CITY OF KETCHUM, IDAHO
CITY COUNCIL
Tuesday, February 18, 2025, 4:00 PM
191 5th Street West, Ketchum, Idaho 83340

AMENDED AGENDA
@ 6:10 PM on February 14, 2025
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/82618041898
Webinar ID: 826 1804 1898

- 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 Joint Council and P&Z Minutes of December 10, 2024 - City Clerk Trent Donat
3. Recommendation to approve minutes Joint Council and P&Z meeting minutes of February 3, 2025 - City Clerk Trent Donat
4. Recommendation to approve minutes of February 3, 2025 City Council meeting - City Clerk Trent Donat

5. Recommendation to approve Special City Council Meeting minutes of February 7, 2025 - City Clerk Trent Donat
6. Recommendation to approve Special City Council Meeting minutes of February 12, 2025 - City Clerk Trent Donat
7. Authorization and approval of the payroll register - Finance Director Brent Davis
8. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills - Finance Director Brent Davis
9. Recommendation to receive and file Treasurer's Updated Monthly Financial Report for January 2025 - Finance Director Brent Davis
10. Recommendation to review and approve the Tenth Street Light Industrial Complex Units A-9A & A-9B Condominium Subdivision Final Plat Application - Senior Planner Abby Rivin
11. Recommendation to approve Alcohol Beverage License - Business & Tax Specialist Kelsie Choma
12. Recommendation to approve Purchase Order 25071 for the direct purchase of plantings for Warm Springs Preserve Restoration - Senior Project Manager Ben Whipple
13. Recommendation to approve a Memorandum of Understanding with Idaho Foundation for Parks and Lands - City Administrator Jade Riley - **Deferred to future Council meeting**
14. Recommendation to approve a waterline easement with Weyyakin Home Owners Association - City Administrator Jade Riley

NEW BUSINESS:

15. Recap of public outreach regarding future Community Housing sites and proposed next steps - City Administrator Jade Riley and Housing Director Carissa Connelly
16. Briefing regarding long-term financial strategies - Finance Director Brent Davis
17. Annual Work Plan monthly review - City Administrator Jade Riley

ADJOURNMENT:

Outlook

comp plan

From Steve <steve@morconefamily.com>
Date Thu 2/6/2025 11:59 AM
To Participate <participate@ketchumidaho.org>

Dear Ketchum City Council,

I am strongly opposed to any increase in density in West Ketchum, particularly along the Bird Drive corridor. Like many of my neighbors, I have been expressing this concern for years. Despite numerous studies, surveys, and walking tours, my opinion—and the opinion of many residents—has remained unchanged. However, it seems that rather than respecting this consistent feedback, the city continues to reframe the conversation, moving the goalposts in search of a different answer.

I find it frustrating and difficult to understand the purpose of the repeated studies and questionnaires when residents have been clear from the start: **we want to slow growth in Ketchum, not increase it.** Yet, we are asked to reiterate this position again and again, as if waiting for us to change our minds. **Less development is more.** Less change in the West Ketchum residential area will preserve the character, property values, and quality of life that residents cherish.

Increasing density would have serious negative impacts, including:

- Increased traffic and congestion
- More noise and parking issues
- Reduced property values
- A diminished sense of community and residential character

For years, I have asked the city to address traffic concerns on Bird Drive. Despite numerous studies and temporary seasonal measures, nothing permanent has been done, and the problem persists. Instead of solving this long-standing issue, the city is now proposing to **increase** density, which will **only exacerbate traffic problems that have already gone unaddressed for years.** If residents have been consistently asking for **less growth and slower traffic**, why are you looking for alternatives that contradict this?

Furthermore, your walking tours and studies failed to provide meaningful engagement. There was little to no discussion about plans for increased density, and the information given was minimal. Many residents I spoke with came away feeling confused and uninformed. Once again, the city asked for community participation but appears to be ignoring the feedback.

I urge you to listen to the residents of West Ketchum and **prioritize maintaining the character of our neighborhood.**

Respectfully,
Steve Morcone

Outlook

parking

From Steve <steve@morconefamily.com>
Date Thu 2/6/2025 12:59 PM
To Participate <participate@ketchumidaho.org>

Dear Ketchum City Council,

Who Should Pay for the Parking Structure?

While the Local Option Tax (LOT) funds many important projects, the parking structure should be given serious consideration for funding. Additional parking will benefit the entire city, and **the cost should be shared by all residents and visitors—not placed solely on businesses in the downtown core.**

Placing the financial burden on existing businesses is both **irresponsible and excessive.** Ketchum's business community has already faced significant challenges in recent years, including the economic impact of COVID-19, reduced tourism, and multiple road construction projects that have limited customer traffic. The **seasonal nature of business in Ketchum makes profitability difficult**, and adding yet another tax on them to fund parking would only make survival harder.

A fair, balanced funding solution is necessary—one that doesn't unfairly penalize the very businesses that help drive Ketchum's economy.

Sincerely,

Steve Morcone

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Sunday, February 9, 2025 4:07 PM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Sunday, February 9, 2025 - 4:07pm

Submitted by anonymous user: 184.183.123.27

Submitted values are:

First Name Bill
Last Name Flanz
Email wflanz@yahoo.com
Question/Comment

As I will be unable to attend the in person meetings, I will offer comments by email.

For these locations, and for any other subsidized, multi-family dwellings:

- Restrict to individuals, where at least one resident is an “Essential Worker”, defined to include only a person who works full-time in Ketchum, or another nearby Blaine County community, for a school, hospital, fire or police department.

- No income limit (or much higher than currently contemplated), and no retirees.

- If a unit no longer has an Essential Worker in it there should be a requirement that it be rented or sold to an Essential Worker. Failing to include this provision would eventually convert all these units to retirement homes, subsidized by tax-payers.

- All buildings should include more than sufficient parking, so extra cars do not spill out and take up parking that is needed by the community. This point is especially important where public parking is at risk of being inadequate, such as the Washington Ave site.

Lift Tower Site – please include the following features:

- Access from 2nd Ave or Serenade. No auto access from Highway 75 so as not to create more traffic congestion on the highway.

- Put the parking on the bottom level or levels.

- Take advantage of the slope, and do not build more than two stories above the Highway 75 grade.

YMCA South Parking Lot

- It will be especially important to ensure that residents do not park in the North Lot, which is often quite full with people using the Y facilities. The Y is a very important part of the community and care must be taken not to adversely impact its use by taking away one of its parking lots.

- Placing this multi-family building in or near the Industrial Area should help demonstrate the logic of placing such buildings within walking distance to schools and other important facilities without placing undue stress on the downtown (in contrast to the Bluebird and Washington St buildings). The Industrial Area has much more capacity to incorporate similar future projects, compared with building in the already congested and overbuilt downtown.

Bill Flanz, Ketchum

The results of this submission may be viewed at:

https://www.ketchumidaho.org/node/7/submission/12621

Cyndy King

From: Janet Nathanail <jnathanail@hotmail.com>
Sent: Sunday, February 9, 2025 7:14 PM
To: Participate
Subject: Potential housing development presentations

Importance: High

I am not able to attend the meetings set up for this week, but I did want to register my concerns about the thinking and the consequent decisions being made by the mayor and the city council.

Low income housing
Clearly, we all believe that worker housing is a must, however why should it be located in the centre of town? It acerbates the parking and traffic problems
Young families do not want to live there, preferring instead quieter neighbourhoods.
It uses prime expensive real estate which would be better sold, so more appropriate options could be purchased.
That is why both the YMCA parking lot and the Lift Tower Lodge are good options. Please consider putting that entrance on second avenue and NOT on highway 75... so as to not further complicate the already existing traffic bottleneck with the gem streets.
Let's make more of an effort to prioritize essential workers....nurses, teachers, fireman. Given their locations, these two options would be perfect for them.

Cars versus bikes
Isn't it obvious that cars are the preferred mode of transport for workers, for residents, especially older ones, or ones with young families. Knowing this, consider seasonal use and prioritize parking for cars over new bike lanes.

Increased Density
Encouraging, even demanding that multi family replace single family houses not only drastically changes the character of Ketchum, the policy is draconian and takes the options away from the home owners and puts all the power with the developers. The council seems to be more interested in encouraging seasonal tourism rather than supporting full time residents. Tourists shop and eat 5 months of the year, but how are our local businesses meant to survive the other 7 months unless there are more year round residents?

Since it is clear that much of the residential and business community is adamantly against many of these new policies being promoted by the council, why push them through ?? why not continue to discuss and find workable solutions that the town will not regret and that will create a town where we can all be proud to live.

While I applaud these regular meetings and the questions asked, I ask that you please consider carefully the answers and responses that you receive.

Thank you
Janet Nathanail
201 Emerald Street
Ketchum

Please consider your environmental responsibility before printing this email or any other documents.

Cyndy King

From: Bill Flanz <wflanz@yahoo.com>
Sent: Sunday, February 9, 2025 7:28 PM
To: Participate
Subject: Housing comment

I am unable to attend the upcoming meetings in person so will provide comments by email.

For these two locations, and for any other subsidized, multi-family dwellings:

- Restrict to individuals, where at least one resident is an "Essential Worker", defined to include only a person who works full-time in Ketchum, or another nearby Blaine County community, for a school, hospital, fire or police department.

- No income limit, and no retirees.

- If a unit no longer has an Essential Worker in it there should be a requirement that it be rented or sold to an Essential Worker. Failing to include this provision would eventually convert all these units to retirement homes, subsidized by tax-payers.

- All buildings should include more than sufficient parking, so extra cars do not spill out and take up parking needed by the community. This point is especially important where public parking is at risk of being inadequate, such as the Washington Ave site.

Lift Tower Site – please include the following features:

- Access from 2nd Ave or Serenade. No auto access from Highway 75 so as not to create more traffic congestion on the highway.

- Put the parking on the bottom level or levels.

- Take advantage of the slope, and do not build more than two stories above the Highway 75 grade.

YMCA South Parking Lot

- It will be especially important to ensure that residents do not park in the North Lot, which is often quite full with people using the Y facilities. The Y is a very important part of the community, and care must be taken not to adversely impact its use by taking away one of its parking lots.

- Placing a multi-family building in or near the Industrial Area should help demonstrate the logic of placing such buildings within walking distance to schools and other important facilities without placing undue stress on the downtown (in contrast to the Bluebird and Washington St buildings). The Industrial Area has much more capacity to incorporate

similar future projects compared with building in the already congested and overbuilt downtown.

Bill Flanz

Ketchum

Cyndy King

From: David Hutchinson <david@vpcompanies.com>
Sent: Saturday, February 8, 2025 11:49 AM
To: Participate
Subject: Potential housing development presentations

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

Comment-

Lift Tower Lodge is logical #1 choice within the city limits (including over Washington Street). It also provides the opportunity to contact SV Company to expand the footprint onto their property and create a lasting public/private partnership. A strong and cooperative relationship with SV Co. is the future based upon the significant land they own within the city and their future need for employee housing, especially at River Run. DH

VP | COMPANIES

David Hutchinson
President

(208) 726-1875
(208) 720-0789 (cell)
www.vpcompanies.com

The contents of this email and any attachments are all property of VP Companies and are subject to copyright and other protections. If you are not the intended recipient of this email or you received this email in error, please be aware that any dissemination, distribution, or copying, this email or any attachment is strictly prohibited and may be unlawful. Also, if you are not the intended recipient of this email, please notify the sender immediately and permanently delete all copies of this email and any attachments. Any statements, opinions or claims contained in this email or any attachment constitute a personal message from the sender, unless otherwise stated, and may be incorrect, untrue or inaccurate. VP Companies is not responsible for any action taken in relation to or reliance upon any such statements, opinions or claims. If you do not wish to receive further emails from VP Companies, please contact the sender immediately. Please note, VP Companies will remove your name from its marketing lists but may still contact you via email in connection with any pre-existing relationship or business transaction between you and VP Companies.

Cyndy King

From: Ben Lawrence <benjie.lawrence33@gmail.com>
Sent: Saturday, February 8, 2025 9:47 AM
To: Participate
Subject: Potential housing development presentations

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

We were told last week at the city council session on the master plan discussion we are back to the 1.5% annual growth rate or adding 26 (families?) people each year. We don't need 500 plus new units!

Ben

Cyndy King

From: Pat Higgins <pathiggins@cox.net>
Sent: Monday, February 17, 2025 6:41 PM
To: Participate
Subject: Public comment

Dear City Council, KURA, P and Z,

I am happy to see that you are looking at other options for workforce housing other than the Washington St. lot. I have always believed that the Lift Tower Lodge was the appropriate place to do this. It's a win win in my opinion.
Pat Higgins
Sent from my iPad

Cyndy King

From: John Shetron <johnshetron@yahoo.com>
Sent: Monday, February 17, 2025 10:37 AM
To: letters@mtexpress.com
Cc: publisher@mtexpress.com; Participate; Participate; info@wrcht.org
Subject: KURA Parking structure

To whom it may concern,

For over a quarter century I have been a Ketchum Community Core property owner. Like many cc property owners I've been through both prolonged real estate downturns as well as times of stability and growth. Within these challenging cycles it's taken significant financial perseverance to survive as a landlord and property owner in the cc. Those challenging times have included 50% rent drops, 18+ month vacancies, 65% valuation drops and bankers who wouldn't even discuss a refinance because they had no confidence in the Ketchum business climate.
> Now the cc owners are being asked to potentially have their property taxes raised some 270% to fund a parking garage - although not so cleverly disguised as an "assessment".
> I'm writing to express my deep opposition to the Ketchum Urban Renewal Agency (KURA) proposed parking garage at 1st and Washington in Ketchum, and its associated Local Improvement District (LID) "assessments".
> (Note; When they come from an HOA, they are "assessments". When they
> come from a government entity, they are "taxes".) Former KURA board member and Ketchum City Council member Jim Slanetz made an excellent argument on this topic in his opinion piece in the Idaho Mountain Express on February 12, 2025.
> Among many great points Mr Slanetz made was that not only will the Wood River Community Housing Trust "…not be paying yearly taxes to the county on the developed project…", but it will be significantly financed by "…local residents to cover the infrastructure and services that everyone uses." Those "local residents" are not the local populations of Ketchum and Sun Valley as a whole, but rather a small group of cc property owners.
> Compounding this lopsided financial burden is the point that, arguably, this parking structure is not needed. KURA is trying to solve a problem that does not exist. Additionally, this structure will serve to further deteriorate our small town charm and erode our fast disappearing view corridors.
> According to the City of Ketchum under the Parking Management Plan "Ketchum has 2164 total public parking spaces. This is two to nearly four times more inventory per capita than all but one comparable mountain resort town. There is adequate parking supply in Ketchum to accommodate residents, visitors, and commuters…" this, according to the City of Ketchum.
> What should not be done is placing the financial burden of this public project on a select few property owners. If enacted as proposed, the impact would have the effect of raising property taxes 270% for some owners.
> These fees can be labeled as "assessments", "investments" or whatever term is less threatening, but at the end of the day, an additional annual fee of $6,000 is a large, burdensome and unnecessary tax increase for a small cc property owner (or over $9,000 of earned income before taxes annually).
> For Ketchum cc property owners who have struggled through the challenging financial periods for all but the last few years, to be presented with an almost tripling of property taxes to fund a very questionable public project with no measurable benefit is unacceptable.
> Please reject the proposed KURA parking structure project at 1st and Washington and any associated pass through fees via LID assessments, taxes, investments etc.
>
> Sincerely

> John Shetron
johnshetron@yahoo.com
> Ketchum.

Cyndy King

From: City of Ketchum Idaho <participate@ketchumidaho.org>
Sent: Sunday, February 16, 2025 11:37 AM
To: Participate
Subject: Form submission from: Contact Us

Submitted on Sunday, February 16, 2025 - 11:37am

Submitted by anonymous user: 184.177.139.149

Submitted values are:

First Name Dennis
Last Name Raney
Email dennisrraney@yahoo.com
Question/Comment
I have just read your mailer last week regarding 1st & Washington. Your statement that the "public overwhelming supported the concept" is completely and purposely misleading. The City has never asked the public if they support this project or not. My sense is that the public OVERWHELMINGLY would like the parking lot to not be developed, thus leaving for parking going forward. Why don't you and the city administration have the courage to leave this lot as is, rather than develop it. At an Argyros event last week, this lot was completely full and there was no parking anywhere within two blocks of the event. This is the case for most events at that venue. Yes, the public would like to have a parking facility in the building if you force the building project upon us and if it is paid for by the project developer. It should never be paid by taxing local residents. Best of all, listen to the public, cancel the development and continue this property as a parking lot, which is very needed.

The results of this submission may be viewed at:

https://www.ketchumura.org/node/38080/submission/12634

Cyndy King

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Tuesday, February 18, 2025 6:01 AM
To: Participate
Subject: First and Washington

The proposed housing project at First and Washington is out-of-character for our small, historic, mountain town. The proposed building is way too large and does not belong in the retail core. The mayor's vision is not aligned with the community. The mayor seems willing to sell out the community to create improperly-located over-sized projects.

The increased density proposed in the comp plan is another example of what our small community does not want. If Ketchum is going to build affordable housing, it must build smaller projects and said projects must be disseminated throughout the town. Any housing built in Ketchum must be for Ketchum residents only. Cut your losses on F and W, and reevaluate your approach. Do not trash the character of Ketchum for any reason or no reason at all! Use KURA money to buy existing buildings and condos with parking already in place for a deed restricted housing program for existing Ketchum residents.

Mark Maykranz
Sent from my iPhone

Cyndy King

From: Ken Bellamy <bellamyk1@outlook.com>
Sent: Friday, February 14, 2025 4:09 PM
To: Participate
Subject: 1st & Washington Ave. Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

The construction of housing and additional public parking on the 1st and Washington site will be more expensive than the cost of each would be as stand alone uses. Construction cost savings combined with currently committed funds and those generated by the Local Improvement District provide the opportunity to acquire additional property and separate the residential and parking uses. The 1st and Washington property is an ideal location for an above ground parking structure to provide the necessary support for retail and entertainment activities in the downtown core. Workforce housing can be built in another location or locations within or proximate to downtown. Building these facilities on separate properties will eliminate the inherent conflicts that will occur on a shared site and result in a more pleasing architectural, cost effective, user friendly, efficient design.

Ken Bellamy
206.669.4419

CITY OF KETCHUM
SPECIAL JOINT MEETING MINUTES OF THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION
Tuesday, December 10, 2024
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:12 in video)*
Mayor Bradshaw called the special joint meeting of the Ketchum City Council and Planning and Zoning Commission to order at 4:30 p.m.

ROLL CALL CITY COUNCIL
Mayor Neil Bradshaw
Spencer Cordovano
Tripp Hutchinson
Amanda Breen
Courtney Hamilton

ROLL CALL P & Z
Susan Passovoy
Brenda Moczygemba
Matthew McGraw
Tim Carter
Neil Morrow

ALSO PRESENT:
Jade Riley—City Administrator
Brent Davis—Finance Director/Treasurer
Trent Donat—City Clerk & Business Manager
Daniel Hansen—Community Engagement Manager
Morgan Landers—Planning and Building Director
Abby Rivin—Senior Planner
Genoa Beiser—Associate Planner
Darcie White—CLA and Associates *(via teleconference)*
Maggie Squyer—CLA and Associates *(via teleconference)*
Gabby Hart—CLA and Associates
Carissa Connelly—Housing Director *(via teleconference until 6:45 PM then in person)*

COMMUNICATIONS FROM MAYOR AND COUNCIL:
None

NEW BUSINESS: ACTION ITEM *(00:01:15 in video)*
2. Approval of November 26, 2024, minutes *(voted on by P & Z Commissioners only)*
MOVER: Susan Passovoy
SECONDER: Matthew McGraw
AYES: Brenda Moczygemba, Tim Carter, Susan Passovoy, Matthew McGraw, and Neil Morrow
RESULT: Unanimous

3. Discussion on the draft Comprehensive Plan and next steps for the Code Update.
Presented by: Morgan Landers *(00:01:35 in video)*
Joined by: Abby Rivin *(00:05:42 in video)*
Joined by Maggie Squyer *(00:09:06 in video)*

Questions, comments, and discussion by Council, Commissioners, and staff. *(00:19:40 in video)*

Growth Framework and Implementation.

Presented by: Darcie White *(01:07:01 in video)*

Questions, comments, and discussion by Council, Commissioners and staff. *(01:27:17 in video)*

P & Z adjourned by: Neil Bradshaw *(02:38:27 in video)*

EXECUTIVE SESSION:
4. Idaho Code 74-206(1)(c)- To acquire an interest in real property not owned by a public agency.
Motion to go into Executive Session. *(02:38:32 in video)*
MOVER: Courtney Hamilton
SECONDER: Spencer Cordovano
AYES: Tripp Hutchinson, Amanda Breen, Courtney Hamilton, Spencer Cordovano
RESULT: Unanimous

5. Potential approval on purchase and sale agreement for real property.
Presented by: Neil Bradshaw *(02:38:56 in video)*
Motion to approve a purchase and sale agreement for 291 N Second Ave and instruct staff to complete due diligence items and return them to city council. *(02:39:36 in video)*
MOVER: Courtney Hamilton
SECONDER: Amanda Breen
AYES: Tripp Hutchinson, Amanda Breen, Courtney Hamilton, Spencer Cordovano
RESULT: Unanimous

ADJOURNMENT:
Motion to adjourn. *(02:40:09 in video)*
MOVER: Amanda Breen
SECONDER: Courtney Hamilton
AYES: Tripp Hutchinson, Amanda Breen, Courtney Hamilton, Spencer Cordovano
RESULT: Adjourned

_____
Neil Bradshaw, Mayor

ATTEST:

_____
Trent Donat, City Clerk

_____
Brenda Moczygemba, P & Z Commissioner

_____
Morgan Landers, Director of Planning & Building

CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMISSION
Tuesday, February 03, 2025

CALL TO ORDER: *(00:00:20 in video)*
Neil Bradshaw called the Special Joint meeting of the Ketchum City Council and Planning and Zoning Commission to order at 4:01 p.m.

ROLL CALL:
Neil Bradshaw
Matthew McGraw
Susan Passovoy
Spencer Cordovano
Amanda Breen
Courtney Hamilton
Tripp Hutchinson
Neil Morrow
Tim Carter
Brenda Moczygemba (online)

ALSO PRESENT:
Morgan Landers – Director of Planning & Building
Jade Riley – City Administrator
Abby Rivin – Senior Planner
Paige Nied – Associate Planner

COMMUNICATIONS FROM COMMISSIONERS: *(00:01:20 in video)*

- None

NEW BUSINESS: *(00:01:35 in video)*

1. Approval of the Amended January 28, 2025 minutes **(Planning & Zoning Commission ONLY)**

Motion to approve the consent agenda.
MOVER: Susan Passovoy
SECONDER: Brenda Moczygemba
AYES: Susan Passovoy, Matthew McGraw, Tim Carter, Brenda Moczygemba, & Neil Morrow
NAYS:

RESULT: UNANIMOUSLY ADOPTED

2. Review of public feedback on the Draft Comprehensive Plan and Discussion of Draft Future Land Use Map Changes *(00:02:30 in video)*
   - Explanation of presentation format; Neil Bradshaw *(00:01:20 in video)*
   - Staff presentation, introduction of planning staff, general project overview; Morgan Landers *(00:03:25 in video)*
   - Staff presentation on process of the Draft Comprehensive Plan, explanation of project's timeline to date, review of community feedback, explanation of what the Draft Comp Plan does, why the Draft Comp Plan was created, clarification of community engagement over timeline, summary of community engagement's primary concerns, explanation of meeting's purpose for gaining direct feedback and direction from City Council and Planning & Zoning commission; Morgan Landers *(00:05:15 in video)*
   - Staff presentation on community feedback, total amount of comments, methods of gathering community feedback, most common topics of comments, "To Do" list for next draft of Comp Plan, items that will not be implemented; Morgan Landers *(00:10:30 in video)*
   - Staff presentation on Future Land Use Map ("FLUM"), community confusion on difference between FLUM and zoning, clarify intent regarding density ranges, expand discussion of land use categories, expand comparative analysis between 2014 Comp Plan and 2025 Draft Comp Plan; Morgan Landers *(00:10:30 in video)*
   - Staff presentation on concerns that Staff desires direction on from P&Z Commission and City Council, namely single family zoning, specific changes of land use designations depending on location; Morgan Landers *(00:19:50 in video)*
   - Staff presentation on commonly asked questions, and answers to them; Morgan Landers *(00:20:30 in video)*
   - Commission & Council questions for Staff and Staff responses regarding specific topics such as lack of trust in local government, and annual work plans which audit the comprehensive plan; Susan Passovoy, Morgan Landers *(00:23:00 in video)*
   - Commission & Council comments on presentation, thanking Staff for putting it together, thanking attendees for participation, commenting on percentage of city that remains single-family, commenting on potential infrastructure requirements, commenting that Staff, Commission, and Council remain open to conversation, that comment submissions remain open; Spencer Cordovano *(00:25:40 in video)*
   - Commission & Council questions and Staff responses on not moving forward with design guidelines, requesting clarification community opinion of that topic, clarifying that the community opinion to not remove design guidelines; Courtney Hamilton, Morgan Landers *(00:28:40 in video)*
   - Staff presentation on land use versus zoning, clarifying what each item is, what it involves, what it controls or does not control, how it is implemented or not implemented, the process of each; Morgan Landers *(00:30:00 in video)*
   - Staff presentation on land use and density, looking at balance of seasonal/vacant housing vs. owner-occupied housing vs. long-term rental housing, how to achieve balancing those ratios, explaining density ratios; Morgan Landers *(00:34:0 in video)*
   - Staff presentation and Commission & Council questions on West Ketchum neighborhood, summary of existing neighborhood, zoning, density, and proposed Comp Plan clarifications

and alterations, clarification of error on the online land use map 'slider' tool, presentation of Staff's proposed changes to Draft Comp Plan in that neighborhood, presentation of questions for PZ/CC for that neighborhood; Abby Rivin, Courtney Hamilton, Spencer Cordovano, Neil Bradshaw, Tripp Hutchinson, Morgan Landers *(00:39:20 in video)*

- Staff presentation and Commission & Council questions on Warm Springs Base neighborhood, summary of existing neighborhood, zoning, density, and proposed Comp Plan clarifications and alterations, presentation of Staff's proposed changes to Draft Comp Plan in that neighborhood, presentation of questions for PZ/CC for that neighborhood; Paige Nied, Spencer Cordovano, Morgan Landers, Susan Passovoy, Courtney Hamilton *(00:54:05 in video)*
- Staff presentation and Commission & Council questions on Mid Warm Springs neighborhood, summary of existing neighborhood, zoning, density, and proposed Comp Plan clarifications and alterations, presentation of Staff's proposed changes to Draft Comp Plan in that neighborhood, presentation of questions for PZ/CC for that neighborhood; Abby Rivin, Neil Bradshaw, Brenda Moczygemba *(01:07:20 in video)*
- Staff presentation and Commission & Council questions on 2nd Ave Transition neighborhood, summary of existing neighborhood, zoning, density, and proposed Comp Plan clarifications and alterations, presentation of Staff's proposed changes to Draft Comp Plan in that neighborhood, presentation of questions for PZ/CC for that neighborhood; Paige Nied *(01:12:40 in video)*
- Staff presentation and Commission & Council questions on overall city overview, changes to overall acreage, density changes; Morgan Landers, Tim Carter, Susan Passovoy, Neil Morrow, Tripp Hutchinson *(01:16:00 in video)*

PUBLIC COMMENT: *(01:18:30 in video)*

3. Public comments
   - Opened public comment period, and provided ground rules; Neil Bradshaw *(01:18:30 in video)*
   - Public Comment from Susan Winget (sp?) regarding density changes and setbacks. *(01:19:30 in video)*
   - Public Comment from Michelle Stennett regarding infrastructure improvements, insurance adjustments. *(01:20:20 in video)*
   - Public Comment from Tori Canfield regarding existing densities, infrastructure, encouraging not increasing density across the board. *(01:22:50 in video)*
   - Public Comment from Stu Ryan regarding adding back single family residence to MDR zoning, and allowing Duplexes. *(01:26:10 in video)*
   - Public Comment from Mark Macranz regarding single family residences, rebuilding homes if natural disasters occur. *(01:28:50 in video)*
   - Public Comment from Ned Burns (sp?) regarding getting zoning changes simultaneously with Draft Comp Plan, and retail core zone. *(01:31:40 in video)*
   - Public Comment from Anne Winton (sp?) regarding single family residences,. *(01:33:50 in video)*

- Public Comment from Heidi Scherntanner (sp?) regarding high density zoning. *(01:34:50 in video)*
- Public Comment from Tracy Nichols regarding total lands available for use in each neighborhood, and theoretical maximum homes in each neighborhood, for infrastructure concerns. *(01:37:30 in video)*
- Public Comment from Andy Ross regarding reconstruction of housing after natural disaster, and concerns about density. *(01:38:10 in video)*
- Public Comment from Julie Johnson regarding what goals are intended, and density. *(01:39:10 in video)*
- Public Comment from Mark Holman regarding controlling short term rentals, and second order effects on infrastructure, and disputes with analysis behind parking plan. *(01:39:50 in video)*
- Public Comment from Robin Newcomb (sp?) regarding addition to overlays to demonstrate the size of an Acre for educational purposes. *(01:42:30 in video)*
- Public Comment from Perry Boyle regarding disagreement with Draft Comp Plan. *(01:43:00 in video)*
- Reminder to attendees to not interfere with public comment and creating a safe environment for any expressed viewpoint; Neil Bradshaw *(01:45:00 in video)*
- Public Comment from Lee Chub regarding analysis on second order impacts on traffic and infrastructure, disagreement with Draft Comp Plan, and timeline of process. *(01:46:10 in video)*
- Public comments closed; Neil Bradshaw *(01:48:20 in video)*

NEW BUSINESS (CONT.): (01:49:00 in video)

4. Continuation of previous Action
    - Commission & Council comments re support for public comment; Tripp Hutchinson *(01:48:20 in video)*
    - Staff presentation regarding public comments, and answers to them, noting an average of 1% annual growth approximating 26 households per year, capability of current water/wastewater systems to handle 1% growth until 2070, interplay of road traffic with encroaching onto private property, confirmation that nonconforming buildings destroyed by natural disaster are allowed to rebuild as is within a two-year window as seen by Limelight Condos, confirmation of city flexibility with nonconforming use as shown by single family residences in downtown core, clarifying that densities are not per lot but by per acre; Morgan Landers *(01:49:40 in video)*
    - Commission & Council questions and Staff responses regarding public comments, specifically infrastructure, simultaneous development of zoning code and land use, single family not necessarily being occupied, reminder that City has spent significant effort on code and not missed a simple fix; Neil Bradshaw, Susan Passovoy, Morgan Landers, Tripp Hutchinson, Spencer Cordovano *(01:58:00 in video)*
    - Commission & Council discussion and Staff responses regarding overall presentation, difference between single family residence and townhomes, putting single family zoning

back in MDR, difficulty of density terminology, simultaneous implementation of zoning code and land use, responses to public comment disagreement on Comp Plan, comments on decreased density not always decreasing hosing prices; Neil Bradshaw, Courtney Hamilton, Morgan Landers, Neil Morrow, Tripp Hutchinson, Susan Passovoy, Amanda Breen, Matthew McGraw, Tim Carter *(02:07:50 in video)*

- Commission & Council discussion and Staff responses regarding single family home use in the MDR, dislike of blanket statements due to complexity, confirmation that the City cannot flat out require community housing or full-time residency, only implement incentivizing and disincentivizing policies; Neil Bradshaw, Matthew McGraw, Morgan Landers, Susan Passovoy, Spencer Cordovano, Tripp Hutchinson *(02:30:50 in video)*
- Commission & Council discussion and Staff responses regarding Warm Springs, acknowledgment that draft comp plan is codification and clarification of existing neighborhood structures and densities, disagreement with statements that new draft comp plan is a jump in density, discussion of additional density, request for number of existing dwelling units and hypothetical maximum dwelling units, discussion of difficulty in assessing hypothetical maximum dwelling units, confirmation from Staff that they are working on that topic; Neil Bradshaw, Morgan Landers, Neil Morrow, Tim Carter, Matthew McGraw, Courtney Hamilton, Susan Passovoy, Brenda Moczygemba, *(02:38:25 in video)*
- Commission & Council discussion and Staff responses regarding Warm Springs, potential zoning changes, need for a transition zone, discussion of avalanche zoning, discussion of lot sizes as a driver for the dividing line of zoning; Tripp Hutchinson, Neil Morrow, Morgan Landers, Matthew McGraw, Neil Bradshaw *(02:56:10 in video)*
- Commission & Council questions and Staff responses regarding mapping tools for zoning and density, discussion of aerial photography use, discussion of 3d mapping becoming obsolete within 6 months to a year; Susan Passovoy, Morgan Landers *(02:59:30 in video)*
- Staff presentation and Commission & Council questions regarding commercial employment zoning in 2014 Comp Plan, changes to current 2025 Comp Plan, discussion of future land use map for entire city as opposed to specific neighborhood deep dives; Morgan Landers, Neil Bradshaw, Courtney Hamilton, Tripp Hutchinson *(03:02:10 in video)*
- Commission & Council discussion regarding public comments, community concerns, length of Draft Comp Plan timeline, reminder of State of Idaho laws regarding short term rentals, acknowledgement of average home price in Ketchum being $1.4 million or higher; Neil Morrow *(03:10:20 in video)*
- Staff presentation and Commission & Council discussion regarding what the Commission & Council wants the next stage of the process to be, potential avenues, and which would be optimal; Morgan Landers, Spencer Cordovano, Tripp Hutchinson, Neil Bradshaw, Neil Morrow, Courtney Hamilton, Amanda Breen, Susan Passovoy, Matthew McGraw *(03:17:40 in video)*

ADJOURNMENT:

Motion to adjourn at 7:29 p.m. *(03:29:00 in video)*
MOVER: Neil Morrow
SECONDER: Brenda Moczygemba
AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw, Tim Carter, & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

_____
Neil Morrow – P & Z Commissioner

_____
Morgan Landers – Director of Planning & Building

CITY OF KETCHUM
SPECIAL MEETING MINUTES OF THE CITY COUNCIL AFTER KCC & PZ JOINT MEETING
Monday, February 3, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:03 in video)*
Neil Bradshaw called the meeting of the Ketchum City Council to order at 7:45 PM.

