. The certificate of insurance reflecting the policy mentioned in the foregoing subsections shall contain a provision that a written notice of cancellation or reduction in coverage of said policy shall be delivered to the City thirty (30) days in advance of the effective date thereof.

D. All of the above-described insurance policies shall contain provisions that the insurance carriers shall have no right of recovery or subrogation against the City, or the City's insurance carriers with regard to the aforementioned losses or damages caused by Franchisee.

**SECTION 13. SAFETY REGULATION COMPLIANCE.**

Franchisee shall comply with and conform to all safety regulations promulgated by the United States, State of Idaho ~~or City of Ketchum~~, or any regulatory body having jurisdiction thereof.

**SECTION 14. AGREEMENT NOT TO COMPETE, POWER OF EMINENT DOMAIN AND OTHER POWERS.**

In consideration of Franchisee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of distributing and selling gas during the life of this Franchise or any extension thereof in competition with Franchisee; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain or any other power or powers granted to it under the laws of the State of Idaho.

**SECTION 15. SURRENDER OF FRANCHISE.**

In the event natural gas at any time shall cease to be available to Franchisee for the distribution and sale hereunder, Franchisee reserves the right to surrender this Franchise. In the event of such surrender, or of the expiration or termination of this Franchise, or in any of such events, Franchisee reserves the right to salvage all of its property and will restore City's public ways damaged by such salvage operation to substantially the same order and condition, as deemed by the City, as they were before the salvage was made.

**SECTION 16. CHANGES, ALTERATION, AMENDMENTS.**

In the event of an amendment to the laws, rules or regulations of the State of Idaho or the Public Utilities Commission of Idaho applicable to this Ordinance and Franchise, the terms of this Ordinance and Franchise and the right and privileges hereby conferred and reserved may be changed, altered, amended or modified upon mutual agreement between the City and the Franchisee, which agreement shall not be unreasonably withheld.

**SECTION 17. WRITTEN ACCEPTANCE.**

Franchisee shall within twenty (20) days after the passage and publication of this Ordinance, file with the City Clerk its acceptance of this Franchise in writing signed by its proper officers and attested by its corporate seal, together with the certificates of insurance required by Section 11, herein.

**SECTION 18. SALE OR ASSIGNMENT OF FRANCHISE.**

This Franchise shall not be sold, assigned or otherwise alienated without the express consent of the city, which consent shall not be unreasonably withheld, and no dealings with an assignee on the part of the City to require the performance of any act or payment of any compensation by the assignee shall be deemed to operate as such consent; provided, that nothing herein shall be construed to prevent Franchisee of this Franchise from including it in a mortgage or trust deed executed for the purpose of obtaining money for corporate objects.

**SECTION 19. PUBLICATIONS COSTS.**

Franchisee shall assume the cost of publication of this Franchise as such publication is required by law.

**SECTION 20. SAVINGS AND SEVERABILITY CLAUSE.**

If any part or parts of this Ordinance or the application thereof to any particular circumstance shall ever be held invalid or Unenforceable by Court of competent jurisdiction, such decision or decisions shall not affect the validity of the remaining portions hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

**SECTION 21. REPEALER CLAUSE.**

~~City of Ketchum, Ordinance Number 1263, Adopted [Add Date] granting a gas Franchise to Intermountain Gas Company, together with all ordinances and parts of ordinances of City in conflict herewith shall be, and the same are hereby repealed.~~

All ordinances and parts of ordinances of City in conflict herewith shall be, and the same are hereby repealed.

**SECTION 22. EFFECTIVE DATE.**

This Ordinance shall be in full force and effect from and after its passage, approval and due application according to law.

PASSED by the Ketchum City Council and APPROVED by the Mayor on this \_\_\_\_ day of \_\_\_\_\_, 2025

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

ATTEST:

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





City of Ketchum

**CITY COUNCIL MEETING AGENDA MEMO**

Meeting Date:  Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

Policy Analysis and Background:

This Memorandum of Understanding (MOU) was developed to ensure adequate flexibility for the developer to adjust, meet the requirements, and be competitive enough to win tax credit equity. Tax credit equity can contribute about \$10 million to the development. These funds are vital to bringing down the required debt and result in lower rents to cover operations and service any needed debt. The tax credit program is – at a high level – overseen by the IRS, with additional requirements determined by Idaho Housing and Finance Association (IHFA). In addition to specifying the tax credit requirements, IHFA’s Qualified Allocation Plan also outlines how proposals can score to be the most competitive and access the 9% Low-Income Housing Tax Credits.

The attached, draft MOU is an initial understanding of expectations for the city and the developer. The MOU references the ground lease, which will determine specifics. The MOU includes the following provisions:

- 2.d. “The Project shall include no less than 24 units, be no less than three stories in height; include no less than 1 parking space per unit, be designed for families and individuals.” The developer and staff are still learning about the site and design, which impacts the potential building size. Given that, the 24 unit minimum provides some flexibility on the number of units.
  
- 2.e.ii. “At least 20% (rounded per QAP) “market” rate units, also meeting Community Housing Definition per the City of Ketchum, while ensuring a competitive tax credit application. Developer will strive to reach 25% “market” Community Housing units. Within 30 days, should the Developer determine that a tax credit application with this income mix is not competitive or feasible, the Developer will notify the City.”
  - The MOU must use the term “market” since that is what IHFA will recognize. However, the developer agrees to restrict those homes as community housing, prioritizing local use and occupancy. Staff are recommending that any market homes be designated Category Local (meaning no income limit but with a net worth limit).

- 10% “market” units are required for a competitive tax credit application. However, given the myriad moving parts of the site plan, design, materials and labor costs, parking, unit mix, funding, etc., there are too many unknowns to yet determine how to maximize the number of those Category Local units while still submitting a competitive tax credit application. Staff will continue to work with the developer, and the developer commits to striving for 25% Community Housing units. The Developer will notify the City should the development pieces not align with 20% or more Category Local apartments, at which point the Developer and the City would need to reassess if and how to proceed.
- 2.e.iv. “Include the lesser of 12 large family units or 50% of the total units as large family units (3-bedrooms or larger).” Similarly, there have already been some surprises about the site, which impact building size and unit mix. It is most effective and feasible to stack units of the same size on top of each other, so one-beds would be above other one-beds and three-beds would be above other three-beds. As such, staff recommend greater flexibility for the design team to house families while not having to create inefficiencies with mismatched unit stacks.
- 2.e.v. “Income qualified units averaging at or around 60% AMI per the QAP requirements.” This refers only to the units that qualify for tax credit equity, not the Category Local homes.
- 3.f. “The lease price will be no greater than \$1.00 annually and shall be for at least 75 years or as required by financing.” A primary driver of development feasibility is the nominal annual land cost to the developer. The city will retain ownership and control of the land, which ensures that the city can continue to require certain terms during the lease such as affordability and local preference.
- 3.h. and 3.g. “City will waive impact, development, inspection or other typically charged fees for the project which are estimated to be approximately \$215,000.” And “City will provide necessary documents to support the LIHTC application submittal, including a local match of \$1,000,000.” The city must provide a minimum local match to achieve maximum points for the tax credit competition. In addition, there is an anticipated funding gap that these funds would fill. These funding commitments will be outlined in a commitment letter.

A draft Ground Lease is attached. It will change as the design, finance, unit mix, and construction aspects are fine-tuned.

Financial Impact:

|                                          |                                                    |
|------------------------------------------|----------------------------------------------------|
| None OR Adequate funds exist in account: | No financial contribution required for this action |
|------------------------------------------|----------------------------------------------------|

Attachments:

- |                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Memorandum of Understanding 25-009</li> <li>2. Draft Ground Lease</li> </ol> |
|------------------------------------------------------------------------------------------------------------------------|

## MEMORANDUM OF UNDERSTANDING 25-009

This Memorandum of Understanding (the "MOU" or "Memorandum") is entered into on \_\_\_\_\_, 2025 (the "Effective Date"), by and between Pacific West Communities, Inc., an Idaho corporation ("PWC"), located at 430 E State Street, Suite 100 Eagle, Idaho 83616 or their limited partnership ("Lessee"), and City of Ketchum located at 191 5<sup>th</sup> Street West, Ketchum, Idaho 83340 ("Lessor" or "City"). Lessee and City may be referred to individually as the "Party", or collectively, the "Parties".

### 1. PURPOSE AND SCOPE

The Parties hereby enter into this non-binding MOU to summarize their mutual agreements relating to a responsive bid proposal by PWC to develop, finance, and construct a mixed affordable housing development on property located at \_\_\_\_\_, in Ketchum, Blaine County, Idaho, (the "Project") owned by the City as intended Lessor. A graphic depiction of the Project is attached hereto as Exhibit "A", provided the parties acknowledge that such depiction is an approximation and will be modified as development progresses through financing and land use entitlements. This MOU reflects the parties' most recent discussions and negotiations surrounding the Project and is intended to set forth some of the material terms that each party will require in a final ground lease and development agreement (the "Ground Lease"). The Ground Lease will include additional terms and conditions which are not contained forth herein. Either party may decide not to proceed with the proposed ground lease and development agreement for any reason or no reason until a binding contract is signed by both parties. Notwithstanding the foregoing, the parties agree to negotiate in good faith the terms and provisions of the Ground Lease and to use reasonable, diligent efforts to finalize and execute such Ground Lease.

### 2. RESPONSIBILITIES AND OBLIGATIONS OF LESSEE

Lessee agrees that the Project shall be developed under the following terms, conditions and constraints:

- a. The Project will comply with all local and state building codes
- b. Lessee will obtain any necessary planning and zoning approvals.
- c. Lessee will host community outreach events prior to the required public meetings to obtain community feedback.
- d. The Project shall include no less than 24 units, be no less than three stories in height; include no less than 1 parking space per unit, be designed for families and individuals.
- e. The Project intent is to be primarily funded using low-income housing tax credits and therefore must maximize the Project's competitiveness for such tax credits. This may include but is not limited to:
  - i. No greater than 10% (rounded per the Idaho Qualified Allocation Plan (QAP)) permanent supportive housing units.
  - ii. At least 20% (rounded per QAP) "market" rate units, also meeting Community Housing Definition per the City of Ketchum, while ensuring a competitive tax

credit application. Developer will strive to reach 25% “market” Community Housing units. Within 30 days, should the Developer determine that a tax credit application with this income mix is not competitive or feasible, the Developer will notify the City.

- iii. Includes an on-site property manager’s unit, not income qualified.
- iv. Include the lesser of 12 large family units or 50% of the total units as large family units (3-bedrooms or larger).
- v. Income qualified units averaging at or around 60% AMI per the QAP requirements.
- f. Lessee shall not permanently close or permanently hinder the public’s use of the adjacent Wood River Trail unless both Parties agree.
- g. Lessee shall request the reimbursement of funding of all required off-site costs, public improvements, utility relocation or upgrades, site demolition costs, site clean up costs or other eligible costs from the Ketchum Urban Renewal Agency (“KURA”).
- h. Lessee will promptly obtain all necessary approvals execute and deliver such papers, documents and instruments reasonably necessary or proper to effectuate the Ground Lease; and
- i. City shall be notified by Lessee prior to any assignment of the rights of Lessee to enter into the ground lease, pursuant to this MOU, to a special purpose limited partnership that will own the Project. Lessee will provide City with copies of all pertinent documents executed by Lessee to the special purpose limited partnership.

### 3. RESPONSIBILITIES AND OBLIGATIONS OF CITY

City agrees that the Project shall be developed under the following terms, conditions and constraints:

- a. City, as Lessor, will retain ownership of the land.
- b. City, as Lessor, will lease the Project site to Lessee. Project site will be a single, developable parcel, with clean title prior to **August 1, 2025**. The developable parcel shall generally match the described site in the City Issued RFP dated March 6, 2025, including being approximately 0.66 acres in size, see attached (Attachment 1). No other use or lease agreements shall be on the site unless expressly approved by the Lessee.
- c. City does not intend to require the Lessee to complete any substantial off-site improvements as part of the Project’s development or construction.
- d. City understands the Project and the Lessee are not budgeting for site demolition, site or soil clean up or replacement, public improvements (on or off-site), and therefore agrees to loan funds for these line items if other sources of funds are not successfully obtained. City will support Lessee’s request for KURA’s to fund all site demolition, site or soil clean up or replacement, any public improvements as allowable per state code.
- e. Lessee will be allowed to conduct surveying and/or testing on the Project site, as required for permitting prior to the execution of Ground Lease.
- f. The lease price will be no greater than \$1.00 annually and shall be for at least 75 years or as required by financing.
- g. City will provide a single point of contact, i.e. project management services, to successfully work through the required planning, entitlement, permit and inspection

- reviews through issuance of certificate of occupancy for the project.
- h. City will waive impact, development, inspection or other typically charged fees for the project which are **estimated to be approximately \$215,000**.
  - i. City will promptly obtain all necessary approvals execute and deliver such papers, documents and instruments reasonably necessary or proper to effectuate the Ground Lease; and
  - f. City will use good faith, diligent efforts to cooperate with PWC in being able to break ground **as soon as June 1, 2026** or as agreed up on by both Parties, to otherwise cooperate with PWC in seeking its applicable entitlements and financing for the Project.
  - g. City will provide necessary documents to support the LIHTC application submittal, including a local match of \$1,000,000.
  - h. City will allow Lessee to assign its rights to enter into the ground lease to a special purpose limited partnership that will own the Project. City shall maintain approval rights of the partners within the limited partnership and understands such partners will be determined based on the QAP.

#### 4. TERMS OF UNDERSTANDING

The term of this Memorandum shall be for a period of 48 months from the Effective Date and may be extended upon written mutual agreement of both Parties. Upon execution hereof, the parties will use diligent, good faith efforts to finalize and execute the Ground Lease. The Ground Lease will supersede and terminate this Memorandum.

#### 5. LEGAL COMPLIANCE

The Parties acknowledge and understand that they must be able to fulfill their responsibilities under this Memorandum in accordance with the provisions of the law and regulations that govern their activities. Nothing in the Memorandum is intended to negate or otherwise render ineffective any such provisions or operating procedures. The Parties assume full responsibility for their performance under the terms of this Memorandum. If at any time either Party is unable to perform their duties or responsibilities under this Memorandum consistent with such Party's statutory and regulatory mandates, the affected Party shall immediately provide written notice to the other Party to establish a date for resolution of the matter.

#### 6. LIMITATION OF LIABILITY

PWC shall defend (by counsel satisfactory to City), indemnify and save and hold harmless City and its officers, contractors, agents and employees (collectively, the "Indemnitees") from and against all claims, damages, demands, actions, losses, liabilities, costs and expenses (including, without limitation, attorneys' fees and court costs) arising from or relating to: (i) this Agreement (including all provisions hereof); (ii) compliance with applicable laws; (iii) a claim, demand or cause of action that any person has or asserts against PWC; (iv) any act or omission of PWC, any contractor, subcontractor or material supplier, engineer, architect or other person with respect to the Project; and (v) the ownership, occupancy or use of the Project and any portions thereof. Notwithstanding the foregoing, PWC shall not be obligated to indemnify City with respect to the consequences of any act of gross negligence not contributed to by Developer or willful misconduct of City.

Developer's obligations under this Section 6 shall survive the termination of this Agreement; the requirements under this Section 6 are in addition to and do not limit the obligations of PWC under the Ground Lease.

The City will retain sole responsibility and liability for acts or omissions legally causing damage and solely of the City and its agents, and whether such damage shall accrue or be discovered before or after termination of this MOU.

7. NOTICE

Any notice or communication required or permitted under this Memorandum shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such address as one may have furnished to the other in writing.

8. ASSIGNMENT

The qualifications and identify of Lessee are of particular importance for the City based on its responsive bid proposal. Accordingly, any rights or obligations under this MOU are not assignable or transferrable except with the written consent of the City and shall be deemed advantageous to getting an award of Low Income Housing Tax Credits. Any purported voluntary or involuntary assignment or transfer of Lessee's rights and obligations hereunder, to any entity other than the special purpose limited partnership that will own the Project, without such written consent shall be null and void.