ROLL CALL:
Tripp Hutchinson
Spencer Cordovano
Amanda Breen
Courtney Hamilton

ALSO PRESENT:
Jade Riley—City Administrator
Trent Donat—City Clerk & Business Manager
Brent Davis—Director of Finance and City Treasurer
Ben Whipple—Senior Project Manager *(via teleconference)*
Morgan Landers—Director of Planning and Building

COMMUNICATIONS FROM COUNCIL AND STAFF:
NONE

CONSENT AGENDA:
Courtney was absent at the previous meeting, inquired if she should recuse, Jade said it wasn't necessary. *(00:00:55 in video)*
Neil Bradshaw commented on Rebecca Lawson joining the Ketchum Arts Commission. *(00:01:15 in video)*
Tripp Hutchinson pulled items #9, #10 and #11 asking if they could be deferred. *(00:01:42 in video)*

Comments, questions, and discussion by Council regarding the items pulled. *(00:01:49 in video)*
Joined by: Jade Riley *(00:02:48 in video)*
Joined by: Ben Whipple *(00:05:27 in video)*
Item # 9 was deferred to the Council meeting on February 18th. *(00:11:05 in video)*

Motion to approve Consent Agenda items #2-#13 excluding #'s 9-11. *(00:18:30 in video)*
MOVER: Courtney Hamilton
SECONDER: Tripp Hutchinson
AYES: Tripp Hutchinson, Spencer Cordovano, Amanda Breen
RESULT: ADOPTED

Comments, questions, and discussion by Council regarding items #10 and #11. *(00:18:42 in video)*
Joined by: Jade Riley *(00:19:13 in video)*
Joined by: Ben Whipple *(00:22:01 in video)*

Motion to approve Consent Agenda items #10 and #11. *(00:24:37 in video)*

MOVER: Spencer Cordovano
SECONDER: Courtney Hamilton
AYES: Spencer Cordovano, Amanda Breen, Courtney Hamilton
NAYS: Tripp Hutchinson
RESULT: ADOPTED

PUBLIC HEARING:
14. Recommendation to hold Budget Public Hearing for FY 2025 Amended Budget Ordinance and 1st, 2nd and 3rd reading of Ordinance 1258.
Presented by: Brent Davis *(00:24:49 in video)*

Public Hearing Open: *(00:28:00 in video)*
Public Hearing Closed: *(00:28:11 in video)*

Comments, questions, and discussion by Council. *(00:28:16 in video)*

Motion to approve 1st, 2nd and 3rd reading by title only of Ordinance 1258. *(00:28:48 in video)*
MOVER: Courtney Hamilton
SECONDER: Tripp Hutchinson
AYES: Spencer Cordovano, Amanda Breen, Courtney Hamilton, Tripp Hutchinson
RESULT: ADOPTED

1st, 2nd, and 3rd Reading of Ordinance 1258 by Title Only.
Reading by: Trent Donat *(00:29:08 in video)*

EXECUTIVE SESSION:
15. Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency.
Motion to move into Executive Session per Idaho Code 74-206(1)(c) to acquire an interest in real property not owned by a public agency. *(00:29:36 in video)*
MOVER: Courtney Hamilton
SECONDER: Tripp Hutchinson
AYES: Amanda Breen Tripp Hutchinson, Spencer Cordovano, Courtney Hamilton
RESULT: ADOPTED

Mayor Bradshaw commented on the topic of discussion during the executive session regarding potential acquisition of 291 2nd Avenue. *(00:30:01 in video)*

ADJOURNMENT:
Motion to adjourn. *(00:39:38 in video)*
MOVER: Spencer Cordovano
SECONDER: Amanda Breen
AYES: Spencer Cordovano, Tripp Hutchinson, Amanda Breen, Courtney Hamilton
RESULT: UNANIMOUS

_____
Neil Bradshaw, Mayor

ATTEST:_____
Trent Donat, City Clerk

CITY OF KETCHUM
SPECIAL MEETING MINUTES OF THE CITY COUNCIL
Friday, February 7, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER:
Neil Bradshaw called the meeting of the Ketchum City Council to order at 12:00 PM. *(00:00:13 in video)*

ROLL CALL:
Tripp Hutchinson
Courtney Hamilton
Amanda Breen
Spencer Cordovano

ALSO PRESENT:
Jade Riley—City Administrator
Trent Donat—City Clerk & Business Manager
Brent Davis—Director of Finance and City Treasurer *(via teleconference)*
Carissa Connelly—Director of Housing

EXECUTIVE SESSION:
1. Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency.
Motion to move into executive session per Idaho Code 74-206(1)(c) to acquire an interest in real property not owned by a public agency. *(00:00:40 in video)*
MOVER: Courtney Hamilton
SECONDER: Spencer Cordovano
AYES: Tripp Hutchinson, Spencer Cordovano, Amanda Breen, Courtney Hamilton
RESULT: ADOPTED

The council came out of the executive session. Neil Bradshaw summarized the discussion regarding the purchase of 291 2nd Ave. No formal action to be taken at this time. It is likely that further deliberation will happen at a future meeting. *(00:01:03 in video)*

ADJOURNMENT:
Motion to adjourn. *(00:01:30 in video)*
MOVER: Spencer Cordovano
SECONDER: Amanda Breen
AYES: Spencer Cordovano, Tripp Hutchinson, Courtney Hamilton, Amanda Breen
RESULT: UNANIMOUS

_____
Neil Bradshaw, Mayor

ATTEST:_____
Trent Donat, City Clerk

CITY OF KETCHUM
SPECIAL MEETING MINUTES OF THE CITY COUNCIL
Wednesday, February 12, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER:
Neil Bradshaw called the meeting of the Ketchum City Council to order at 12:00 PM. *(00:00:13 in video)*

ROLL CALL:
Tripp Hutchinson
Amanda Breen
Spencer Cordovano
ABSENT:
Courtney Hamilton

ALSO PRESENT:
Jade Riley—City Administrator
Trent Donat—City Clerk & Business Manager
Brent Davis—Director of Finance and City Treasurer *(via teleconference)*
Daniel Hansen—Community Engagement Manager
Carissa Connelly—Director of Housing

COMMUNICATION FROM MAYOR AND COUNCIL MEMEBERS
None

NEW BUSINESS:
2. Recommendation to approve Resolution 25-007 for the purchase of property located at 291 Second Avenue, Ketchum, ID.
Introduced by: Neil Bradshaw *(00:00:45 in video)*

Comments, questions, and discussion by Council members. *(00:01:54 in video)*
Jade Riley and Neil Bradshaw joined the discussion.

Motion to approve Resolution 25-007 for the purchase of property located at 291 Second Avenue, Ketchum, ID. *(00:05:53 in video)*
MOVER: Tripp Hutchinson
SECONDER: Spencer Cordovano
AYES: Tripp Hutchinson, Spencer Cordovano, Amanda Breen
RESULT: ADOPTED

ADJOURNMENT:
Motion to adjourn. *(00:06:29 in video)*
MOVER: Spencer Cordovano
SECONDER: Amanda Breen
AYES: Spencer Cordovano, Tripp Hutchinson, Amanda Breen
RESULT: UNANIMOUS

_____
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
GENERAL FUND					
01-2175-9000 P/R DEDUC PBL--EMP CAF FSA-DC					
NBS-NATIONAL BENEFIT SERVI	CP402996	Claims paid invoice for FSA, FSAROLL, and HRA benefits	5,830.13		0
01-3400-1100 PLANNING FEES					
STEMP, MICHAEL	012825	Application Fee Refunding	4,300.00		0
Total :			10,130.13		
LEGISLATIVE & EXECUTIVE					
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-NATIONAL BENEFIT SERVI	CP402996	Claims paid invoice for FSA, FSAROLL, and HRA benefits	1,119.60		0
01-4110-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	22.95		0
Total LEGISLATIVE & EXECUTIVE:			1,142.55		
ADMINISTRATIVE SERVICES					
01-4150-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1031370	FSA/HRA Administration Fees	26.00		0
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	58.80		0
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
GEM STATE PAPER & SUPPLY	1134547	Foam soap and tissues	215.92		0
US BANK	7937 012725	Varnish, Knobs, Felt	41.94		0
US BANK	7937 012725	Business Cards	123.50		0
US BANK	8603 012725	Misc Office Supplies	61.33		0
ABC STAMP	0576976	Trodat signature stamp	36.11		0
GLOBAL INDUSTRIAL	122748902	Water filter replacement order	197.92		0
RAMP	20325	Office supplies procurement	17.09		0
RAMP	20325	Office coffee machine restocking	247.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	20325	Miovision Microdisk Card Reader	16.98		0
RAMP	20325	Office supplies procurement	37.34		0
RAMP	20325	Miovision Camera - SanDisk Reader via USB	17.99		0
RAMP	20325	Office supplies procurement	14.90		0
01-4150-4200 PROFESSIONAL SERVICES					
CINTAS	4220135090	Rental and service of shop towels and floor mats	42.02		0
WESTERN RECORDS DESTRUCT	0739402	Document destruction and recycling services, Services: 01/01/2025 - 01/31/2025	67.00		0
NESTED STRATEGIES	1251	WARM SPRINGS PRESERVE PHILANTHROPY COUNSEL	1,687.50		0
JACOBS ENGINEERING GROUP, I	W3Y18400-015	Construction services for Main Street rehabilitation project	2,562.00		0
TAYLOR JENSEN, CPA	1002	January Accounting Consulting Retainer	1,500.00		0
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
RAMP	20325	Business Annual Subscription	349.00		0
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG					
ATKINSONS' MARKET	04954014	Utensils and napkins for Leadership lunch meeting	17.01		0
US BANK	7937 012725	Java Coffee Meeting	16.97		0
US BANK	8582 012725	Lunch Meeting	241.39		0
US BANK	8582 012725	AIC Conference Lunch	150.00		0
US BANK	8582 012725	Lunch Meeting	19.58		0
US BANK	8582 012725	Lunch Meeting	94.20		0
US BANK	8603 012725	Finance Conference Registration	525.00		0
DAVIS, BRENT	013025	FLIGHT REIMBURSEMENT FOR DC CONFERENCE	1,552.36		0
RAMP	20325	Lunch Meeting	40.49		0
RAMP	20325	Team Lunch	28.78		0
RAMP	20325	Lunch Meeting	23.09		0
RAMP	20325	Lunch Meeting	45.88		0
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST					
US BANK	8582 012725	AIC Conference Lunch	50.00		0
US BANK	8582 012725	AIC Conference Registration	250.00		0
01-4150-5100 TELEPHONE & COMMUNICATIONS					
SYRINGA NETWORKS, LLC	25FEB0837	Internet and Ethernet bandwidth services	3,850.00		0
US BANK	5030 012725	Microsoft	361.48		0
COX BUSINESS	0012401047131	0012401047131901 012625	81.99		0
AT&T MOBILITY LLC	287310798935	VPNs for Finance and CSOs	80.18		0
RAMP	20325	Telecommunications Infrastructure Support	16.79		0
RAMP	20325	Camera Connectivity to Network	82.16		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
RAMP	20325	Mobile service plan renewal	201.47		0
RAMP	20325	Tech Equipment Purchase	1,716.25		0
RAMP	20325	Satellite internet service setup	165.00		0
RAMP	20325	Telecommunications Subscription	1,289.67		0
01-4150-5110 COMPUTER NETWORK					
INTEGRATED TECHNOLOGIES	254532	Contract Copies and Prints - General	696.73		0
KETCHUM COMPUTERS, INC.	20884	IT services, computer setup, and network maintenance	5,310.00		0
KETCHUM COMPUTERS, INC.	20891	IT services, computer maintenance and setup	12,529.80		0
LEAF	17891544	Equipment lease invoice for Xerox printers, 100-6877711-001	833.10		0
SPEED GOAT TECHNOLOGY LLC	2230186	Cyber Security Services and IT Support	1,350.00		0
RAMP	20325	Computer Network Administration	64.92		0
RAMP	20325	Video conferencing platform subscription	158.00		0
RAMP	20325	Marketing email platform subscription	276.00		0
01-4150-5150 COMMUNICATIONS					
US BANK	7937 012725	Facebook Ads	13.02		0
US BANK	7937 012725	Facebook Ads	192.00		0
US BANK	7937 012725	Facebook Ads	150.95		0
US BANK	7937 012725	Facebook Ads	174.00		0
US BANK	7937 012725	Facebook Ads	158.00		0
US BANK	7937 012725	Reflective Aluminum Sign	55.61		0
US BANK	7937 012725	iStock Subscription	74.20		0
INTERNATIONAL MINUTE PRES	89550	Postcards on 1st and Washington, Mailing Service	1,383.70		0
01-4150-5200 UTILITIES					
CITY OF KETCHUM	013125	360 - 171 E RIVER ST	62.17		0
CITY OF KETCHUM	013125	9994 - 900 N 3RD AVE	241.28		0
CITY OF KETCHUM	013125	208 - 191 W 5TH ST	442.16		0
CITY OF KETCHUM	013125	772 - 131 E RIVER ST	73.73		0
CITY OF KETCHUM	120124	9994 - 900 N 3RD AVE	528.08		0
CITY OF KETCHUM	120124	208 - 191 W 5TH ST	440.78		0
CITY OF KETCHUM	120124	772 - 131 E RIVER ST	73.73		0
CITY OF KETCHUM	120124	360 - 171 E RIVER ST	62.17		0
01-4150-6500 CONTRACTS FOR SERVICES					
ENOURATO, LISA	113	Main Street Project and CIP Support services - January 2025	4,505.00		0
HDR ENGINEERING, INC.	1200689630	Professional Services for Mini-Roundabout Concept Design	1,542.00		0
WORKMAN AND COMPANY	020425	Audited financial statements and travel costs	16,192.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4150-6510 COMPUTER SERVICES					
CASELLE, INC.	138714	Contract Support and Maintenance for 03/01/2025 to 03/31/2025	3,635.00		0
01-4150-7400 OFFICE FURNITURE & EQUIPMENT					
US BANK	8582 012725	Blinds in Warm Springs Room	1,008.72		0
Total ADMINISTRATIVE SERVICES:			70,447.43		
LEGAL					
01-4160-4200 PROFESSIONAL SERVICES					
WHITE PETERSON LAW FIRM	166621	December 2024 Retainer	16,500.00		0
01-4160-4270 CITY PROSECUTOR					
ALLINGTON, ESQ., FREDERICK	120329	Monthly Prosecutor Payment	3,883.33		0
Total LEGAL:			20,383.33		
PLANNING & BUILDING					
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-NATIONAL BENEFIT SERVI	CP402996	Claims paid invoice for FSA, FSAROLL, and HRA benefits	224.35		0
01-4170-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	16.50		0
01-4170-3100 OFFICE SUPPLIES & POSTAGE					
COPY CENTER LLC	3534	Warm Springs Preserve, Open House and Sawtooth Serenade Mailers	2,011.94		0
US BANK	0172 012725	Ground Shipping	16.49		0
01-4170-3200 OPERATING SUPPLIES					
US BANK	0172 012725	Office Calendars	31.97		0
LIMELIGHT HOTEL KETCHUM	2674	Comp Plan Open House Meeting Room Rental & Refreshments	1,941.84		0
LIMELIGHT HOTEL KETCHUM	2675	AIA Meeting Room and Refreshments	2,115.94		0
01-4170-4200 PROFESSIONAL SERVICES					
MATTISON, ROBYN	2025.01	January Engineering Consulting	5,425.00		0
S & C ASSOCIATES LLC	3321-3324	Professional consulting services for engineering and inspection projects	1,572.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4170-4210 PROFESSIONAL SERVICES - IDBS					
SAFEBUILT LLC	1257339	January Building Inspections	5,968.75		0
SAFEBUILT LLC	1317113	January Permit Processing	1,563.49		0
01-4170-4500 GEOGRAPHIC INFO SYSTEMS					
GEOBILITY LLC	1112	January 2025 Professional Services	2,160.00		0
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
US BANK	0172 012725	APA Professional Membership	101.00		0
Total PLANNING & BUILDING:			23,149.77		
NON-DEPARTMENTAL					
01-4193-4400 PROPERTY ACQUISTION					
SUN VALLEY TITLE	24530977	291 N 2nd Ave Property Acquisition	2,248,345.91		0
01-4193-9930 GENERAL FUND OP. CONTINGENCY					
GALENA-BENCHMARK ENGINE	1224(2)-014	GIS Mapping for Fire District	9,082.50		0
NBS-NATIONAL BENEFIT SERVI	1031089	Debit Card Cafeteria Plan Fees	18.00		0
WRAPCITY	021125	111 Main St Vouchers Redeemed	1,665.00		0
Total NON-DEPARTMENTAL:			2,259,111.41		
FACILITY MAINTENANCE					
01-4194-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	29.15		0
01-4194-3200 OPERATING SUPPLIES					
A.C. HOUSTON LUMBER CO.	2501-840983	SMALL WINTER GLOVES - SABINE	31.99		0
GEM STATE PAPER & SUPPLY	1134188	OFFICE SUPPLIES	454.79		0
US BANK	9988 012725	Office Calendar, Emergen C Electrolytes	73.75		0
01-4194-4200 PROFESSIONAL SERVICES					
BIG WOOD LANDSCAPE, INC.	31458	SNOW REMOVAL FY 2025	268.50	25032	0
BIG WOOD LANDSCAPE, INC.	31459	SNOW REMOVAL FY 2025	330.00	25032	0
BIG WOOD LANDSCAPE, INC.	31460	SNOW REMOVAL FY 2025	238.50	25032	0
BIG WOOD LANDSCAPE, INC.	31461	SNOW REMOVAL FY 2025	268.50	25032	0
BIG WOOD LANDSCAPE, INC.	31462	SNOW REMOVAL FY 2025	268.50	25032	0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
BIG WOOD LANDSCAPE, INC.	31464	SNOW REMOVAL FY 2025	240.00	25032	0
BIG WOOD LANDSCAPE, INC.	31465	SNOW REMOVAL FY 2025	270.00	25032	0
BIG WOOD LANDSCAPE, INC.	31466	SNOW REMOVAL FY 2025	385.50	25032	0
BIG WOOD LANDSCAPE, INC.	31467	SNOW REMOVAL FY 2025	385.50	25032	0
BIG WOOD LANDSCAPE, INC.	31470	SNOW REMOVAL FY 2025	268.50	25032	0
BIG WOOD LANDSCAPE, INC.	31471	SNOW REMOVAL FY 2025	385.50	25032	0
BIG WOOD LANDSCAPE, INC.	31472	SNOW REMOVAL FY 2025	500.00	25032	0
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG					
STAUFFACHER, JUERG	012524	Conference Per Diem 1/25/25	424.95		0
US BANK	9988 012725	Lodging & Parking for Conference	617.13		0
01-4194-5200 UTILITIES					
CITY OF KETCHUM	013125	456 - 1178 WARM SPRINGS RD	16.04		0
CITY OF KETCHUM	013125	1127 - 571 E 5TH ST & N	16.04		0
CITY OF KETCHUM	013125	536 - ST SCAPE / PLANTER BOXES	48.12		0
CITY OF KETCHUM	013125	9995 - 900 N 3RD AVE IRR	48.12		0
CITY OF KETCHUM	013125	9996 - 1173 WARM SPRINGS RD	62.18		0
CITY OF KETCHUM	013125	560 - 340 EDELWEISS AVE N	16.04		0
CITY OF KETCHUM	013125	9991 - 371 N EAST AVE	64.94		0
CITY OF KETCHUM	013125	532 - 120 S 1ST AVE	63.56		0
CITY OF KETCHUM	013125	1650 - 180 E 1ST ST	62.18		0
CITY OF KETCHUM	013125	1245 - 600 E 1ST ST	46.14		0
CITY OF KETCHUM	120124	536 - ST SCAPE / PLANTER BOXES	48.12		0
CITY OF KETCHUM	120124	456 - 1178 WARM SPRINGS RD	16.04		0
CITY OF KETCHUM	120124	1245 - 600 E 1ST ST	46.14		0
CITY OF KETCHUM	120124	9996 - 1173 WARM SPRINGS RD	62.18		0
CITY OF KETCHUM	120124	532 - 120 S 1ST AVE	64.94		0
CITY OF KETCHUM	120124	1650 - 180 E 1ST ST	62.18		0
CITY OF KETCHUM	120124	9995 - 900 N 3RD AVE IRR	48.12		0
CITY OF KETCHUM	120124	560 - 340 EDELWEISS AVE N	16.04		0
CITY OF KETCHUM	120124	9991 - 371 N EAST AVE	63.56		0
CITY OF KETCHUM	120124	1127 - 571 E 5TH ST & N	16.04		0
CLEAR CREEK DISPOSAL	0001786369	COK ATKINSONS PARK/TENNIS COURTS	587.98		0
IDAHO POWER	2201272487 01	480 E 4TH ST RESTROOM	116.89		0
IDAHO POWER	2203538992 01	480 E 4th ST EVENT	76.27		0
IDAHO POWER	2206452274 01	2206452274 012225 - 571 5th St Spkr	26.34		0
IDAHO POWER	2206452274 01	2206452274 012225 - 900 N 3rd Ave Pmp	47.84		0
INTERMOUNTAIN GAS	449 190 3000 5	131 RIVER ST E	46.62		0
INTERMOUNTAIN GAS	76053745030 0	76053745030 012825	760.64		0
OHIO GULCH TRANSFER STATIO	00312121	WASTE TRANSFER TICKET	10.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
OHIO GULCH TRANSFER STATIO	00313157	WASTE TRANSFER TICKET	10.00		0
OHIO GULCH TRANSFER STATIO	00313208	WASTE TRANSFER TICKET WITH COOLIANT	28.72		0
EASY TOWING LLC	91	CHEVY TAHOE TOW SERVICE	150.00		0
01-4194-5300 CUSTODIAL & CLEANING SERVICES					
WESTERN BUILIDNG MAINTEN	0147120-IN	JAN 2025 JANITORIAL SERVICES	4,637.00		0
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS					
SHEETMETAL FABRICATION	16602	24 GALVANIZED STEEL- MAIN BLDG - WATER PAN FOR SERVER ROOM	1,063.00		0
01-4194-5910 REPAIR & MAINT-491 SV ROAD					
CINTAS	4219444270	Mat rental and service at Starbucks	48.85		0
CINTAS	4220135215	Floor mat rental and service	48.85		0
CITY OF KETCHUM	013125	192 - 491 E SUN VALLEY RD	382.28		0
CITY OF KETCHUM	120124	192 - 491 E SUN VALLEY RD	385.47		0
CLEAR CREEK DISPOSAL	0001786370	STARBUCKS MONTHLY CONTAINER SERVICE	922.00		0
GEM STATE PAPER & SUPPLY	1134739	STARBUCKS CLEANING SUPPLIES	845.78		0
IDAHO POWER	2202522062 01	491 E SUN VALLEY ROAD VISTOR CNTR	398.04		0
INTERMOUNTAIN GAS	174 998 0480 9	491 E SUN VALLEY ROAD	402.91		0
COX BUSINESS	0012401034971	0012401034971402 012225	143.00		0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR					
CLEAR CREEK DISPOSAL	0001786368	DOG PARK RESTROOM SERVICE, GARBAGE SERVICE & RENT	352.74		0
CLEAR CREEK LAND CO. LLC	0000048056	OLD GEEZER ALLY MOBILE STORAGE RENT	231.00		0
US BANK	9988 012725	Animal Spray	139.50		0
WATER DISTRICT 37 & 37M	2074	surface water - WARM SPRINGS PRESERVE	479.63		0
PETERSON EQUIPMENT MANAG	96213	TILLER MOTOR FOR SNOW CAT	2,058.17		0
PETERSON EQUIPMENT MANAG	96348	BUSHING AXLE FOR SNOW CAT	134.32		0
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI					
WARM SPRINGS AUTO PARTS LL	206084	SERPENTINE DRIVE BELT	27.11		0
01-4194-6950 MAINTENANCE					
A.C. HOUSTON LUMBER CO.	2409-784955	GLOVES -JOE	9.99		0
A.C. HOUSTON LUMBER CO.	2409-786872	CONCRETE DRY MIX	24.68		0
A.C. HOUSTON LUMBER CO.	2501-841432	METAL BLADE FOR SAW	62.99		0
A.C. HOUSTON LUMBER CO.	2501-841622	FASTENERS	7.88		0
CHATEAU DRUG CENTER	2960722	ROOF RAKE	75.99		0
MOSS GARDEN CENTER	228714	4TH STREET - CLASSIC BLOSSOM	25.59		0
MOSS GARDEN CENTER	229956	4TH STREET - CLASSIC BLOSSOM	25.59		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total FACILITY MAINTENANCE:			21,121.14		
POLICE					
01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-NATIONAL BENEFIT SERVI	CP402996	Claims paid invoice for FSA, FSAROLL, and HRA benefits	316.21		0
01-4210-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	9.80		0
01-4210-3100 OFFICE SUPPLIES & POSTAGE					
RAMP	20325	Parking Ops-Office Supplies and Postage	167.30		0
UNIFORMS2GEAR	INV/2024/10/0	CSO Pants	468.45		0
01-4210-3500 MOTOR FUELS & LUBRICANTS					
CHRISTENSEN INC.	CL76964	CSOs CFN - 1001227	215.98		0
CHRISTENSEN INC.	CL78288	1001227 - CSO CFN	227.36		0
01-4210-3620 PARKING OPS EQUIPMENT FEES					
CALE AMERICA, INC.	184128	Monthly CWO meter service	58.67		0
01-4210-4200 PROFESSIONAL SERVICES					
MARKY'S SUPER TOW	38775	Vehicle towing and relocation services for 18 cars	1,048.00		0
MARKY'S SUPER TOW	38811	Towing service for multiple vehicles	768.00		0
MARKY'S SUPER TOW	38934	Towing service for relocating 16 cars	968.00		0
01-4210-4250 PROF.SERVICES-BCSO CONTRACT					
BLAINE COUNTY CLERK/RECOR	020325	BCSO FY25 DIFFERENCE	13,977.66		0
BLAINE COUNTY CLERK/RECOR	201085	BCSO Law Enforcement Services	159,837.92		0
01-4210-5100 TELEPHONE & COMMUNICATIONS					
AT&T MOBILITY LLC	287310798935	VPNs for Finance and CSOs	175.78		0
Total POLICE:			178,239.13		
FIRE & RESCUE					
01-4230-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	85.10		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4230-2900 PERFORMANCE AWARDS					
US BANK	3938 012725	Captain's Lunch	67.14		0
US BANK	3938 012725	Captain's Lunch	14.00		0
01-4230-3200 OPERATING SUPPLIES FIRE					
US BANK	3938 012725	Hazardous Materials for First Responders Textbooks	1,031.04		0
US BANK	3938 012725	Voice Recorder, USB Extension Cable	84.38		0
01-4230-3210 OPERATING SUPPLIES EMS					
NORCO	0042745460	Cylinder rental invoice for gas cylinders	195.30		0
HENRY SCHEIN	29525055	cannulas, IV sets, extension sets, glucose gel, start kits, autoguards"	2,520.68		0
HENRY SCHEIN	29591791	Lidocaine HCL	84.81		0
HENRY SCHEIN	31084578	Lorazepam injection syringes	143.73		0
HENRY SCHEIN	31095600	gloves, tubing, and test strips, sensors, admin gravity 104	1,197.26		0
PRIMARY PHARMACEUTICALS	#57164	Sodium Chloride IV bags and FedEx shipping	1,026.41		0
PRIMARY PHARMACEUTICALS	57653	sodium chloride solution	326.32		0
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE					
CHRISTENSEN INC.	CL78284	1001221 013125 - Fire	242.82		0
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS					
CHRISTENSEN INC.	CL78284	1001221 013125 - EMS	242.83		0
01-4230-4200 PROFESSIONAL SERVICES FIRE					
US BANK	3938 012725	Fire Education Classes	1,381.25		0
US BANK	3938 012725	Fire Training Class	395.00		0
01-4230-4210 PROFESSIONAL SERVICES EMS					
US BANK	3938 012725	Garmin Subscription	81.80		0
US BANK	3938 012725	Fax Number	335.99		0
US BANK	3938 012725	CalTopo Teams	1,000.00		0
01-4230-4900 TRAINING/TRAVEL/MTG FIRE					
US BANK	3938 012725	Fire Training	720.00		0
US BANK	3938 012725	Fire Training Incidentals	328.44		0
US BANK	3938 012725	Fire Training - Flights	328.36		0
01-4230-4910 TRAINING EMS					
US BANK	3938 012725	AIARE Avalanche Education	210.12		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4230-4920 TRAINING-FACILITY					
IDAHO POWER	2224210258 01	2224210258 010825 Fire Training Facility	70.33		0
01-4230-5100 TELEPHONE & COMMUNICATION FIRE					
BLAINE COUNTY EMERGENCY	KFDPSS25	Safety servers, implementation, modules, maintenance, financing CAD/RMS admin mobile VPN	4,138.21		0
US BANK	3938 012725	Starlink Internet	25.00		0
US BANK	3938 012725	Digital Signal Processor Card Module	77.64		0
COX BUSINESS	0012401049446	0012401049446101 012825	124.33		0
AT&T MOBILITY LLC	287307161044	287307161044X02012025	335.88		0
01-4230-5110 TELEPHONE & COMMUNICATION EMS					
BLAINE COUNTY EMERGENCY	KFDPSS25	Public Safety System servers and maintenance for CAD/RMS admin	4,138.21		0
US BANK	3938 012725	Digital Signal Processor Card Module	77.63		0
US BANK	3938 012725	Starlink Internet	25.00		0
COX BUSINESS	0012401049446	0012401049446101 012825	124.34		0
AT&T MOBILITY LLC	287307161044	287307161044X02012025	335.89		0
01-4230-5200 UTILITIES					
CITY OF KETCHUM	013125	2307 - 107 SADDLE RD	170.90		0
CITY OF KETCHUM	120124	2307 - 107 SADDLE RD	165.50		0
INTERMOUNTAIN GAS	26223127833 0	26223127833 012825	1,849.92		0
01-4230-5900 REPAIR & MAINTENANCE-BUILDINGS					
SENTINEL FIRE & SECURITY, IN	106093	Fire alarm monitoring -107 Saddle Rd	104.85		0
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS					
US BANK	3938 012725	Return Credit: Auto Mirrors	29.90-		0
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ					
NORCO	0042257544	Cylinder rental - industrial gas cylinders	38.70		0
US BANK	3938 012725	Husqvarna Hand Guard and Clutch Cover	115.49		0
US BANK	3938 012725	QuantiFit2 Calibration and Maintenance	910.00		0
01-4230-6110 REPAIR & MAINT--MACHINERY & EQ					
NORCO	0042257544	Cylinder rental - industrial gas cylinders	38.70		0
Total FIRE & RESCUE:			24,879.40		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
STREET					
01-4310-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	26.80		0
01-4310-3200 OPERATING SUPPLIES					
A.C. HOUSTON LUMBER CO.	2501-841192	DRIVEWAY MARKER	20.94		4310044
A.C. HOUSTON LUMBER CO.	2502-842715	FASTENERS	5.76		4310044
A.C. HOUSTON LUMBER CO.	2502-843554	INSULATED GLOVE- GINA	15.99		4310044
CHATEAU DRUG CENTER	2966017	DRIVEWAY MARKER	45.48		4310044
FASTENAL COMPANY	IDJER113493	FLIP DISCS AND MISC	145.15		4310044
NAPA AUTO PARTS	213047	LEFT & RIGHT OUTER TIE RODS	120.98		4310044
NAPA AUTO PARTS	213350	SNAP RING PLIERS	116.99		4310044
NAPA AUTO PARTS	213499	KEYS	16.49		4310044
PIPECO, INC.	S5765278.001	BARB ADAPTER	.23		4310044
TREASURE VALLEY COFFEE INC	2160:10880112	COFFEE AND TEA SUPPLIES	148.87		4310044
US BANK	1718 012725	Snow Plow Breakfasts	7.83		4310044
US BANK	1718 012725	Oil Seals	57.06		4310044
US BANK	1718 012725	Heavy Duty Circuit Tester	19.51-		4310044
US BANK	1718 012725	Snow Plow Breakfasts	75.51		4310044
US BANK	1718 012725	Air Freshener, Kitchen Towels - Return Credit	39.88		4310044
US BANK	1718 012725	Snow Plow Breakfasts	9.70		4310044
US BANK	1718 012725	Snow Plow Breakfasts	96.21		4310044
US BANK	1718 012725	Snow Plow Breakfasts	107.30		4310044
RAMP	20325	Coffee for Snow Tow Team	22.56		0
RAMP	20325	Snow Tow Breakfast	20.69		0
01-4310-3500 MOTOR FUELS & LUBRICANTS					
CHRISTENSEN INC.	CL78286	GAS	49.75		4310044
VALLEY WIDE COOPERATIVE	U001A298	DYED WINTERBLEND	4,683.80		4310044
VALLEY WIDE COOPERATIVE	U001A339	DYED WINTERBLEND	4,648.31		4310044
01-4310-5200 UTILITIES					
CITY OF KETCHUM	013125	9999 - 210 E 10TH ST	63.56		4310047
CITY OF KETCHUM	013125	9993 - 200 E 10TH ST	111.05		4310047
CITY OF KETCHUM	120124	9999 - 210 E 10TH ST	64.94		0
CITY OF KETCHUM	120124	9993 - 200 E 10TH ST	111.05		0
INTERMOUNTAIN GAS	326 493 30001	130 S 1ST AVE, 200 E 10 ST, 911 WARM SPRINGS - STREETS	1,416.06		4310047
INTERMOUNTAIN GAS	49439330009 0	260 E 10 ST	271.56		4310047