9. GOVERNINGLAW

This Memorandum shall be governed by and construed in accordance with the laws of the State of Idaho.

10. AUTHORIZATION AND EXECUTION

The signing of this Memorandum does not constitute a formal undertaking, and as such it simply intends that the signatories shall strive to reach, to the best of their abilities, the goals and objectives stated in this MOU.

This MOU shall be signed by PWC and the City of Ketchum and shall be effective as of the date first written above.

\_\_\_\_\_  
Caleb Roope, President  
Pacific West Communities, Inc.  
430 E State Street, Ste. 100  
Eagle, ID 83616

DATE: \_\_\_\_\_

Neil Bradshaw, Mayor  
City of Ketchum  
191 5<sup>th</sup> Street  
Ketchum, Idaho

DATE: \_\_\_\_\_

## ATTACHMENT #1 – Site & Zoning Description

### YMCA SOUTH ZONING ANALYSIS

**SITE DESCRIPTION:** The City has a master lease and parking agreement with the YMCA. Currently the south lot addresses the parking requirements.

**ADDRESS:** 107 Saddle Road

**SITE AREA:** 0.66 Acres / 28,749 sf

**ZONE DISTRICT:** Tourist (T)

**ALLOWABLE USES:** multi-family residential, tourist focused commercial uses

**MAX FAR:** 1.6 for community housing developments

**MAX HEIGHT:** 35' (44' with sloped roof)

**BLDG SETBACKS:**

- Front: 15'
- Side: 5' (min)
- Rear: 10' (min)

**MAX BUILDING SITE COVERAGE:** Per FAR & open space

**MIN OPEN SPACE:** 35%

**MINIMUM PARKING:** None for community housing units



ATTACHMENT #2 – EXAMPLE GROUND LEASE, TO BE APPROVED AT THE TIME OF FINANCIAL CONSTRUCTION CLOSING

INSERT GROUND LEASE DRAFT

DRAFT

# **DRAFT GROUND LEASE**

**by and between**

**CITY OF KETCHUM**  
**an Idaho municipal corporation**  
**(“Owner”)**

**and**

**To Be Formed Partnership Entity**  
**an Idaho Limited Partnership**  
**(“Tenant”)**

**FOR**

**THE DEVELOPMENT (NAME TBD)**

**ADDRESS TBD**  
**Portion of 107 Saddle Road**

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EXHIBITS

Exhibit A      Legal Description of the Land

**GROUND LEASE  
FOR  
KETCHUM, IDAHO 83340**

This Ground Lease for \_\_\_\_\_ (this “**Lease**”) is made effective as of the date this Agreement is recorded in the real property records of Blaine County, Idaho (“**Effective Date**”) by and between City of Ketchum, an Idaho municipal corporation (“**Owner**”) and \_\_\_\_\_, an Idaho limited partnership (“**Tenant**”).

**RECITALS**

- A. Owner owns the parcel of land located at \_\_\_\_\_, Ketchum, Idaho 83353, that is legally described on Exhibit A (the “**Land**”).
- B. Tenant desires to lease the Land for redevelopment into an affordable rental housing project, as graphically depicted on Exhibit B (the “**Project**”).
- C. Owner has authority, pursuant to Idaho Code § 50-1407, to manage city property and authorize the lease of any real property not otherwise needed for city purposes, upon any terms as the City Council determines may be just and equitable.
- D. Owner, by approval of this Lease, hereby finds that the Land is not otherwise needed for city purposes, that affordable community housing is an important community need, that it is in the best interest of the public to lease the Land to Tenant, and that the terms of this Lease are just and equitable.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties, the receipt and sufficiency of which are hereby acknowledged, Owner and Tenant agree that the foregoing recitals are true and correct and incorporated herein by this reference, and further agree as follows:

**ARTICLE 1 LEASE OF LAND**

- 1.1 **Land Restoration.** Owner agrees to restore the Land to a vacant “bare ground” state that is ready for development of the Project thereon, including (a) abatement and removal of any Hazardous Materials (as defined in Section 16.1) thereon, if any; (b) removal of any existing structures and other improvements on the Land, including any below-grade elements thereof (such as foundations, footings and utilities; (c) restoration of the surface of the Land to a clear, level and rough graded condition (collectively, the “**Land Restoration**”). Owner agrees to use commercially reasonable efforts to complete the Land Restoration on or before May 1, 2026. Owner will provide Tenant with a completion notice once the Land Restoration is fully complete and the Land is ready for development of the Project (the “**Completion Notice**”).
- 1.2 **Lease.** This Lease will be fully effective as of the Effective Date. From the Commencement Date (defined in Article 2), Owner hereby leases the Land to Tenant on the terms hereof. Tenant hereby accepts the lease of the Land from Owner on the terms hereof. Tenant warrants to Owner that Tenant accepts the Land in its as-is condition without representation or warranty from Owner, except as expressly provided in this Lease. The term “**Leasehold Interest**” refers to Tenant’s interest in this Lease and the leasehold estate and all attendant and appurtenant rights, including without limitation, Tenant’s rights to all improvements to the Land.

## ARTICLE 2 LEASE TERM

The “**Term**” of the Lease will commence on the date that Owner provides the Completion Notice to Tenant (the “**Commencement Date**”) and will expire seventy-five (75) years after the Commencement Date (the “**Expiration Date**”).

## ARTICLE 3 RENT

For the entire Term, the rent due under this Lease is Ten Dollars (\$10), which Owner acknowledges to be paid by Tenant in full as of the Effective Date.

## ARTICLE 4 THE PROJECT

Tenant will cause the Project to be constructed on the Land in accordance with this Lease and applicable law. Once the Project is constructed on the Land, Tenant will (or will require Subtenants to) keep the Project in a state of good condition, maintenance and repair, with ordinary wear and tear excepted. Tenant may alter the Project in any lawful manner, provided that the Project (as altered) complies with the terms of this Lease.

## ARTICLE 5 USE OF PREMISES

- 5.1 **Permitted Uses.** Owner and Tenant agree that the principal purpose of this Lease is (a) to provide Affordable Housing Units (as defined below) for lease to Qualified Tenants (as defined below) for a rent that does not exceed the rent limit set forth in Section 5.6~~5.7~~ below (collectively, the “**Affordability Requirement**”); (b) to provide Community Housing Units (as defined below) for lease to individuals meeting asset, income and minimum occupancy guidelines approved by the governing housing authority and the City of Ketchum, as ‘community housing’ under the Ketchum City Code (or its successor provisions) (collectively, the “**Community Requirement**”). Accordingly, the Land and the Project will be used primarily for the foregoing principal purpose and other uses that may be incidental thereto or in support thereof, and for no other purposes, except as otherwise approved by Owner.
- 5.2 **Affordable Housing Units.** A “**Affordable Housing Unit**” is each residential dwelling unit in the Project that is designated as being subject to the Affordability Requirement, which will be all residential dwelling units in the Project except Community Housing Units . Tenant agrees to market, lease and operate the Affordable Housing Units on the terms set forth in this Lease.
- 5.3 **Community Housing Units.** A “**Community Housing Unit**” is each residential dwelling unit in the Project that is designated as being subject to the Community Requirement. Tenant agrees to market, lease and operate the Community Housing Units on the terms set forth in this Lease and the requirements of the Ketchum City Code.
- 5.4 **Qualified Tenants.** As used herein, the term “residential tenant” for an Affordable Housing Unit means all persons that lease or occupy the Affordable Housing Unit as a dwelling, whether or not the persons are related. A “**Qualified Tenant**” is any residential tenant household that meets Tenant’s then-current tenant selection criteria for the Project with a household income that does not exceed the applicable household income limit of the Applicable Affordable Housing Program (if any is then in effect) or, if no such Applicable Affordable Housing Program is then in effect, then in accordance with the then current applicable household income limits of the Low Income Housing Tax Credit (LIHTC) program. Nothing in this Lease will require Tenant to lease any Affordable Housing Unit to a residential tenant that does not meet Tenant’s then-current tenant

selection criteria for the Project (other than limited income as permitted herein). Nothing in this Lease limits Tenant's right to enforce the terms of any lease or other agreement with a residential tenant (or any the occupant) in the Project.

- 5.5 **Income Qualification.** Each Affordable Housing Unit must be occupied (or, if unoccupied, made available for occupancy) by a Qualified Tenant. Tenant will verify that each residential tenant meets the income qualification to be a Qualified Tenant, which verification may be by any reasonable method, including the residential tenant's production of reasonable evidence of residential tenant's income and residential tenant's self-certification that income statements are true and correct in all material respects.
- 5.6 **Rent Limit for Affordable Housing Units.** To maintain the Affordable Housing Units as affordable, Tenant will charge monthly rent for each Affordable Housing Unit that does not exceed the applicable rent limit of the Applicable Affordable Housing Program (if any is then in effect) or, if no such Applicable Affordable Housing Program is then in effect, then in accordance with the then current applicable rent limits of Low Income Housing Tax Credit (LIHTC) program. If at any time during the Term, Tenant is permitted by the Applicable Affordable Housing Program to exceed the foregoing rent limit for an Affordable Housing Unit for any particular residential tenant, then the portion of the rent that exceeds the foregoing rent limit will be paid to Owner.
- 5.7 **Ketchum Preference Policy.** Except to the extent prohibited by any Applicable Affordable Housing Program (defined in Section 5.9.5-10) or other applicable law, including any applicable fair housing laws, all Affordable Housing Units and Community Housing Units must be leased in accordance with the then current preference policy or ordinance adopted by the City of Ketchum, if any (a "Ketchum Preference Policy").
- 5.8 **Annual Reports.** After occupancy of the Project, Tenant will provide Owner with a written report (in any form reasonably requested by Owner) by March 1 of each year that provides reasonable evidence that the Affordable Housing Units have been leased (or made available for lease) in compliance with the Affordability Requirement (as applicable) during the prior calendar year.
- 5.9 **Federal or State Affordability Programs.** Owner and Tenant intend the Affordability Requirement and this Lease to be adjusted as necessary to allow for the Project to fully take advantage of any then available federal, state or local programs for affordable housing. Affordable housing programs include, by way of example and not limitation, the Low Income Housing Tax Credit (LIHTC) program, HOME investment partnership program (HOME), Community Development Block Grants (CDBG) funding, Pro Housing funds, and the HUD Housing Trust Fund (HTF) program. To the extent that any program requires an amendment or rider to this Lease, Owner agrees to promptly execute any amendment or rider that is reasonably required for the Project to fully participate in the Program. To the extent any element of the Affordability Requirement or this Lease is inconsistent with any federal, state or local state affordable housing program that applies to the Project (or any residential dwelling units therein) (an "**Applicable Affordable Housing Program**"), then the terms of the Applicable Affordable Housing Program will govern over the inconsistent terms of the Affordability Covenant or the Lease.
- 5.10 **Prohibited Uses.** Tenant agrees that it will not permit the Land or the Project for (a) any use that constitutes a public or private nuisance in or around the Land; (b) use that violates applicable law; (c) any industrial use; (d) any use related to the service of automobiles or other self-powered machines; (e) any dry-cleaner (or other cleaning service that uses solvents similar to dry-cleaning); (f) any 'head' shop or similar operation that sells any paraphernalia related to the use of marijuana, cannabis, tetrahydrocannabinol or other illegal substances; or (g) any use relates to the use, sale,

cultivation, manufacture, distribution or marketing of any substance containing any amount of marijuana, cannabis or tetrahydrocannabinol (whether for commercial, medical, or personal purpose) if such activities are prohibited by applicable federal, state or local law (and if the any such activities become lawful under some federal, state or local applicable law, but prohibited by other federal, state or local law, then the such activities will remain prohibited).

## ARTICLE 6 SUBLEASE AND ENCUMBRANCE OF LEASEHOLD ESTATE

- 6.1 **Tenant's Right to Sublease.** Tenant may, at any time, sublease all or any portion of the Leasehold Interest (each, a "**Sublease**") without Owner's consent, and in that event, the subtenant of the Sublease (each, a "**Subtenant**") will perform all of Tenant's obligations under this Lease with respect to the Leasehold Interest subleased under the Sublease (said Leasehold Interest subleased by the Sublease is hereafter called the "**Subleased Property**"). By way of example, if Tenant enters into a Sublease for portion of the Project that has Affordable Housing Units (or that will be developed into Affordable Housing Units), then the Subtenant of the Sublease will be the "Tenant" under this Lease with respect to the Sublease, and any reference herein to Tenant with respect to the Subleased Property will also mean the Subtenant. For clarity, the following leases are not Subleases under this Lease: the lease of an Affordable Housing Unit or Community Housing Unit to a qualifying residential tenant thereof. The Sublease must specify that the Sublease is limited to the Leasehold Interest, and must have a stated expiration date which is prior to expiration of the Term. Tenant will cause a true, complete and correct copy of the original of each Sublease, together with written notice containing the name and address of the holder Subtenant, to be delivered to Owner within ten (10) days of Tenant's execution and delivery of the Sublease or Leasehold Mortgage. Subject to the terms of this Lease, a Subtenant may enforce its rights under its Sublease and take possession of the Leasehold Interest subleased under the Sublease (said Leasehold Interest subleased by the Sublease is hereafter called the "**Subleased Property**"), in any lawful way.
- 6.2 **Tenant's Right to Encumber.** Tenant may, at any time, encumber all or any portion of the Leasehold by deed of trust, mortgage or other security instrument (collectively, "**Leasehold Mortgage**"). Any Leasehold Mortgage of any part of the Leasehold Interest must be expressly subject and subordinate to the terms of this Lease. Tenant covenants to pay the indebtedness secured by any Leasehold Mortgage when the same will become due and payable, and to perform, when the performance is required, all obligations of the mortgagor thereunder. Tenant further agrees not to suffer or permit any default to occur and continue under any Leasehold Mortgage beyond any applicable cure period. The Leasehold Mortgage will specify that the indebtedness is that of Tenant only and is not the indebtedness of Owner and that the lien of the Leasehold Mortgage is limited to the Leasehold Interest. Each Leasehold Mortgage must, by its own terms, have a stated maturity date which is prior to expiration of the Term, and Tenant covenants that it will be so paid and that the Leasehold Interest will be released from the lien prior to the expiration of the Term. Tenant will cause a true, complete and correct copy of the original of each Leasehold Mortgage, together with written notice containing the name and address of the holder thereunder (the "**Mortgagee**"), to be delivered to Owner within ten (10) days of Tenant's execution and delivery of the Mortgage to the Mortgagee. Subject to the terms of this Lease, a Mortgagee may enforce its rights under its Leasehold Mortgage and succeed to the Leasehold Interest encumbered by the Leasehold Mortgage (said Leasehold Interest encumbered by the Leasehold Mortgage is hereafter called the "**Leasehold Mortgage Property**"), in any lawful way, including possession through foreclosure, assignment and/or deed or assignment in lieu of foreclosure, and upon foreclosure of the Leasehold Mortgage or acceptance of an assignment and/or deed in lieu of foreclosure to the leasehold estate, take possession of the Leasehold Mortgage Property subject to the interests of the Project tenants.