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
CLEARWATER POWER EQUIPME	65707	PRIMER BULB	5.49		4310044
FASTENAL COMPANY	IDJER113356	ER70S-6	178.99		4310044
GRAINGER, INC., W.W.	9389578338	TRANSFER PUNCH SET	43.99		4310044
K & T STEEL CORP.	0020280-IN	SNOW BUCKET REPAIRS	180.00		4310044
WESTERN STATES CAT	IN003076132	SENSOR - CAT 66M	168.92		4310044
WESTERN STATES CAT	IN003077564	PUMP-AS-WSHL - CAT 966M	46.95		4310044
WINTER EQUIPMENT COMPANY	IV62072	CURBCAST GAUGE LEFT & RIGHT	431.60		4310044
HIGH DESERT BOBCAT	P11722	ROD TIE	540.83		4310044
WARM SPRINGS AUTO PARTS LL	206631	PRESTONE COMMAND DIE	269.50		4310044
01-4310-6910 OTHER PURCHASED SERVICES					
CINTAS	4219444191	BLACK MAT AND COVERALL CLEANINGS	23.48		4310044
CINTAS	4220135158	BLACK MAT AND COVERALL CLEANINGS	23.48		4310044
CINTAS	5252309105	FIRST AID KIT REFILL	75.30		4310044
NORCO	0042744659	CYLINDER RENTAL	265.05		4310044
MIOVISION TECHNOLOGIES INC	77304	INTERSECTION COUNT WITH PREMIUM CLASS	196.00		4310044
01-4310-6930 STREET LIGHTING					
IDAHO POWER	2200749261 01	VARIOUS STREET LITES	387.87		4310050
IDAHO POWER	2206773224 01	600 E 2ND AVE ST LITE	29.37		4310050
IDAHO POWER	2207487501 01	560 N 1ST AVE LITES	28.67		4310050
IDAHO POWER	2208316659 01	391 N 1ST AVE LITES	33.20		0
IDAHO POWER	2224304721 12	2224304721 122724 111 S Leadville	14.93		4310050
LANDSCAPE FORMS, LLC	0000220008	Northport pole base cover kit and shipping	430.00		0
Total STREET:			15,874.61		
RECREATION					
01-4510-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	22.70		0
01-4510-3200 OPERATING SUPPLIES					
GEM STATE PAPER & SUPPLY	1134388	Compact Coreless Tissue	135.68		0
RAMP	20325	Safety Tape	19.88		0
RAMP	20325	Water filer filters	73.98		0
RAMP	20325	Soft Close Door Hinge	17.58		0
01-4510-3250 RECREATION SUPPLIES					
CHATEAU DRUG CENTER	2958471	Batteries	12.34		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
CHATEAU DRUG CENTER	2965991	Office supplies and gloves	95.74		0
RAMP	20325	Rec supplies	79.96		0
RAMP	20325	Cam buckle straps for equipment	16.95		0
RAMP	20325	Friday Adventure	10.31		0
RAMP	20325	Friday adventure	321.67		0
RAMP	20325	Friday Adventure	41.06		0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
ATKINSONS' MARKET	06832547	Fruit	17.77		0
01-4510-3500 MOTOR FUELS & LUBRICANTS					
LUTZ RENTALS	160502-1	Propane rental for ice rink	47.05		0
LUTZ RENTALS	160543-1	Propane Rental for Ice rink	34.22		0
CHRISTENSEN INC.	CL76963	Parks CFN - 1001222	80.43		0
CHRISTENSEN INC.	CL78285	1001222 - Parks CFN	109.08		0
01-4510-4200 PROFESSIONAL SERVICE					
RAMP	20325	Garage door repair equipment	614.26		0
01-4510-5200 UTILITIES					
IDAHO POWER	2206452274 01	2206452274 012225 - 900 N 3rd Ave Rec	352.51		0
INTERMOUNTAIN GAS	31904030009 0	31904030009 012825	205.06		0
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ					
RAMP	20325	Snowblower purchase	1,528.98		0
Total RECREATION:			3,837.21		
Total GENERAL FUND:			2,628,316.11		
WAGON DAYS FUND					
WAGON DAYS EXPENDITURES					
02-4530-3200 OPERATING SUPPLIES					
DAVIS EMBROIDERY INC.	45376	Wagon Days Embroidered Shirts	198.00		0
02-4530-4220 GRAND MARSHAL DINNER					
MASON'S TROPHIES & GIFTS	104915	2024 Grand Marshall Photo Plaque	130.65		0
Total WAGON DAYS EXPENDITURES:			328.65		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WAGON DAYS FUND:			328.65		
GENERAL CAPITAL IMPROVEMENT FD					
GENERAL CIP EXPENDITURES					
03-4193-7110 DOWNTOWN CORE SIDEWALK INFILL					
JACOBS ENGINEERING GROUP, I	W3Y18400-015	Construction services for Main Street rehabilitation project	4,890.00		0
03-4193-7135 MAIN STREET REHAB					
ENOURATO, LISA	113	Main Street Project and CIP Support services - January 2025	425.00		713504
EVANS PLUMBING INC	162140	Plumbing work - draining snowmelt system at Argyros	373.15		0
EVANS PLUMBING INC	162141	Plumbing work and glycol filling for snowmelt system at Argyros	4,105.00		0
THORNTON HEATING	66185	Drain and fill sidewalk snow melt service and labor	2,464.47		713502
THORNTON HEATING	66381	Snow melt drain service, glycol refill and system recheck	4,662.00		0
THORNTON HEATING	66384	System flush with hydro-solv, glycol, adapters, and labor services	4,521.49		713502
JACOBS ENGINEERING GROUP, I	W3Y18400-015	Construction services for Main Street rehabilitation project	15,010.00		713502
03-4193-7145 5th STREET SIDEWALK REPLACE					
JACOBS ENGINEERING GROUP, I	W3Y18400-015	Construction services for Main Street rehabilitation project	2,290.00		0
03-4193-7150 BIKE NETWORK IMPROVEMENTS					
JACOBS ENGINEERING GROUP, I	W3Y27900-001	Planning and design services for bike network	10,743.50		0
03-4193-7180 POWER LINE UNDERGROUNDING					
JACOBS ENGINEERING GROUP, I	W3Y18400-015	Construction services for Main Street rehabilitation project	3,450.00		0
03-4193-7200 TECHNOLOGY UPGRADES					
RAMP	20325	Office productivity technology upgrade	808.92		0
RAMP	20325	Network infrastructure upgrade	550.30		0
03-4193-7611 PAVEMENT MANAGEMENT PROG					
JACOBS ENGINEERING GROUP, I	W3Y18400-015	Construction services for Main Street rehabilitation project	690.75		0
Total GENERAL CIP EXPENDITURES:			54,984.58		
Total GENERAL CAPITAL IMPROVEMENT FD:			54,984.58		
ORIGINAL LOT FUND					
ORIGINAL LOT TAX					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
22-4910-6060 EVENTS/PROMOTIONS					
US BANK	7937 012725	SESAC Performance License	610.00		0
WEBB LANDSCAPING	K-IN-198974	Tree Lighting - Silver Pine Spray	79.90		491002
22-4910-6080 MOUNTAIN RIDES					
MOUNTAIN RIDES	12693	Quarterly Partnership Contribution for FY2025	206,000.00		0
Total ORIGINAL LOT TAX:			206,689.90		
Total ORIGINAL LOT FUND:			206,689.90		
ADDITIONAL1%-LOT FUND					
ADDITIONAL 1%-LOT					
25-4910-4220 SUN VALLEY AIR SERVICE BOARD					
SUN VALLEY AIR SERVICE BOA	020425	December MOS 2024	210,021.02		0
Total ADDITIONAL 1%-LOT:			210,021.02		
Total ADDITIONAL1%-LOT FUND:			210,021.02		
FIRE BOND FUND					
FIRE BOND FUND EXP/TRNFRS					
41-4800-8100 DEBT SRVC ACCT PRINCIPL-FIRE					
ZIONS BANK	4899909 03152	4899909 Interest	129,509.38		0
Total FIRE BOND FUND EXP/TRNFRS:			129,509.38		
Total FIRE BOND FUND:			129,509.38		
IN-LIEU HOUSING FUND					
IN-LIEU HOUSING EXPENDITURES					
52-4410-7116 BLUEBIRD VILLAGE HOUSING					
KETCHUM COMMUNITY DEVEL	012925	FINAL BLUEBIRD INSTALLMENT	660,000.00		0
KETCHUM COMMUNITY DEVEL	020525	FINAL BLUEBIRD INSTALLMENT	20,000.00		0
Total IN-LIEU HOUSING EXPENDITURES:			680,000.00		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total IN-LIEU HOUSING FUND:			680,000.00		
COMMUNITY HOUSING					
COMMUNITY HOUSING EXPENSE					
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-NATIONAL BENEFIT SERVI	CP402996	Claims paid invoice for FSA, FSAROLL, and HRA benefits	492.45		0
54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	19.60		0
54-4410-3100 GENERAL OFFICE					
US BANK	7309 012725	ID Statesman Subscription	15.99		0
US BANK	7309 012725	NY Times Subscription	28.00		0
US BANK	7309 012725	Hiring Assessment	72.00		0
US BANK	7309 012725	LinkedIn Subscription	52.49		0
US BANK	7309 012725	Bluetooth Adapter	24.98		0
US BANK	7309 012725	Office Supplies	84.46		0
US BANK	7309 012725	Seattle Times Subscription	19.96		0
54-4410-3200 LIFT TOWER LODGE OPERATIONS					
INTERMOUNTAIN GAS	08335990225 0	703 S Main St	150.11		0
COX BUSINESS	0012401037719	703 S Main St	162.99		0
54-4410-4200 PROFESSIONAL SERVICES					
BACKGROUND INVESTATION B	INV-62838	Background Investigation Service	27.45		0
HOLST ARCHITECTURE, INC	23-082.00	Housing Project Designer	3,420.00		0
54-4410-4210 LEASE TO LOCALS INCENTIVES					
PLACEMATE, INC	1783	MONTHLY L2L PROGRAM SUPPORT - JANUARY 2025	6,000.00		0
WHITCOMB, GEORGIA	021825	Lease to Locals Payment	6,000.00		0
54-4410-4225 DEED RESTRICTIONS					
PARKSIDE VILLAGE OWNERS	012025	FEBRUARY HOA AND CAPITAL DUES	400.00		0
54-4410-4250 LIFT TOWER LODGE PROFF SVCS					
BIG WOOD LANDSCAPE, INC.	31468	LIFT TOWER LODGE SNOW REMOVAL FY 2025	570.00	25062	0
OFFICE BRIGHT INC	2037	MONTHLY CLEANING - LIFT TOWER - JANUARY 2025	315.00		0
SPRAGUE PEST SOLUTIONS	5680378	RODENT BAIT STATIONS- LIFT TOWER LODGE	87.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
54-4410-5200 LIFT TOWER LODGE UTILITIES					
CITY OF KETCHUM	013125	59 - 703 S MAIN ST	702.85		0
CITY OF KETCHUM	120124	59 - 703 S MAIN ST	702.85		0
CLEAR CREEK DISPOSAL	0001786366	LIFT TOWER LODGE	539.47		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
A.C. HOUSTON LUMBER CO.	2501-841325	SHOP SUPPLIES- LIFT TOWER	25.28		0
A.C. HOUSTON LUMBER CO.	5201-841325	Shop Supplies - Lift Tower	25.28		0
CHATEAU DRUG CENTER	2966103	SMART KEY ENTRY SYSTEM- LIFT TOWER	34.19		0
L.L. GREEN'S HARDWARE	B462560 01302	LIFT TOWER MAINTENANCE SUPPLY	45.98		0
54-4410-8000 REIMBURSEMENT BCHA OP & PROG					
BLAINE COUNTY HOUSING AUT	020525	CITY CONTRIBUTION	100,000.00		0
Total COMMUNITY HOUSING EXPENSE:			120,018.88		
Total COMMUNITY HOUSING:			120,018.88		
WATER FUND					
WATER EXPENDITURES					
63-4340-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	16.50		0
63-4340-3120 DATA PROCESSING					
BILLING DOCUMENT SPECIALIS	98711	Billing services including image processing and postage	600.03		0
63-4340-3200 OPERATING SUPPLIES					
A.C. HOUSTON LUMBER CO.	2501-840310	Dish Soap	22.59		0
A.C. HOUSTON LUMBER CO.	2501-841630	Cleaning Supplies	38.67		0
A.C. HOUSTON LUMBER CO.	2501-841750	Cleaning Supplies	23.27		0
D & B SUPPLY INC.	339	WORK CLOTHES	344.92		0
GEM STATE PAPER & SUPPLY	1134819	Cleaning Supplies	243.45		0
INTEGRATED TECHNOLOGIES	254532	Contract Copies and Prints - Water	51.40		0
63-4340-3800 CHEMICALS					
OXARC INC	0012674133-00	HYPOCHLORITE SOLUTION	485.82		0
OXARC INC	0032239680	Service Charge	7.19		0
63-4340-4200 PROFESSIONAL SERVICES					
KETCHUM COMPUTERS, INC.	20891	IT services, computer maintenance and setup	587.25		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
63-4340-4300 STATE & WA DISTRICT FEES					
WATER DISTRICT 37 & 37M	2073	Account 10290 - Yearly Payment	2,858.65		0
63-4340-5100 TELEPHONE & COMMUNICATIONS					
SYRINGA NETWORKS, LLC	25FEB0837	Internet and Ethernet bandwidth services	325.00		0
AT&T MOBILITY LLC	287318858311	287318858311 - Water	90.72		0
63-4340-5200 UTILITIES					
DIG LINE	0076084-IN	Monthly fee and DP assessment	38.35		0
IDAHO POWER	2202458903 00	2202458903 110 River Ranch Rd OPTC	956.38		0
IDAHO POWER	2203658592 01	2203658592 Wells & Boosters - Water	6,631.79		0
IDAHO POWER	2206786259 01	2206786259 110 River Ranch Rd Admin	77.86		0
INTERMOUNTAIN GAS	326 493 30001	110 RIVER RANCH A	57.75		0
63-4340-6000 REPAIR & MAINT-AUTO EQUIP					
WARM SPRINGS AUTO PARTS LL	206417	BRAKE PARTS	583.30		0
WARM SPRINGS AUTO PARTS LL	206564	16 PC 1/2" DR METR & Parts	112.48		0
WARM SPRINGS AUTO PARTS LL	206592	OIL & FILTER	12.81		0
WARM SPRINGS AUTO PARTS LL	206668	Drain Plugs	110.04		0
Total WATER EXPENDITURES:			14,276.22		
Total WATER FUND:			14,276.22		
WATER CAPITAL IMPROVEMENT FUND					
WATER CIP EXPENDITURES					
64-4340-6900 MISC SERVICES & CHARGES					
OPAL ENGINEERING, PLLC	990	Engineering services for water main and improvements projects	1,580.00		0
64-4340-7809 S. KETCHUM WATER LINE PROJ. A					
OPAL ENGINEERING, PLLC	990	Engineering services for water main and improvements projects	1,725.00		0
64-4340-7810 S. KETCHUM WATER LINE PROJ. B					
OPAL ENGINEERING, PLLC	990	Engineering services for water main and improvements projects	1,725.00		0
Total WATER CIP EXPENDITURES:			5,030.00		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WATER CAPITAL IMPROVEMENT FUND:			5,030.00		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-NATIONAL BENEFIT SERVI	CP402996	Claims paid invoice for FSA, FSAROLL, and HRA benefits	314.59		0
65-4350-2515 VISION					
NBS-NATIONAL BENEFIT SERVI	1043641	FSA/HRA Administration Fees	45.90		0
65-4350-3120 DATA PROCESSING					
BILLING DOCUMENT SPECIALIS	98711	Billing services including image processing and postage	600.03		0
65-4350-3200 OPERATING SUPPLIES					
ATKINSONS' MARKET	04354937	Cleaning supplies	9.20		0
ATKINSONS' MARKET	06832887	Water and baking soda	17.97		0
INTEGRATED TECHNOLOGIES	254532	Contract Copies and Prints - WW	22.86		0
UPS STORE #2444	MMN7FR507G	UPS Ground Shipping for Water Samples	17.56		0
UPS STORE #2444	MMN7FRSBX	UPS Ground Shipping for Water Samples	16.11		0
OXARC INC	0032250612	Acetylene and oxygen cylinder delivery with extended area delivery fee	131.40		0
RAMP	20325	Vac Truck Scanner/Hose Nozzle	52.34		0
65-4350-3400 MINOR EQUIPMENT					
RAMP	20325	Wastewater Tool Procurement	49.39		0
65-4350-3500 MOTOR FUELS & LUBRICANTS					
CHRISTENSEN INC.	CL78287	1001224 - Wastewater CFN	359.94		0
65-4350-3800 CHEMICALS					
ENVIRONMENTAL RESOURCE A	092093	Laboratory products and services for water testing	244.10		0
THATCHER COMPANY, INC.	2.0251E+12	ALUMINUM SULFATE	8,392.95	24048	0
USA BLUEBOOK	INV00568944	Laboratory supplies and chemicals order	286.46		0
65-4350-4200 PROFESSIONAL SERVICES					
ANALYTICAL LABORATORIES, I	2500948	Laboratory testing services for wastewater monitoring	351.56		0
KETCHUM COMPUTERS, INC.	20891	IT services, computer maintenance and setup	452.25		0
65-4350-5100 TELEPHONE & COMMUNICATIONS					
SYRINGA NETWORKS, LLC	25FEB0837	Internet and Ethernet bandwidth services	325.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
65-4350-5200 UTILITIES					
IDAHO POWER	2202158701 01	2202158701 011625	12,157.78		0
IDAHO POWER	2202703357 01	2202703357 1001 Chief Joseph Ct	93.31		0
IDAHO POWER	2206786259 01	2206786259 110 River Ranch Rd Admin	77.86		0
INTERMOUNTAIN GAS	326 493 30001	110 RIVER RANCH A	57.74		0
INTERMOUNTAIN GAS	326 493 30001	110 RIVER RANCH GRIT, C, SLUDGE LOADING	1,344.16		0
INTERMOUNTAIN GAS	58208688554 0	58208688554 012825	104.05		0
65-4350-6000 REPAIR & MAINT-AUTO EQUIP					
CLEARWATER POWER EQUIPME	73682	Long Spring Part	52.39		0
LES SCHWAB	11700923033	Tire repair service	55.40		0
NAPA AUTO PARTS	212575	Air hose	52.07		0
NAPA AUTO PARTS	213222	Auto parts and brake components	137.27		0
NAPA AUTO PARTS	213366	Brake fluid	3.49		0
RAMP	20325	Wastewater Dodge Repair Parts	313.00		0
65-4350-6100 REPAIR & MAINT-MACH & EQUIP					
USA BLUEBOOK	INV00574585	Mercury Float Switch	105.48		0
RAMP	20325	Building Maintenance Component	218.53		0
RAMP	20325	HVAC Maintenance for Municipal Facility	186.91		0
RAMP	20325	Shipping for HVAC part	43.76		0
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA					
DIG LINE	0076084-IN	Monthly fee and DP assessment	38.35		0
NAPA AUTO PARTS	214157	Fuel filter and oil filter	112.70		0
NAPA AUTO PARTS	214175	Gold Hydraulic Filter	34.05		0
NAPA AUTO PARTS	214291	Baldwin Filters Fuel/Water Separator	184.13		0
NAPA AUTO PARTS	214292	Mobil Delvac Synthetic Automotive parts	69.90		0
NAPA AUTO PARTS	214447	Auto parts and transmission fluid purchase	118.03		0
US BANK	3844 012725	LED Identification Light Bar	15.98		0
RAMP	20325	Vac Truck Scanner/Hose Nozzle	163.49		0
RAMP	20325	Collections Vac Truck Maintenance	70.51		0
Total WASTEWATER EXPENDITURES:			27,499.95		
WASTEWATER DEBT SERVICE EXP					
65-4800-8600 DEBT SRVC ACCT INTEREST-S2023					
ZIONS BANK	4899911 03152	4899911 Interest	150,200.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WASTEWATER DEBT SERVICE EXP:			150,200.00		
Total WASTEWATER FUND:			177,699.95		
PARKS/REC DEV TRUST FUND					
PARKS/REC TRUST EXPENDITURES					
93-4900-6200 PARK MEMORIAL BENCH/TREES					
MASON'S TROPHIES & GIFTS	106163	MEMORIAL PLAQUE- PHIL HANDY	224.29		0
93-4900-7950 WARM SPRINGS PRESR-RESTORATION					
RAMP	20325	Contractor meeting	42.45		0
Total PARKS/REC TRUST EXPENDITURES:			266.74		
Total PARKS/REC DEV TRUST FUND:			266.74		
Grand Totals:			4,227,141.43		

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

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	February 17, 2025	Staff Member/Dept:	Brent Davis – Director of Finance/Treasurer

Agenda Item: Recommendation to receive and file Treasurer's Monthly Financial Reports

Recommended Motion:

Motion to approve the monthly Treasurer's report and Financial Statement for January 2025.

Reasons for Recommendation:

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

Sustainability Impact:

No Sustainability impact

Financial Impact:

No Financial Impact

Attachments:

1. Monthly Financial Report – January 2025
2. Financial Statement – January 2025

MONTHLY FINANCIAL REPORT

JANUARY 2025

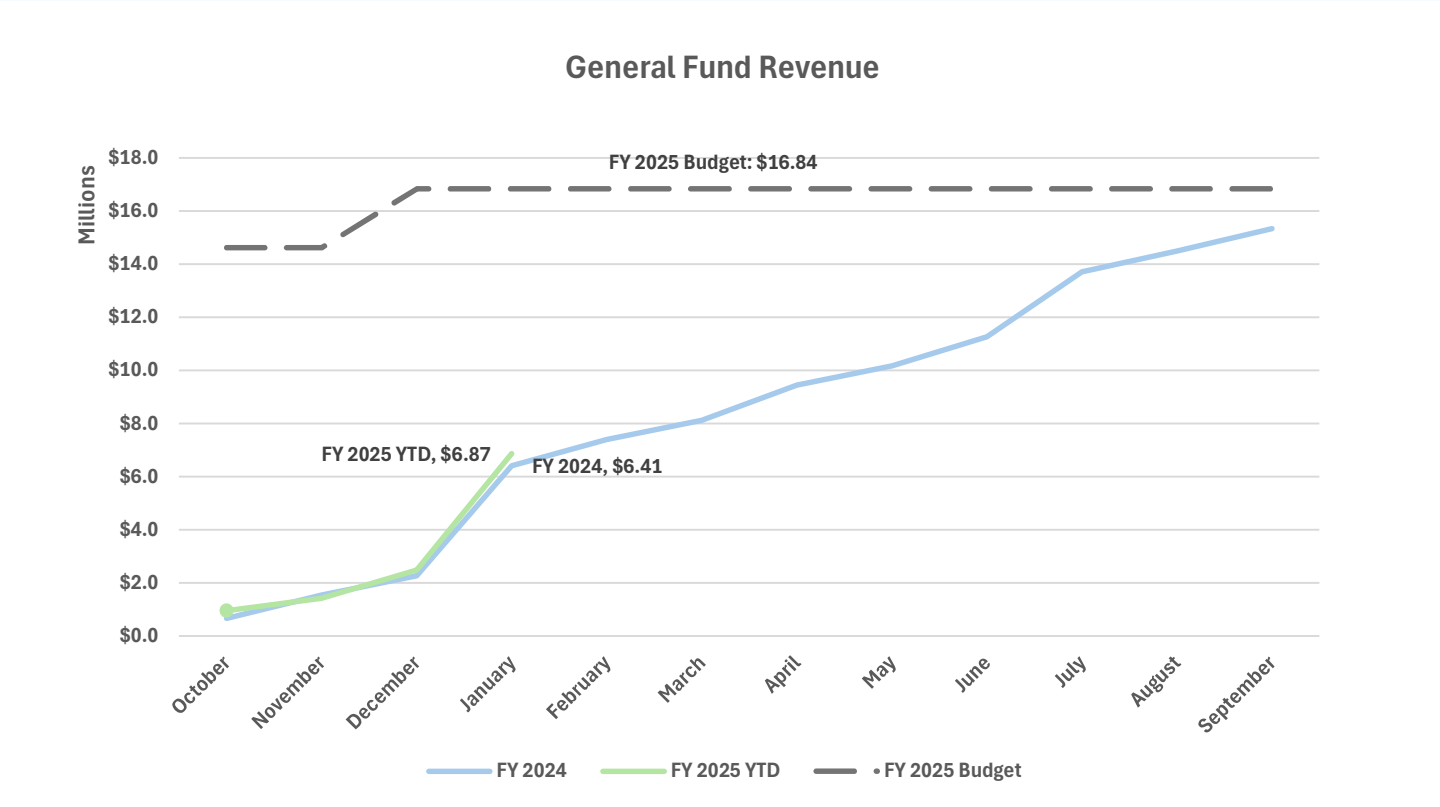
Report Contents

General Fund Summary Financials ..... Pages 1-4
Original LOT Summary Financials ..... Pages 5-8
Additional LOT Summary Financials ..... Page 9
In-Lieu Housing Fund Summary Financials ..... Page 10
Community Housing Fund Summary Financials ..... Page 11
Enterprise Funds Summary Financials ..... Pages 13-16

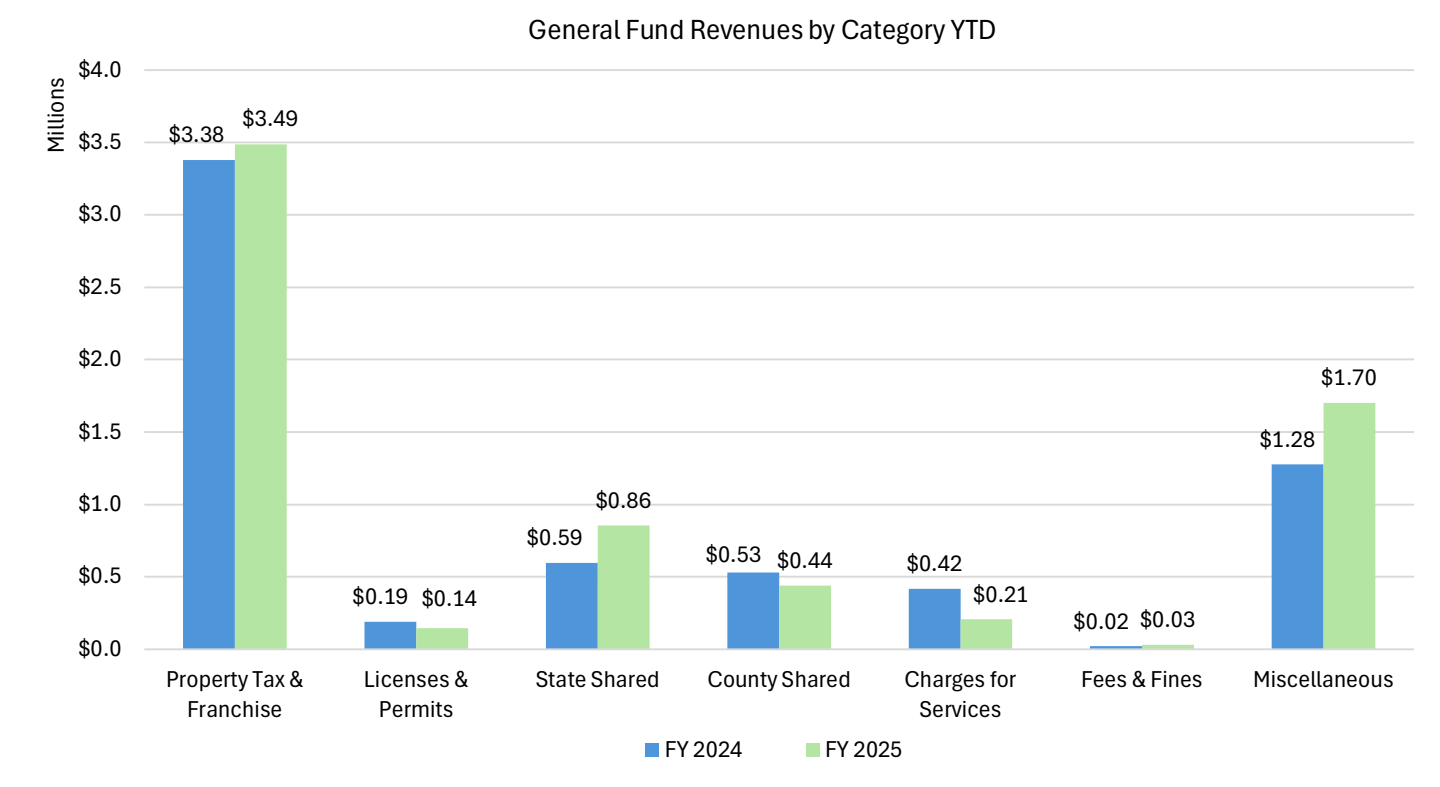
Note: All other fund summaries and balance sheet information are shown in the comprehensive financial statement, which is posted on the city website. Please see the URL below.

ketchumidaho.org/administration/page/revenue-expenditure-report

General Fund

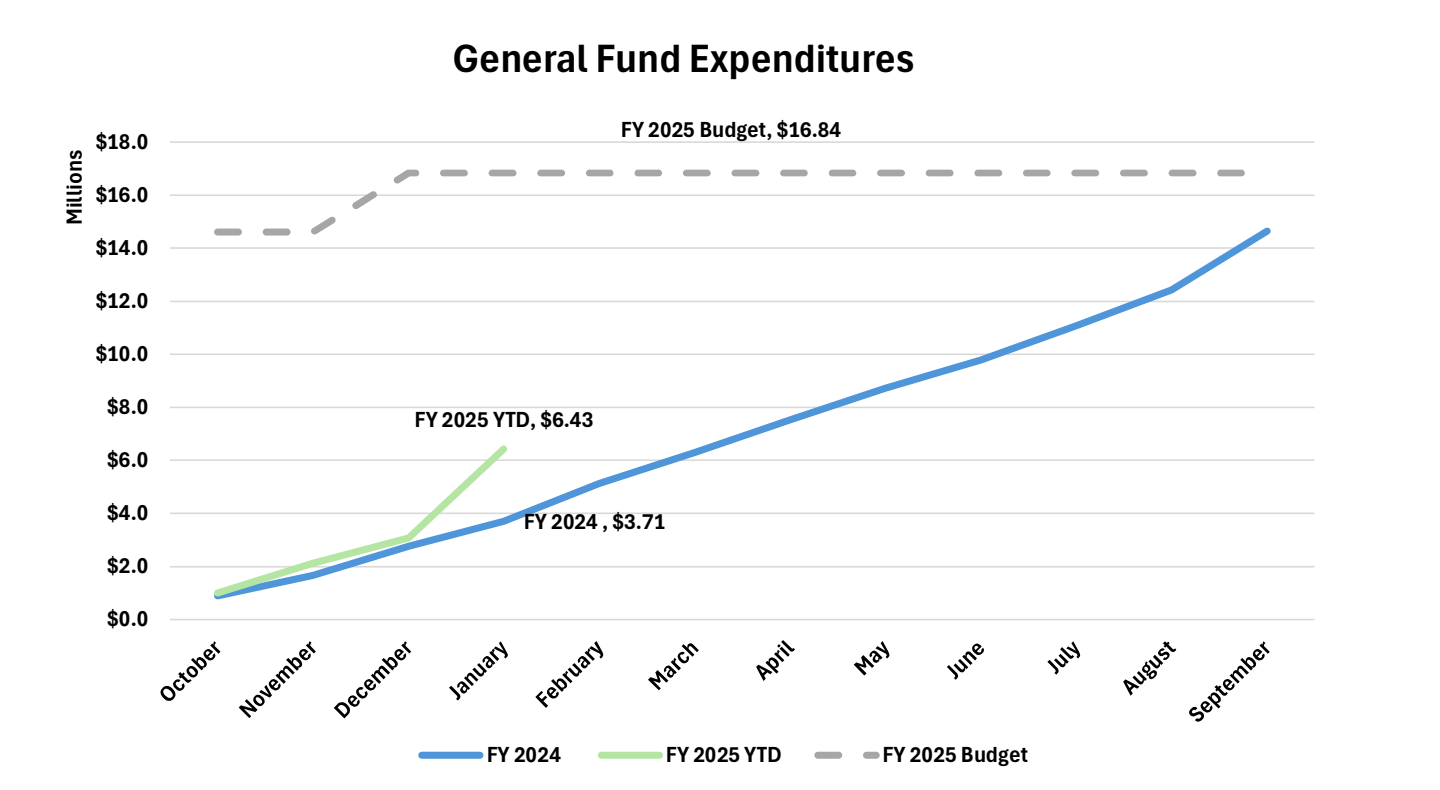


General Fund revenues are up $459k, or 7.2%, fiscal year to date compared to FY 2024. The primary reason is due to the timing of state shared revenue remittance.

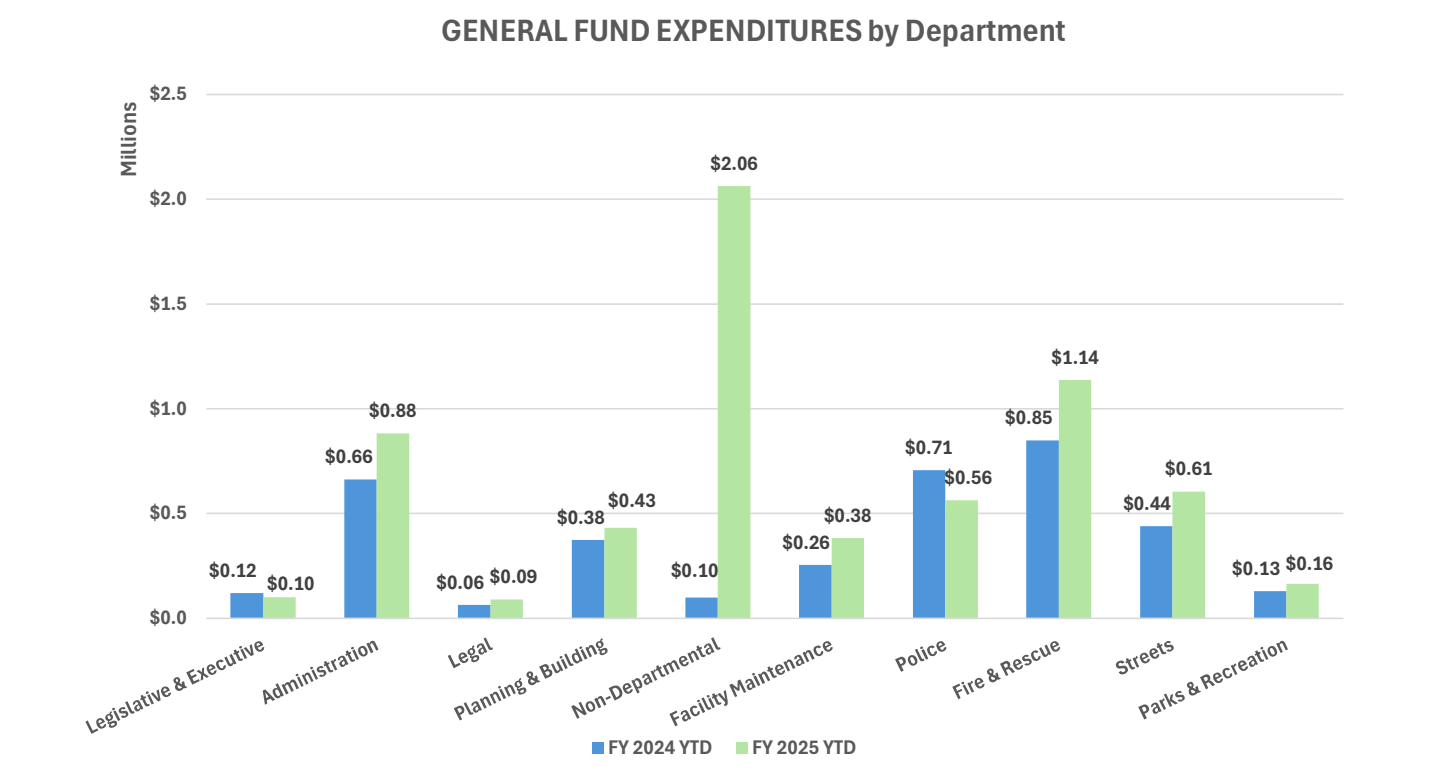


As mentioned previously the timing of state shared revenues explains the year-over-year difference. The other notable differences are Charges for Services and Miscellaneous revenue. The year-over-year difference for Charges for Services is primarily due to an accounting change for special fire fees related to non-local fire assignments. This revenue was previously recognized in Charges for Service and is now recognized in Miscellaneous revenue in a specific IDL Fire Reimbursement account.

General Fund Expenditures



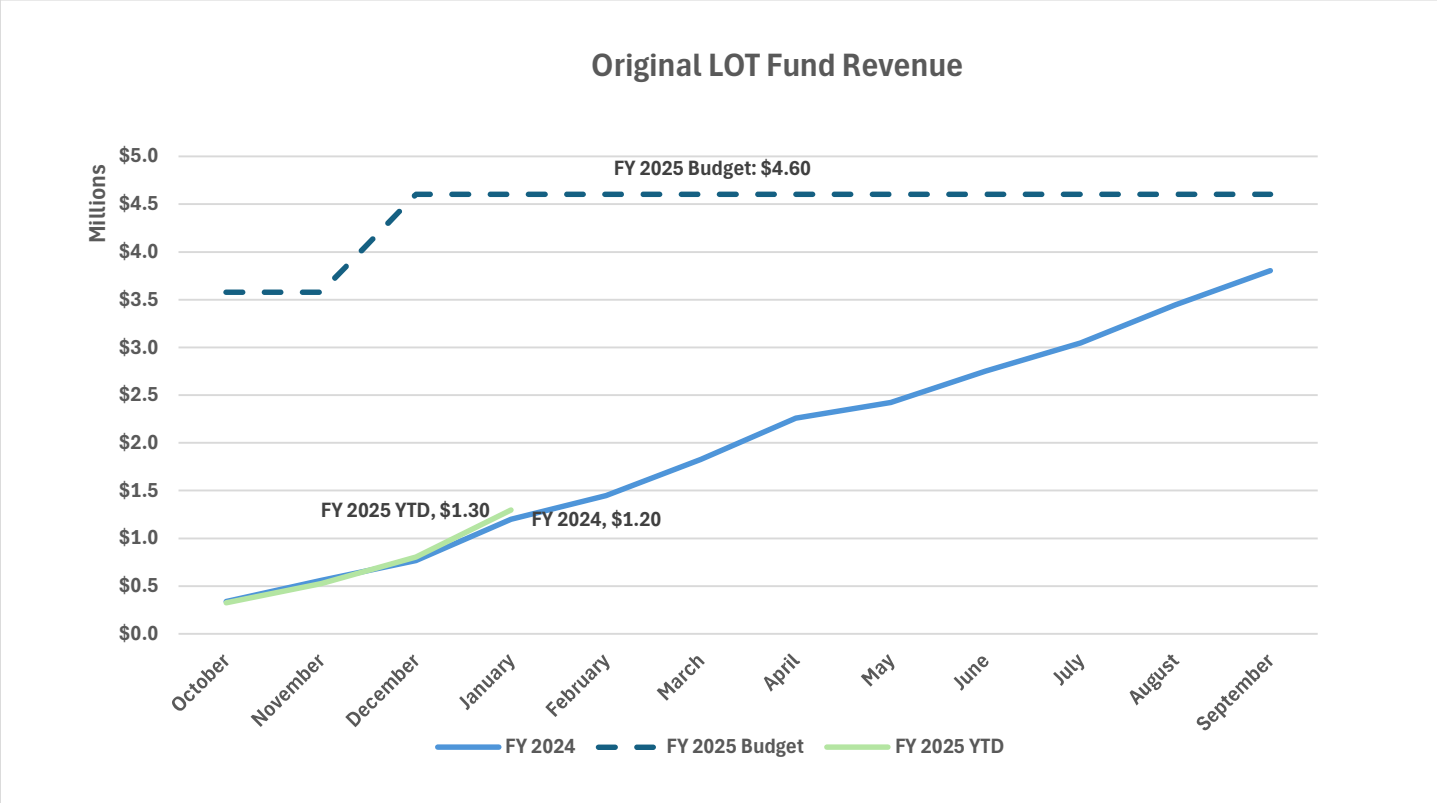
General Fund Expenditures are up $2.72M, or 73.4%, fiscal year to date compared to FY 2024. See the departmental breakdown on the next page.



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

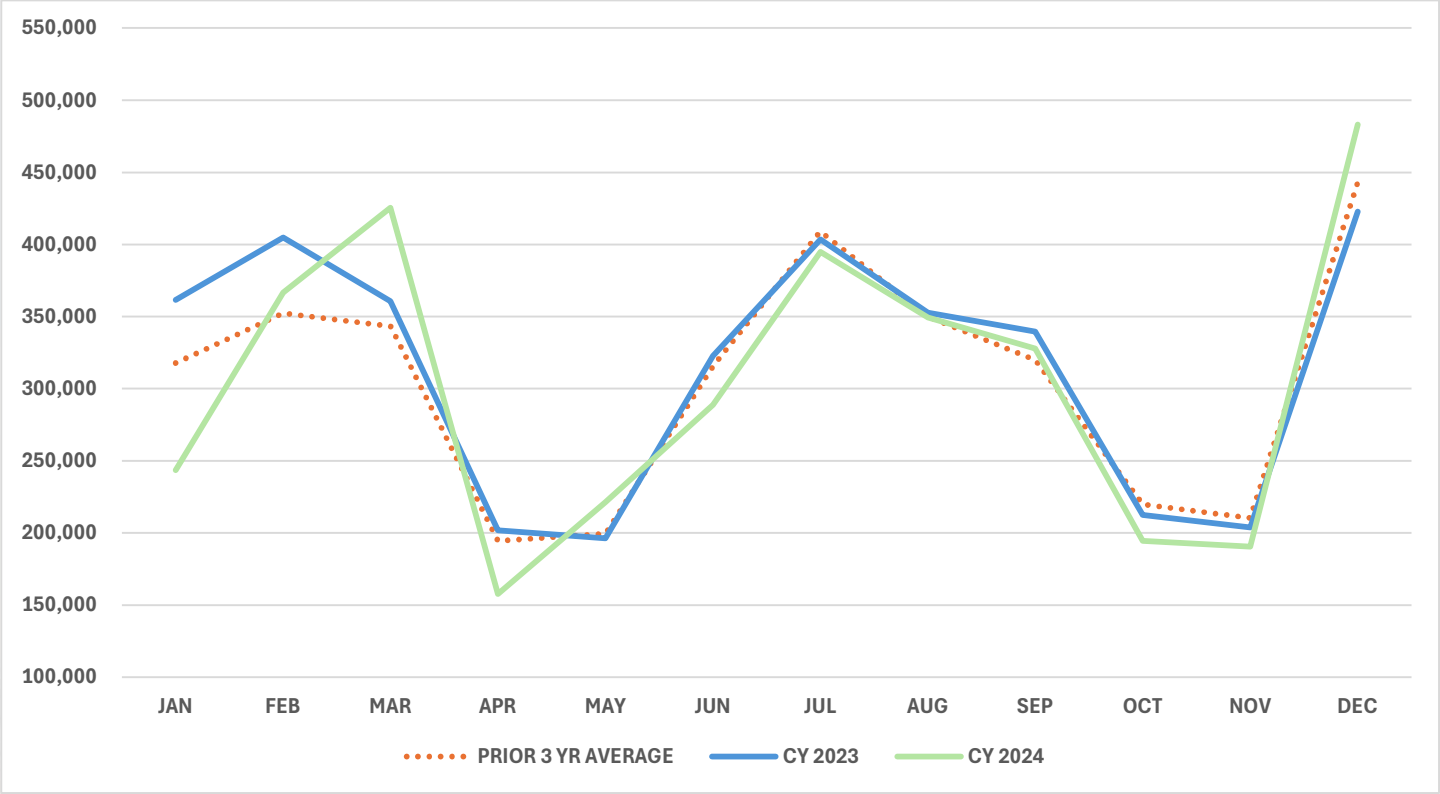
- **Administration**: Salary expenses are up due to the timing of payroll and approved changes made in FY 2025. Liability expenses are up ($17k), and there were technology purchases that occurred early in FY 2025 that did not in FY 2024 ($37k).
- **Legal**: Year-over-year expenses are up due to the payment of a retainer overage based on total hours spent on legal matters in comparison to what the monthly retainer allows.
- **Non-Departmental**: Expenses are up due to the End of Year commitments made by the Mayor and City Council. These include a $848k transfer to the Capital Fund for existing and future projects as well as a $500k commitment to the Housing Fund to support Deed Restriction programs. Other increases are due to the timing of expenses in professional services and various smaller accounts.
- **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 Sheriffs Office.
- **Fire & Rescue**: Paid on-call, working out of class, and overtime expenses are all tracking above FY 2024. The central finance office and the department will continue to monitor personnel expenses.
- **Streets**: Expenses are up primary because of two reasons. Personnel costs are up due to no vacancy savings while professional services are up due to a heavier snow hauling environment in FY 2025 compared to FY 2024.

Original LOT Fund



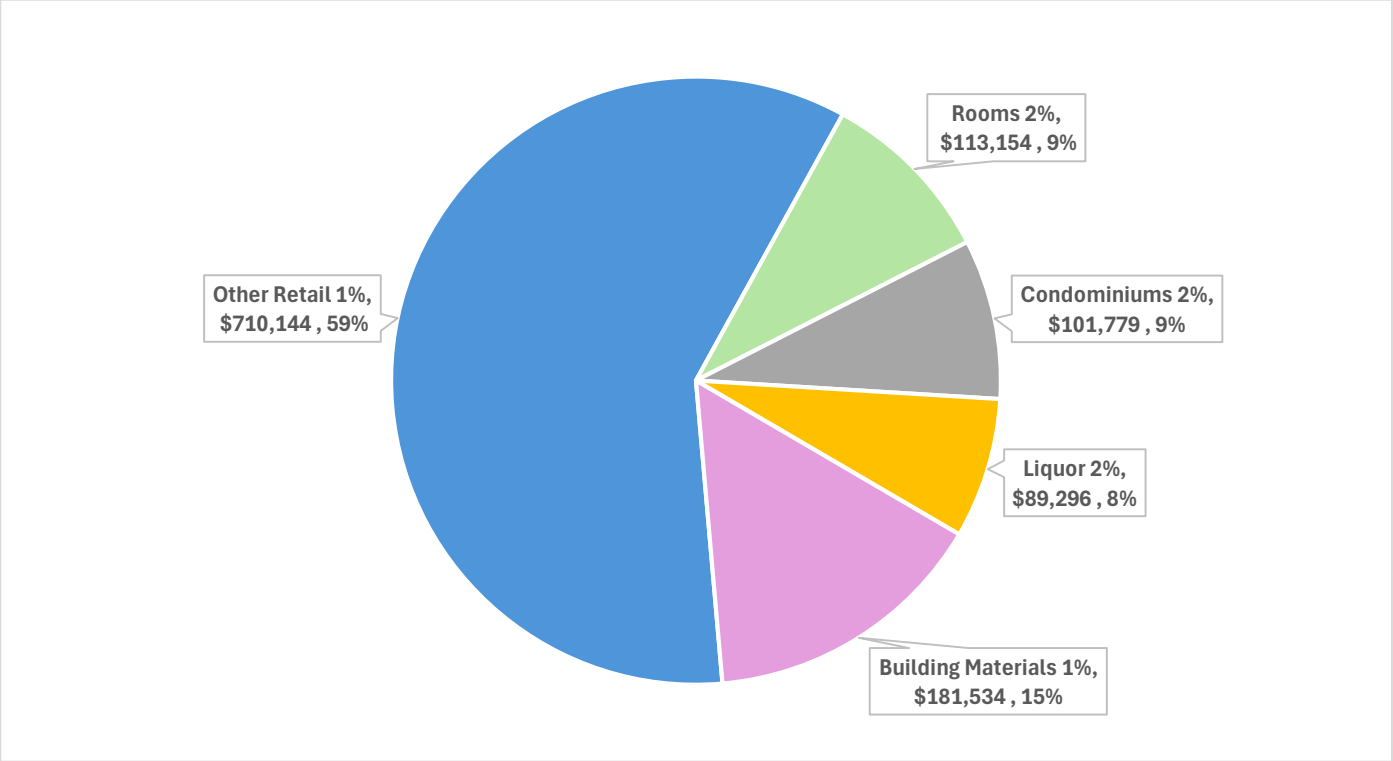
Original LOT revenue is up $95.2k, or 7.9%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.

Original LOT "Month of Sale" Data



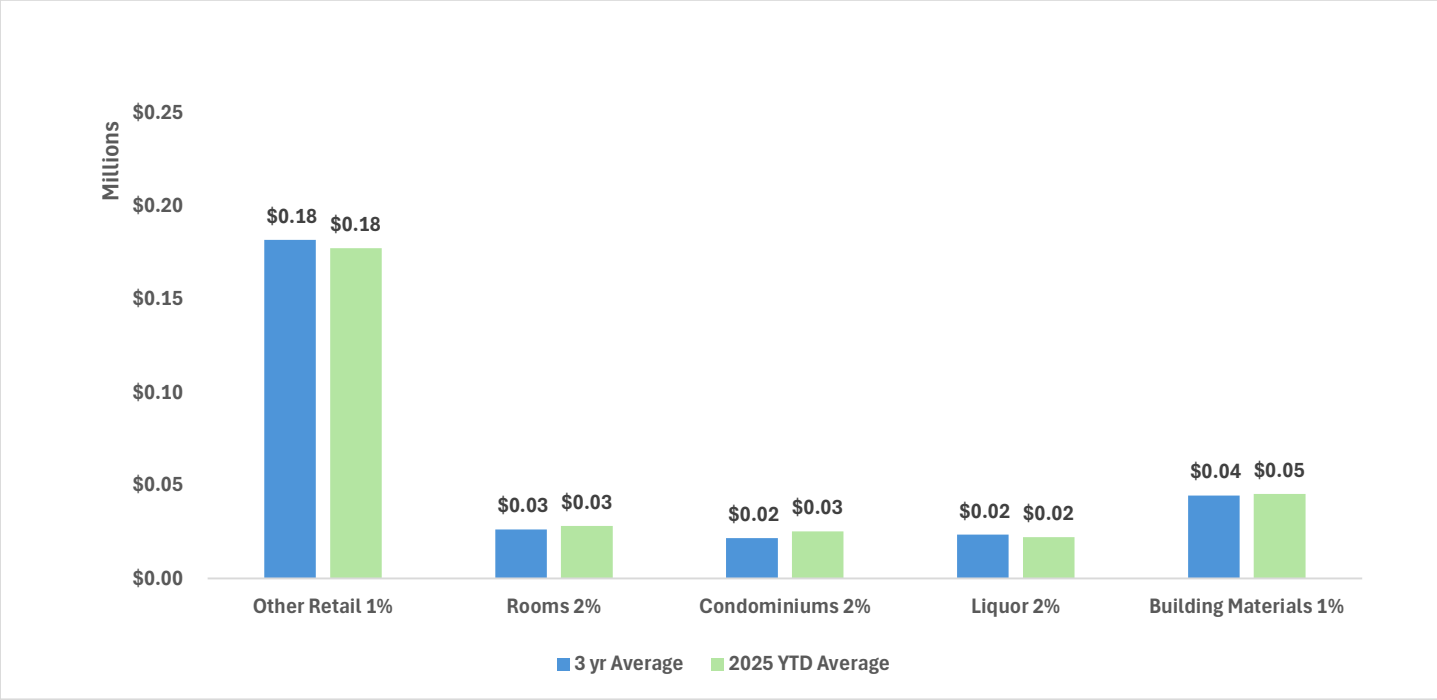
December 2024 month-of-sale receipts were up $60.2k, or 14.3%, compared to December 2023, and 9.0% above the previous three-year average.

Original LOT Sector Percentage of Total



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

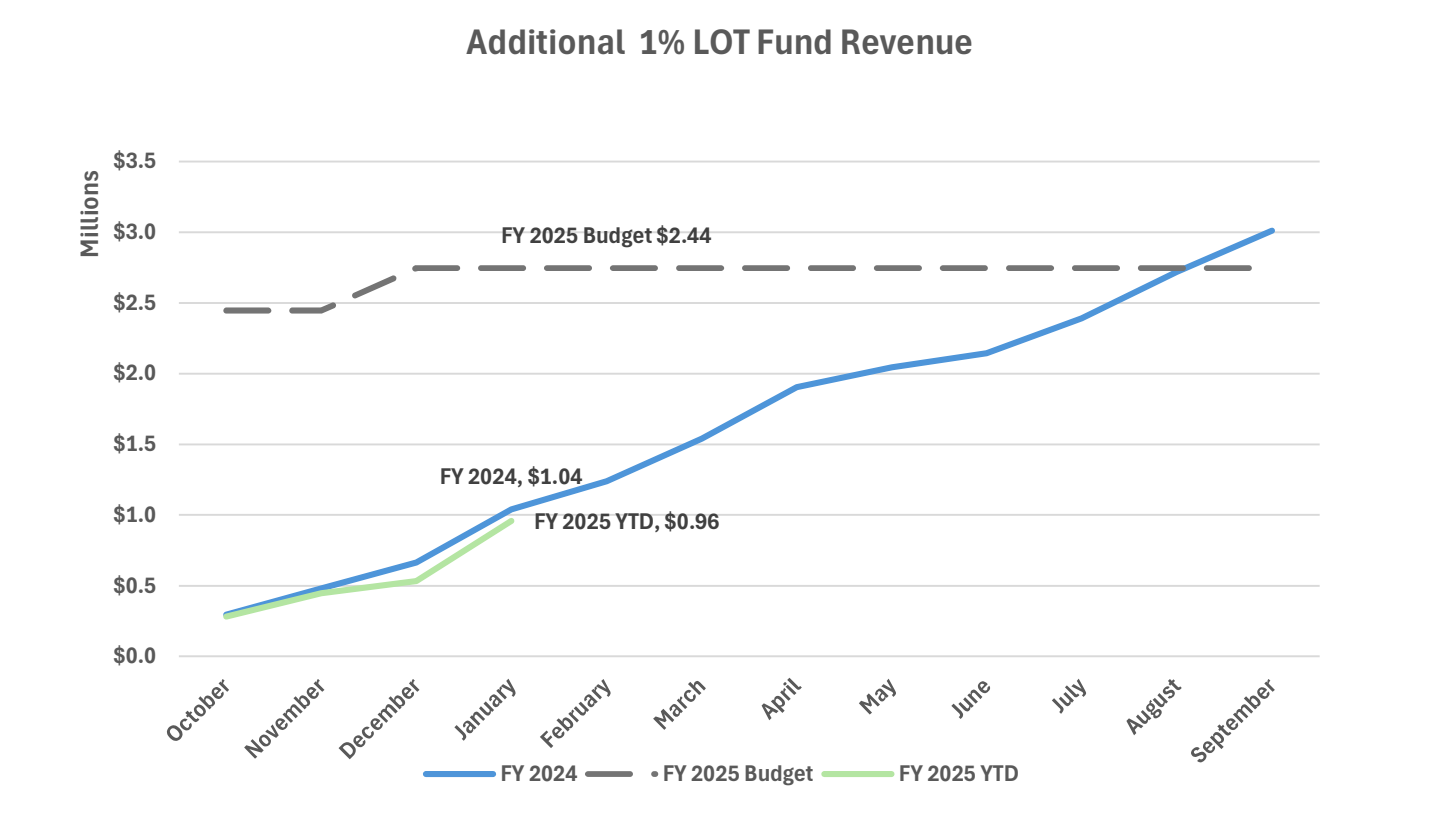
Original LOT Sector Performance



The chart above shows the current 2025 fiscal year-to-date amount for each business sector compared to the prior three-year average. It is early in the fiscal year thus numbers can be volatile. Also, the prior 3-year average includes the COVID years which were very strong LOT years. Based on fiscal year-to-date totals, here is how each sector compares to the previous 3-year average:

Retail: Down 2.5%
Rooms: Up 6.6%
Condominiums: Up 14.8%
Liquor: Down 5.4%
Building Materials: Up 1.5%

Additional LOT Fund



Additional LOT fund revenue received in January 2025 was down $79.5k, or 21.2%, less than the amount received in January 2024.

In-Lieu Housing Fund

IN-LIEU HOUSING

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

FY 2025 BUDGET

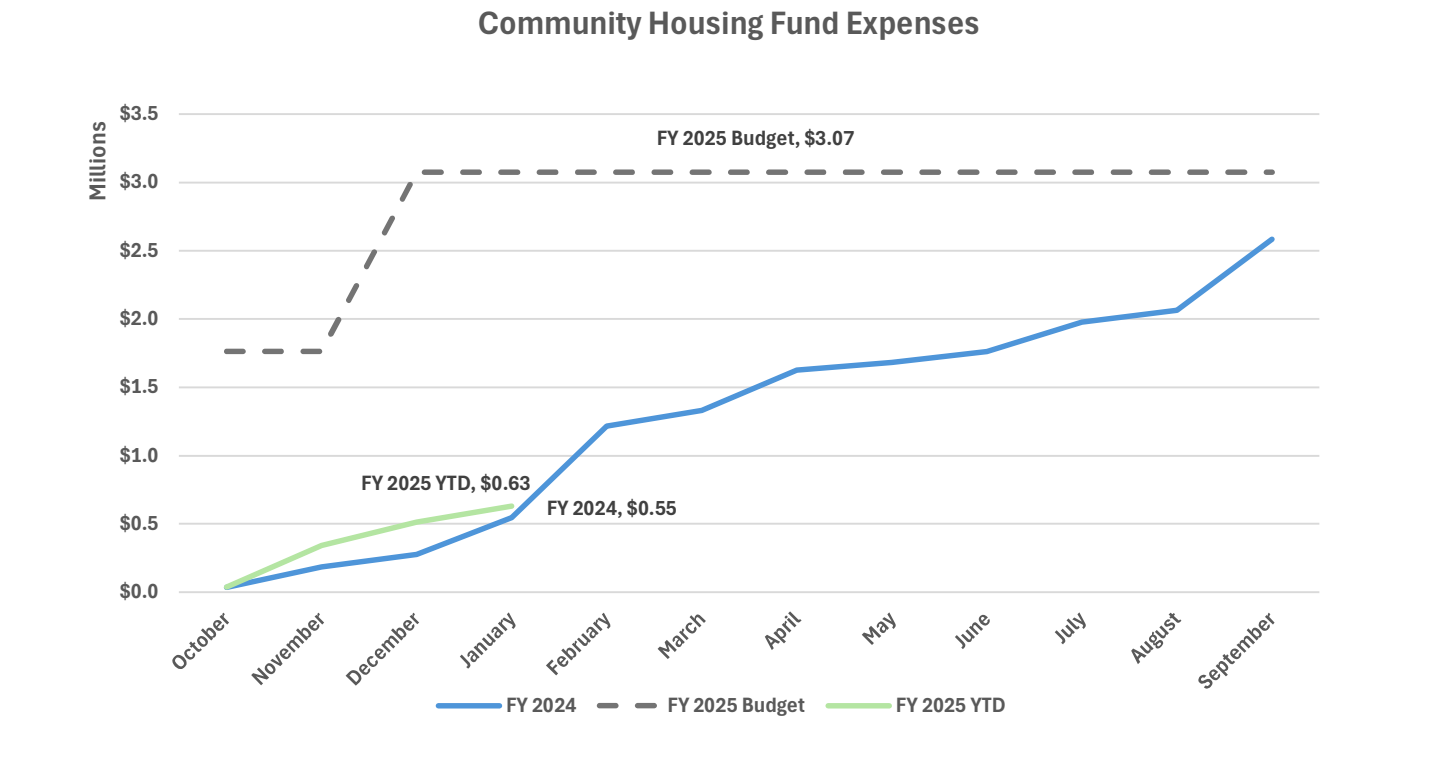
REVENUES	**YTD**
Approved Budget	2,394,874
YTD Revenue	15,516
EXPENDITURES	
Approved Budget	2,394,874
YTD Expenditures	1,160,000
Net Position	**(1,144,485)**
Current Fund Balance	**635,177**
Pending Revenue	
200 N. Leadville	421,650
108 Ritchie Drive Townhowns	2,453,000

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

Community Housing Fund

FY 2025 Beginning Fund Balance	**128,744**
FY 2025 BUDGET	
REVENUES	**YTD**
Approved Budget	3,074,045
YTD Revenue	2,282,997
EXPENDITURES	
Approved Budget	2,992,315
YTD Expenditures	630,255
Net Position	**1,652,743**
Current Fund Balance	**1,781,487**

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

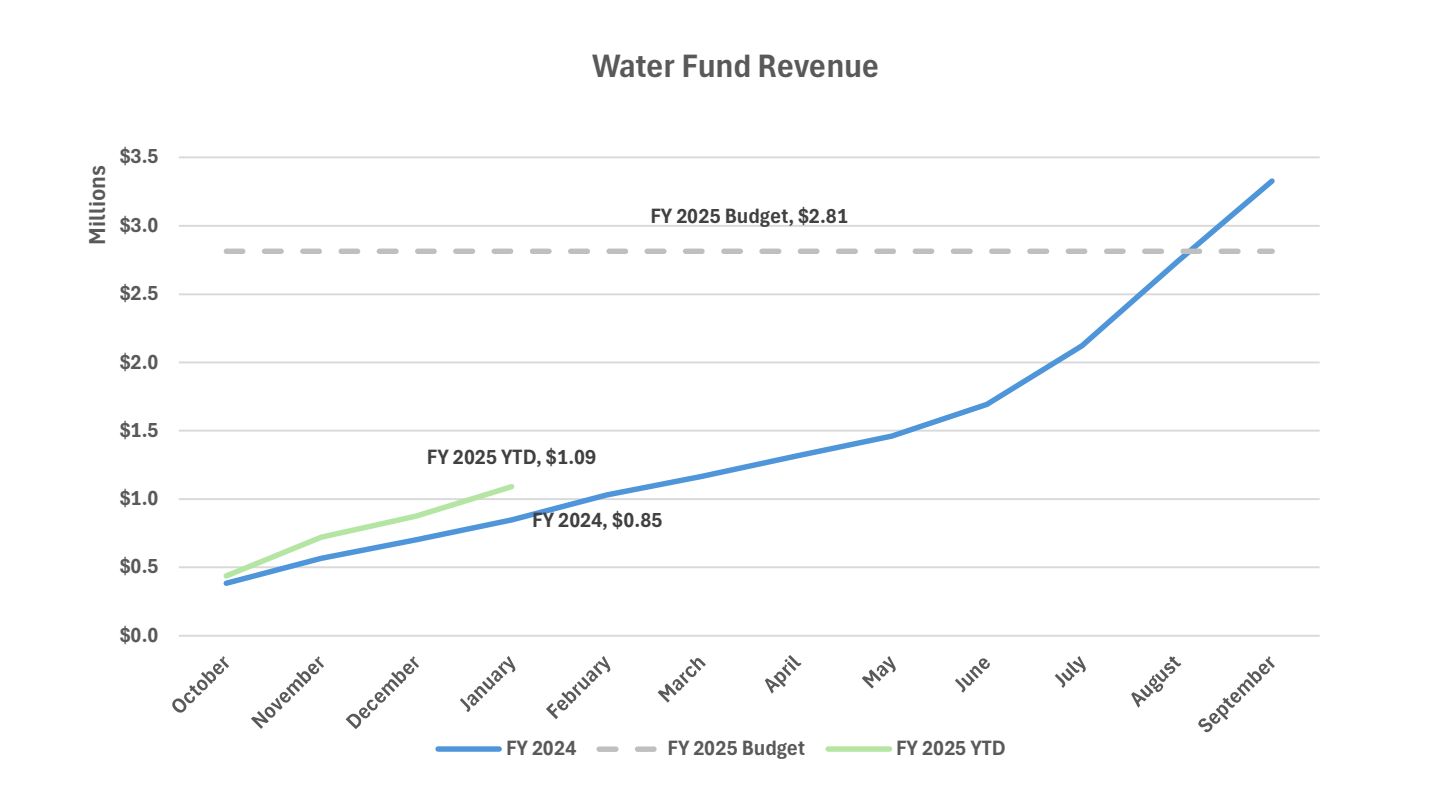


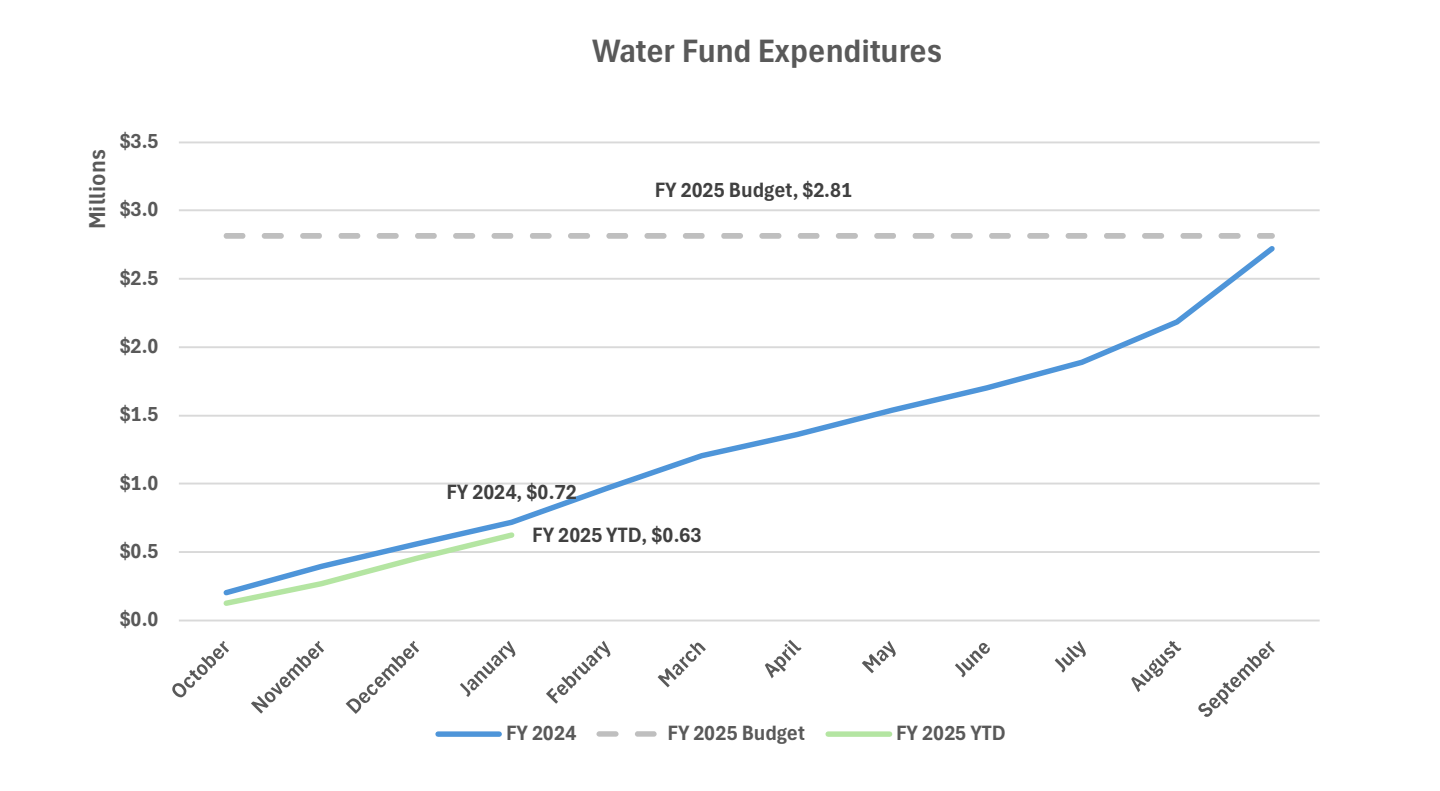
The chart above represents the strategic focus and financial commitment to housing based on community need and the corresponding direction of the Mayor and City Council.

FY 2025 year-to-date expenses are up due to the timing of deed restriction program expenses. The FY 2025 budget was adjusted in December 2024 based on year-end direction and priorities.

Enterprise Funds

Water Fund

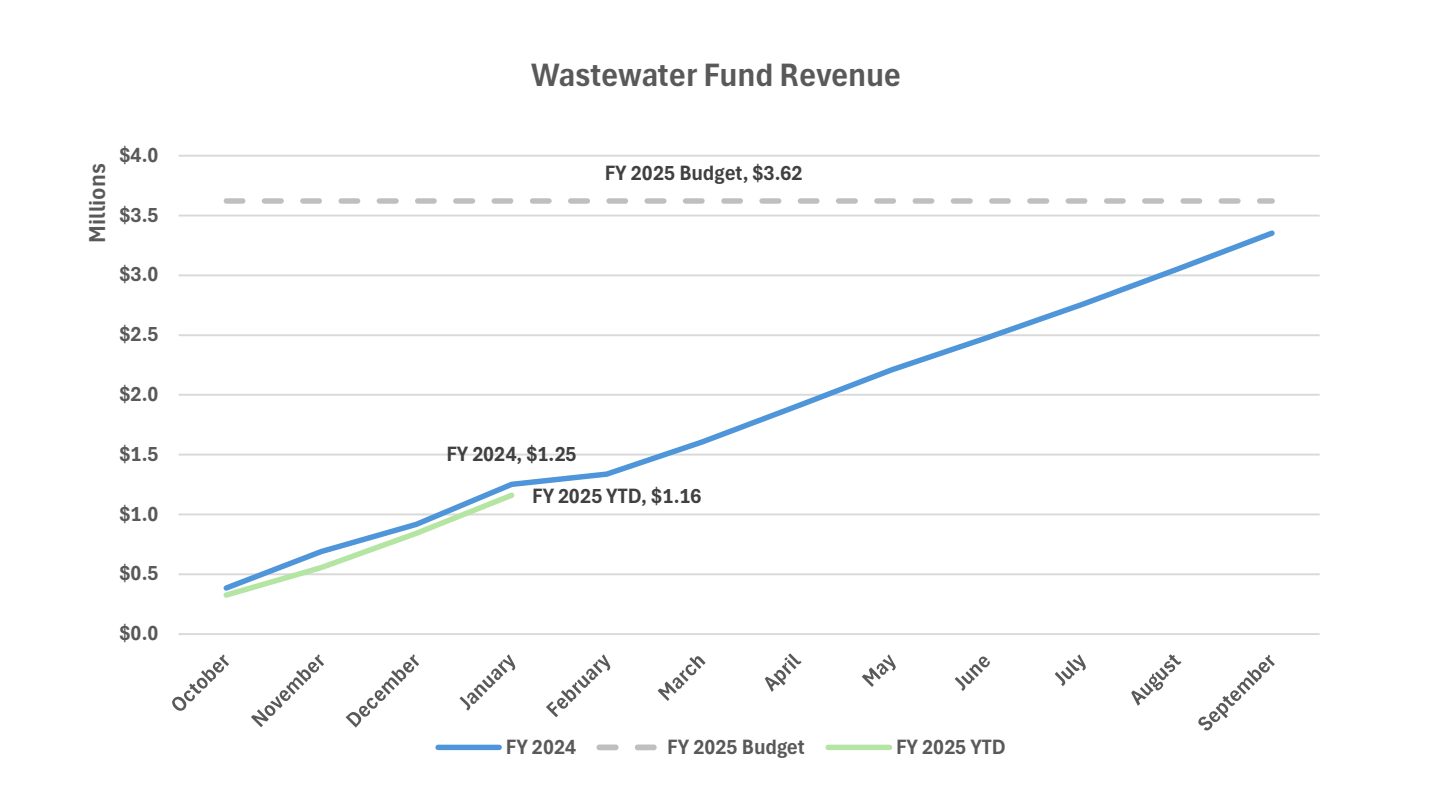


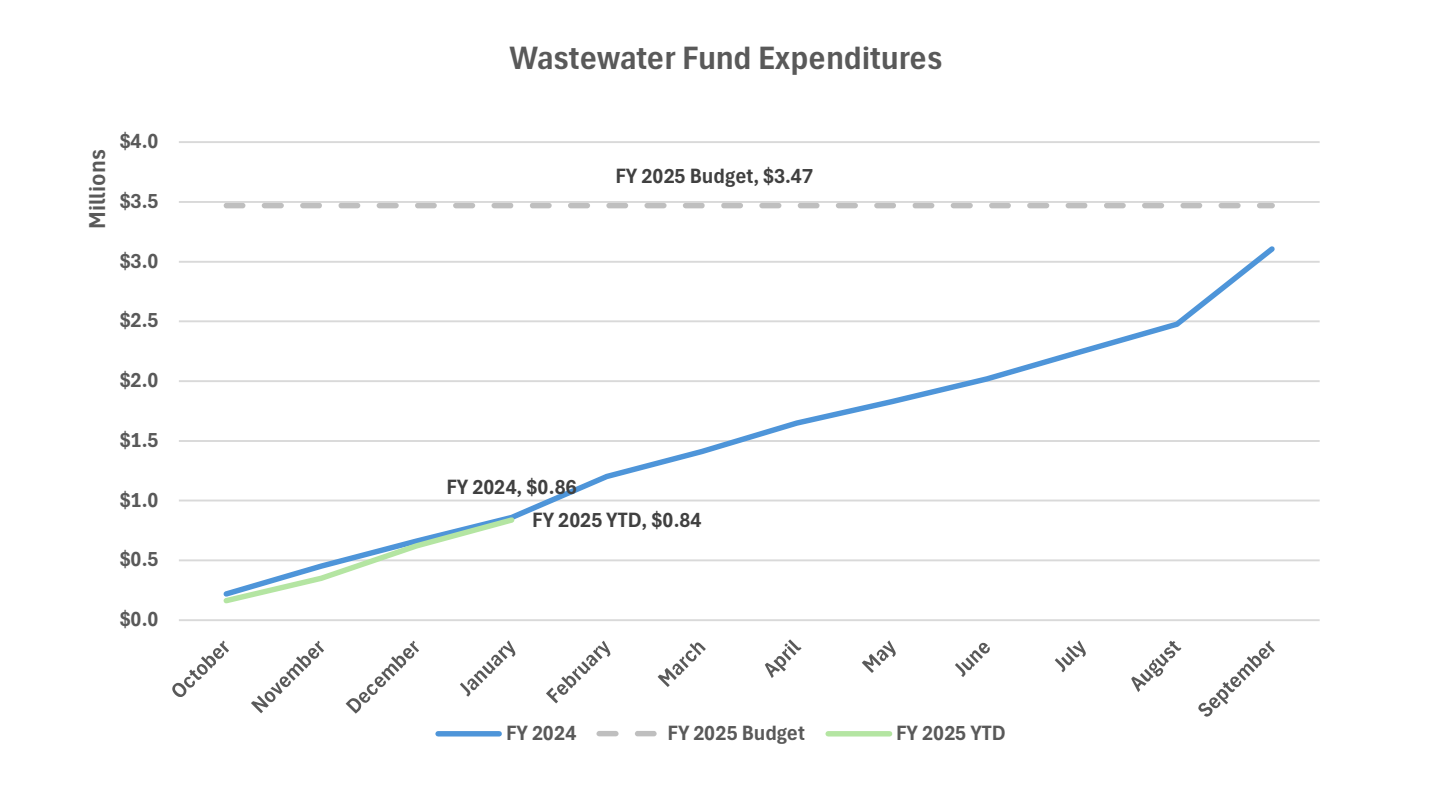


Water Fund Operational revenue and expenditures are tracking within expectations.

The Water Operational Fund remains in solid financial position, with approximately $4.5 million in cash & investments, while the Water Capital Fund has approximately $863k 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 Operational revenues and expenditures are tracking within expectations.