- 6.3 **Owner's Rights.** Owner will not be required (a) to pledge its fee interest in the Land to secure any Sublease or Leasehold Mortgage; (b) to subordinate the fee interest to the rights of any Subtenant or Mortgagee; or (c) to assume in any manner any liability of Tenant under any Sublease or Leasehold Mortgage. The Sublease must specify that the Sublease is limited to the Leasehold Interest. The Sublease must, by its own terms, have a stated expiration date which is prior to expiration of the Term. Tenant will cause a true, complete and correct copy of the original of each Sublease or Leasehold Mortgage, together with written notice containing the name and post office address of the holder thereunder, to be delivered to Owner within ten (10) days of Tenant's execution and delivery of the Sublease or Leasehold Mortgage.
- 6.4 **Notices to Recognized Interest Holder.** Any Subtenant or Mortgagee may give notice to Owner of its name and address (who is sometimes referred to herein as a "**Recognized Interest Holder**") in the manner provided in this Lease, and if the notice is given, Owner will give to the Recognized Interest Holder a copy of each notice of default given pursuant to Section 14.1 by Owner to Tenant (the "**Owner Notice**") at the same time as and whenever any Owner Notice will thereafter be given by Owner to Tenant, addressed to the Recognized Interest Holder at its address last furnished to Owner (the "**Holder Notice**"). No notice by Owner to Tenant hereunder will be deemed to have been duly given unless and until a copy thereof has been served on the Recognized Interest Holder in the manner provided in this Lease.
- 6.5 **Recognized Interest Holder Provisions.** Owner agrees that it will not accept the surrender of the Land by Tenant prior to the termination of this Lease, or consent to the modification of any term of the Lease which materially alters the rights and obligations of the parties hereunder, or consent to the termination thereof by Tenant, without the prior written approval of each Recognized Interest Holder, in each instance, which approval will not be unreasonably withheld, conditioned or delayed. Owner further agrees that it will not seek to terminate the Lease or Tenant's right of possession thereunder by reason of any act or omission of Tenant until:
- (1) Owner has given to each Recognized Interest Holder a copy of the Owner Notice with respect to the Event of Default, as defined hereafter in Section 14.1, upon which the proposed termination is based;
  - (2) after the expiration of all applicable notice and grace periods set forth under the Lease with respect to the Event of Default (a "**Lease Default**"), Owner will have given written notice to each Recognized Interest Holder of the failure of Tenant to cure the lease Default. The Holder Notice will be sent by certified mail, return receipt requested or by a nationally recognized commercial overnight delivery service to the address designated in writing to Owner by each Recognized Interest Holder (or any other address as may hereinafter be designated in writing to Owner by each Recognized Interest Holder); and
  - (3) a reasonable period of time will have elapsed following the receipt of the Holder Notice, during which period any Recognized Interest Holder will have the right, but will not be obligated, to remedy the lease Default, Owner agreeing to accept any remedy by any Recognized Interest Holder as if the same had been performed by Tenant.

As used herein, a reasonable period of time will be 60 days if the lease Default can be remedied during the 60 day period; provided, however, if the lease Default cannot be remedied during the 60 day period, then the period of time as is necessary to remedy the lease Default (not to exceed one-hundred twenty (120) days), provided any Recognized Interest Holder has commenced to cure the lease Default within the 60 day period and continues to diligently prosecute the same. Any default that, by its nature, is not capable of being cured by Recognized Interest Holder will be deemed

cured whether or not the default is cured, but as to Recognized Interest Holder only and not as to Tenant. Further:

- (a) Owner will accept performance by any Recognized Interest Holder of any covenant, condition or agreement on Tenant's part to be performed hereunder with the same force and effect as though performed by Tenant.
- (b) If the Recognized Interest Holder is a Mortgagee, then the time for the Recognized Interest Holder to cure any Lease Default by Tenant which reasonably requires that the Recognized Interest Holder be in possession of the Leasehold Mortgage Property to do so, will be deemed extended to include the period of time required by the Recognized Interest Holder to obtain the possession or obtain Tenant's interest in the Leasehold Mortgage Property (by foreclosure or otherwise) with due diligence; provided, however, that the Recognized Interest Holder will have delivered to Owner its written commitment to cure outstanding Lease Defaults reasonably requiring possession of the Leasehold Mortgage Property and which are capable of being cured by the Recognized Interest Holder (which commitment may be revoked by Recognized Interest Holder by written notice to Owner); and further provided, however, that during the period all other obligations of Tenant under this Lease are being duly performed to the extent that the other obligations are capable of being performed by the Recognized Interest Holder, including but not limited the payment of rent and other monetary obligations due Owner.
- (c) The provisions of this Section 6.5 are for the benefit of each Recognized Interest Holder and may be relied upon and will be enforceable by each Recognized Interest Holder and their respective successors and assigns. Neither a Recognized Interest Holder nor any other holder or owner of the indebtedness secured by a Leasehold Mortgage or otherwise will be liable upon the covenants, agreements or obligations of Tenant contained in this Lease, unless and until the Recognized Interest Holder or that holder or owner acquires the interest of Tenant, and then only to the extent set forth in this Section 6.5. Owner and Tenant agree to execute the documentation reasonably requested by a Recognized Interest Holder consistent with the terms and provisions of this Article 6.
- (d) Anything herein contained to the contrary notwithstanding, the provisions of this Section 6.5 will inure only to the benefit of all Recognized Interest Holders and their respective successors and assigns. If more than one the Mortgagee (one the Mortgagee being intended to include multiple mortgagees holding a single mortgage or deed of trust) will make written requests upon Owner for a new ground lease in accordance with the provisions of this Section, the new ground lease will be entered into pursuant to the request of the Recognized Interest Holder whose Leasehold Mortgage will be prior in lien thereto according to the records of Blaine County and thereupon the written requests for a new ground lease of each person junior in priority will be deemed to be void and of no force and effect.

#### 6.6 **Other Miscellaneous Provisions Concerning Leasehold Mortgages**

- (a) At Tenant's request, Owner will execute a written agreement with a Recognized Interest Holder in which Owner agrees that it consents to the granting of the Sublease or Leasehold Mortgage and that Owner will not disturb the tenancy or rights of the Recognized Interest Holder (its successors or assigns and any subsequent purchaser) so long as the Recognized Interest Holder (its successors or assigns and subsequent purchaser) cures any existing defaults as required herein and commits no default beyond the applicable notice and

curative periods hereunder and is otherwise in full compliance with the terms of this Lease. Additionally, Owner will execute the other documentation reasonably requested to confirm the rights of a Recognized Interest Holder hereunder; provided, under no circumstances will Owner be responsible for the payment of the debt secured by the Leasehold Mortgage, and in no event will Owner's fee simple estate in the Land, including Owner's reversionary interest in the Project be subject or subordinate to any Sublease or the lien of the Leasehold Mortgage.

- (b) Owner agrees that it will promptly make the reasonable amendments or modifications of the Lease as are requested by any Recognized Interest Holder, provided that there will be no adverse change in any of the substantive rights, duties or obligations of Owner under this Lease. The preceding sentence is effective regardless of the fact that the Recognized Interest Holder may make the request prior to the execution of the applicable Sublease or Leasehold Mortgage; in that event, said amendments or modifications to the Lease will become effective as of the execution of the Sublease or Leasehold Mortgage.

## **ARTICLE 7 TAXES**

From and after the Commencement Date and continuing thereafter during the Term, Tenant will pay or cause to be paid all real and personal property taxes, general and special assessments, and all other charges, assessments and taxes of every description, levied on or assessed against the Land, the Project and other improvements located on the Land. Tenant will make all payments directly to the appropriate charging or taxing authority before delinquency. If, however, the law expressly permits the payment of any or all of the above items in installments (whether or not interest accrues on the unpaid balance), Tenant may, at Tenant's election, utilize the permitted installment method, but will pay each installment before delinquency. All payments of taxes or assessments will be prorated for the year in which this Lease commences and for the year in which the Lease terminates. Tenant will have the right to contest or review by legal proceedings, as permitted under applicable law, any assessed valuation, real estate tax, or assessment; provided that, unless Tenant has paid the tax or assessment under protest, Tenant will furnish to Owner (i) proof reasonably satisfactory to Owner that the protest or contest may be maintained without payment under protest, and (ii) a surety bond or other security reasonably satisfactory to Owner securing the payment of the contested item or items and all interest, penalty and cost in connection therewith upon the final determination of the contest or review. Any amount already paid by Tenant and subsequently recovered by Owner or Tenant as the result of the contest or review will be for the account of Tenant.

## **ARTICLE 8 MAINTENANCE AND REPAIR**

Tenant agrees that it will, at its own expense, maintain or cause to be maintained the entire Land, the Project and any other improvements and appurtenances thereto and every part thereof, in good order, condition and repair and in accordance with applicable law. In the event any repairs required to be made under the provisions of this Lease are not made within thirty (30) days after written notice from Owner to do so, then Owner may, at its option, enter upon the Land and repair the same, and the cost and expense of the repairs, with interest at the applicable legal rate will be due and paid by Tenant to Owner upon demand.