The Wastewater Operational Fund remains in a solid financial position, with approximately $3.0 million in cash & investments, while the Wastewater Capital Fund has approximately $7.33 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
JANUARY 31, 2025

COMBINED CASH ACCOUNTS

99-1010-0000	CASH - COMBINED CHECKING	1,105,482.42
99-1020-0000	CASH - XPRESS DEPOSIT ACCOUNT	51,242.10
99-1030-0000	CASH - PARKING OPERATIONS	129,433.88
99-1050-0000	CASH - GRANTS & STR PERMITTING	160,689.71
99-1175-0000	CASH CLEARING - UTILITY BILLNG	436.42
	TOTAL COMBINED CASH	1,447,284.53
99-1000-0000	CASH ALLOCATED TO OTHER FUNDS	(1,447,284.53)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	(4,171,278.88)
2	ALLOCATION TO WAGON DAYS FUND	17,877.78
3	ALLOCATION TO GENERAL CAPITAL IMPROVEMENT FD	1,608,893.79
22	ALLOCATION TO ORIGINAL LOT FUND	(235,836.73)
25	ALLOCATION TO ADDITIONAL1%-LOT FUND	530,448.02
41	ALLOCATION TO FIRE BOND FUND	382,831.33
52	ALLOCATION TO IN-LIEU HOUSING FUND	(315,803.34)
54	ALLOCATION TO COMMUNITY HOUSING	1,781,979.44
63	ALLOCATION TO WATER FUND	957,111.31
64	ALLOCATION TO WATER CAPITAL IMPROVEMENT FUND	161,387.56
65	ALLOCATION TO WASTEWATER FUND	424,232.28
67	ALLOCATION TO WASTEWATER CAPITAL IMPROVE FND	356,392.15
90	ALLOCATION TO POLICE TRUST FUND	735.60
93	ALLOCATION TO PARKS/REC DEV TRUST FUND	(51,869.86)
94	ALLOCATION TO DEVELOPMENT TRUST FUND	(11,095.47)
98	ALLOCATION TO URBAN RENEWAL AGENCY	11,279.54
	TOTAL ALLOCATIONS TO OTHER FUNDS	1,447,284.52
	ALLOCATION FROM COMBINED CASH FUND - 99-1000-0000	(1,447,284.53)
	ZERO PROOF IF ALLOCATIONS BALANCE	(.01)

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

GENERAL FUND

	ASSETS			
01-1000-0000	CASH - COMBINED		(4,171,278.88)	
01-1030-0000	PETTY CASH		324.00	
01-1050-0000	TAXES RECEIVABLE--CURRENT		46,277.53	
01-1100-0000	ACCOUNTS RECEIVABLE - A/R		(34,969.03)	
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		394,106.30	
01-1510-0000	INVESTMENTS--GENERAL FUND #911		11,880,821.17	
	TOTAL ASSETS			8,528,305.73
	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		1,529.15	
01-2171-9000	P/R DEDUC PBL--HEALTH INSURANC		5,392.50	
01-2172-1000	P/R DEDUC PBL--AFLAC INSURANCE		.13	
01-2172-2000	P/R DEDUC PBL--STD & LTD		(117.57)	
01-2172-3000	P/R DEDUC PBL--DELTA DENTAL		(101.03)	
01-2173-0000	P/R DEDUC PBL--RETIREMENT		.10	
01-2175-8000	P/R DEDUC PBL--EMP CAF FSA-MD		106,632.70	
01-2175-9000	P/R DEDUC PBL--EMP CAF FSA-DC		(9,995.33)	
01-2300-0000	DEPOSITS-PARKS & EVENTS		12,050.00	
01-2310-0000	DEPOSITS-STREET DIG PERMIT		5,000.00	
	TOTAL LIABILITIES			55,310.29
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
01-2710-0000	GENERAL FUND BALANCE	8,032,792.55		
	REVENUE OVER EXPENDITURES - YTD	440,202.89		
	BALANCE - CURRENT DATE		8,472,995.44	
	TOTAL FUND EQUITY			8,472,995.44
	TOTAL LIABILITIES AND EQUITY			8,528,305.73

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	PROPERTY TAX & FRANCHISE					
01-3100-1000	GENERAL PROPERTY TAXES	2,959,488.84	3,307,398.03	5,228,548.83	1,921,150.80	63.3
01-3100-1010	PROPERTY TAX CONTINGENCY	.00	.00	30,000.00	30,000.00	.0
01-3100-1050	PROPERTY TAX REPLACEMENT	6,803.68	6,814.43	11,714.19	4,899.76	58.2
01-3100-6110	GAS FRANCHISE	.00	11,508.53	100,000.00	88,491.47	11.5
01-3100-6120	T.V. CABLE FRANCHISE	.00	33,150.46	150,000.00	116,849.54	22.1
01-3100-6130	WATER UTILITY ROW FEE (5%)	11,346.76	45,387.04	136,161.11	90,774.07	33.3
01-3100-6140	WASTEWATER UTILITY ROW FEE(5%)	11,956.42	47,825.68	143,477.09	95,651.41	33.3
01-3100-6150	SOLID WASTE FRANCHISE	11,671.42	31,771.17	95,000.00	63,228.83	33.4
01-3100-9000	PENALTY & INTEREST ON TAXES	1,439.15	2,417.47	15,000.00	12,582.53	16.1
	TOTAL PROPERTY TAX & FRANCHISE	3,002,706.27	3,486,272.81	5,909,901.22	2,423,628.41	59.0
	LICENSES & PERMITS					
01-3200-1110	BEER LICENSES	383.79	1,259.76	12,700.00	11,440.24	9.9
01-3200-1120	LIQUOR LICENSES	.00	917.95	8,400.00	7,482.05	10.9
01-3200-1130	WINE LICENSES	1,509.88	2,056.07	13,500.00	11,443.93	15.2
01-3200-1140	CATERING PERMITS	.00	100.00	1,500.00	1,400.00	6.7
01-3200-1150	OFF-SITE BUS./SPECIAL EVENTS P	.00	2,237.50	20,000.00	17,762.50	11.2
01-3200-1400	BUSINESS LICENSES	4,768.49	13,375.09	3,300.00	(10,075.09)	405.3
01-3200-1410	SHORT TERM RENTAL LICENSES	10,080.00	33,264.00	204,624.00	171,360.00	16.3
01-3200-1520	TAXI-LIMO PERMITS	970.00	1,415.00	2,500.00	1,085.00	56.6
01-3200-2100	BUILDING PERMITS	15,511.15	84,007.75	305,000.00	220,992.25	27.5
01-3200-2140	RIGHT-OF-WAY PERMITS	400.00	5,950.00	4,000.00	(1,950.00)	148.8
01-3200-2160	STREET EXCAVATION PERMIT FEE	.00	400.00	1,500.00	1,100.00	26.7
	TOTAL LICENSES & PERMITS	33,623.31	144,983.12	577,024.00	432,040.88	25.1
	STATE OF IDAHO SHARED REVENUE					
01-3310-5100	STATE LIQUOR APPORTIONMENT	69,181.00	138,362.00	395,000.00	256,638.00	35.0
01-3310-5200	HIGHWAY USER'S REVENUE - STREE	96,565.74	139,966.54	195,071.00	55,104.46	71.8
01-3310-5600	STATE SHARED REVENUE	278,263.24	576,944.71	1,086,365.00	509,420.29	53.1
	TOTAL STATE OF IDAHO SHARED REVENUE	444,009.98	855,273.25	1,676,436.00	821,162.75	51.0
	COUNTY SHARED REVENUE					
01-3320-8400	COUNTY COURT FINES	4,842.00	19,539.89	50,000.00	30,460.11	39.1
01-3320-8600	COUNTY AMBULANCE CONTRACT	421,269.00	421,269.08	1,685,076.00	1,263,806.92	25.0
	TOTAL COUNTY SHARED REVENUE	426,111.00	440,808.97	1,735,076.00	1,294,267.03	25.4

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	CHARGES FOR SERVICES					
01-3400-1100	PLANNING FEES	19,905.00	52,383.00	90,000.00	37,617.00	58.2
01-3400-1110	BUILDING PLAN CHECK FEES	8,461.28	38,278.20	175,500.00	137,221.80	21.8
01-3400-1120	PLANNING PLAN CHECK FEES	5,572.68	26,462.03	122,850.00	96,387.97	21.5
01-3400-1130	FIRE PLAN CHECK FEES	8,056.90	30,520.25	122,850.00	92,329.75	24.8
01-3400-1500	REPRODUCTION/FINGERPRINT FEES	27.00	63.00	500.00	437.00	12.6
01-3400-2250	SPECIAL FIRE FEES	165.00	5,570.00	50,000.00	44,430.00	11.1
01-3400-2260	PUBLIC EDUCATION FEES	3,400.00	5,175.00	.00	(5,175.00)	.0
01-3400-3600	BANNER FEES	350.00	1,025.00	.00	(1,025.00)	.0
01-3400-6100	BC SCH DIST.PARK MAINT. CONTR	.00	.00	18,200.00	18,200.00	.0
01-3400-6130	URA PROPERTY MAINTENANCE	.00	18,928.00	.00	(18,928.00)	.0
01-3400-6300	PARK YOUTH PROGRAM FEES	5,842.92	22,628.49	120,000.00	97,371.51	18.9
01-3400-6320	PARK USER FEES	2,326.72	5,126.72	20,000.00	14,873.28	25.6
01-3400-6700	PARK CONCESSION SALES	88.63	771.79	9,000.00	8,228.21	8.6
	TOTAL CHARGES FOR SERVICES	54,196.13	206,931.48	728,900.00	521,968.52	28.4
	FINES & FEES					
01-3500-1100	PARKING FINES	13,652.00	26,772.00	100,000.00	73,228.00	26.8
01-3500-1200	ELECTRIC VEHICLE CHARGING	.00	.00	25.00	25.00	.0
01-3500-1300	PAID PARKING	506.50	1,733.75	2,500.00	766.25	69.4
01-3500-1400	PLANNING & BUILDING FINES	400.00	1,300.00	.00	(1,300.00)	.0
	TOTAL FINES & FEES	14,558.50	29,805.75	102,525.00	72,719.25	29.1
	MISCELLANEOUS REVENUE					
01-3700-1000	INTEREST EARNINGS	32,644.43	156,457.33	150,000.00	(6,457.33)	104.3
01-3700-2000	RENT	500.00	1,000.00	6,000.00	5,000.00	16.7
01-3700-2010	RENT-PARK RESERVATIONS	.00	3,230.00	12,000.00	8,770.00	26.9
01-3700-2020	RENT-491 SUN VALLEY ROAD	11,299.56	28,248.90	66,468.00	38,219.10	42.5
01-3700-3600	REFUNDS & REIMBURSEMENTS	5,452.51	29,850.11	253,400.00	223,549.89	11.8
01-3700-3610	REIMBURSEMENTS-RESORT CITIES	4,600.00	33,000.00	22,000.00	(11,000.00)	150.0
01-3700-3650	REIMBURSEMENT-BLAINE CITY TOUR	.00	.00	8,000.00	8,000.00	.0
01-3700-7000	MISCELLANEOUS	(20,000.00)	1,458.38	.00	(1,458.38)	.0
01-3700-7010	MISCELLANEOUS-STREET	.00	1,770.96	.00	(1,770.96)	.0
01-3700-8722	TRANSFER FROM LOT FUND	166,666.67	666,666.68	2,000,000.00	1,333,333.32	33.3
01-3700-8763	REIMBURSEMENT FROM WATER FUND	30,678.17	122,712.68	368,138.00	245,425.32	33.3
01-3700-8765	REIMBURSMNT FROM WASTEWATER FD	62,186.75	248,747.00	746,241.00	497,494.00	33.3
01-3700-8798	URA FND REIM-SALARIES/BENEFITS	.00	23,501.90	125,000.00	101,498.10	18.8
01-3700-8799	IDL FIRE REIMBURSMENT	91,922.55	286,846.29	200,000.00	(86,846.29)	143.4
	TOTAL MISCELLANEOUS REVENUE	385,950.64	1,603,490.23	3,957,247.00	2,353,756.77	40.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE CONT.					
01-3710-8722	LOT FUND REIMB-ADMIN.EXPENSES	416.67	1,666.68	5,000.00	3,333.32	33.3
01-3710-8763	WATER FUND REIMB-ADMIN.EXPENSE	12,398.25	49,593.00	148,779.00	99,186.00	33.3
01-3710-8765	WW FUND REIMB-ADMIN.EXPENSES	11,687.67	46,750.68	140,252.00	93,501.32	33.3
01-3710-8798	URA FUND REIMB-ADMIN. EXPENSES	.00	.00	25,000.00	25,000.00	.0
	TOTAL MISCELLANEOUS REVENUE CONT.	24,502.59	98,010.36	319,031.00	221,020.64	30.7
	FUND BALANCE					
01-3800-9000	FUND BALANCE	.00	.00	1,830,277.00	1,830,277.00	.0
	TOTAL FUND BALANCE	.00	.00	1,830,277.00	1,830,277.00	.0
	TOTAL FUND REVENUE	4,385,658.42	6,865,575.97	16,836,417.22	9,970,841.25	40.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LEGISLATIVE & EXECUTIVE					
	PERSONAL SERVICES:					
01-4110-1000	SALARIES	10,057.17	40,228.68	120,686.04	80,457.36	33.3
01-4110-2100	FICA TAXES-CITY	740.29	2,941.11	9,232.48	6,291.37	31.9
01-4110-2200	STATE RETIREMENT-CITY	1,202.85	4,811.40	14,434.05	9,622.65	33.3
01-4110-2400	WORKER'S COMPENSATION-CITY	7.02	28.08	157.00	128.92	17.9
01-4110-2500	HEALTH INSURANCE-CITY	11,488.80	45,955.20	137,867.00	91,911.80	33.3
01-4110-2505	HEALTH REIMBURSEMENT ACCT(HRA)	673.52	3,848.52	8,000.00	4,151.48	48.1
01-4110-2510	DENTAL INSURANCE-CITY	314.00	1,256.00	3,768.00	2,512.00	33.3
01-4110-2515	VISION	174.95	653.90	.00	(653.90)	.0
01-4110-2600	ST & LONG TERM DISABILITY	67.16	268.64	805.92	537.28	33.3
	TOTAL PERSONAL SERVICES	24,725.76	99,991.53	294,950.49	194,958.96	33.9
	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	.00	1,000.93	3,000.00	1,999.07	33.4
	TOTAL MATERIAL AND SERVICES	.00	1,024.75	21,952.00	20,927.25	4.7
	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	24,725.76	101,016.28	317,902.49	216,886.21	31.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATIVE SERVICES					
	PERSONAL SERVICES:					
01-4150-1000	SALARIES	113,812.99	366,565.72	965,737.00	599,171.28	38.0
01-4150-1500	PART TIME SALARIES	584.00	6,862.00	10,000.00	3,138.00	68.6
01-4150-1900	OVERTIME	766.91	2,707.48	.00	(2,707.48)	.0
01-4150-2100	FICA TAXES-CITY	8,875.33	26,811.22	73,879.00	47,067.78	36.3
01-4150-2200	STATE RETIREMENT-CITY	14,355.39	46,313.52	114,270.00	67,956.48	40.5
01-4150-2400	WORKMEN'S COMPENSATION-CITY	(18.62)	257.12	1,200.00	942.88	21.4
01-4150-2500	HEALTH INSURANCE-CITY	21,260.70	88,484.52	294,644.00	206,159.48	30.0
01-4150-2505	HEALTH REIMBURSEMENT ACCT(HRA)	934.49	3,221.45	19,000.00	15,778.55	17.0
01-4150-2510	DENTAL INSURANCE-CITY	663.50	2,711.00	8,209.00	5,498.00	33.0
01-4150-2515	VISION	361.22	1,359.78	.00	(1,359.78)	.0
01-4150-2600	ST & LONG TERM DISABILITY	444.39	1,777.56	5,187.16	3,409.60	34.3
01-4150-2760	EMPLOYEE HOUSING SUBSIDY	2,661.55	8,984.65	26,400.00	17,415.35	34.0
	TOTAL PERSONAL SERVICES	164,701.85	556,056.02	1,518,526.16	962,470.14	36.6
	MATERIALS AND SERVICES:					
01-4150-3100	OFFICE SUPPLIES & POSTAGE	1,633.58	5,336.01	25,000.00	19,663.99	21.3
01-4150-3310	STATE SALES TAX-GEN.GOV. & PAR	.51	50.44	250.00	199.56	20.2
01-4150-4200	PROFESSIONAL SERVICES	21,617.20	49,255.72	.00	(49,255.72)	.0
01-4150-4400	ADVERTISING & LEGAL PUBLICATIO	896.66	2,782.65	12,000.00	9,217.35	23.2
01-4150-4600	PROPERTY & LIABILITY INSURANCE	.00	126,193.98	116,015.00	(10,178.98)	108.8
01-4150-4800	DUES, SUBSCRIPTIONS & MEMBERSH	595.00	895.00	7,500.00	6,605.00	11.9
01-4150-4900	PERSONNEL TRAINING/TRAVEL/MTG	2,946.82	5,022.46	20,000.00	14,977.54	25.1
01-4150-4902	TRAINNG/TRVL/MTG-CITY ADM/ASST	320.30	320.30	12,000.00	11,679.70	2.7
01-4150-5100	TELEPHONE & COMMUNICATIONS	14,757.51	30,957.84	43,000.00	12,042.16	72.0
01-4150-5110	COMPUTER NETWORK	17,722.77	48,040.08	80,000.00	31,959.92	60.1
01-4150-5150	COMMUNICATIONS	6,178.92	17,482.81	105,000.00	87,517.19	16.7
01-4150-5200	UTILITIES	4,106.63	6,974.34	42,682.00	35,707.66	16.3
01-4150-6500	CONTRACTS FOR SERVICES	3,655.00	6,077.50	25,000.00	18,922.50	24.3
01-4150-6510	COMPUTER SERVICES	3,635.00	14,540.00	45,500.00	30,960.00	32.0
	TOTAL MATERIAL AND SERVICES	78,065.90	313,929.13	533,947.00	220,017.87	58.8
	CAPITAL OUTLAY:					
01-4150-7400	OFFICE FURNITURE & EQUIPMENT	416.90	11,725.56	1,000.00	(10,725.56)	1172.6
	TOTAL CAPITAL OUTLAY	416.90	11,725.56	1,000.00	(10,725.56)	1172.6
	TOTAL ADMINISTRATIVE SERVICES	243,184.65	881,710.71	2,053,473.16	1,171,762.45	42.9

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LEGAL					
	MATERIALS AND SERVICES:					
01-4160-4200	PROFESSIONAL SERVICES	16,500.00	79,326.25	209,803.79	130,477.54	37.8
01-4160-4270	CITY PROSECUTOR	3,883.33	11,649.99	47,998.00	36,348.01	24.3
	TOTAL MATERIAL AND SERVICES	20,383.33	90,976.24	257,801.79	166,825.55	35.3
	TOTAL LEGAL	20,383.33	90,976.24	257,801.79	166,825.55	35.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING & BUILDING					
	PERSONAL SERVICES:					
01-4170-1000	SALARIES	49,741.52	151,845.54	509,601.00	357,755.46	29.8
01-4170-1200	PLANNING & ZONING COMMISSION	.00	4,800.00	25,200.00	20,400.00	19.1
01-4170-1900	OVERTIME	161.59	689.53	.00	(689.53)	.0
01-4170-2100	FICA TAXES-CITY	3,870.78	12,841.06	76,755.20	63,914.14	16.7
01-4170-2200	STATE RETIREMENT-CITY	6,074.20	19,884.40	59,154.00	39,269.60	33.6
01-4170-2400	WORKER'S COMPENSATION-CITY	384.99	1,490.77	6,220.00	4,729.23	24.0
01-4170-2500	HEALTH INSURANCE-CITY	8,344.48	38,262.63	140,406.00	102,143.37	27.3
01-4170-2505	HEALTH REIMBURSEMENT ACCT(HRA)	202.50	1,134.30	9,000.00	7,865.70	12.6
01-4170-2510	DENTAL INSURANCE-CITY	261.41	1,163.05	3,990.00	2,826.95	29.2
01-4170-2515	VISION	140.31	568.23	.00	(568.23)	.0
01-4170-2600	ST & LONG TERM DISABILITY	181.60	832.89	3,057.72	2,224.83	27.2
01-4170-2700	VACATION/SICK ACCRUAL PAYOUT	884.58	11,453.97	6,793.20	(4,660.77)	168.6
	TOTAL PERSONAL SERVICES	70,247.96	244,966.37	840,177.12	595,210.75	29.2
	MATERIALS AND SERVICES:					
01-4170-3100	OFFICE SUPPLIES & POSTAGE	408.46	457.71	6,000.00	5,542.29	7.6
01-4170-3200	OPERATING SUPPLIES	.00	1,444.65	1,200.00	(244.65)	120.4
01-4170-4200	PROFESSIONAL SERVICES	32,374.56	102,567.48	245,842.00	143,274.52	41.7
01-4170-4210	PROFESSIONAL SERVICES - IDBS	33,090.05	60,712.84	260,000.00	199,287.16	23.4
01-4170-4220	PROF SVCS-FLOOD PLAIN PROG REM	2,273.75	3,591.25	10,000.00	6,408.75	35.9
01-4170-4400	ADVERTISING & LEGAL PUBLICATIO	2,092.94	7,720.73	10,000.00	2,279.27	77.2
01-4170-4500	GEOGRAPHIC INFO SYSTEMS	3,090.00	5,740.00	10,000.00	4,260.00	57.4
01-4170-4800	DUES, SUBSCRIPTIONS & MEMBERSH	119.98	1,160.98	4,000.00	2,839.02	29.0
01-4170-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	4,747.87	10,000.00	5,252.13	47.5
01-4170-4970	TRAINING/TRAVEL/MTG-P&Z COMM	.00	51.00	3,000.00	2,949.00	1.7
01-4170-5100	TELEPHONE & COMMUNICATIONS	30.00	120.00	.00	(120.00)	.0
01-4170-6910	OTHER PURCHASED SERVICES	.00	.00	2,000.00	2,000.00	.0
	TOTAL MATERIAL AND SERVICES	73,479.74	188,314.51	562,042.00	373,727.49	33.5
	CAPITAL OUTLAY:					
01-4170-7400	OFFICE FURNITURE & EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	1,000.00	1,000.00	.0
	TOTAL PLANNING & BUILDING	143,727.70	433,280.88	1,403,219.12	969,938.24	30.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	NON-DEPARTMENTAL					
	PERSONAL SERVICES:					
01-4193-1000	SALARIES	4,810.00	21,417.50	70,980.00	49,562.50	30.2
01-4193-2100	FICA TAXES-CITY	367.96	1,638.44	5,429.97	3,791.53	30.2
01-4193-2200	STATE RETIREMENT-CITY	575.27	2,561.53	8,489.21	5,927.68	30.2
01-4193-2400	WORKMEN'S COMPENSATION-CITY	4.85	21.58	75.00	53.42	28.8
01-4193-2500	HEALTH INSURANCE-CITY	1,210.00	4,840.00	14,520.00	9,680.00	33.3
01-4193-2510	DENTAL INSURANCE-CITY	28.59	108.41	504.00	395.59	21.5
01-4193-2515	VISION	10.89	22.08	.00	(22.08)	.0
	TOTAL PERSONAL SERVICES	7,007.56	30,609.54	99,998.18	69,388.64	30.6
	MATERIALS AND SERVICES:					
01-4193-4200	PROFESSIONAL SERVICE	14,451.20	32,130.60	163,296.00	131,165.40	19.7
01-4193-4210	RESORT CITIES	8,000.00	8,000.00	25,000.00	17,000.00	32.0
01-4193-4220	IT PROFESSIONAL SERVICES	.00	.00	178,260.00	178,260.00	.0
01-4193-4250	BLAINE CITY TOUR	.00	.00	8,000.00	8,000.00	.0
01-4193-4500	1ST/WASHINGTON RENT	.00	.00	18,000.00	18,000.00	.0
01-4193-6500	CONTRACT FOR SERVICE	33,070.00	66,140.00	131,904.00	65,764.00	50.1
01-4193-6900	MISCELLANEOUS EXPENSE	475,000.00	475,000.00	475,000.00	.00	100.0
	TOTAL MATERIAL AND SERVICES	530,521.20	581,270.60	999,460.00	418,189.40	58.2
	OTHER EXPENDITURES:					
01-4193-8803	TRANSFER TO GENERAL CIP FUND	847,677.00	847,677.00	847,677.00	.00	100.0
01-4193-8804	TRANSFER TO CITY/CO HOUSING	500,000.00	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	13,809.39	90,673.39	429,826.06	339,152.67	21.1
	TOTAL OTHER EXPENDITURES	1,361,486.39	1,451,539.77	1,927,503.06	475,963.29	75.3
	TOTAL NON-DEPARTMENTAL	1,899,015.15	2,063,419.91	3,026,961.24	963,541.33	68.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FACILITY MAINTENANCE					
	PERSONAL SERVICES:					
01-4194-1000	SALARIES	39,931.15	116,551.25	362,894.00	246,342.75	32.1
01-4194-1500	PART-TIME/SEASONAL	.00	.00	60,921.00	60,921.00	.0
01-4194-1800	SHIFT COVERAGE ON CALL	1,014.13	1,452.08	5,000.00	3,547.92	29.0
01-4194-1900	OVERTIME	1,822.99	3,353.22	8,500.00	5,146.78	39.5
01-4194-2100	FICA TAXES - CITY	3,427.08	9,678.13	32,422.00	22,743.87	29.9
01-4194-2200	STATE RETIREMENT - CITY	4,582.54	13,413.73	48,822.00	35,408.27	27.5
01-4194-2400	WORKER'S COMPENSATION-CITY	609.89	1,744.69	3,983.00	2,238.31	43.8
01-4194-2500	HEALTH INSURANCE - CITY	10,193.86	40,775.44	162,596.00	121,820.56	25.1
01-4194-2505	HEALTH REIMBURSEMENT ACCT(HRA)	.00	1,778.23	10,000.00	8,221.77	17.8
01-4194-2510	DENTAL INSURANCE-CITY	291.38	1,153.29	4,566.00	3,412.71	25.3
01-4194-2515	VISION	167.39	606.60	.00	(606.60)	.0
01-4194-2600	LONG TERM DISABILITY	147.51	590.04	2,114.62	1,524.58	27.9
01-4194-2800	STATE UNEMPLOYMENT INSURANCE	.00	2,840.00	8,000.00	5,160.00	35.5
	TOTAL PERSONAL SERVICES	62,187.92	193,936.70	709,818.62	515,881.92	27.3
	MATERIALS AND SERVICES:					
01-4194-3100	OFFICE SUPPLIES & POSTAGE	.00	.00	300.00	300.00	.0
01-4194-3200	OPERATING SUPPLIES	671.50	2,541.67	10,000.00	7,458.33	25.4
01-4194-3500	MOTOR FUELS & LUBRICANTS	73.85	846.11	16,000.00	15,153.89	5.3
01-4194-4200	PROFESSIONAL SERVICES	24,971.65	42,341.65	62,718.00	20,376.35	67.5
01-4194-4210	PROFESSIONAL SERVC-CITY TREES	.00	135.00	15,000.00	14,865.00	.9
01-4194-4220	PROF SERV-CITY BEAUTIFICATION	139.98	37,589.97	85,000.00	47,410.03	44.2
01-4194-4800	DUES, SUBSCRIPTIONS & MEMBERSH	305.00	305.00	440.00	135.00	69.3
01-4194-4900	PERSONNEL TRAINING/TRAVEL/MTG	275.00	275.00	1,000.00	725.00	27.5
01-4194-5100	TELEPHONE & COMMUNICATIONS	30.00	120.00	720.00	600.00	16.7
01-4194-5200	UTILITIES	3,722.26	17,434.09	36,000.00	18,565.91	48.4
01-4194-5300	CUSTODIAL & CLEANING SERVICES	4,637.00	13,977.77	80,000.00	66,022.23	17.5
01-4194-5900	REPAIR & MAINTENANCE-BUILDINGS	14,145.03	36,847.01	56,000.00	19,152.99	65.8
01-4194-5910	REPAIR & MAINT-491 SV ROAD	15,339.37	23,245.51	77,000.00	53,754.49	30.2
01-4194-5950	REPAIR & MAINT-WARM SPRINGS PR	3,243.76	8,484.40	48,100.00	39,615.60	17.6
01-4194-6000	REPAIR & MAINT-AUTOMOTIVE EQUI	56.12	315.76	3,500.00	3,184.24	9.0
01-4194-6100	REPAIR & MAINT--MACHINERY & EQ	841.15	886.42	6,000.00	5,113.58	14.8
01-4194-6950	MAINTENANCE	612.27	3,565.88	36,000.00	32,434.12	9.9
	TOTAL MATERIAL AND SERVICES	69,063.94	188,911.24	533,778.00	344,866.76	35.4
	TOTAL FACILITY MAINTENANCE	131,251.86	382,847.94	1,243,596.62	860,748.68	30.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE					
	PERSONAL SERVICES:					
01-4210-1000	SALARIES	15,937.20	43,131.26	115,690.00	72,558.74	37.3
01-4210-1500	PART-TIME	.00	.00	27,851.00	27,851.00	.0
01-4210-1900	OVERTIME	1,535.73	1,838.55	5,000.00	3,161.45	36.8
01-4210-2100	FICA TAXES-CITY	1,308.48	3,333.18	10,981.00	7,647.82	30.4
01-4210-2200	STATE RETIREMENT-CITY	1,644.56	4,917.18	17,167.00	12,249.82	28.6
01-4210-2400	WORKMEN'S COMPENSATION-CITY	404.26	1,054.21	4,637.00	3,582.79	22.7
01-4210-2500	HEALTH INSURANCE-CITY	6,711.56	26,846.24	80,539.00	53,692.76	33.3
01-4210-2505	HEALTH REIMBURSEMENT ACCT(HRA)	.00	170.80	4,000.00	3,829.20	4.3
01-4210-2510	DENTAL INSURANCE-CITY	169.00	676.00	2,028.00	1,352.00	33.3
01-4210-2515	VISION	97.80	391.20	.00	(391.20)	.0
01-4210-2600	ST & LONG TERM DISABILITY	56.71	226.84	680.52	453.68	33.3
	TOTAL PERSONAL SERVICES	27,865.30	82,585.46	268,573.52	185,988.06	30.8
	MATERIALS AND SERVICES:					
01-4210-3100	OFFICE SUPPLIES & POSTAGE	.00	.00	5,000.00	5,000.00	.0
01-4210-3200	OPERATING SUPPLIES	24.68	24.68	300.00	275.32	8.2
01-4210-3500	MOTOR FUELS & LUBRICANTS	645.97	1,557.05	7,000.00	5,442.95	22.2
01-4210-3600	COMPUTER SOFTWARE	.00	.00	2,000.00	2,000.00	.0
01-4210-3610	PARKING OPS PROCESSING FEES	3,058.84	4,588.15	26,000.00	21,411.85	17.7
01-4210-3620	PARKING OPS EQUIPMENT FEES	116.99	864.75	11,000.00	10,135.25	7.9
01-4210-4200	PROFESSIONAL SERVICES	5,008.00	6,344.00	59,750.00	53,406.00	10.6
01-4210-4250	PROF.SERVICES-BCSO CONTRACT	155,178.70	465,536.10	1,918,054.67	1,452,518.57	24.3
01-4210-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	82.66	.00	(82.66)	.0
01-4210-5100	TELEPHONE & COMMUNICATIONS	362.58	1,149.20	4,350.00	3,200.80	26.4
01-4210-6000	REPAIR & MAINT--AUTOMOTIVE EQU	518.40	997.83	13,000.00	12,002.17	7.7
	TOTAL MATERIAL AND SERVICES	164,914.16	481,144.42	2,046,454.67	1,565,310.25	23.5
	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	192,779.46	563,729.88	2,320,028.19	1,756,298.31	24.3

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE & RESCUE					
	PERSONAL SERVICES:					
01-4230-1000	SALARIES	168,712.13	483,116.83	1,470,123.00	987,006.17	32.9
01-4230-1500	PAID ON-CALL WAGES	19,734.75	116,333.91	135,000.00	18,666.09	86.2
01-4230-1700	WOOC (WORKING OUT OF CLASS)	10,918.65	39,460.42	8,000.00	(31,460.42)	493.3
01-4230-1900	OVERTIME	29,604.61	83,540.89	120,000.00	36,459.11	69.6
01-4230-2100	FICA TAXES-CITY	18,785.75	56,040.42	132,584.00	76,543.58	42.3
01-4230-2300	FIREMEN'S RETIREMENT-CITY	30,276.30	87,254.67	234,125.00	146,870.33	37.3
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	7,229.16	21,413.60	40,000.00	18,586.40	53.5
01-4230-2500	HEALTH INSURANCE-CITY	34,992.88	129,269.80	369,852.00	240,582.20	35.0
01-4230-2505	HEALTH REIMBURSEMENT ACCT(HRA)	643.41	2,398.92	26,000.00	23,601.08	9.2
01-4230-2510	DENTAL INSURANCE-CITY	1,022.00	3,779.00	11,040.00	7,261.00	34.2
01-4230-2515	VISION	605.75	1,971.50	.00	(1,971.50)	.0
01-4230-2530	EMPLOYEE MEDICAL SERVICES	.00	1,880.00	.00	(1,880.00)	.0
01-4230-2535	VEBA	5,400.00	20,400.00	57,600.00	37,200.00	35.4
01-4230-2540	MERP-MEDICAL EXP REIMBURSEMENT	637.50	2,400.00	7,200.00	4,800.00	33.3
01-4230-2600	ST & LONG TERM DISABILITY	694.13	2,776.52	8,310.64	5,534.12	33.4
01-4230-2700	VACATION/SICK ACCRUAL PAYOUT	19,110.84	19,110.84	25,000.00	5,889.16	76.4
01-4230-2800	STATE UNEMPLOYMENT INSURANCE	.00	.00	3,000.00	3,000.00	.0
01-4230-2900	PERFORMANCE AWARDS	300.00	4,658.40	4,200.00	(458.40)	110.9
	TOTAL PERSONAL SERVICES	348,667.86	1,075,805.72	2,664,034.64	1,588,228.92	40.4
	MATERIALS AND SERVICES:					
01-4230-3200	OPERATING SUPPLIES FIRE	2,407.09	4,390.08	45,000.00	40,609.92	9.8
01-4230-3210	OPERATING SUPPLIES EMS	4,425.09	13,623.31	63,000.00	49,376.69	21.6
01-4230-3500	MOTOR FUELS & LUBRICANTS FIRE	614.25	1,408.22	8,000.00	6,591.78	17.6
01-4230-3510	MOTOR FUELS & LUBRICANTS EMS	614.24	1,408.18	8,000.00	6,591.82	17.6
01-4230-4200	PROFESSIONAL SERVICES FIRE	1,461.48	5,432.38	27,000.00	21,567.62	20.1
01-4230-4210	PROFESSIONAL SERVICES EMS	833.88	2,895.10	20,000.00	17,104.90	14.5
01-4230-4800	DUES, SUBSCRIPTIONS & MEMBERSH	110.00	110.00	.00	(110.00)	.0
01-4230-4900	TRAINING/TRAVEL/MTG FIRE	1,123.05	1,123.05	16,000.00	14,876.95	7.0
01-4230-4910	TRAINING EMS	(150.00)	2,800.00	12,000.00	9,200.00	23.3
01-4230-4920	TRAINING-FACILITY	72.44	350.26	12,000.00	11,649.74	2.9
01-4230-4930	PUBLIC EDUCATION	775.00	775.00	.00	(775.00)	.0
01-4230-4940	IDL FIRE EXPENSES	.00	914.50	200,000.00	199,085.50	.5
01-4230-5100	TELEPHONE & COMMUNICATION FIRE	634.44	1,525.44	21,000.00	19,474.56	7.3
01-4230-5110	TELEPHONE & COMMUNICATION EMS	614.35	1,505.32	21,000.00	19,494.68	7.2
01-4230-5200	UTILITIES	3,929.94	9,206.81	45,600.00	36,393.19	20.2
01-4230-5900	REPAIR & MAINTENANCE-BUILDINGS	525.68	1,569.65	24,000.00	22,430.35	6.5
01-4230-6000	REPAIR & MAINT-AUTO EQUIP FIRE	433.86	4,038.40	18,000.00	13,961.60	22.4
01-4230-6010	REPAIR & MAINT-AUTO EQUIP EMS	143.89	4,743.47	12,000.00	7,256.53	39.5
01-4230-6100	REPAIR & MAINT--MACHINERY & EQ	797.57	1,218.98	60,000.00	58,781.02	2.0
01-4230-6110	REPAIR & MAINT--MACHINERY & EQ	797.56	2,159.46	2,500.00	340.54	86.4
01-4230-6200	REPAIR & MAINT--FACILITY	.00	1,565.09	.00	(1,565.09)	.0
01-4230-6900	OTHER PURCHASED SERVICES FIRE	.00	.00	3,250.00	3,250.00	.0
01-4230-6910	OTHER PURCHASED SERVICES EMS	.00	.00	7,000.00	7,000.00	.0
	TOTAL MATERIAL AND SERVICES	20,163.81	62,762.70	625,350.00	562,587.30	10.0

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	.00	141,000.00	141,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	199,430.00	199,430.00	.0
	TOTAL FIRE & RESCUE	368,831.67	1,138,568.42	3,488,814.64	2,350,246.22	32.6

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREET					
	PERSONAL SERVICES:					
01-4310-1000	SALARIES	84,925.57	248,475.79	719,144.00	470,668.21	34.6
01-4310-1500	PART-TIME	.00	.00	65,800.00	65,800.00	.0
01-4310-1800	SHIFT COVERAGE ON CALL	7,111.39	10,075.16	17,500.00	7,424.84	57.6
01-4310-1900	OVERTIME	9,028.36	15,410.97	35,000.00	19,589.03	44.0
01-4310-2100	FICA TAXES-CITY	7,694.83	20,836.05	60,977.70	40,141.65	34.2
01-4310-2200	STATE RETIREMENT-CITY	11,848.20	32,526.63	87,463.00	54,936.37	37.2
01-4310-2400	WORKER'S COMPENSATION-CITY	2,980.62	8,089.51	27,628.00	19,538.49	29.3
01-4310-2500	HEALTH INSURANCE-CITY	18,667.72	72,174.83	216,685.00	144,510.17	33.3
01-4310-2505	HEALTH REIMBURSEMENT ACCT(HRA)	74.30	905.45	15,500.00	14,594.55	5.8
01-4310-2510	DENTAL INSURANCE-CITY	577.61	2,185.22	6,576.00	4,390.78	33.2
01-4310-2515	VISION	282.30	1,019.06	.00	(1,019.06)	.0
01-4310-2600	ST & LONG TERM DISABILITY	350.72	1,402.29	4,323.06	2,920.77	32.4
01-4310-2800	STATE UNEMPLOYMENT INSURANCE	.00	.00	6,000.00	6,000.00	.0
	TOTAL PERSONAL SERVICES	143,541.62	413,100.96	1,262,596.76	849,495.80	32.7
	MATERIALS AND SERVICES:					
01-4310-3200	OPERATING SUPPLIES	1,177.24	6,873.43	16,240.00	9,366.57	42.3
01-4310-3400	MINOR EQUIPMENT	.00	693.61	3,800.00	3,106.39	18.3
01-4310-3500	MOTOR FUELS & LUBRICANTS	40,211.43	45,517.91	109,092.00	63,574.09	41.7
01-4310-3600	COMPUTER SOFTWARE	.00	.00	6,800.00	6,800.00	.0
01-4310-4200	PROFESSIONAL SERVICES	57,972.57	78,408.49	204,000.00	125,591.51	38.4
01-4310-4900	PERSONNEL TRAINING/TRAVEL/MTG	100.00	300.00	4,515.00	4,215.00	6.6
01-4310-5100	TELEPHONE & COMMUNICATIONS	30.00	120.00	7,000.00	6,880.00	1.7
01-4310-5200	UTILITIES	2,977.14	4,444.32	19,500.00	15,055.68	22.8
01-4310-6000	REPAIR & MAINT--AUTOMOTIVE EQU	121.15	967.46	8,700.00	7,732.54	11.1
01-4310-6100	REPAIR & MAINT--MACHINERY & EQ	16,123.77	24,447.97	98,650.00	74,202.03	24.8
01-4310-6910	OTHER PURCHASED SERVICES	447.08	2,293.96	16,000.00	13,706.04	14.3
01-4310-6920	SIGNS & SIGNALIZATION	1,452.63	3,065.73	16,000.00	12,934.27	19.2
01-4310-6930	STREET LIGHTING	2,391.78	10,417.49	18,500.00	8,082.51	56.3
01-4310-6950	MAINTENANCE & IMPROVEMENTS	4,477.43	14,581.29	338,300.00	323,718.71	4.3
	TOTAL MATERIAL AND SERVICES	127,482.22	192,131.66	867,097.00	674,965.34	22.2
	TOTAL STREET	271,023.84	605,232.62	2,129,693.76	1,524,461.14	28.4