## **ARTICLE 9 MECHANICS' LIENS**

Tenant will not suffer, create or permit any mechanic's liens or other liens to be filed against the fee interest of Owner in the Land or Project by reason of any work, labor, services or materials supplied or claimed to have been supplied to Tenant or anyone holding the Land or any part thereof through or under Tenant. If any mechanic's or laborer's liens or materialman's lien will be recorded against the Land or the Project, then within sixty (60) days after notice of the filing thereof, or thirty (30) days after Tenant is served with

a complaint to foreclose said lien or Owner advises Tenant in writing that Owner has been served with the complaint, whichever is earlier, Tenant will use commercially reasonable efforts cause the lien to be removed, or will transfer the lien to bond for the benefit of Owner pursuant to applicable law. If Tenant in good faith desires to contest the lien, Tenant will be privileged to do so, but in that case Tenant agrees to indemnify and save Owner harmless from all liability for damages, including attorneys' fees and costs, occasioned thereby and will, in the event of a judgment of foreclosure upon any mechanic's, laborer's or materialman's lien, cause the same to be discharged and removed prior to the execution of the judgment.

## ARTICLE 10 CONDEMNATION

- 10.1 **Interests of Parties on Condemnation.** If the Land or any part thereof will be taken for public purpose by condemnation as a result of any action or proceeding in eminent domain, or will be transferred in lieu of condemnation to any authority entitled to exercise the power of eminent domain, the interests of Owner, Tenant and any Recognized Interest Holder in the award or consideration for the transfer, and the allocation of the award and the other effect of the taking or transfer upon this Lease, will be as provided by this Article 10.
- 10.2 **Total Taking.** If the entire Land is taken, then (a) the right of Tenant and each Subtenant to possess the Land under this Lease will terminate on the date title to the Land vests in the condemning authority; and (b) this Lease will terminate after Tenant and each Recognized Interest Holder has received all amounts that it may be entitled to receive with respect to the taking.
- 10.3 **Partial Taking.**
- (a) In the event of taking or transfer of only a part of the Land, leaving the remainder of the Land in a location, form, shape or reduced size as to be not effectively and practicably usable in the good faith opinion of Tenant (and each Subtenant, if any) for the operation thereon of the Project, taking into consideration the effect, if any, of the taking on the availability of parking proximately located to the Project, and if Owner agrees with the determination of the Tenant (and each Subtenant, if any), which consent will not be unreasonably withheld, this Lease and all right, title and interest thereunder may be terminated by Tenant (and each Subtenant, if any) giving, within sixty (60) days of the occurrence of the event, thirty (30) days' notice to Owner of Tenant's (and each Subtenant's, if any) election to terminate.
  - (b) In the event of a taking of only a part of the Land leaving the remainder of the Land in a location, form, shape or reduced size as to be used effectively and practicably in the good faith opinion of Tenant (and each Subtenant, if any) for the purpose of operation of the Project therein, this Lease will terminate only as to the portion of the Land so taken or transferred as of the date title to the portion vests in the condemning authority, and will continue in full force and effect as to the portion of the Land not so taken or transferred. If title and possession of a portion of the Land is taken under the power of eminent domain, and the Lease continues as to the portion remaining, all compensation and damages ("**Compensation**") payable to Tenant (or the applicable Subtenant, if any) by reason of any improvements so taken will be available to be used, to the extent reasonably needed, by Tenant (or the applicable Subtenant, if any) in replacing any improvements so taken with improvements of the same type as the remaining portion of the Land.
- 10.4 **Allocation of Award.** Any Compensation awarded or payable because of the taking of all or any portion of the Land by eminent domain will be awarded in accordance with the values of the respective interests in the Land and all improvements thereon immediately prior to the taking. The

value of Owner's interest in the Land immediately prior to a taking will include the then value of its interest in the Land prior to the Expiration Date of this Lease, together with the value of its reversionary interest in the Land and Project after the Expiration Date. The value of Tenant's interest in the Land immediately prior to a taking will include the then value of its interest in the Land and Project for the remainder of the Term. The values will be those determined in the proceeding relating to the taking or, if no separate determination of the values is made in the proceeding, those determined by agreement between Owner, Tenant and any affected Recognized Interest Holders. If the agreement cannot be reached, the values will be determined by an appraiser or appraisers appointed in the manner by agreement of the parties to the dispute, or if no agreement is reached within a reasonable period of time, then an appraiser or appraisers appointed by an arbitrator appointed under Idaho Uniform Arbitration Act. In the event of separate awards, then each party may retain the separate awards made to each and any of them. To the extent any outstanding amount under any Leasehold Mortgagee exists, then the outstanding balance of the Leasehold Mortgage will be satisfied first from Tenant's award or share of the award, and if the share is insufficient, then Tenant will pay the balance from its own resources.

- 10.5 **Voluntary Conveyance.** Any voluntary conveyance by Owner under threat of a taking under the power of eminent domain in lieu of formal proceedings will be deemed a taking within the meaning of this Article 10.

#### **ARTICLE 11 ASSIGNMENT**

Tenant may not assign, sublease, convey or transfer this Lease or the Leasehold Estate, other than as expressly permitted in Article 5 and Article 6 of this Lease, without the prior written consent of Owner, which Owner will not unreasonably withhold. No assignment, sublease, conveyance or transfer of this Lease or the Leasehold Estate will release Tenant from this Lease, and Tenant will remain fully liable for all obligations binding upon Tenant under this Lease. In the event of an approved sale or transfer of Tenant's interest in this Lease, any approved assignee will be required to assume in writing the "Tenant" obligations under this Lease.

#### **ARTICLE 12 INSURANCE AND INDEMNIFICATION**

- 12.1 **Comprehensive Liability Insurance.** Tenant will, at its cost and expense, at all times during the Term, maintain in force, for the joint benefit of Owner and Tenant, a commercial general liability insurance policy or its equivalent issued by a carrier licensed to do business the State of Idaho with a Best's Insurance Guide Rating of A+, by the terms of which Owner and Tenant, are named as insureds or additional insureds, as the case may be, and are indemnified against liability for damage or injury to the Land or person (including death) of any person entering upon or using the Land or the Project. The insurance policy or policies will be maintained on the minimum basis of \$1,000,000.00 for damage to property and for bodily injury or death as to any person, and \$1,000,000.00 as to any one accident. Owner reserves the right to require reasonable increases in the limits of coverage from time to time during the Term; and the requested increase will be deemed reasonable if consistent with commercially reasonable practices for similar projects in the same geographic area. The insurance policy or policies will be stated to be primary and noncontributing with any insurance which may be carried by Owner. Evidence of said insurance will be delivered to Owner on the Commencement Date, and evidence of renewal will be delivered to Owner not less than fifteen (15) days prior to the renewal date of any insurance policies during the Term. In the event Tenant fails to timely pay any premium when due, Owner will be authorized, but not obligated, to do so, and may charge all costs and expenses thereof, including the premium and interest at the maximum rate allowed by law, to Tenant, to be paid by Tenant.

- 12.2 **Fire and Extended Coverage Property Insurance.** Tenant will, at its cost and expense and at all times during the Term, maintain in force, for the joint benefit of Owner, Tenant and all Recognized Interest Holders, a policy of insurance against loss or damage to the Project by fire and lightning, and the other perils as are covered under a “Cause of Loss-Special Form” policy or equivalent together with the broadest form of the “extended coverage” or “all risk” endorsements, or equivalent, available in Idaho including damage by wind storm, hurricane, explosion, smoke, sprinkler leakage, vandalism, malicious mischief and any other risks as are normally covered by the endorsements. Owner will be named as an additional insured on the policy of insurance, and any Recognized Interest Holder will be named as required by the Sublease or Leasehold Mortgage, and subject to terms of the Sublease or Leasehold Mortgage any insurance proceeds will be applied in the manner as set forth in this Lease. The insurance will be carried and maintained to the extent of full (actual) replacement cost of the Project; provided however, that during the period of construction, Tenant will provide or cause to be provided in lieu thereof builders’ risk or similar type of insurance to the full replacement costs thereof. The insurance policy or policies will be stated to be primary and noncontributing with any insurance which may be carried by Owner. Evidence of said insurance will be delivered to Owner on the Commencement Date. Evidence of renewal will be delivered to Owner not less than fifteen (15) days prior to the renewal date of any insurance policies during the Term. In the event Tenant fails to timely pay any premium when due, Owner will be authorized, but not obligated, to do so, and may charge all costs and expenses thereof, including the premium and interest at Owner’s Interest Rate, to Tenant, to be paid by Tenant as additional rent hereunder. Owner will have no obligation to obtain insurance for the benefit of Tenant.
- 12.3 **Evidence of Insurance.** Evidence of the required liability insurance will be delivered to Owner on the Commencement Date. Evidence of the required property insurance will be delivered to Owner prior to construction of the Project. Evidence of renewal will be delivered to Owner not less than fifteen (15) days prior to the renewal date of any insurance policies during the Term. In the event Tenant fails to timely pay any premium when due, Owner will be authorized, but not obligated, to do so, and may charge all costs and expenses thereof, including the premium and interest at Owner’s Interest Rate, to Tenant, to be paid by Tenant as additional rent hereunder. Owner will have no obligation to obtain insurance for the benefit of Tenant.
- 12.4 **Waiver of Subrogation.** Owner and Tenant and all parties claiming under them mutually release and discharge each other from all claims and liabilities arising from or caused by any casualty or hazard covered or required hereunder to be covered in whole or in part by the casualty and liability insurance to be carried on the Project, the Land or in connection with any improvements on or activities conducted on the Land and the Project, and waive any right of subrogation which might otherwise exist in or accrue to any person on account thereof, and evidence the waiver by endorsement to the required insurance policies, provided that the release will not operate in any case where the effect is to invalidate or substantially increase the cost of the insurance coverage (provided that in the case of increased cost, the other party will have the right, within thirty (30) days following written notice, to pay the increased cost, thereby keeping the release and waiver in full force and effect).
- 12.5 **Indemnification.** Tenant (and each Subtenant, but only with respect to the Subleased Property) hereby agrees to indemnify, defend and save Owner harmless from and against any third-party claims, losses, damages and expense (including attorneys’ fees and costs through litigation and all appeals) in connection with the loss of life, personal injury and damage to property caused by (a) any occurrence in, upon, at or about the Land or Project; (b) the occupancy, use, construction upon and maintenance of the Land and Project by Tenant (or the applicable Subtenant), and its guests and invitees, and any party acting by, through or under any of them; and (c) any wrongful or

negligent act or failure to act by Tenant (or the applicable Subtenant) or its employees, agents or contractors. Nothing contained herein will be construed to make Tenant or any Subtenant liable for any injury or loss caused by the negligence, gross negligence or willful misconduct of Owner or any agent or employee of Owner.

## ARTICLE 13 DAMAGE AND DESTRUCTION

- 13.1 **Tenant's Duty to Restore Property.** If any buildings or improvements now or hereafter on the Land are damaged and/or destroyed in whole or in part by fire, theft, the elements, or any other cause, this Lease will continue in full force and effect, and Tenant, at its sole cost and expense, will have the right to repair and restore the damaged or destroyed Project in any matter permitted by this Lease. The work of repair and restoration will be commenced by Tenant as soon as reasonably possible, with due consideration given to, among other things, clearing of damaged portions of the Land and site preparation, adjustment of insurance claims, redesign, rebidding and repermitting, obtaining a new loan or loans for construction or repair. Tenant will proceed diligently to commence repairs and restoration. Once construction has commenced, Tenant will proceed diligently thereafter to complete the construction or repair, subject to reasonable delays due to force majeure events or events beyond the reasonable control of Tenant. Tenant will not be responsible for delays caused by force majeure events or for reasons beyond the reasonable control of Tenant.
- 13.2 **Option to Terminate Lease for Destruction.** Notwithstanding Section 13.1 above, if the Project is damaged or destroyed by fire, theft or any other casualty, then Tenant will have the option of terminating this Lease by at least sixty (60) days' prior written notice of Tenant's intent to do so, If Tenant elects to terminate this Lease, then Tenant will also be required to remove, at Tenant's own expense, all debris and remains of the damaged improvements from the Land.

## ARTICLE 14 DEFAULTS AND REMEDIES

- 14.1 **Defaults.** Each of the following events will constitute an "Event of Default":
- 14.1.1 Tenant's abandonment of the Land, or the improvements now or hereafter constructed thereon, where the abandonment continues for a period of sixty (60) days after notice thereof by Owner to Tenant;
- 14.1.2 Any violation of the Affordability Requirements or use restrictions set forth in this Lease; provided, however, as to any violations of the use restrictions by any Subtenant, tenant or occupant of the Project, then Tenant's only obligation is to take reasonable action to stop the violation by the Subtenant, tenant or occupant promptly after receipt of written notice from Owner specifying the violation of the use restriction. The reasonable action may include legal or equitable actions to enforce the use restrictions against the Subtenant, tenant or occupant; provided, however, Tenant will not be obligated to pursue the termination of any Sublease or the eviction of the Qualified Tenant.
- 14.1.3 Tenant's failure to pay any monetary obligations of any nature whatsoever required to be paid by Tenant under this Lease when due and payable;
- 14.1.4 Tenant's failure to observe or perform any other material covenants, conditions or agreements under this Lease.
- 14.2 **Notice and Right to Cure.** As to any Event of Default occurring under this Lease, Tenant will have thirty (30) days after written notice is given by Owner specifying the nature of the default to

cure the default; provided, however, that if after exercise of due diligence and its best efforts to cure the non-monetary default Tenant is unable to do so within the thirty (30) day period, then the curing period will be extended for the reasonable time as may be reasonably approved by Owner for curing the default, so long as Tenant continues to diligently prosecute to completion the curing of the default.

- 14.3 **Remedies.** If any default by Tenant will continue uncured upon expiration of the applicable curing period, then subject to the rights of any Mortgagee or Subtenant under this Lease, Owner may, at Owner's election, terminate this Lease by notice to Tenant. All Tenant's rights in the Land, the Project and in all improvements will terminate upon termination of this Lease. Promptly after any termination, Tenant will surrender and vacate the Land and the Project, and Owner may re-enter and take possession of the Land and the Project, subject to (a) any Subleases where the Subtenant is not in default beyond any applicable cure period; (b) any leases authorized pursuant to Article 5, all of which will remain in full force and effect; and (c) any federal or state affordability programs to which the Project (or individual residential units therein) may be bound. Termination under this paragraph will not relieve Tenant from the payment of any sum then due to Owner, or from any claim for damages previously accrued, or then accruing, against Tenant. Owner will utilize commercially reasonable efforts to mitigate damages in case an Event of Default will occur.

## **ARTICLE 15 SURRENDER AND REMOVAL**

Upon any termination of the Term, Tenant will surrender possession of the Land and all improvements constructed and installed thereon. Tenant may remove, or cause to be removed, all personal property, trade fixtures and equipment of Tenant, other than permanent fixtures, from the Land within thirty (30) days after the date of any termination of this Lease; thereafter all personal property, trade fixtures and equipment not removed will belong to Owner without the payment of any consideration.

## **ARTICLE 16 HAZARDOUS MATERIALS**

- 16.1 **Definition. "Hazardous Materials"** means any material, substance or waste that is or has the characteristic of being hazardous, toxic, ignitable, reactive or corrosive, including, without limitation, petroleum, PCBs, asbestos, materials known to cause cancer or reproductive problems and those materials, substances and/or wastes, including infectious waste, medical waste, and potentially infectious biomedical waste, which are or later become regulated by any local governmental authority, the State of Idaho or the United States Government, including substances defined as "hazardous substances," "hazardous materials," "toxic substances" or "hazardous wastes" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; all corresponding and related State of Idaho and local statutes, ordinances and regulations, including without limitation any dealing with underground storage tanks; and in any other environmental law, regulation or ordinance now existing or hereinafter enacted (collectively, "**Hazardous Materials Laws**").
- 16.2 **Use of Property by Tenant.** Tenant (and each Subtenant, but only with respect to the Subleased Property) hereby agrees that it and its employees, representatives, agents, contractors, subcontractors, tenants, subtenants and any other occupants of the Land (for purpose of this Section 16.2, referred to collectively herein as "**Occupants**") will not use, generate, manufacture, process, store or dispose of, on, under or about the Land except in compliance with applicable Hazardous Materials Laws, e.g., Occupants of the Project will have the right to use and store

reasonable quantities of Hazardous Materials at the Project used by Tenant as cleaning and office supplies. store reasonable quantities of Hazardous Materials within the Project.