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECREATION					
	PERSONAL SERVICES:					
01-4510-1000	SALARIES	31,431.65	95,231.22	275,420.00	180,188.78	34.6
01-4510-1500	PART-TIME/SEASONAL	2,220.76	5,499.02	85,000.00	79,500.98	6.5
01-4510-1900	OVERTIME	521.25	637.50	.00	(637.50)	.0
01-4510-2100	FICA TAXES - CITY	2,585.31	7,657.03	27,540.00	19,882.97	27.8
01-4510-2200	STATE RETIREMENT - CITY	3,821.58	11,427.79	43,056.00	31,628.21	26.5
01-4510-2400	WORKER'S COMPENSATION - CITY	532.66	1,588.89	7,700.00	6,111.11	20.6
01-4510-2500	HEALTH INSURANCE - CITY	6,985.78	27,943.12	83,829.00	55,885.88	33.3
01-4510-2505	HEALTH REIMBURSEMENT ACCT(HRA)	10.00	1,903.10	5,000.00	3,096.90	38.1
01-4510-2510	DENTAL INSURANCE-CITY	210.50	842.00	2,526.00	1,684.00	33.3
01-4510-2515	VISION	114.70	413.40	.00	(413.40)	.0
01-4510-2600	ST & LONG TERM DISABILITY	136.55	546.20	1,612.80	1,066.60	33.9
01-4510-2800	STATE UNEMPLOYMENT INSURANCE	.00	.00	1,000.00	1,000.00	.0
	TOTAL PERSONAL SERVICES	48,570.74	153,689.27	532,683.80	378,994.53	28.9
	MATERIALS AND SERVICES:					
01-4510-3100	OFFICE SUPPLIES & POSTAGE	30.51	30.51	1,000.00	969.49	3.1
01-4510-3200	OPERATING SUPPLIES	525.88	847.03	4,500.00	3,652.97	18.8
01-4510-3250	RECREATION SUPPLIES	357.93	2,522.74	11,000.00	8,477.26	22.9
01-4510-3280	YOUTH GOLF	.00	.00	1,000.00	1,000.00	.0
01-4510-3300	RESALE ITEMS-CONCESSION SUPPLY	629.09	2,549.63	7,500.00	4,950.37	34.0
01-4510-3310	STATE SALES TAX-PARK	.00	1,679.39	8,500.00	6,820.61	19.8
01-4510-3500	MOTOR FUELS & LUBRICANTS	455.33	595.32	3,500.00	2,904.68	17.0
01-4510-4200	PROFESSIONAL SERVICE	.00	562.40	3,842.00	3,279.60	14.6
01-4510-4410	ADVERTISING & PUBLICATIONS	.00	524.40	1,000.00	475.60	52.4
01-4510-4800	DUES, SUBSCRIPTIONS & MEMBERSH	.00	.00	500.00	500.00	.0
01-4510-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	.00	1,000.00	1,000.00	.0
01-4510-5100	TELEPHONE & COMMUNICATIONS	.00	.00	1,500.00	1,500.00	.0
01-4510-5200	UTILITIES	567.32	783.31	11,400.00	10,616.69	6.9
01-4510-6000	REPAIR & MAINT--AUTOMOTIVE EQU	288.27	607.54	3,500.00	2,892.46	17.4
01-4510-6100	REPAIR & MAINT--MACHINERY & EQ	187.60	198.66	2,500.00	2,301.34	8.0
	TOTAL MATERIAL AND SERVICES	3,041.93	10,900.93	62,242.00	51,341.07	17.5
	TOTAL RECREATION	51,612.67	164,590.20	594,925.80	430,335.60	27.7
	TOTAL FUND EXPENDITURES	3,346,536.09	6,425,373.08	16,836,416.81	10,411,043.73	38.2
	NET REVENUE OVER EXPENDITURES	1,039,122.33	440,202.89	.41	(440,202.48)	10736

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

WAGON DAYS FUND

	ASSETS			
02-1000-0000	CASH - COMBINED		17,877.78	
02-1510-0000	INVESTMENTS--WAGON DAYS #1625		5,598.83	
02-1520-0000	WAGON DAYS- US BANK #2315		17,170.03	
	TOTAL ASSETS			40,646.64
	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	35,633.05		
	BALANCE - CURRENT DATE		40,896.64	
	TOTAL FUND EQUITY			40,896.64
	TOTAL LIABILITIES AND EQUITY			40,646.64

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WAGON DAYS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WAGON DAYS REVENUE					
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
	TOTAL WAGON DAYS REVENUE	.00	1,500.00	7,500.00	6,000.00	20.0
	MISCELLANEOUS REVENUE					
02-3700-1000	INTEREST EARNINGS	23.61	96.52	150.00	53.48	64.4
02-3700-3600	REFUNDS & REIMBURSEMENTS	.00	2,100.00	.00	(2,100.00)	.0
02-3700-6500	SPONSORSHIPS	.00	7,507.96	10,000.00	2,492.04	75.1
02-3700-7000	RESERVED SEATING	.00	.00	3,500.00	3,500.00	.0
02-3700-8722	TRANSFER FROM LOT	11,820.83	47,283.32	166,850.00	119,566.68	28.3
	TOTAL MISCELLANEOUS REVENUE	11,844.44	56,987.80	180,500.00	123,512.20	31.6
	TOTAL FUND REVENUE	11,844.44	58,487.80	188,000.00	129,512.20	31.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WAGON DAYS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WAGON DAYS EXPENDITURES					
	PERSONAL SERVICES:					
02-4530-2900	AWARDS	.00	.00	5,300.00	5,300.00	.0
	TOTAL PERSONAL SERVICES	.00	.00	5,300.00	5,300.00	.0
	MATERIALS AND SERVICES:					
02-4530-3100	OFFICE SUPPLIES & POSTAGE	.00	1,863.00	400.00	(1,463.00)	465.8
02-4530-3200	OPERATING SUPPLIES	.00	.00	9,000.00	9,000.00	.0
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	3,611.11	14,444.44	72,000.00	57,555.56	20.1
02-4530-4210	PARADE PARTCPNT/FIDDLERS/POETS	.00	.00	50,000.00	50,000.00	.0
02-4530-4220	GRAND MARSHAL DINNER	.00	.00	5,500.00	5,500.00	.0
02-4530-4230	HISTORY/CHILDREN'S ACTIVITIES	.00	71.00	5,000.00	4,929.00	1.4
02-4530-4240	CONCERT	.00	.00	21,000.00	21,000.00	.0
02-4530-4400	ADVERTISING & LEGAL PUBLICATIO	.00	5,054.64	8,000.00	2,945.36	63.2
02-4530-5210	SOLID WASTE COLLECTION	.00	358.85	4,500.00	4,141.15	8.0
	TOTAL MATERIAL AND SERVICES	3,611.11	22,854.75	182,700.00	159,845.25	12.5
	TOTAL WAGON DAYS EXPENDITURES	3,611.11	22,854.75	188,000.00	165,145.25	12.2
	TOTAL FUND EXPENDITURES	3,611.11	22,854.75	188,000.00	165,145.25	12.2
	NET REVENUE OVER EXPENDITURES	8,233.33	35,633.05	.00	(35,633.05)	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

	ASSETS			
03-1000-0000	CASH - COMBINED		1,608,893.79	
03-1510-0000	INVESTMENTS--GEN CIP #2572		3,792,259.75	
	TOTAL ASSETS			5,401,153.54
	LIABILITIES AND EQUITY			
	LIABILITIES			
03-2030-0000	ACCOUNTS PAYABLE		(50.00)	
	TOTAL LIABILITIES			(50.00)
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
03-2710-0000	GEN CAPITAL IMPRVMNT BALANCE	5,250,319.45		
	REVENUE OVER EXPENDITURES - YTD	150,884.09		
	BALANCE - CURRENT DATE		5,401,203.54	
	TOTAL FUND EQUITY			5,401,203.54
	TOTAL LIABILITIES AND EQUITY			5,401,153.54

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	GENERAL CIP REVENUE					
03-3100-6100	IDAHO POWER FRANCHISE	80,340.45	147,133.20	300,000.00	152,866.80	49.0
	TOTAL GENERAL CIP REVENUE	80,340.45	147,133.20	300,000.00	152,866.80	49.0
	SOURCE 3400					
03-3400-7200	STREET IMPACT FEES	.00	8,984.00	.00	(8,984.00)	.0
03-3400-7210	PARKS & RECREATION IMPACT FEE	.00	2,094.00	.00	(2,094.00)	.0
03-3400-7220	FIRE & RESCUE IMPACT FEES	.00	4,184.00	.00	(4,184.00)	.0
03-3400-7230	POLICE IMPACT FEES	.00	208.00	.00	(208.00)	.0
	TOTAL SOURCE 3400	.00	15,470.00	.00	(15,470.00)	.0
	MISCELLANEOUS REVENUE					
03-3700-1000	INTEREST EARNINGS	20,680.62	86,724.68	.00	(86,724.68)	.0
03-3700-3600	REFUNDS & REIMBURSEMENTS	.00	18,731.00	62,501.00	43,770.00	30.0
03-3700-3610	WOOD RIVER LAND TRUST REIMB	.00	38,395.60	.00	(38,395.60)	.0
03-3700-3650	FIRE DEPARTMENT DONATIONS	20,000.00	20,000.00	.00	(20,000.00)	.0
03-3700-8701	TRANSFER FROM GENERAL FUND	847,677.00	847,677.00	847,677.00	.00	100.0
03-3700-8722	TRANSFER FROM LOT FUND	1,021,875.00	1,087,500.00	1,262,500.00	175,000.00	86.1
03-3700-8795	OTHER DONATIONS & REIMBURSEMEN	.00	.00	150,000.00	150,000.00	.0
03-3700-8798	URA FUNDING	.00	.00	1,315,000.00	1,315,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	1,910,232.62	2,099,028.28	3,637,678.00	1,538,649.72	57.7
	FUND BALANCE					
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	1,990,573.07	2,261,631.48	7,534,411.00	5,272,779.52	30.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GENERAL CIP EXPENDITURES					
	CAPITAL OUTLAY:					
03-4193-7110	DOWNTOWN CORE SIDEWALK INFILL	15,074.50	28,507.50	900,000.00	871,492.50	3.2
03-4193-7135	MAIN STREET REHAB	272,617.28	975,833.66	3,492,204.00	2,516,370.34	27.9
03-4193-7150	BIKE NETWORK IMPROVEMENTS	.00	.00	80,000.00	80,000.00	.0
03-4193-7180	POWER LINE UNDERGROUNDING	.00	700,000.00	700,632.00	632.00	99.9
03-4193-7200	TECHNOLOGY UPGRADES	7,304.05	55,423.54	199,575.00	144,151.46	27.8
03-4193-7205	WEBSITE REBUILD	.00	.00	60,000.00	60,000.00	.0
03-4193-7210	SUSTAINABILITY	880.81	2,900.84	50,000.00	47,099.16	5.8
03-4193-7500	PARKING MANAGEMENT	.00	.00	95,000.00	95,000.00	.0
03-4193-7607	SIDEWALK CURB AND GUTTER	8,038.00	8,038.00	115,000.00	106,962.00	7.0
03-4193-7611	PAVEMENT MANAGEMENT PROG	.00	.00	250,000.00	250,000.00	.0
	TOTAL CAPITAL OUTLAY	303,914.64	1,770,703.54	5,942,411.00	4,171,707.46	29.8
	OTHER EXPENDITURES:					
03-4193-9930	GENERAL FUND CIP CONTINGENCY	.00	960.00	.00	(960.00)	.0
	TOTAL OTHER EXPENDITURES	.00	960.00	.00	(960.00)	.0
	TOTAL GENERAL CIP EXPENDITURES	303,914.64	1,771,663.54	5,942,411.00	4,170,747.46	29.8

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FACILITY MAINT CIP EXPENDITURE					
	CAPITAL OUTLAY:					
03-4194-7000	WARM SPRINGS PRESERVE PHASE I	34,245.75	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
03-4194-7132	GUY COLES SKATE PARK	.00	.00	125,000.00	125,000.00	.0
03-4194-7135	FOREST SRV PARK RENOVATION	.00	.00	200,000.00	200,000.00	.0
03-4194-7140	BONNING CABIN PRESERVATION	.00	28,974.00	50,000.00	21,026.00	58.0
03-4194-7152	FARNLUN PARK ENHANCEMENTS	.00	.00	25,000.00	25,000.00	.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	100,000.00	44,000.00	56.0
03-4194-7170	TRASH CANS (CITYWIDE) REPLACE	.00	.00	20,000.00	20,000.00	.0
03-4194-7180	WATER CONSERVATION UPGRADES	.00	.00	20,000.00	20,000.00	.0
03-4194-7200	SOLAR (FIRE)	.00	.00	200,000.00	200,000.00	.0
03-4194-7602	MOWER REPLACEMENT	.00	.00	34,000.00	34,000.00	.0
03-4194-7603	GRAVELY ZERO TURN MOWER	.00	.00	16,000.00	16,000.00	.0
	TOTAL CAPITAL OUTLAY	34,245.75	120,699.75	1,169,500.00	1,048,800.25	10.3
	TOTAL FACILITY MAINT CIP EXPENDITURE	34,245.75	120,699.75	1,169,500.00	1,048,800.25	10.3

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE CIP EXPENDITURES					
	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 4 MONTHS ENDING JANUARY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE & RESCUE CIP EXPENDITURES					
	CAPITAL OUTLAY:					
03-4230-7100	UTILITY/PICK-UP TRUCK	.00	.00	110,000.00	110,000.00	.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	612.35	14,000.00	13,387.65	4.4
03-4230-7125	RESCUE (CITY PROVIDED)	.00	344.71	30,000.00	29,655.29	1.2
03-4230-7130	PPE (TURNOUT GEAR)	6,973.25	7,413.04	32,000.00	24,586.96	23.2
03-4230-7135	MEDICAL (CITY PROVIDED)	.00	.00	4,000.00	4,000.00	.0
03-4230-7140	SHOP TOOLS	498.00	676.12	2,500.00	1,823.88	27.0
03-4230-7150	ENFORCER PUC PUMPER KB790	.00	140,801.73	.00	(140,801.73)	.0
	TOTAL CAPITAL OUTLAY	7,471.25	152,703.36	207,500.00	54,796.64	73.6
	TOTAL FIRE & RESCUE CIP EXPENDITURES	7,471.25	152,703.36	207,500.00	54,796.64	73.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREETS CIP EXPENDITURES					
	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	9,060.00	9,060.00	.00	(9,060.00)	.0
03-4310-7600	DODGE DURANGO (2001)	.00	.00	35,000.00	35,000.00	.0
	TOTAL CAPITAL OUTLAY	9,060.00	65,680.74	135,000.00	69,319.26	48.7
	TOTAL STREETS CIP EXPENDITURES	9,060.00	65,680.74	135,000.00	69,319.26	48.7

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	RECREATION CIP EXPENDITURES					
	CAPITAL OUTLAY:					
03-4510-7130	JOHN DEER GATOR	.00	.00	20,000.00	20,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	20,000.00	20,000.00	.0
	TOTAL RECREATION CIP EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
	TOTAL FUND EXPENDITURES	354,691.64	2,110,747.39	7,534,411.00	5,423,663.61	28.0
	NET REVENUE OVER EXPENDITURES	1,635,881.43	150,884.09	.00	(150,884.09)	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

ORIGINAL LOT FUND

	ASSETS			
22-1000-0000	CASH - COMBINED		(235,836.73)	
22-1050-0000	TAXES RECEIVABLE		322,759.56	
22-1510-0000	INVESTMENTS-LOT #3183		355,105.36	
	TOTAL ASSETS			442,028.19
	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	(919,165.51)		
	BALANCE - CURRENT DATE		443,528.19	
	TOTAL FUND EQUITY			443,528.19
	TOTAL LIABILITIES AND EQUITY			442,028.19

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

ORIGINAL LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	ORIGINAL LOT TAX					
22-3100-3000	ORIGINAL LOT TAX	483,038.54	1,272,116.47	3,195,890.00	1,923,773.53	39.8
	TOTAL ORIGINAL LOT TAX	483,038.54	1,272,116.47	3,195,890.00	1,923,773.53	39.8
	MISCELLANEOUS REVENUE					
22-3700-1000	INTEREST EARNINGS	1,414.37	5,793.63	.00	(5,793.63)	.0
22-3700-3600	REFUNDS & REIMBURSEMENTS	1,400.00	1,400.00	.00	(1,400.00)	.0
22-3700-8725	TRANSFR FROM ADDITIONAL 1%-LOT	4,078.75	16,315.00	48,945.00	32,630.00	33.3
	TOTAL MISCELLANEOUS REVENUE	6,893.12	23,508.63	48,945.00	25,436.37	48.0
	FUND BALANCE					
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	489,931.66	1,295,625.10	4,603,226.00	3,307,600.90	28.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

ORIGINAL LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ORIGINAL LOT TAX					
	MATERIALS AND SERVICES:					
22-4910-3610	PROCESSING FEE XBP	174.76	787.84	1,000.00	212.16	78.8
22-4910-4200	PROFESSIONAL SERVICES	.00	.00	21,591.00	21,591.00	.0
22-4910-5000	ADMINISTRATIVE EXPENSE-GEN FND	416.67	1,666.68	5,000.00	3,333.32	33.3
22-4910-6060	EVENTS/PROMOTIONS	15,797.71	23,532.61	115,195.00	91,662.39	20.4
22-4910-6070	SVED	.00	.00	15,000.00	15,000.00	.0
22-4910-6075	IDAHO DARK SKY ALLIANCE	.00	.00	2,500.00	2,500.00	.0
22-4910-6080	MOUNTAIN RIDES	.00	206,000.00	824,000.00	618,000.00	25.0
22-4910-6085	FRIENDS OF THE SAWTOOTH NF	.00	.00	5,000.00	5,000.00	.0
22-4910-6090	CONSOLIDATED DISPATCH	.00	178,127.48	180,512.00	2,384.52	98.7
22-4910-6095	MOUNTAIN HUMANE	.00	3,226.00	4,078.00	852.00	79.1
	TOTAL MATERIAL AND SERVICES	16,389.14	413,340.61	1,173,876.00	760,535.39	35.2
	OTHER EXPENDITURES:					
22-4910-8801	REIMBURSE GF POLICE/FIRE/AMB	166,666.67	666,666.68	2,000,000.00	1,333,333.32	33.3
22-4910-8802	TRNSFR TO WAGON DAYS FUND	11,820.83	47,283.32	166,850.00	119,566.68	28.3
22-4910-8803	TRANSFER TO GENERAL CIP	1,021,875.00	1,087,500.00	1,262,500.00	175,000.00	86.1
	TOTAL OTHER EXPENDITURES	1,200,362.50	1,801,450.00	3,429,350.00	1,627,900.00	52.5
	TOTAL ORIGINAL LOT TAX	1,216,751.64	2,214,790.61	4,603,226.00	2,388,435.39	48.1
	TOTAL FUND EXPENDITURES	1,216,751.64	2,214,790.61	4,603,226.00	2,388,435.39	48.1
	NET REVENUE OVER EXPENDITURES	(726,819.98)	(919,165.51)	.00	919,165.51	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

ADDITIONAL1%-LOT FUND

	ASSETS			
25-1000-0000	CASH - COMBINED		530,448.02	
	TOTAL ASSETS			530,448.02
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
25-2710-0000	FUND BALANCE	349,124.86		
	REVENUE OVER EXPENDITURES - YTD	181,323.16		
	BALANCE - CURRENT DATE		530,448.02	
	TOTAL FUND EQUITY			530,448.02
	TOTAL LIABILITIES AND EQUITY			530,448.02

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

ADDITIONAL1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	ADDITIONAL 1%-LOT					
25-3100-3010	ADDITIONAL 1%	428,614.33	960,131.69	2,447,253.00	1,487,121.31	39.2
	TOTAL ADDITIONAL 1%-LOT	428,614.33	960,131.69	2,447,253.00	1,487,121.31	39.2
	FUND BALANCE					
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	428,614.33	960,131.69	2,746,378.00	1,786,246.31	35.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

ADDITIONAL1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADDITIONAL 1%-LOT					
	MATERIALS AND SERVICES:					
25-4910-4220	SUN VALLEY AIR SERVICE BOARD	81,987.00	298,742.68	1,199,154.00	900,411.32	24.9
25-4910-4240	SVASB RELEASE FUND BALANCE	.00	.00	299,125.00	299,125.00	.0
	TOTAL MATERIAL AND SERVICES	81,987.00	298,742.68	1,498,279.00	1,199,536.32	19.9
	OTHER EXPENDITURES:					
25-4910-8822	TRANSFER TO ORIG LOT-DIR COST	4,078.75	16,315.00	48,945.00	32,630.00	33.3
25-4910-8824	TRANSFER TO HOUSING	210,228.42	463,750.85	1,199,154.00	735,403.15	38.7
	TOTAL OTHER EXPENDITURES	214,307.17	480,065.85	1,248,099.00	768,033.15	38.5
	TOTAL ADDITIONAL 1%-LOT	296,294.17	778,808.53	2,746,378.00	1,967,569.47	28.4
	TOTAL FUND EXPENDITURES	296,294.17	778,808.53	2,746,378.00	1,967,569.47	28.4
	NET REVENUE OVER EXPENDITURES	132,320.16	181,323.16	.00	(181,323.16)	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

FIRE BOND FUND

	ASSETS			
41-1000-0000	CASH - COMBINED		382,831.33	
41-1050-0000	TAXES RECEIVABLE--CURRENT		5,738.43	
	TOTAL ASSETS			388,569.76
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
41-2710-0000	FUND BALANCE	(1,883.51)		
	REVENUE OVER EXPENDITURES - YTD	390,453.27		
	BALANCE - CURRENT DATE		388,569.76	
	TOTAL FUND EQUITY			388,569.76
	TOTAL LIABILITIES AND EQUITY			388,569.76

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	PROPERTY TAX					
41-3100-1000	PROPERTY TAX GO LEVY	348,816.28	390,162.25	617,019.00	226,856.75	63.2
41-3100-9000	PENALTY & INTEREST ON TAXES	178.95	291.02	.00	(291.02)	.0
	TOTAL PROPERTY TAX	348,995.23	390,453.27	617,019.00	226,565.73	63.3
	TOTAL FUND REVENUE	348,995.23	390,453.27	617,019.00	226,565.73	63.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FIRE BOND FUND EXP/TRNFRS					
	MATERIALS AND SERVICES:					
41-4800-4205	PROF SERVICES PAYING AGENT	.00	.00	3,000.00	3,000.00	.0
	TOTAL MATERIAL AND SERVICES	.00	.00	3,000.00	3,000.00	.0
	OTHER EXPENDITURES:					
41-4800-8100	DEBT SRVC ACCT PRINCIPL-FIRE	.00	.00	355,000.00	355,000.00	.0
41-4800-8200	DEBT SRVC ACCT INTEREST-FIRE	.00	.00	259,019.00	259,019.00	.0
	TOTAL OTHER EXPENDITURES	.00	.00	614,019.00	614,019.00	.0
	TOTAL FIRE BOND FUND EXP/TRNFRS	.00	.00	617,019.00	617,019.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	617,019.00	617,019.00	.0
	NET REVENUE OVER EXPENDITURES	348,995.23	390,453.27	.00	(390,453.27)	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

IN-LIEU HOUSING FUND

	ASSETS			
52-1000-0000	CASH - COMBINED		(315,803.34)	
52-1515-0000	INVESTMENTS--IN-LIEU HOUS#3044		950,980.49	
	TOTAL ASSETS			635,177.15
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-2710-0000	FUND BALANCE	1,779,661.65		
	REVENUE OVER EXPENDITURES - YTD	(1,144,484.50)		
	BALANCE - CURRENT DATE		635,177.15	
	TOTAL FUND EQUITY			635,177.15
	TOTAL LIABILITIES AND EQUITY			635,177.15

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

IN-LIEU HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
52-3700-1000	INTEREST EARNINGS	3,787.73	15,515.50	5,000.00	(10,515.50)	310.3
52-3700-7500	IN-LIEU-AFFORDABLE HOUSING FEE	.00	.00	300,000.00	300,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	3,787.73	15,515.50	305,000.00	289,484.50	5.1
	FUND BALANCE					
52-3800-9000	FUND BALANCE	.00	.00	2,089,874.00	2,089,874.00	.0
	TOTAL FUND BALANCE	.00	.00	2,089,874.00	2,089,874.00	.0
	TOTAL FUND REVENUE	3,787.73	15,515.50	2,394,874.00	2,379,358.50	.7

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

IN-LIEU HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IN-LIEU HOUSING EXPENDITURES					
	CAPITAL OUTLAY:					
52-4410-7116	BLUEBIRD VILLAGE HOUSING	660,000.00	660,000.00	680,000.00	20,000.00	97.1
	TOTAL CAPITAL OUTLAY	660,000.00	660,000.00	680,000.00	20,000.00	97.1
	OTHER EXPENDITURES:					
52-4410-8899	TRANSFER TO HOUSING FUND	500,000.00	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	500,000.00	500,000.00	1,714,874.00	1,214,874.00	29.2
	TOTAL IN-LIEU HOUSING EXPENDITURES	1,160,000.00	1,160,000.00	2,394,874.00	1,234,874.00	48.4
	TOTAL FUND EXPENDITURES	1,160,000.00	1,160,000.00	2,394,874.00	1,234,874.00	48.4
	NET REVENUE OVER EXPENDITURES	(1,156,212.27)	(1,144,484.50)	.00	1,144,484.50	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

COMMUNITY HOUSING

	ASSETS			
54-1000-0000	CASH - COMBINED		1,781,979.44	
	TOTAL ASSETS			1,781,979.44
	LIABILITIES AND EQUITY			
	LIABILITIES			
54-2030-0000	ACCOUNTS PAYABLE		(132.15)	
54-2300-0000	DEPOSITS-SEC DEP LTL		625.00	
	TOTAL LIABILITIES			492.85
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
54-2710-0000	FUND BALANCE	128,743.70		
	REVENUE OVER EXPENDITURES - YTD	1,652,742.89		
	BALANCE - CURRENT DATE		1,781,486.59	
	TOTAL FUND EQUITY			1,781,486.59
	TOTAL LIABILITIES AND EQUITY			1,781,979.44

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

COMMUNITY HOUSING

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	COMMUNITY HOUSING REVENUE					
54-3700-2000	LIFT TOWER LODGE RENTS	7,756.00	16,459.00	94,836.00	78,377.00	17.4
54-3700-2020	DEED RESTRICTION RENTS	5,600.00	8,400.00	.00	(8,400.00)	.0
54-3700-3600	REFUNDS & REIMBURSEMENTS(BCHA)	46,771.38	187,270.95	252,055.00	64,784.05	74.3
54-3700-3610	REFUNDS & REIM BLAINE COUNTY	38,625.00	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	500,000.00	500,000.00	500,000.00	.00	100.0
54-3700-8705	TRANSFER FROM ADDITIONAL .50%	210,228.42	463,750.85	1,199,154.00	735,403.15	38.7
54-3700-8730	TRANSFER FROM IN-LIEU FUND	500,000.00	500,000.00	500,000.00	.00	100.0
	TOTAL COMMUNITY HOUSING REVENUE	1,308,980.80	2,282,997.49	3,074,045.00	791,047.51	74.3
	TOTAL FUND REVENUE	1,308,980.80	2,282,997.49	3,074,045.00	791,047.51	74.3

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

COMMUNITY HOUSING

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMUNITY HOUSING EXPENSE					
	PERSONAL SERVICES:					
54-4410-1000	SALARIES	49,013.85	124,204.05	692,968.00	568,763.95	17.9
54-4410-1500	PART-TIME SALARIES	2,485.39	9,737.06	.00	(9,737.06)	.0
54-4410-2100	FICA TAXES-CITY	3,830.48	9,984.17	.00	(9,984.17)	.0
54-4410-2200	STATE RETIREMENT-CITY	6,159.29	16,019.34	.00	(16,019.34)	.0
54-4410-2400	WORKMEN'S COMPENSATION-CITY	75.76	327.30	.00	(327.30)	.0
54-4410-2500	HEALTH INSURANCE-CITY	10,192.08	34,673.61	.00	(34,673.61)	.0
54-4410-2505	HEALTH REIMBURSEMENT ACCT(HRA)	.00	1,044.60	.00	(1,044.60)	.0
54-4410-2510	DENTAL INSURANCE-CITY	284.24	1,007.96	.00	(1,007.96)	.0
54-4410-2515	VISION REIMBURSEMENT ACCT(HRA)	155.12	491.09	.00	(491.09)	.0
54-4410-2600	LONG TERM DISABILITY	195.29	628.08	.00	(628.08)	.0
	TOTAL PERSONAL SERVICES	72,391.50	198,117.26	692,968.00	494,850.74	28.6
	MATERIALS AND SERVICES:					
54-4410-3100	GENERAL OFFICE	1,028.34	2,504.69	11,500.00	8,995.31	21.8
54-4410-3200	LIFT TOWER LODGE OPERATIONS	1,153.58	3,669.75	89,200.00	85,530.25	4.1
54-4410-4200	PROFESSIONAL SERVICES	19,852.45	30,827.51	75,000.00	44,172.49	41.1
54-4410-4210	LEASE TO LOCALS INCENTIVES	.00	15,500.00	200,000.00	184,500.00	7.8
54-4410-4215	LEASE TO LOCALS PROF SERVICES	6,000.00	18,761.56	100,000.00	81,238.44	18.8
54-4410-4225	DEED RESTRICTIONS	775.00	131,033.83	1,085,635.00	954,601.17	12.1
54-4410-4250	LIFT TOWER LODGE PROFF SVCS	9,922.29	11,107.05	.00	(11,107.05)	.0
54-4410-5200	LIFT TOWER LODGE UTILITIES	2,050.54	4,600.40	.00	(4,600.40)	.0
54-4410-5900	LIFT TOWER LDG REPAIR & MAINT	4,884.08	11,618.42	.00	(11,618.42)	.0
	TOTAL MATERIAL AND SERVICES	45,666.28	229,623.21	1,561,335.00	1,331,711.79	14.7
	OTHER EXPENDITURES:					
54-4410-8000	REIMBURSEMENT BCHA OP & PROG	.00	202,514.13	357,495.00	154,980.87	56.7
54-4410-8010	REIMBURSE BCHA BLAINE CO CONTR	.00	.00	150,000.00	150,000.00	.0
54-4410-8030	REIMBURSE GENERAL FUND	.00	.00	230,517.00	230,517.00	.0
	TOTAL OTHER EXPENDITURES	.00	202,514.13	738,012.00	535,497.87	27.4
	TOTAL COMMUNITY HOUSING EXPENSE	118,057.78	630,254.60	2,992,315.00	2,362,060.40	21.1
	TOTAL FUND EXPENDITURES	118,057.78	630,254.60	2,992,315.00	2,362,060.40	21.1
	NET REVENUE OVER EXPENDITURES	1,190,923.02	1,652,742.89	81,730.00	(1,571,012.89)	2022.2

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

WATER FUND

	ASSETS			
63-1000-0000	CASH - COMBINED		957,111.31	
63-1150-0000	ACCTS RCVBL--WATER		35,671.67	
63-1510-0000	INVESTMENTS-WATER FUND #976		3,503,093.96	
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			10,411,068.01
	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	465,079.86		
	BALANCE - CURRENT DATE		7,359,045.02	
	TOTAL FUND EQUITY			7,359,045.02
	TOTAL LIABILITIES AND EQUITY			10,411,068.01

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WATER REVENUE					
63-3400-6100	WATER CHARGES	163,876.99	995,528.95	2,723,222.25	1,727,693.30	36.6
63-3400-6600	WA CONNECT FEE/FIRELINE/METER	.00	.00	23,000.00	23,000.00	.0
	TOTAL WATER REVENUE	163,876.99	995,528.95	2,746,222.25	1,750,693.30	36.3
	MISCELLANEOUS REVENUE					
63-3700-1000	INTEREST EARNINGS	13,952.72	57,153.92	10,000.00	(47,153.92)	571.5
63-3700-7000	MISCELLANEOUS REVENUE	38,306.01	38,306.01	2,500.00	(35,806.01)	1532.2
	TOTAL MISCELLANEOUS REVENUE	52,258.73	95,459.93	12,500.00	(82,959.93)	763.7
	FUND BALANCE					
63-3800-9000	FUND BALANCE	.00	.00	56,186.00	56,186.00	.0
	TOTAL FUND BALANCE	.00	.00	56,186.00	56,186.00	.0
	TOTAL FUND REVENUE	216,135.72	1,090,988.88	2,814,908.25	1,723,919.37	38.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER EXPENDITURES					
	PERSONAL SERVICES:					
63-4340-1000	SALARIES-WATER	41,527.82	128,275.95	426,133.91	297,857.96	30.1
63-4340-1800	SHIFT COVERAGE ON CALL	1,869.95	5,703.98	20,000.00	14,296.02	28.5
63-4340-1900	OVERTIME	2,664.02	6,906.49	11,000.00	4,093.51	62.8
63-4340-2100	FICA TAXES-CITY	3,461.02	10,650.12	34,129.24	23,479.12	31.2
63-4340-2200	STATE RETIREMENT-CITY	5,509.02	16,850.10	54,673.22	37,823.12	30.8
63-4340-2400	WORKMEN'S COMPENSATION-CITY	743.14	2,291.89	11,513.00	9,221.11	19.9
63-4340-2500	HEALTH INSURANCE-CITY	8,327.27	28,157.79	194,162.80	166,005.01	14.5
63-4340-2505	HEALTH REIMBURSEMENT ACCT(HRA)	.00	424.00	12,429.17	12,005.17	3.4
63-4340-2510	DENTAL INSURANCE-CITY	234.15	857.20	4,870.92	4,013.72	17.6
63-4340-2515	VISION	127.51	414.80	.00	(414.80)	.0
63-4340-2600	LONG TERM DISABILITY	169.76	679.04	2,701.10	2,022.06	25.1
	TOTAL PERSONAL SERVICES	64,633.66	201,211.36	771,613.36	570,402.00	26.1
	MATERIALS AND SERVICES:					
63-4340-3100	OFFICE SUPPLIES & POSTAGE	.00	.00	1,000.00	1,000.00	.0
63-4340-3120	DATA PROCESSING	601.28	1,202.91	6,000.00	4,797.09	20.1
63-4340-3200	OPERATING SUPPLIES	1,686.89	6,072.77	16,500.00	10,427.23	36.8
63-4340-3250	LABORATORY/ANALYSIS	232.00	468.00	6,500.00	6,032.00	7.2
63-4340-3400	MINOR EQUIPMENT	487.86	2,869.63	2,500.00	(369.63)	114.8
63-4340-3500	MOTOR FUELS & LUBRICANTS	887.58	2,236.17	10,000.00	7,763.83	22.4
63-4340-3600	COMPUTER SOFTWARE	.00	2,483.96	10,000.00	7,516.04	24.8
63-4340-3800	CHEMICALS	578.24	1,526.24	10,000.00	8,473.76	15.3
63-4340-4200	PROFESSIONAL SERVICES	9,562.80	26,478.88	170,000.00	143,521.12	15.6
63-4340-4300	STATE & WA DISTRICT FEES	1,821.88	5,070.88	65,000.00	59,929.12	7.8
63-4340-4600	INSURANCE	.00	14,259.29	19,000.00	4,740.71	75.1
63-4340-4800	DUES, SUBSCRIPTIONS, & MEMBERS	.00	252.00	1,000.00	748.00	25.2
63-4340-4900	PERSONNEL TRAINING/TRAVEL/MTG	405.00	720.00	5,000.00	4,280.00	14.4
63-4340-5000	ADMINISTRATIVE EXPENSE-GEN FND	12,398.25	49,593.00	148,779.00	99,186.00	33.3
63-4340-5100	TELEPHONE & COMMUNICATIONS	521.35	2,465.11	12,000.00	9,534.89	20.5
63-4340-5200	UTILITIES	13,077.05	24,937.98	120,000.00	95,062.02	20.8
63-4340-5500	RIGHT-OF-WAY FEE (STREET DEPT)	11,346.76	45,387.04	136,161.11	90,774.07	33.3
63-4340-6000	REPAIR & MAINT-AUTO EQUIP	31.90	751.66	5,500.00	4,748.34	13.7
63-4340-6100	REPAIR & MAINT-MACH & EQUIP	3,974.01	29,709.46	60,000.00	30,290.54	49.5
63-4340-6910	OTHER PURCHASED SERVICES	.00	.00	10,000.00	10,000.00	.0
	TOTAL MATERIAL AND SERVICES	57,612.85	216,484.98	814,940.11	598,455.13	26.6
	CAPITAL OUTLAY:					
63-4340-7100	WATER EASEMENTS, LAND, ETC	.00	5,500.00	.00	(5,500.00)	.0
63-4340-7900	DEPRECIATION EXPENSE	.00	.00	275,000.00	275,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	5,500.00	275,000.00	269,500.00	2.0
	OTHER EXPENDITURES:					
63-4340-8801	REIMBURSE CITY GENERAL FUND	30,678.17	122,712.68	368,138.00	245,425.32	33.3
63-4340-8864	TRANSFER TO WA CAPITAL IMP FND	20,000.00	80,000.00	240,000.00	160,000.00	33.3
63-4340-9910	MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
	TOTAL OTHER EXPENDITURES	50,678.17	202,712.68	643,138.00	440,425.32	31.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WATER EXPENDITURES	172,924.68	625,909.02	2,504,691.47	1,878,782.45	25.0

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER DEBT SERVICE EXPENDITRES					
	MATERIALS AND SERVICES:					
63-4800-4200	PROF.SERVICES-PAYING AGENT	.00	.00	500.00	500.00	.0
	TOTAL MATERIAL AND SERVICES	.00	.00	500.00	500.00	.0
	OTHER EXPENDITURES:					
63-4800-8300	DEBT SRVC ACCT PRINCIPAL-2015B	.00	.00	35,000.00	35,000.00	.0
63-4800-8400	DEBT SRVC ACCT INTEREST-2015B	.00	.00	104,000.00	104,000.00	.0
63-4800-8600	DEBT SRVC ACCT PRINCIPAL-2016	.00	.00	162,000.00	162,000.00	.0
63-4800-8700	DEBT SRVC ACCT INTEREST-2016	.00	.00	8,717.00	8,717.00	.0
	TOTAL OTHER EXPENDITURES	.00	.00	309,717.00	309,717.00	.0
	TOTAL WATER DEBT SERVICE EXPENDITRES	.00	.00	310,217.00	310,217.00	.0
	TOTAL FUND EXPENDITURES	172,924.68	625,909.02	2,814,908.47	2,188,999.45	22.2
	NET REVENUE OVER EXPENDITURES	43,211.04	465,079.86	(.22)	(465,080.08)	21139

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

WATER CAPITAL IMPROVEMENT FUND

	ASSETS			
64-1000-0000	CASH - COMBINED		161,387.56	
64-1510-0000	INVESTMENTS--WATER CIP #2138		701,822.23	
	TOTAL ASSETS			863,209.79
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
64-2710-0000	FUND BALANCE	821,048.32		
	REVENUE OVER EXPENDITURES - YTD	42,161.47		
	BALANCE - CURRENT DATE		863,209.79	
	TOTAL FUND EQUITY			863,209.79
	TOTAL LIABILITIES AND EQUITY			863,209.79