- 16.3 **Indemnification by Tenant.** Tenant (and each Subtenant, but only with respect to its Subleased Property) will indemnify, defend and hold Owner harmless from any claims, damages, losses or expenses (including reasonable attorneys' fees and costs through litigation and all appeals) resulting from death of or injury to any person, or damage to any property, or government mandated remediation plans, arising from by (a) Tenant's (or Subtenant's, as applicable) failure to comply with any Hazardous Materials Laws with respect to the Land, or (b) a breach of any covenant, warranty or representation of Tenant (or Subtenant, as applicable) under this Article 16. The foregoing indemnification by Tenant and each Subtenant will not extend to Hazardous Materials on, in or about the Land prior to prior to the Commencement Date.

## ARTICLE 17 REPRESENTATIONS AND WARRANTIES

- 17.1 **By Owner.** Owner makes the following representations and warranties to Tenant: (a) Owner is duly organized and existing under the laws of its state of origin and has all requisite legal power and authority to execute, deliver and perform this Lease; (b) the execution, delivery and performance by Owner of this Lease have been duly authorized by all requisite entity action of Owner and there is no provision in its charter documents requiring further consent by any other person or entity; (c) this Lease constitutes the legal, valid and binding obligation of Owner, enforceable against Owner in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, reorganization, moratorium or similar laws affecting or limiting creditors' rights generally or by equitable principles relating to enforceability; (d) Owner has fee title to the Land and there are no liens or encumbrances against the Land except as permitted under this Lease; and (e) Owner will not during the Term of the Lease cause or suffer any lien, claim or encumbrances to exist against the Land by or through Owner, except as permitted by this Lease; (f) as long as Tenant is not in material default of this Lease (beyond any applicable cure period), Tenant will quietly hold, occupy and enjoy the Land during the Term without hindrance of Owner or any person claiming by, through or under Owner; and (g) Owner will cooperate with Tenant as reasonably necessary for Tenant to enjoy the benefits of this Lease, including executing any applications, consents or other instruments that are required (by applicable law or otherwise) to be executed by the fee simple owner of the Land, including any entitlement, subdivision or development applications.
- 17.2 **By Tenant.** Tenant makes the following representations and warranties to Owner: (a) Tenant is duly organized and existing under the laws of its state of origin and has all requisite legal power and authority to execute, deliver and perform this Lease; (b) the execution, delivery and performance by Tenant of this Lease have been duly authorized by all requisite entity action of Tenant and there is no provision in its charter documents requiring further consent by any other person or entity; (c) this Lease constitutes the legal, valid and binding obligation of Tenant, enforceable against Tenant in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, reorganization, moratorium or similar laws affecting or limiting creditors' rights generally or by equitable principles relating to enforceability; (d) Tenant has inspected the Land and accepts the Land in its as-is condition, except for Owner's representations, warranties and covenants under this Lease; and (e) Tenant will not during the Term of the Lease cause or suffer any lien, claim or encumbrances to exist against the Land by or through Tenant, except as permitted by this Lease.

## ARTICLE 18 NOTICES

Unless otherwise specifically required by this Lease or applicable law, any notices, approvals, consents or other communications required or permitted by this Lease or by applicable law to be served on, given to, or delivered to any party to this Lease must be in writing and will be deemed duly served, given, delivered and received only when actually received by the receiving party (or delivery is refused by the receiving party). Delivery may be by any reasonable method. Each party agrees to give notice to the other parties of its address and any change of its address for the purpose of this section by giving written notice of the change to the other party in the manner herein provided. If any party fails to provide a current address for notices, then the other parties may serve notices to the then current address for the other party (or its registered agent) in the records of the Idaho Secretary of State or the records of the Blaine County Assessor. For so long as the City of Ketchum remains the Owner, then City of Ketchum may update its notice address by public notice.

## ARTICLE 19 GENERAL PROVISIONS

- 19.1 **Survival of Indemnities.** All representations, warranties and indemnities of Owner, Tenant and each Subtenant under this Lease will survive the expiration or sooner termination of this Lease.
- 19.2 **Unavoidable Delay; Force Majeure.** If either party will be delayed or prevented from the performance of any act required by this Lease by reason of acts of God, strikes, lockouts, labor troubles, pandemics, epidemics, inability to procure materials, restrictive governmental laws, or regulations or other cause, without fault and beyond the reasonable control of the party obligated, performance of the act will be excused for the period of the delay; and the period for the performance of any act will be extended for a period equivalent to the period of the delay.
- 19.3 **Interpretation.** Time is of the essence of any obligation where time is a factor. The use herein of any gender includes all other genders, and the use of the singular number includes the plural and vice-versa, whenever the context so requires. Captions in this Lease are inserted for convenience of reference only and do not define, describe or limit the scope or the intent of this Lease or any of the terms hereof. The word “including” will be construed without limitation, as if the words “but not limited to” appear immediately after. The words shall, will and must have the same meaning, which is mandatory. This Lease will not be construed in favor of any party hereto, but to be construed fairly and broadly toward effectuating the purposes hereof. If any term, provision, covenant or condition of this Lease is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions will remain in full force and effect and will in no way be affected, impaired or invalidated. For purposes of this Lease, the parties to this Lease includes Owner and Tenant, and if applicable, any Subtenant in possession of a Subleased Property, but only with respect to the Subleased Property.
- 19.4 **Entire Agreement.** This Lease contains the entire agreement between the parties regarding the subject matter hereof. Any other oral or written representations, agreements, understandings and/or statements will be of no force and effect.
- 19.5 **Waiver; Amendment.** No modification, waiver, amendment, discharge or change of this Lease will be valid unless the same is in writing and signed by the party against which the enforcement of the modification, waiver, amendment, discharge or change is or may be sought. Owner and Tenant agree that they will not amend this Lease with respect to any Subleased Property without the prior written consent of the Subtenant thereof.

- 19.6 **Attorney's Fees.** If either party retains an attorney to enforce or interpret this Lease, the prevailing party will be entitled to recover reasonable attorneys' fees and litigation costs incurred through litigation, bankruptcy proceedings and all appeals.
- 19.7 **Governing Law.** This Lease will be construed and enforced in accordance with the laws of the State of Idaho.
- 19.8 **Binding Effect.** This Lease will bind, and inure to the benefit of, the parties and their respective successors and permitted assigns.
- 19.9 **Estoppel Certificates.** Either party will execute, acknowledge and deliver to the other party, within twenty (20) days after the request by the other party, a statement in writing certifying, if it is the case, that this Lease is unmodified and in full force and effect (or if there have been modifications that the same is in full force and effect as modified); the date of commencement of this Lease; the dates for which the rent and other charges have been paid; any alleged defaults and claims against the other party; and providing any other information as may be reasonably requested.
- 19.10 **Waiver of Trial by Jury.** EXCEPT AS OTHERWISE PROVIDED BY LAW, OWNER AND TENANT MUTUALLY, EXPRESSLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE TRIAL BY JURY FOR ANY PROCEEDINGS ARISING OUT OF OR IN CONNECTION WITH THIS LEASE, OR ANY CONDUCT OR COURSE OF DEALING OF THE PARTIES, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF ANY PERSONS. THIS WAIVER IS A MATERIAL INDUCEMENT TO OWNER TO ACCEPT DELIVERY OF THIS LEASE.

[ end of text; counterpart signature pages follows ]





**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE LAND**

DRAFT

**EXHIBIT B**  
**CONCEPT PLANS FOR PROJECT**

DRAFT