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WATER CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WATER CIP REVENUE					
64-3400-7300	WATER CONNECTION FEES	.00	15,432.00	25,000.00	9,568.00	61.7
	TOTAL WATER CIP REVENUE	.00	15,432.00	25,000.00	9,568.00	61.7
	MISCELLANEOUS REVENUE					
64-3700-1000	INTEREST EARNINGS	2,795.34	11,450.41	.00	(11,450.41)	.0
64-3700-8763	TRANSFER FROM WATER FUND	20,000.00	80,000.00	240,000.00	160,000.00	33.3
	TOTAL MISCELLANEOUS REVENUE	22,795.34	91,450.41	240,000.00	148,549.59	38.1
	FUND BALANCE					
64-3800-9000	FUND BALANCE	.00	.00	823,000.00	823,000.00	.0
	TOTAL FUND BALANCE	.00	.00	823,000.00	823,000.00	.0
	TOTAL FUND REVENUE	22,795.34	106,882.41	1,088,000.00	981,117.59	9.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WATER CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER CIP EXPENDITURES					
	CAPITAL OUTLAY:					
64-4340-7135	MAIN STREET	.00	8,900.00	23,000.00	14,100.00	38.7
64-4340-7650	WATER METERS	16,200.00	16,200.00	100,000.00	83,800.00	16.2
64-4340-7800	CONSTRUCTION	.00	15,321.72	110,000.00	94,678.28	13.9
64-4340-7804	REINHEIMER WEST MAILINE EXT	988.75	988.75	.00	(988.75)	.0
64-4340-7806	NEW STAND-BY GENERATOR WA/ADM.	875.47	2,345.47	.00	(2,345.47)	.0
64-4340-7807	WEYYAKING MAINLINE EXT	988.75	20,965.00	.00	(20,965.00)	.0
64-4340-7809	S. KETCHUM WATER LINE PROJ. A	.00	.00	480,000.00	480,000.00	.0
64-4340-7810	S. KETCHUM WATER LINE PROJ. B	.00	.00	375,000.00	375,000.00	.0
	TOTAL CAPITAL OUTLAY	19,052.97	64,720.94	1,088,000.00	1,023,279.06	6.0
	TOTAL WATER CIP EXPENDITURES	19,052.97	64,720.94	1,088,000.00	1,023,279.06	6.0
	TOTAL FUND EXPENDITURES	19,052.97	64,720.94	1,088,000.00	1,023,279.06	6.0
	NET REVENUE OVER EXPENDITURES	3,742.37	42,161.47	.00	(42,161.47)	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

WASTEWATER FUND

	ASSETS			
65-1000-0000	CASH - COMBINED		424,232.28	
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		2,395,614.22	
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			13,296,642.80
	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	321,998.96		
	BALANCE - CURRENT DATE		6,084,052.21	
	TOTAL FUND EQUITY			6,084,052.21
	TOTAL LIABILITIES AND EQUITY			13,296,642.80

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FEDERAL REVENUE					
65-3300-1200	GRANTS STATE	.00	5,448.00	.00	(5,448.00)	.0
	TOTAL FEDERAL REVENUE	.00	5,448.00	.00	(5,448.00)	.0
	WASTEWATER REVENUE					
65-3400-7100	WASTEWATER CHARGES	263,378.97	917,156.93	2,869,541.85	1,952,384.92	32.0
65-3400-7300	WASTEWATER INSPECTION FEES	.00	40.00	.00	(40.00)	.0
65-3400-7800	SUN VALLEY WA & SW DISTRICT CH	45,162.61	197,623.36	737,066.74	539,443.38	26.8
	TOTAL WASTEWATER REVENUE	308,541.58	1,114,820.29	3,606,608.59	2,491,788.30	30.9
	MISCELLANEOUS REVENUE					
65-3700-1000	INTEREST EARNINGS	9,541.66	39,085.09	15,000.00	(24,085.09)	260.6
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	9,541.66	40,838.67	15,000.00	(25,838.67)	272.3
	TOTAL FUND REVENUE	318,083.24	1,161,106.96	3,621,608.59	2,460,501.63	32.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER EXPENDITURES					
	PERSONAL SERVICES:					
65-4350-1000	SALARIES-WASTEWATER	62,375.25	187,408.63	525,300.07	337,891.44	35.7
65-4350-1800	SHIFT COVERAGE ON CALL	2,138.22	7,010.12	22,968.00	15,957.88	30.5
65-4350-1900	OVERTIME	2,091.27	4,359.65	15,000.00	10,640.35	29.1
65-4350-2100	FICA TAXES-CITY	4,990.01	14,855.33	43,090.01	28,234.68	34.5
65-4350-2200	STATE RETIREMENT-CITY	7,965.92	23,773.86	67,366.86	43,593.00	35.3
65-4350-2400	WORKMEN'S COMPENSATION-CITY	921.43	2,759.15	10,545.00	7,785.85	26.2
65-4350-2500	HEALTH INSURANCE-CITY	18,068.69	72,274.76	275,520.48	203,245.72	26.2
65-4350-2505	HEALTH REIMBURSEMENT ACCT(HRA)	104.15	1,320.59	16,604.17	15,283.58	8.0
65-4350-2510	DENTAL INSURANCE-CITY	473.12	1,915.37	6,214.62	4,299.25	30.8
65-4350-2515	VISION	278.31	1,034.51	.00	(1,034.51)	.0
65-4350-2600	LONG TERM DISABILITY	262.12	1,048.48	3,145.54	2,097.06	33.3
	TOTAL PERSONAL SERVICES	99,668.49	317,760.45	985,754.75	667,994.30	32.2
	MATERIALS AND SERVICES:					
65-4350-3100	OFFICE SUPPLIES & POSTAGE	6.00	6.00	700.00	694.00	.9
65-4350-3120	DATA PROCESSING	601.27	1,202.91	7,500.00	6,297.09	16.0
65-4350-3200	OPERATING SUPPLIES	613.40	2,876.73	14,800.00	11,923.27	19.4
65-4350-3400	MINOR EQUIPMENT	226.98	290.97	1,500.00	1,209.03	19.4
65-4350-3500	MOTOR FUELS & LUBRICANTS	6.58	860.08	20,000.00	19,139.92	4.3
65-4350-3600	COMPUTER SOFTWARE	.00	2,074.43	5,000.00	2,925.57	41.5
65-4350-3800	CHEMICALS	749.22	20,813.43	104,500.00	83,686.57	19.9
65-4350-4200	PROFESSIONAL SERVICES	14,674.30	18,739.12	60,000.00	41,260.88	31.2
65-4350-4201	IPDES PERMIT FEE	.00	.00	3,711.00	3,711.00	.0
65-4350-4600	INSURANCE	.00	84,345.73	40,000.00	(44,345.73)	210.9
65-4350-4900	PERSONNEL TRAINING/TRAVEL/MTG	150.00	279.55	2,500.00	2,220.45	11.2
65-4350-5000	ADMINISTRATIVE EXPENSE-GEN FND	11,687.67	46,750.68	140,252.00	93,501.32	33.3
65-4350-5100	TELEPHONE & COMMUNICATIONS	262.53	1,795.63	7,000.00	5,204.37	25.7
65-4350-5200	UTILITIES	11,869.54	33,355.95	175,000.00	141,644.05	19.1
65-4350-5500	RIGHT-OF-WAY FEE (STREET DEPT)	11,956.42	47,825.68	143,477.09	95,651.41	33.3
65-4350-6000	REPAIR & MAINT-AUTO EQUIP	568.81	1,887.80	12,000.00	10,112.20	15.7
65-4350-6100	REPAIR & MAINT-MACH & EQUIP	868.04	4,112.86	70,000.00	65,887.14	5.9
65-4350-6150	OHIO GULCH REPAIR & REPLACE	.00	11.22	500.00	488.78	2.2
65-4350-6900	COLLECTION SYSTEM SERVICES/CHA	1,459.27	5,371.78	65,000.00	59,628.22	8.3
	TOTAL MATERIAL AND SERVICES	55,700.03	272,600.55	873,440.09	600,839.54	31.2
	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	248,747.00	746,241.00	497,494.00	33.3
65-4350-9910	MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
	TOTAL OTHER EXPENDITURES	62,186.75	248,747.00	781,241.00	532,494.00	31.8
	TOTAL WASTEWATER EXPENDITURES	217,555.27	839,108.00	2,970,435.84	2,131,327.84	28.3

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER DEBT SERVICE EXP					
	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	.00	300,400.00	300,400.00	.0
	TOTAL OTHER EXPENDITURES	.00	.00	500,400.00	500,400.00	.0
	TOTAL WASTEWATER DEBT SERVICE EXP	.00	.00	500,400.00	500,400.00	.0
	TOTAL FUND EXPENDITURES	217,555.27	839,108.00	3,470,835.84	2,631,727.84	24.2
	NET REVENUE OVER EXPENDITURES	100,527.97	321,998.96	150,772.75	(171,226.21)	213.6

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

WASTEWATER CAPITAL IMPROVE FND

	ASSETS			
67-1000-0000	CASH - COMBINED		356,392.15	
67-1510-0000	INVESTMENTS--WW CIP #884		6,973,435.02	
	TOTAL ASSETS			7,329,827.17
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
67-2710-0000	FUND BALANCE	7,434,527.69		
	REVENUE OVER EXPENDITURES - YTD	(104,700.52)		
	BALANCE - CURRENT DATE		7,329,827.17	
	TOTAL FUND EQUITY			7,329,827.17
	TOTAL LIABILITIES AND EQUITY			7,329,827.17

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WASTEWATER CAPITAL IMPROVE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	WASTEWATER CAPITAL REVENUE					
67-3400-7300	WASTEWATER CONNECTION FEES	.00	5,842.00	40,000.00	34,158.00	14.6
67-3400-7800	SUN VALLEY WA & SW DISTRICT CH	371,858.26	973,962.39	2,277,067.50	1,303,105.11	42.8
	TOTAL WASTEWATER CAPITAL REVENUE	371,858.26	979,804.39	2,317,067.50	1,337,263.11	42.3
	MISCELLANEOUS REVENUE					
67-3700-1000	INTEREST EARNINGS	30,957.38	130,235.90	100,000.00	(30,235.90)	130.2
	TOTAL MISCELLANEOUS REVENUE	30,957.38	130,235.90	100,000.00	(30,235.90)	130.2
	FUND BALANCE					
67-3800-9000	FUND BALANCE	.00	.00	2,965,783.00	2,965,783.00	.0
	TOTAL FUND BALANCE	.00	.00	2,965,783.00	2,965,783.00	.0
	TOTAL FUND REVENUE	402,815.64	1,110,040.29	5,382,850.50	4,272,810.21	20.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

WASTEWATER CAPITAL IMPROVE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER CIP EXPENDITURES					
	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)	2,715.30	123,331.98	225,000.00	101,668.02	54.8
67-4350-7815	AERATION BASINS BLOWERS & ELEC	267,394.07	915,264.14	2,100,090.00	1,184,825.86	43.6
67-4350-7816	UPGRADE FILTER PLC	.00	.00	50,000.00	50,000.00	.0
67-4350-7818	ROTARY DRUM THICK & DEWATERING	.00	176,144.69	2,924,760.00	2,748,615.31	6.0
67-4350-7819	REPLACE PUMPS	.00	.00	33,000.00	33,000.00	.0
	TOTAL CAPITAL OUTLAY	270,109.37	1,214,740.81	5,382,850.00	4,168,109.19	22.6
	TOTAL WASTEWATER CIP EXPENDITURES	270,109.37	1,214,740.81	5,382,850.00	4,168,109.19	22.6
	TOTAL FUND EXPENDITURES	270,109.37	1,214,740.81	5,382,850.00	4,168,109.19	22.6
	NET REVENUE OVER EXPENDITURES	132,706.27	(104,700.52)	.50	104,701.02	(20940

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

POLICE TRUST FUND

	ASSETS			
90-1000-0000	CASH - COMBINED		735.60	
90-1510-0000	INVESTMENTS-POLICE TR-JUS#1755		6,996.27	
90-1512-0000	INVESTMENTS-POLICE TR-TRS#2196		358.69	
	TOTAL ASSETS			8,090.56
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
90-2710-0000	FUND BALANCE	7,970.55		
	REVENUE OVER EXPENDITURES - YTD	120.01		
	BALANCE - CURRENT DATE		8,090.56	
	TOTAL FUND EQUITY			8,090.56
	TOTAL LIABILITIES AND EQUITY			8,090.56

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

POLICE TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
90-3700-1000	INTEREST EARNINGS	29.30	120.01	.00	(120.01)	.0
	TOTAL MISCELLANEOUS REVENUE	29.30	120.01	.00	(120.01)	.0
	FUND BALANCE					
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	29.30	120.01	7,500.00	7,379.99	1.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

POLICE TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	POLICE TRUST EXPENDITURES					
	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	29.30	120.01	.00	(120.01)	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

PARKS/REC DEV TRUST FUND

ASSETS

93-1000-0000	CASH - COMBINED		(51,869.86)	
93-1510-0000	INVESTMENTS--PARK DEV TR #3280		137,794.62	
93-1512-0000	INVESTMENTS--WSP RESTOR #3766		1,070,112.43	
93-1515-0000	WSRESTORE US BANK#2333		153,413.64	
	TOTAL ASSETS			1,309,450.83

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	958.53		
	BALANCE - CURRENT DATE		1,309,450.83	
	TOTAL FUND EQUITY			1,309,450.83
	TOTAL LIABILITIES AND EQUITY			1,309,450.83

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

PARKS/REC DEV TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
93-3700-1000	INTEREST EARNINGS	4,834.30	19,758.64	5,000.00	(14,758.64)	395.2
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	58,987.88	113,045.16	.00	(113,045.16)	.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	(5.70)	9,994.30	23,000.00	13,005.70	43.5
93-3700-6820	DONATIONS FOR KAC	.00	.00	2,500.00	2,500.00	.0
93-3700-6830	KAC COVER ART DONATIONS	.00	.00	1,900.00	1,900.00	.0
93-3700-6840	KAC PERFORMANCE ART	.00	.00	750.00	750.00	.0
93-3700-7000	MISCELLANEOUS DONATIONS	.00	1,000.00	28,700.00	27,700.00	3.5
93-3700-7100	YOUTH RECREATION SCHOLARSHIPS	.00	.00	10,200.00	10,200.00	.0
93-3700-7200	JAZZ IN THE PARK	1,500.00	1,500.00	10,500.00	9,000.00	14.3
93-3700-7300	KETCH'EM ALIVE	.00	675.00	.00	(675.00)	.0
93-3700-7500	% FOR ARTS CITY HALL	.00	.00	12,000.00	12,000.00	.0
93-3700-7700	WATCH ME GROW GARDEN	.00	(455.47)	.00	455.47	.0
93-3700-7900	DONATIONS-C. GATES YOUTH GOLF	.00	.00	16,400.00	16,400.00	.0
	TOTAL MISCELLANEOUS REVENUE	65,316.48	146,727.63	1,130,650.00	983,922.37	13.0
	TOTAL FUND REVENUE	65,316.48	146,727.63	1,130,650.00	983,922.37	13.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

PARKS/REC DEV TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS/REC TRUST EXPENDITURES					
	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	2,085.50	3,948.30	.00	(3,948.30)	.0
93-4900-6500	ICE RINK-PRIVATE	808.28	808.28	19,700.00	18,891.72	4.1
93-4900-6800	KETCHUM ARTS COMMISSION	.00	.00	23,000.00	23,000.00	.0
93-4900-6820	KETCHUM ARTS COMMISSION	.00	.00	2,500.00	2,500.00	.0
93-4900-6830	KAC COVER ART DONATIONS	.00	.00	1,900.00	1,900.00	.0
93-4900-6840	KAC PERFORMANCE ART DONATIONS	.00	.00	750.00	750.00	.0
	TOTAL MATERIAL AND SERVICES	2,893.78	4,756.58	1,047,850.00	1,043,093.42	.5
	CAPITAL OUTLAY:					
93-4900-7000	OTHER DONATION PROGRAMS	.00	.00	33,700.00	33,700.00	.0
93-4900-7100	YOUTH RECREATION SCHOLARSHIPS	.00	.00	10,200.00	10,200.00	.0
93-4900-7200	JAZZ IN THE PARK	.00	.00	10,500.00	10,500.00	.0
93-4900-7500	% FOR ARTS CITY HALL	.00	.00	12,000.00	12,000.00	.0
93-4900-7900	YOUTH GOLF	.00	.00	16,400.00	16,400.00	.0
93-4900-7950	WARM SPRINGS PRESR-RESTORATION	18,190.82	141,012.52	.00	(141,012.52)	.0
	TOTAL CAPITAL OUTLAY	18,190.82	141,012.52	82,800.00	(58,212.52)	170.3
	TOTAL PARKS/REC TRUST EXPENDITURES	21,084.60	145,769.10	1,130,650.00	984,880.90	12.9
	TOTAL FUND EXPENDITURES	21,084.60	145,769.10	1,130,650.00	984,880.90	12.9
	NET REVENUE OVER EXPENDITURES	44,231.88	958.53	.00	(958.53)	.0

CITY OF KETCHUM
BALANCE SHEET
JANUARY 31, 2025

DEVELOPMENT TRUST FUND

	ASSETS			
94-1000-0000	CASH - COMBINED		(11,095.47)	
94-1500-0000	OFFSITE VENDOR DEPOSITS		(2,500.00)	
94-1501-0000	INVST-ALPENGLOW		(500.00)	
94-1502-0000	INVST-CONST/PHASE DEV ECT		93,197.67	
	TOTAL ASSETS			79,102.20
	LIABILITIES AND EQUITY			
	LIABILITIES			
94-2060-0000	DEVELOPMENT TRUST FUNDS PAYABL		86,287.14	
	TOTAL LIABILITIES			86,287.14
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(7,184.94)		
	BALANCE - CURRENT DATE		(7,184.94)	
	TOTAL FUND EQUITY			(7,184.94)
	TOTAL LIABILITIES AND EQUITY			79,102.20

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	MISCELLANEOUS REVENUE					
94-3700-1000	INTEREST EARNINGS	7.12	35.06	.00	(35.06)	.0
94-3700-7000	MISCELLANEOUS REVENUE	.00	.00	650,000.00	650,000.00	.0
94-3700-8111	KMV BUILDERS	25,654.98	12,827.49	.00	(12,827.49)	.0
	TOTAL MISCELLANEOUS REVENUE	25,662.10	12,862.55	650,000.00	637,137.45	2.0
	TOTAL FUND REVENUE	25,662.10	12,862.55	650,000.00	637,137.45	2.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2025

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DEVELOPMENT TRUST EXPENDITURES					
	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	2,000.00	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	25,654.98	12,827.49	.00	(12,827.49)	.0
	TOTAL OTHER EXPENDITURES	27,654.98	20,047.49	.00	(20,047.49)	.0
	TOTAL DEVELOPMENT TRUST EXPENDITURES	27,654.98	20,047.49	650,000.00	629,952.51	3.1
	TOTAL FUND EXPENDITURES	27,654.98	20,047.49	650,000.00	629,952.51	3.1
	NET REVENUE OVER EXPENDITURES	(1,992.88)	(7,184.94)	.00	7,184.94	.0

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	February 18, 2025	Staff Member/Dept:	Abby Rivin, Senior Planner Planning and Building Department

Agenda Item:	Recommendation to review and approve the Tenth Street Light Industrial Complex Units A-9A & A-9B Condominium Subdivision Final Plat and adopt the Findings of Fact, Conclusions of Law, and Decision.

Recommended Motion:

I move to approve the Tenth Street Light Industrial Complex Units A-9A & A-9B Condominium Subdivision Final Plat and adopt the Findings of Fact, Conclusions of Law, and Decision.

Reasons for Recommendation:

- The City Council approved the Tenth Street Light Industrial Complex Units A-9A & A-9B Condominium Subdivision Preliminary Plat (Application File No. P24-060) on October 7, 2024.
- Planning Staff and city departments conducted a thorough review of the application and have no issues or concerns with the proposed final plat.
- The application complies with all applicable subdivision regulations for final plats and condominium requirements, including final plat requirements (Ketchum Municipal Code §16.04.030.K), subdivision development and design standards (Ketchum Municipal Code §16.04.040), and condominium requirements (Ketchum Municipal Code §16.04.070).

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

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account:	None

Attachments:

1. Application and Supplemental Materials
2. Final Plat
3. Draft Findings of Fact, Conclusions of Law, and Decision

Attachment 1

Application

&

Supplemental Materials

City of Ketchum
Planning & Building

OFFICIAL USE ONLY
Application Number: P24-093
Date Received: 12/3/24
By: GB
Fee Paid: $2900
Approved Date:
By:

Subdivision Application-Final Plat

Submit completed application and documentation to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

APPLICANT INFORMATION	
Name of Proposed Subdivision: TENTH STREET LIGHT INDUSTRIAL COMPLEX, UNITS A-9A & A-9B	
Owner of Record: GLICKMAN INVESTMENT GROUP LLC	
Address of Owner: 2049 CENTURY PARK E STE 1400 LOS ANGELES CA 90067	
Representative of Owner: Galena-Benchmark Engr.	Phone #: 208-726-9512
Email: dave@galena-benchmark.com	
Legal Description: TENTH ST LIGHT INDUST COMPLEX: UNIT 9	RPK095300A0090
Street Address: 491 E 10TH STREET, A9 KETCHUM ID	

SUBDIVISION INFORMATION
Number of Lots/Parcels: ONE UNIT SUBDIVIDED INTO TWO UNITS
Total Land Area: N/A - CONDOMINIUM
Current Zoning District: LI-2
Proposed Zoning District: LI-2
Overlay District: N/A

TYPE OF SUBDIVISION			
Condominium ☒	Land ☐	PUD ☐	Townhouse ☐
Adjacent land in same ownership in acres or square feet: N/A			
Easements to be dedicated on the final plat: N/A			
Briefly describe the improvements to be installed prior to final plat approval: N/A			

ADDITIONAL INFORMATION
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations One (1) copy of current title report and owner's recorded deed to the subject property One (1) copy of the preliminary plat All files should be submitted in an electronic format to planningandzoning@ketchumidaho.org

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

David Patrie — Applicant Rep. — 11/22/24

Applicant Signature — Date

Instrument # 694675
HAILEY, BLAINE, IDAHO
06-30-2022 11:16:21 AM No. of Pages: 2
Recorded for: BLAINE COUNTY TITLE
STEPHEN MCDOUGALL GRAHAM Fee: $15.00
Ex-Officio Recorder Deputy: JB
Electronically Recorded by Simplifile

BCT
BLAINE COUNTY TITLE

WARRANTY DEED

FOR VALUE RECEIVED

Tenth Street Partners, LLC, an Idaho Limited Liability Company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Glickman Investment Group, LLC, a California Limited Liability Company

the Grantee, whose current address is: 2049 Century Park East, Suite 1400, Los Angeles, CA 90067

the following described premises, to-wit:

Condominium Unit A-9, Building A, as shown on the Condominium Map of TENTH STREET LIGHT INDUSTRIAL COMPLEX, recorded as Instrument No. 217707 and as defined and described in the Condominium Declaration for TENTH STREET INDUSTRIAL CENTER, recorded as Instrument No. 217708 and Amended as Instrument No.'s 218044, 257359, 276089, 276090, 289758, 297774, 340830,433602, 567016, 571516 and 632586 records of Blaine County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 29th day of June, 2022.

Tenth Street Partners LLC
By First Lite Ventures LLC, Manager

By:_____
Scott Robinson, Manager

State of Idaho
County of Blaine

This record was acknowledged before me on 29 day of June, 2022, by Scott Robinson, Manager of First Lite Ventures LLC, Manager of Tenth Street Partners, LLC.

(STAMP)

Notary Public Ythzel Gillett
My Commission Expires: 1/10/2026

YTHZEL GILLETT
Comm Expires 01/10/2026
NOTARY
PUBLIC
Comm No. 20200104
STATE OF IDAHO

CLTA GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY
A CORPORATION, HEREIN CALLED THE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

Dated: March 19, 2024

Signed under seal for the Company, but this endorsement is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

TitleOne
Company Name

271 1st Ave North
PO Box 2365
Ketchum, ID 83340
City, State

STEWART TITLE GUARANTY COMPANY
INCORPORATED
1908
TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

© California Land Title Association. **All rights reserved.** The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms** - The following terms when used in the Guarantee mean:
   (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
   (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
   (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
   (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
   (e) "date": the effective date.
2. **Exclusions from Coverage of this Guarantee** - The Company assumes no liability for loss or damage by reason of the following:
   (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water; whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
   (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
   (d) (1) Defects, liens, encumbrances or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.
   (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
3. **Notice of Claim to be Given by Assured Claimant** - An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
4. **No Duty to Defend or Prosecute** - The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
5. **Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** - Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
   (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
   (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
   (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
   (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
6. **Proof of Loss or Damage -** In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by an authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
7. **Options to Pay or Otherwise Settle Claims: Termination of Liability -** In case of a claim under this Guarantee, the Company shall have the following additional options:
   (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

© California Land Title Association. **All rights reserved.** The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

GUARANTEE CONDITIONS AND STIPULATIONS

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company of cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. Determination and Extent of Liability - This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability - All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment Loss

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

12. Subrogation Upon Payment or Settlement - Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. Arbitration - Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Guarantee; Guarantee Entire Contract

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent - All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P. O. Box 2029, Houston, TX 77252-2029.

© California Land Title Association. **All rights reserved.** The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

LOT BOOK GUARANTEE
Issued By
Stewart Title Guaranty Company

SCHEDULE A

File No. 24498409
State: ID
County: Blaine

Guarantee No.	Liability	Date of Guarantee	Fee
G-2222-000090391	$1,000.00	March 19, 2024 at 7:30 a.m.	$140.00

Name of Assured:
Galena-Benchmark Engineering

The assurances referred to on the face page hereof are:

1. **That, according to the Company's property records relative to the following described land (but without examination of those Company records maintained and indexed by name):**

   Condominium Unit A-9 in Building A as shown on the Condominium Map and Diagrammatic Floor Plans for TENTH STREET LIGHT INDUSTRIAL COMPLEX, BLAINE COUNTY, IDAHO, recorded as Instrument No. 217707, and as defined and described in that Condominium Declaration for TENTH STREET LIGHT INDUSTRIAL COMPLEX, recorded August 4, 1981, as Instrument No. 217708, records of Blaine County, Idaho and as amended.

2. **The last recorded instrument purporting to transfer title to said land is:**

   Deed Type: Warranty Deed
   Grantors: Tenth Street Partners, LLC, an Idaho limited liability company
   Grantees: Glickman Investment Group, LLC, an Idaho limited liability company
   Recorded Date: June 30, 2022
   Instrument: 694675
   Click here to view

3. **There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.**

4. **There are no (homesteads, agreements to convey, attachments, notices of non-responsibility, notices of completion, tax deeds) which purport to affect title to said land, other than shown below under Exceptions.**

5. **No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.**

6. **No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.**

EXCEPTIONS:

1. NOTE: According to the available records, the purported address of the land referenced herein is:

491 E 10th St, Unit A9, Ketchum, ID 83340

2. Taxes, including any assessments collected therewith, for the year 2023 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2024.
Parcel Number: RPK095300A0090
Original Amount: $4,650.00

NOTE: A property tax reduction (which reduction is shown as a credit on the property tax notice) was given in the amount of $51.04. This property tax relief was appropriated by the Legislature, according to House Bill 292. The above tax amount does not reflect this reduction.

3. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.

4. The land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.

5. Liens, levies, and assessments of the Tenth Street Association, Inc.

6. Easements, reservations, restrictions, and dedications as shown on the official plat of Tenth Street Light Industrial Complex.

7. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded March 21, 1887 in Book 1 of Patents, at Page 188 and 189, records of Blaine County, Idaho.

8. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

9. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a/an Right of Way Deed.
Granted to: Mountain States Telephone and Telegraph Company
Purpose: Blanket telephone line easement
Recorded: September 20, 1943
Instrument No.: 86020, records of Blaine County, Idaho.

10. Exceptions and Reservations as contained in a/an Warranty Deed.
Executed by: Sprenger Land Investment, Inc, an Idaho corporation
Purpose: Restrictions
Recorded: June 5, 1974
Instrument No.: 154590, records of Blaine County, Idaho.

11. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a/an Easement.
Granted to: Ketchum Spring Water Company
Purpose: Water line
Recorded: October 23, 1974
Instrument No.: 156739, records of Blaine County, Idaho.

12. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded August 12, 1980 as Instrument No. 205719, records of Blaine County, Idaho.

13. Terms, provisions, covenants, conditions, restrictions and easements provided in a Condominium Declaration but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: August 4, 1981
Instrument No.: 217708, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: August 12, 1981
Instrument No.: 218044, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: October 19, 1984
Instrument No.: 257359, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: August 28, 1986
Instrument No.: 276089, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: August 28, 1986
Instrument No.: 276090, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: November 9, 1987
Instrument No.: 289758, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: August 31, 1988
Instrument No.: 297774, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: May 15, 1992
Instrument No.: 340830, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: November 18, 1999
Instrument No.: 433602, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: April 29, 2009
Instrument No.: 567016, records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.
Recorded: January 22, 2016
Instrument No.: 632586, records of Blaine County, Idaho.

Sun Valley Title
By:

Nick Busdon, Authorized Signatory

File No. 24498409

JUDGMENT AND TAX LIEN GUARANTEE
Issued By
Stewart Title Guaranty Company

SCHEDULE A

Amount of Liability: $1,000.00

Fee Amount: $0.00

Guarantee No.: G-2222-000090391

Name of Assured: Galena-Benchmark Engineering

Date of Guarantee: March 19, 2024

That, according to the indices of the County Recorder of Blaine County, State of ID, for a period of 10 years immediately prior to the date hereof, there are no

*** Federal Tax Liens**
*** Abstracts of Judgment, or**
*** Certificates of State Tax Liens**

filed, or recorded against the herein named parties, other than those for which a release appears in said indices and other than those shown under Exceptions.

The parties referred to in this guarantee are as follows:

Glickman Investment Group, LLC, an Idaho limited liability company

Sun Valley Title
By:

Nick Busdon, Authorized Signatory

File No. 24498409

SCHEDULE B

Exceptions:

NONE

Attachment 2

Final Plat

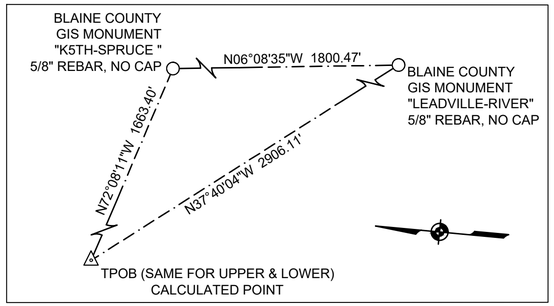
A CONDOMINIUM PLAT SHOWING

TENTH STREET LIGHT INDUSTRIAL COMPLEX: UNITS A-9A & A-9B

WHEREIN UNIT A-9 IS SUBDIVIDED, CREATING UNITS A-9A & A-9B.

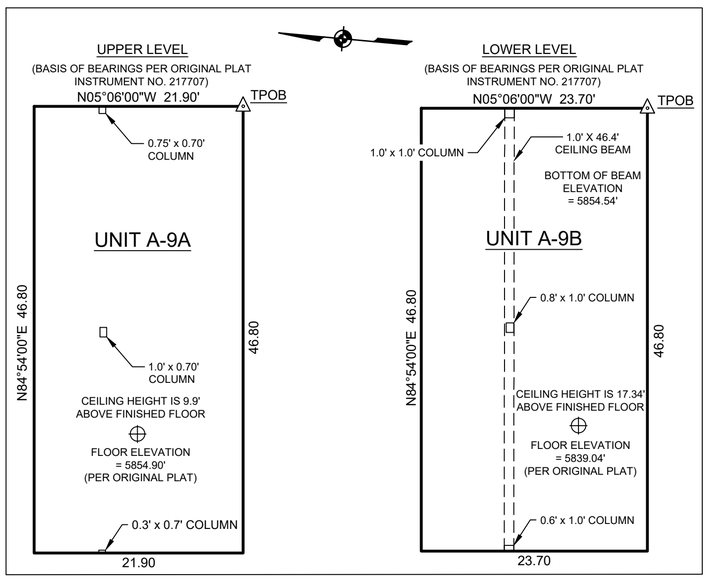
LOCATED WITHIN T.4N., R.17E., SECTION 13, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

NOVEMBER 2024



GIS TIES

NOT TO SCALE

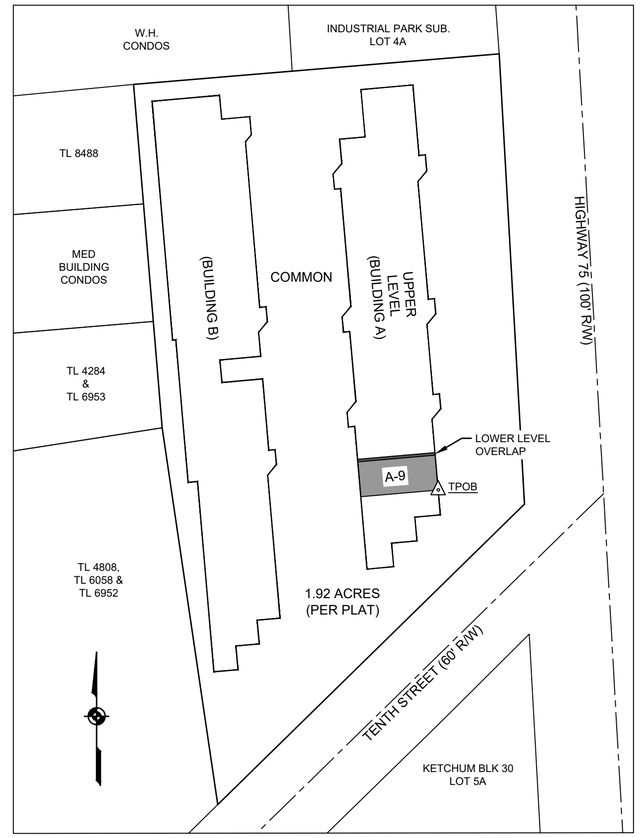


UNIT DETAILS

SCALE: 1" = 10'

0 10 20

Scale in FEET



EXTERIOR BOUNDARY PER ORIGINAL PLAT OF TENTH STREET LIGHT INDUSTRIAL COMPLEX.
REFER TO ORIGINAL PLAT RECORDED AS INSTRUMENT NO. 217707,
RECORDS OF BLAINE COUNTY, IDAHO FOR ADDITIONAL INFORMATION.

SITE MAP

SCALE: 1" = 60'

0 60 120

Scale in FEET

NOTES & NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE UNIT A-9 INTO SEPARATE UPPER AND LOWER LEVEL UNITS, A-9A & A-9B RESPECTIVELY. AN EXTERIOR BOUNDARY SURVEY WAS NOT PERFORMED. REFER TO THE ORIGINAL PLAT OF TENTH STREET LIGHT INDUSTRIAL COMPLEX, BUILDING A, AS SHOWN ON THE CONDOMINIUM MAP OF TENTH STREET LIGHT INDUSTRIAL COMPLEX, RECORDED AS INSTRUMENT NO. 217707, RECORDS OF BLAINE COUNTY, IDAHO.
2. DOCUMENTS USED IN THE COURSE OF THIS SURVEY:
   2.A. ORIGINAL PLAT AND CC&R'S OF TENTH STREET LIGHT INDUSTRIAL COMPLEX, INSTRUMENT NO. 217707
   2.B. TENTH STREET LIGHT INDUSTRIAL COMPLEX, UNITS A-6A & A-7A, INSTRUMENT NO. 565299
   2.C. WARRANTY DEED REVIEWED, INSTRUMENT NO. 694675
3. THE DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
4. REFER TO THE ORIGINAL PLAT OF TENTH STREET LIGHT INDUSTRIAL COMPLEX (INSTRUMENT NO. 217707) AND TO THE CONDOMINIUM DECLARATION FOR TENTH STREET LIGHT INDUSTRIAL COMPLEX (INSTRUMENT NO. 217708) AND ANY AMENDMENTS THERETO, RECORDS OF BLAINE COUNTY, IDAHO FOR CONDITIONS, RESTRICTIONS, AND PLAT NOTES AFFECTING THIS PROPERTY.
5. IN INTERPRETING THE DECLARATION, PLAT OR PLATS, AND DEEDS, THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED, OR RECONSTRUCTED IN LIEU THEREOF, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE MEETS AND BOUNDS EXPRESSED OR DEPICTED IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCES BETWEEN BOUNDARIES SHOWN IN THE DECLARATION, PLAT OR PLATS, AND/OR DEEDS, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDINGS.
6. HORIZONTAL OR SLOPING PLANES SHOWN HEREON ARE TOP OF FINISHED SUBFLOOR AND BOTTOM OF FINISHED CEILING: VERTICAL PLANES ARE FINISHED SURFACES OF INTERIOR WALLS. SOME STRUCTURAL MEMBERS EXTEND INTO UNITS.
7. DIMENSIONS SHOWN HEREON WILL BE SUBJECT TO SLIGHT VARIATIONS OWING TO NORMAL CONSTRUCTION TOLERANCES.
8. CONSULT THE CONDOMINIUM DECLARATIONS FOR THE DEFINITION OF THE COMMON AREA.
9. ELEVATIONS SHOWN ARE PER ORIGINAL PLAT.
10. BUILDING TIES ARE TO THE INTERIOR CORNERS OF UNIT WALLS.
11. BASIS OF BEARINGS IS PER ORIGINAL PLAT.
12. ALL UNIT WALLS ARE PARALLEL AND PERPENDICULAR UNLESS OTHERWISE NOTED.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Dated:_____

_____
South Central Public Health District, REHS

PROFESSIONAL LAND SURVEYOR
LICENSED
20893
STATE OF IDAHO
ROBERT O. BREIER

A PLAT SHOWING
TENTH STREET LIGHT INDUSTRIAL COMPLEX
UNITS A-9A & A-9B

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 1 OF 2
Job No. 23199

A CONDOMINIUM PLAT SHOWING

TENTH STREET LIGHT INDUSTRIAL COMPLEX: UNITS A-9A & A-9B

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY that the undersigned is the owner in fee simple of Real Property described as follows:

A parcel of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

Condominium Unit A-9 in Building A as shown on the Condominium Map and Diagrammatic Floor Plans for TENTH STREET LIGHT INDUSTRIAL COMPLEX, recorded as Instrument No. 217707, and as defined and described in that Condominium Declaration for TENTH STREET LIGHT INDUSTRIAL COMPLEX, recorded August 4, 1981, as Instrument No. 217708, records of Blaine County, Idaho and as amended.

It is their intention to create a project including said Real Property in this condominium plat. The Owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of Idaho Code and that this plat complies with Idaho Code 50-1334. We do hereby certify that the condominium project described in this plat will be eligible to receive domestic water service from an existing water distribution system and that the City of Ketchum has agreed in writing to serve the condominium project shown on this plat.

The undersigned hereby certify, to the extent required, the notification and/or approval of the foregoing plat by any holders of recorded security interest in and to the real property described above.

IN WITNESS WHEREOF, I have hereunto set my hand.

GLICKMAN INVESTMENT GROUP, LLC
a California Limited Liability Company

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____ , 2024, before me, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the _____ of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

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

_____
Notary Public in and for said State

Residing in _____

My Commission Expires_____

BLAINE COUNTY RECORDER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, Robert O. Breier, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision in accordance with the State of Idaho Code relating to plats and surveys.

ROBERT O. BREIER, P.L.S. #20893

PROFESSIONAL LAND SURVEYOR LICENSED 20893 STATE OF IDAHO ROBERT O. BREIER

PRELIMINARY

COUNTY SURVEYOR'S APPROVAL

This is to certify that I, SAM YOUNG, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

_____ _____
BLAINE COUNTY SURVEYOR DATE

BLAINE COUNTY TREASURER'S CERTIFICATE

On this _____ day of _____, 20___, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: _____

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk in and for the City of Ketchum, Blaine County, Idaho do hereby certify that at a regular meeting of the City Council held on the ____ day of _____ , 2024, this plat was duly accepted and approved.

_____
TRENT DONAT, City Clerk

CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this ____ day of _____ , 2024, and certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

_____
ROBYN MATTISON, City Engineer

CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this ____ day of _____ , 2024, and certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

By: _____

A PLAT SHOWING
TENTH STREET LIGHT INDUSTRIAL COMPLEX
UNITS A-9A & A-9B

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 2 OF 2
Job No. 23199

Attachment 3

Draft Findings of Fact, Conclusions of Law, and Decision

CITY OF KETCHUM
Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

IN RE:	)	
Tenth Street Light Industrial Complex	)	
Units A-9A & A-9B	)	KETCHUM CITY COUNCIL
Condominium Subdivision Final Plat	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
File Number: P24-093	)	DECISION
	)	
Date: February 18, 2025	)	

PROJECT:	Tenth Street Light Industrial Complex Units A-9A & A-9B Condominium Subdivision Final Plat
APPLICATION TYPE:	Condominium Subdivision – Final Plat
FILE NUMBER:	P24-093
ASSOCIATED APPLICATION:	Condominium Subdivision Preliminary Plat P24-060
PROPERTY OWNER:	Glickman Investment Group LLC
REPRESENTATIVE:	David Patrie, Galena-Benchmark Engineering
LOCATION:	491 E 10th Street A9 (Tenth Street Light Industrial Complex: Building A: Unit 9)
ZONING:	Light Industrial District Number 2 (LI-2 Zone)
OVERLAY:	None
NOTICE:	A public hearing was conducted for the condominium preliminary plat approval. Public hearings are not required for condominium final plat applications.

RECORD OF PROCEEDINGS

The Planning and Zoning Commission held a public hearing and unanimously recommended approval of the Tenth Street Light Industrial Complex Units A-9A & A-9B Condominium Subdivision Preliminary Plat Application (File No. P24-060) to the City Council during their meeting on September 10, 2024. The City Council reviewed and unanimously approved the Preliminary Plat Application on October 7, 2024.

The City of Ketchum received the application for the condominium subdivision final plat on December 3, 2024. Following receipt of the application, Planning Department staff routed the application materials to all city departments for review and comment. City departments conducted a thorough review of the application and found that the application complies with all applicable subdivision regulations for final plats and condominium requirements.

The Ketchum City Council reviewed the Condominium Subdivision Final Plat Application File No. P24-093 at their meeting on February 18, 2025. After considering staff's analysis and the application materials, the City Council approved the condominium subdivision final plat application.

FINDINGS OF FACT

The Ketchum City Council having reviewed the entire project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

Project History and Background

The condominium subdivision final plat application proposes to subdivide existing unit A9 within the Tenth Street Light Industrial Complex located at 491 E 10th Street within the Light Industrial District Number 2 (LI-2 Zone). Existing Unit A9 is comprised of two levels. The lower level will become unit A-9B and the upper level will become unit A-9A.

The Tenth Street Light Industrial Building was built and subdivided into condominiums in 1981. Existing Unit A-9 is one of 18 condominium units within Building A of the Tenth Street Ligh Industrial Complex. Existing Unit A-9 is one of four condominium units within Building A that contain two floors extending across both the lower and upper levels. The other 14 condominium units are one story contained on either the lower or upper levels of Building A.

The owner of unit A-9 was issued Building Permit B23-002 for a remodel on March 15, 2023. The improvements proposed with the remodel included the removal of the interior stairwell that connected the lower and upper floors of unit A9 as well as the installation of a new garage door at the lower level on the west elevation of the existing unit. The remodel separated the two floors of unit A-9 by removing the shared, interior stairwell. The owner received a Certificate of Completion for these improvements on October 27, 2023.

Conformance with Subdivision Standards

During city department review, staff reviewed the condominium subdivision final plat application for conformance with the procedures for subdivision approval (Ketchum Municipal Code §16.04.030), subdivision development and design standards (Ketchum Municipal Code §16.04.040), and condominium requirements (Ketchum Municipal Code §16.04.070). Certain standards are not applicable for one of the following reasons:

- The standard applies to the establishment of new subdivisions creating multiple new lots that will form blocks around new streets and not the subject property, which is an existing condominium unit within the Tenth Street Light Industrial Complex.
- The standard applies to an action that will be taken at the final plat stage of the process.
- The City Engineer has determined that the standard does not apply.

- The standard applies to new residential condominiums and not the subject property, which is an existing condominium unit within the Tenth Street Light Industrial Complex commercial building.

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION FINAL PLAT REQUIREMENTS

Final Plat Requirements				
Compliant				
Yes	No	N/A	City Code	City Standards
☒	☐	☐	16.04.030.K.1	Point of beginning of subdivision description tied to at least two governmental survey corners, or in lieu of government survey corners, to monuments recognized by the City Engineer.
			Findings	*The point of beginning of the subdivision description is tied to two governmental survey corners—Blaine County GIS Monuments "K5th-Spruce" and "Leadville-River" as shown on sheet 1 of the final plat.*
☒	☐	☐	16.04.030.K.2	Location and description of monuments.
			Findings	*The location and description of monuments are provided on sheet 1 of the Final Plat.*
☒	☐	☐	16.04.030.K.3	Tract boundary lines, property lines, lot lines, street right-of-way lines and centerlines, other rights-of-way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.
			Findings	*Sheet 1 of the final plat shows the scaled location of Building A and Building B within the Tenth Street Light Industrial Complex as well as the location of existing unit A-9 within Building A. The unit details on sheet 1 of the final plat provide the boundary descriptions and scaled locations of the proposed upper-level unit A-9A and lower-level unit A-9B. The site map on sheet 1 of the final plat also shows the scaled location and widths of Highway 75 and Tenth Street. The subject property is not located within the floodplain or avalanche districts.*
☒	☐	☐	16.04.030.K.4	Names and locations of all adjoining subdivisions.
			Findings	*The site map on sheet 1 of the final plat shows the names and boundary lines of parcels of property that are adjacent to the Tenth Street Light Industrial Complex buildings, including the Med Building Condos, Industrial Park Subdivision: Lot 4A, W.H. Condos, Ketchum Block 30 AM Lot 5A, and Tax Lots 4284, 6953, 4808, 6058, and 6952.*
☒	☐	☐	16.04.030.K.5	Name and right-of-way width of each street and other public rights-of-way.
			Findings	*No new streets or other public rights-of-way are proposed with this project. The site map on sheet 1 of the final plat also shows the scaled*

				location and widths of Highway 75 and Tenth Street. No water bodies or courses exist adjacent to the subject property.
☐	☐	☒	16.04.030.K.6	Location, dimension and purpose of all easements, public or private.
			Findings	*N/A as the application proposes to subdivide existing condominium unit A-9 within Building A of the Tenth Street Light Industrial Complex into two condominium units. No existing or new easements are proposed with this request to subdivide an existing condominium unit into two units.*
☐	☐	☒	16.04.030.K.7	The blocks numbered consecutively throughout each block.
			Findings	*N/A as the application proposes to subdivide existing condominium unit A-9 within Building A of the Tenth Street Light Industrial Complex into two condominium units. No new blocks are created with this condominium subdivision final plat application.*
☐	☐	☒	16.04.030.K.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
			Findings	*N/A as no dedications have been required or proposed for this condominium subdivision.*
☒	☐	☐	16.04.030.K.9	The title, which shall include the name of the subdivision, the name of the City, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
			Findings	*As shown on Sheet 1 of the final plat, the plat is titled "Tenth Street Light Industrial Complex: Units A-9A & A-9B," which is not the same as any other subdivision in Blaine County, Idaho.*
☒	☐	☐	16.04.030.K.10	Scale, north arrow and date.
			Findings	*The scale, north arrow, and date are included on sheet 1 of the final plat.*
☒	☐	☐	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision.
			Findings	*No new streets or other public rights-of-way are proposed with this project. The site map on sheet 1 of the final plat also shows the scaled location and widths of Highway 75 and Tenth Street.*
☒	☐	☐	16.04.030.K.12	A plat note provision referencing the County Recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
			Findings	*Note no. 4 on sheet 1 of the final plat references the Condominium Declaration for the Tenth Street Light Industrial Complex recorded as Instrument No. 217708.*
☒	☐	☐	16.04.030.K.13	Certificate by a registered professional land surveyor making the plat certifying the correctness of the plat.

			Findings	*Sheet 2 of the final plat includes the required Surveyor's Certificate.*
☒	☐	☐	16.04.030.K.14	A current title report of all property contained within the plat shall be provided to the City and used, in part, as the basis for the dedication of easements and encumbrances on the property.
			Findings	*A lot book guarantee issued by Stewart Title Guaranty Company dated March 19, 2024 was used to prepare the final plat map and submitted with the final plat application.*
☒	☐	☐	16.04.030.K.15	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
			Findings	*Sheet 2 of the final plat includes a certificate of ownership and associated acknowledgement from all owners and holders of security interest with regard to the subject property.*
☒	☐	☐	16.04.030.K.16	Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
			Findings	*Sheet 2 of the Final Plat includes the City Engineer's Certificate.*
☒	☐	☐	16.04.030.K.17	Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council.
			Findings	*Sheet 2 of the final plat includes the certification and signature of the City Clerk verifying the subdivision has been approved by the City Council.*
☐	☐	☒	16.04.030.K.18	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
			Findings	*N/A as no restrictions were imposed by the Ketchum City Council during their review of the preliminary plat application.*

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant				
Yes	No	N/A	City Code	City Standards
☐	☐	☒	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	*N/A as no improvements are required or proposed with the request to subdivide existing unit A-9 into two condominium units. The owner of unit A-9 was issued Building Permit B23-002 for a remodel on March 15, 2023. The improvements proposed with the remodel included the removal of the interior stairwell that connected the lower and upper floors of unit A9 as*

				well as the installation of a new garage door at the lower level on the west elevation of the existing unit. The remodel separated the two floors of unit A-9 by removing the shared, interior stairwell. The owner received a Certificate of Completion for these improvements on October 27, 2023.
☐	☐	☒	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			Findings	*All improvements were reviewed and approved at the time of building permit issuance and final inspection for Building Permit B23-002. No additional improvements are required or proposed.*
☐	☐	☒	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			Findings	*N/A. All improvements were reviewed and approved at the time of building permit issuance and final inspection for Building Permit B23-002.*
☐	☐	☒	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Findings	*N/A All improvements were reviewed and approved at the time of building permit issuance and final inspection for Building Permit B23-002.*

☐	☐	☒	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			Findings	*N/A as monumentation will occur at the final plat stage of the subdivision process.*
☐	☐	☒	16.04.040.F	Lot Requirements: 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.

				4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			Findings	*This standard is not applicable as no new lots are created with the condominium subdivision.*
☐	☐	☒	16.04.040.G	G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			Findings	*This standard is not applicable as no new lots or blocks are proposed with the condominium subdivision application.*
☐	☐	☒	16.04.040.H	Street Improvement Requirements: 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;

				5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line; 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°); 10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets; 11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited; 12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets; 13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval; 14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all

				landscaping and irrigation systems shall be installed as required improvements by the subdivider; 17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement; 19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section; 20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city; 21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications; 22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and 23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.
			Findings	*N/A as no new street improvements are proposed or required for the request existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*
☐	☐	☒	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Findings	*N/A as no new alley improvements are proposed or required for the request existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*
☐	☐	☒	16.04.040.J	Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.

				1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
			Findings	*This standard is not applicable as no easements are proposed or required for this project. The project does not create a new private street. This property is not adjacent to Warm Springs Road. The property does not border a watercourse, drainage way, channel, or stream.*
☐	☐	☒	16.04.040.K	Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of

				health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Findings	*N/A as no new sanitary sewage disposal improvements are proposed or required for the request existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*
☐	☐	☒	16.04.040.L	Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.
			Findings	*N/A as no new water system improvements are proposed or required for the request existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*
☐	☐	☒	16.04.040.M	Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			Findings	*N/A as the application to requests to subdivide existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*
☐	☐	☒	16.04.040.N	Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:

				a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.

			Findings	*N/A as no new cut, fill, or grading improvements are proposed or required for the request existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*
☐	☐	☒	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Findings	*N/A as no new drainage improvements are proposed or required for the request existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*
☐	☐	☒	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			Findings	*N/A as no new utilities improvements are proposed or required for the request existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*
☐	☐	☒	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Findings	*The proposed condominium subdivision application does not create substantial additional traffic; therefore, no off-site improvements are required.*
☐	☐	☒	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	*N/A as this property is not located within the Avalanche Zone or Mountain Overlay.*

☐	☐	☒	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	*N/A as the application proposes subdividing existing unit A-9 within the Tenth Street Light Industrial Complex into two condominium units.*

FINDINGS REGARDING COMPLIANCE WITH CONDOMINIUM SUBDIVISION REQUIREMENTS

Condominium Plat Requirements				
Compliant				
Yes	No	N/A	City Code	Standards
☐	☐	☒	16.04.070.D	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. No garage may be condominiumized or sold separate from a condominium unit.
			Findings	*N/A as this standard pertains to garages appurtenant to residential condominium units and does not apply to the request to subdivide an existing condominium unit within the Tenth Street Light Industrial Complex.*
☐	☐	☒	16.04.070.E	Adequate storage areas shall be provided for boats, campers and trailers, as well as adequate interior storage space for personal property of the resident of each condominium unit.
			Findings	*N/A as the request proposes to subdivide an existing condominium unit within an industrial building.*
☐	☐	☒	16.04.070.F	A maintenance building or room shall be provided of adequate size and location for the type and size of the condominium project for storage of maintenance equipment and supplies for common areas.
			Findings	*N/A as the application proposes to subdivide an existing condominium unit within an industrial building.*
☐	☐	☒	16.04.070.G	The subdivider shall dedicate to the common use of the homeowners adequate open space of such shape and area usable and convenient to the residents of the condominium subdivision. Location of building sites and common area shall maximize privacy and solar access.
			Findings	*N/A as the application proposes to subdivide an existing condominium unit within an industrial building.*
☒	☐	☐	16.04.070.H	All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by condominium subdivisions.
			Findings	*The project has been reviewed for compliance with the city's subdivision standards and all applicable ordinances. The project complies with all applicable city ordinances, rules, and regulations.*

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code. and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum City Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which city ordinances govern the applicant's application.

2. Under Chapter 65, Title 67, of the Idaho Code the City has passed a subdivision ordinance, Title 16.

4. The City Council has authority to review and approve the applicant's Condominium Subdivision Final Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.

5. The project meets the standards of approval under Chapter 16.04 of Subdivision Code Title 16.

DECISION

THEREFORE, the Ketchum City Council **approves** the Tenth Street Light Industrial Units A-9A & A-9B Condominium Subdivision Final Plat Application this Tuesday, February 18, 2025 subject to the following conditions:

CONDITIONS OF APPROVAL

1. The final plat shall be filed with the Blaine County Recorder within one year after final plat approval by the City Council. Failure to file such final plat within that time shall cause all approvals of such final plat to be null and void.
2. Upon recording of the final plat with the Blaine County Clerk and Recorder's Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.

Findings of Fact adopted this 18th day of February 2025.

_____

Neil Bradshaw
Mayor
City of Ketchum

Attest:

_____

Trent Donat, City Clerk

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	2/17/25	Staff Member/Dept:	Kelsie Choma – Finance

Agenda Item: Recommendation to Approve Alcohol Beverage License

Recommended Motion:

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

Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
- The attached applications are for the period of February 17, 2025 – August 31, 2025
- Council approval is requested to complete the process of issuing such beer, wine and liquor licenses

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

In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by September 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 $347.23 from approval of these licenses in accordance with the current fee structure.

Attachments:

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

Company	**Beer Consumed on Premises**	**Beer Not to be Consumed on Premises**	**Wine Consumed on Premises**	**Wine Not to be Consumed on Premises**	**Liquor**
Little Flame Kitchen DBA Fiamma	X	X	X	X	

City of Ketchum

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

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

APPLICANT INFORMATION	
Applicant Name: Little Flame Kitchen LLC	Doing Business As: Fiamma
Physical Address where license will be displayed: 211 Leadville Ave N	
Mailing Address: PO Box 2922, Hailey, ID, 83333	
Recorded Owner of Property: Aquire Realty	
Applicant Phone Number:(206) 304-6780	Applicant Email: kinsey@fiammasunvalley.com
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: ☐ Partnership: ☒ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐	List names and addresses of corporation officers and/or partners: Kinsey Leodler, 109 W Spruce St #4, Hailey, ID, Brittany Rescigno, 109 W Spruce St #4, Hailey, I

BEER LICENSE FEES		
X	Draft or Bottled or Canned Beer to be consumed on premises	$200.00
X	Bottled or Canned Beer NOT to be consumed on premises	$ 50.00
WINE LICENSE FEES		
X	Wine, to be consumed on premises	$200.00
X	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	$347.23

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 ☐ No ☒

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 ☐ No ☒

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.

L J Rescigno — Owner

Applicant Signature — Relation to Business

2/5/25

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 2/4/2025	License Fee Paid:	License No: 2788A

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of February 17, _____ - August 31, _____

Approved by City of Ketchum Idaho by;

Mayor

Cycle Tracking Number: 159107

Premises Number: 5B-43157

Idaho State Police

Retail Alcohol Beverage License

License Year: 2025
License Number: 43157

This is to certify, that Little Flame Kitchen LLC

doing business as: Fiamma

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

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

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

TOTAL FEE: $250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

LITTLE FLAME KITCHEN LLC
FIAMMA
PO BOX 2922

HAILEY, ID 83333
Mailing Address

License Valid: 01/21/2025 - 07/31/2025

Expires: 07/31/2025

Director of Idaho State Police

2025

BLAINE COUNTY
STATE OF IDAHO

No. 2025-136

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT LITTLE FLAME KITCHEN LLC
doing business as FIAMMA
at 211 LEADVILLE AVE N, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 01/21/2025

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

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2025.
Witness my hand and seal this 4 day of February, 2025

Chairman

Lindsay Molleneaux
Commissioner

Clerk of the Board of County Commissioners

Commissioner

(This license must be conspicuously displayed)

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	February 3, 2025	Staff Member/Dept:	Ben Whipple – Public Works

Agenda Item: Warm Springs Preserve Plantings Direct Procurement

Recommended Motion:

Recommendation to approve Purchase Order 25071 for the direct purchase of plantings for Warm Springs Preserve Restoration.

Reasons for Recommendation:

- The long lead time and nursery allocation requirement of this portion of restoration plants requires us to direct purchase these cancellation ahead of time if we want to have them planted in Fall 2025
- Direct purchase saves significantly on cost by cutting out a margin from the future installer of these plants
- A semi-formal bid method was utilized where staff sent request for quote to 4 suppliers. North Fork Natives was the lowest cost and most complete supply of materials
- Supplier has stated that we will need to place a non-refundable but highly discounted deposit of $58,500 for the materials but ensures they will work with us a best they can in the case of project cancelation.

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

Sustainability Impact:

No direct impact.

Financial Impact:

None OR Adequate funds exist in account:	Adequate funds to cover all this material exist via a reimbursement from Wood River Land Trust and is directly tied to their approved federal grant award

Attachments:

1. North Fork Native Plants Scope of Work Contract
2. Purchase order 25071
3. Plantings schedule from project drawing sheets

Statement of Work

NORTH FORK NATIVE PLANTS
custom growing and restoration services

SOW 01 for Agreement to Grow and Provide Plant Materials to the City of Ketchum Idaho for Warm Springs Preserve Restoration

Date	Services Performed By:	Services Performed For:
January 26, 2025	North Fork Native Plants 1499 S 6000 W Rexburg, ID 83440	City of Ketchum P.O. Box 2315 Ketchum, ID 83340

This Statement of Work (SOW) is issued between City of Ketchum ("Client") and North Fork Native Plants ("Vendor") and is subject to the terms and conditions outlined in the attached Purchase Terms and Conditions. This SOW outlines the plant materials that the Vendor will supply for the Warm Springs Preserve Restoration project.

Recognizing that certain aspects of the project are still in revision, a preliminary and draft delivery schedule is included in the Cost Estimate.

Description of Work:

We will work with the Client, design team and other collaborators to produce and deliver the most appropriate plant species and formats for restoring the Warm Springs Preserve project. Plant formats will include a combination of plant material types and sizes as detailed in the Cost Estimate. Delivery of materials will be structured to meet variable construction schedules to the greatest extent possible so that plants can be installed at the most appropriate times.

Period of Performance

The Services shall commence following the execution of this agreement and shall continue through project completion. We estimate product deliveries starting in summer 2025 and culminating by fall of 2026. Delays caused by client or their contractors, government officials, weather or other Acts of God, may extend the completion timeline. In the event of excessive delays, Client shall incur additional costs associated with care and maintenance of plant materials or the reproduction of certain species and plant formats. Penalties and fees associated with delays are outlined in the attached Purchase Terms and Conditions.

Fee Schedule

This engagement will be conducted on a fixed rate contract. To secure the adequate grow space, up front materials and maintenance labor, A deposit of 30% will be required for stock materials and 50% for custom materials due at the signing of this agreement. The total deposit due will be Fifty-eight thousand and five hundred dollars ($58,500). Custom and stock materials are outlined in the Cost Estimate.

Upon completion of this Performance Period, Vendor and Client will have the option to renew this agreement for an additional then-stated number of plants at the then-current pricing for future project phases identified.

Invoicing Schedule

Other than the initial deposit, invoices will be submitted with every plant delivery.

Completion Criteria

Vendor shall have fulfilled its obligations when any one of the following first occurs:

- Vendor delivers all plant materials as outlined within this SOW and Client accepts such materials without unreasonable objections.
- Vendor and/or Client have the right to adjust or cancel portions of this order not yet provided with [20] business days advance written notice to the other party. Penalties will be assessed for items cancelled as outlined in Appendix X

Assumptions

A list of assumptions is listed in the cost estimate included here as **Exhibit B**

Project Change Order Procedure

The following process will be followed if a change to this SOW is required:

- A project Change Order (CO) will be the vehicle for communicating change. The CO will be written by the Vendor, describe the change, the rationale for the change, and the effect the change will have on the price and schedule.
- The Client will review the proposed change and approve it or reject it. If the change is authorized, the Client will sign the CO, which will constitute approval for the changes. Vendor will invoice Client for any such charges associated with the CO.
- A written Change Order must be signed by both parties to authorize implementation of the changes.

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be effective as of the day, month and year first written above.

City of Ketchum	North Fork Native Plants
By: _____	By: _____
Name:	Name: Jeffrey Klausmann
Title:	Title: Owner

EXHIBIT A

Purchase Terms and Conditions

1. **Ordering -** The availability of specific species, sizes and quantities may vary. We do our best to keep our availability up to date, but it can change quickly. Please do not hesitate to confirm availability before placing orders. Custom growing services are also available. Orders may be placed by phone or email. Availability lists reflect wholesale pricing. A minimum order may be required. Sales tax may apply. Please contact Rebecca Wright at (208) 354.3691 ext.701 for any questions.
2. **Deposits -** for orders over $1,000, a 30% Deposit is required to reserve stock plant material. For custom growing, a 50% Deposit is required to reserve production space and initiate growing. Deposits are NON-REFUNDABLE unless otherwise agreed upon with NFNP in writing (see 8. Special Conditions)
3. **Payment -** We accept check, ACH and Credit Cards as acceptable forms of payment. Payment for deposit is due upon execution of this agreement. Payment balances are due in full within 30 days of product delivery, unless other terms have been approved with NFNP. Service fees will apply to overdue accounts. Please note all Credit Card payments come with a 3.65% fee.
4. **Warranty -** NFNP guarantees our products are alive and in healthy condition upon delivery or pick up. Every effort has been made to ensure our plants are free of damage, defect, disease or pest and all plants are labeled true to species. We do not warranty plant survival after buyer assumes possession but make every effort to advise buyer upon purchase of proper growing conditions and care to ensure revegetation success. NFNP cannot accept responsibility for plant losses related to project design. Losses generally occur because of design errors resulting in incorrect hydrology. It shall be the owner's responsibility to correct or mitigate for errors in hydrologic design that result in poor plant performance or loss. Supplemental irrigation or pumping may be temporarily necessary to ensure plant survival and performance. All costs associated with providing hydrologic mitigations shall be at the owners expense.
5. **Order Discrepancy** - Any discrepancies pertaining to the condition, size or quantity of any delivery must be received within 24 hours of receipt of plant material. NFNP will make every effort to replace or refund any verified order discrepancies.
6. **Cancellation/Delay -** Orders canceled or delayed less than 72 hours before their scheduled shipment from our facility shall be subject to additional fees for restocking, handling and maintenance. Orders delayed past the active growing season shall also be subject to overwintering fees. For Custom grown material, NFNP does not assume risk for any overwinter loss that occurs. NFNP will make every effort to ensure all plant material is properly stored and maintained during the winter months. Any clients that reduce their

order quantity (partial cancellation) will forfeit the respective amount of deposit. Fully cancelled orders will forfeit all of the deposit unless special conditions apply. In no way should this policy be viewed as a penalty to our customers as it is only designed to cover our labor costs of growing and maintaining the plants until they are shipped or picked up for your project.

7. **Shipping -** Depending on order quantity and product size plant products are either delivered by NFNP equipment, Semi truck flatbed trailers or box shipments. Once NFNP has dropped off your box shipment with the third-party shipping company (FedEx or UPS), it then becomes the customers responsibility to communicate with the shipping company regarding any delivery issues. All Semi truck shipping is done via third party shipping companies. Shipping costs are subject to change. Unless otherwise stated, delivery cost is NOT included in the unit prices. NFNP is not responsible for unloading the plants from the delivery truck. Additional fees will be added if the customer has arranged for NFNP to unload the plants upon delivery.

8. **Special Conditions –** NFNP recognizes that WSP project timelines and final work scopes remain fluid and are subject to change (because of budget shortfalls) up until March 31,2025. In the event project scope changes involve reductions in plant materials secured under this contract, NFNP will work with the Client to minimize penalties and fees for stock items that can be brought back into general inventory and resold. These items generally include standard stock wetland sod mixes except for bulrush mixes, which will be custom grown for this project, stock herbaceous wetland plant 10 ci containers, and certain stock woody plant materials, where a new purchaser can be identified. Items not covered under this provision include custom formats and species not normally stocked in general inventory. Additionally, NFNP will waive penalties and fees for plant materials scheduled for 2026 delivery up until October 31,2025 if these items are cancelled in writing prior to that date. If project is cancelled <u>in its entirety</u> prior to March 31, 2025, discounted total penalties shall be $33,325.00.

EXHIBIT B

COST ESTIMATE

TREES AND SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	UN $	TOT $	AVAIL.	NOTES
	15	**Populus angustifolia**	**Narrowleaf Cottonwood**	**#5**	**Container**	**$29.00**	**$435.00**	**2025**	**Sourced from local genetics**
PC	**21**	**Populus trichocarpa**	**Black Cottonwood**	**#5**	**Container**	**$29.00**	**$609.00**	**2025**	**Sourced from local genetics**
SA	**34**	**Salix sp. (Shrub clump forming)**	**Native Willows**	**#15**	**Container**	**$110.00**	**$3,740.00**	**2026**	**Sourced from local genetics**
SI	**48**	**Salix sp. (Tree forming)**	**Native Willows**	**#15**	**Container**	**$110.00**	**$5,280.00**	**2026**	**Sourced from local genetics**
SAA	15	Amelanchier alnifolia	Serviceberry	#5	Container	$26.00	$390.00	2025	
SAI	2	Alnus incana	Thin-leaf Alder	#5	Container	$26.00	$52.00	2025	or *Alnus incana subsp. tenuifolia*
SCS	**14**	**Cornus sericea**	**Red Twig Dogwood**	**#5**	**Container**	**$29.00**	**$406.00**	**2025**	**Sourced from local genetics**
	20	Ericameria nauseosa	Rubber Rabbitbrush	#1	Container	$9.00	$180.00	2026	
SPV	2	Prunus virginiana	Chokecherry	#5	Container	$26.00	$52.00	2025	
SRG	11	Ribes aureum	Golden Currant	#5	Container	$26.00	$286.00	2025	
SRT	3	Rhus trilobata	Skunkbush Sumac	#5	Container	$26.00	$78.00	2025	
SRW	10	Rosa woodsii	Mountain Rose	#5	Container	$26.00	$260.00	2025	
SSB	**30**	**Salix sp. (Shrub clump forming)**	**Native Willows**	**#5**	**Container**	**$29.00**	**$870.00**	**2025**	**Sourced from local genetics**
SSL	**3**	**Salix sp. (Shrub clump forming)**	**Native Willows**	**#5**	**Container**	**$29.00**	**$87.00**	**2025**	**Sourced from local genetics**
SSP	3	Symphoricarpos sp.	Snowberry	#5	Container	$26.00	$78.00	2025	
SSX	**53**	**Salix exigua**	**Coyote Willow**	**#5**	**Container**	**$29.00**	**$1,537.00**	**2025**	**Sourced from local genetics**

PLANT MIXES

Plant Mix A - Upland Meadow

	4180	***Artemisia tridentata var. vaseyana***	**Mountain Big Sagebrush**	**10 ci**	**Tube Seedling**	**$1.74**	**$7,273.20**	**2026**	**Sourced from local genetics**
	1250	***Chrysothamnus viscidiflorus***	**Douglas Rabbitbrush**	**10 ci**	**Tube Seedling**	**$1.74**	**$2,175.00**	**2026**	**Sourced from local genetics**
	1250	***Ericameria nauseosa***	**Rubber Rabbitbrush**	**10 ci**	**Tube Seedling**	**$1.74**	**$2,175.00**	**2026**	**Sourced from local genetics**

	1670	***Purshia tridentata***	**Antelope Bitterbrush**	**10 ci**	**Tube Seedling**	**$1.74**	**$2,905.80**	**2026**	**Sourced from local genetics**
Plant Mix B - Xeric (Dry) Floodplain									
	90	*Amelanchier alnifolia*	Western Serviceberry	#5	Container	$26.00	$2,340.00	2025	
	1775	***Artemisia tridentata***	**Big Sagebrush**	**10 ci**	**Tube Seedling**	**$1.74**	**$3,088.50**	**2026**	**Sourced from local genetics**
	530	***Chrysothamnus viscidiflorus***	**Douglas Rabbitbrush**	**10 ci**	**Tube Seedling**	**$1.74**	**$922.20**	**2026**	**Sourced from local genetics**
	530	***Ericameria nauseosa***	**Rubber Rabbitbrush**	**10 ci**	**Tube Seedling**	**$1.74**	**$922.20**	**2026**	**Sourced from local genetics**
	90	*Prunus virginiana*	Chokecherry	#5	Container	$26.00	$2,340.00	2025	
	355	***Purshia tridentata***	**Antelope Bitterbrush**	**10 ci**	**Tube Seedling**	**$1.74**	**$617.70**	**2026**	**Sourced from local genetics**
	175	*Rosa woodsii*	Wood's Rose	#5	Container	$26.00	$4,550.00	2025	
Plant Mix C - Mesic (Wet) Floodplain									
	55	***Populus angustifolia***	**Narrow-leaf Cottonwood**	**#5**	**Container**	**$29.00**	**$1,595.00**	**2025**	**Sourced from local genetics**
	12	*Populus tremuloides*	Quaking Aspen	#5	Container	$26.00	$312.00	2025	
	55	***Populus trichocarpa***	**Black Cottonwood**	**#5**	**Container**	**$29.00**	**$1,595.00**	**2025**	**Sourced from local genetics**
	25	*Alnus incana*	Thin-leaf Alder	#5	Container	$26.00	$650.00	2025	
	25	***Betula occidentalis***	**Water Birch**	**#5**	**Container**	**$29.00**	**$725.00**	**2025**	**Sourced from local genetics**
	150	*Ribes aureum*	Golden Currant	#5	Container	$26.00	$3,900.00	2025	
	150	*Rosa woodsii*	Wood's Rose	#5	Container	$26.00	$3,900.00	2025	
	90	*Symphoricarpos sp.*	Snowberry	#5	Container	$26.00	$2,340.00	2025	
Plant Mix D - Near Stream Riparian									
	50	***Populus angustifolia***	**Narrow-leaf Cottonwood**	**#5**	**Container**	**$29.00**	**$1,450.00**	**2025**	**Sourced from local genetics**
	50	***Populus trichocarpa***	**Black Cottonwood**	**#5**	**Container**	**$29.00**	**$1,450.00**	**2025**	**Sourced from local genetics**
	30	***Salix species* (Tree or Clump Form)**	**Native Willow Species**	**#5**	**Container**	**$29.00**	**$870.00**	**2025**	**Sourced from local genetics**
	110	***Cornus sericea***	**Redosier Dogwood**	**#5**	**Container**	**$29.00**	**$3,190.00**	**2025**	**Sourced from local genetics**
	110	***Salix exigua***	**Coyote Willow**	**#5**	**Container**	**$29.00**	**$3,190.00**	**2025**	**Sourced from local genetics**
	220	***Salix species* (Multistem Shrub Form)**	**Native Willow Species**	**#5**	**Container**	**$29.00**	**$6,380.00**	**2025**	**Sourced from local genetics**
Plant Mix E - In Stream Aquatic									

	106	*Carex aquatilis, C. utriculata, Eleocharis palustris*	Water sedge, Beaked sedge, Creeping spikerush	Wetland Sod	Mat	$205.44	$21,776.64	2025	
	1050	*Carex aquatilis*	Water Sedge	10 ci	Tube Seedling	$1.32	$1,386.00	2025	
	1050	*Carex utriculata*	Beaked Sedge	10 ci	Tube Seedling	$1.32	$1,386.00	2025	
Plant Mix F - Shallow Emergent Wetland									
	66	*Carex nebraskensis, C. utriculata, Juncus acticus*	Nebraska sedge, Beaked sedge, Arctic rush	Wetland Sod	Mat	$205.44	$13,559.04	2025	
Plant Mix G - Deep Emergent Wetland									
	16	***Schoenoplectus acutus***	**Hardstem Bulrush**	**Wetland Sod**	**Mat**	**$205.44**	**$3,287.04**	**2025**	
	16	***Scirpus microcarpus***	**Small-Fruited Bulrush**	**Wetland Sod**	**Mat**	**$205.44**	**$3,287.04**	**2025**	
Plant Mix H - Aspen Grove									
	360	***Achillea millefolium***	**Common Yarrow**	**10 ci**	**Tube Seedling**	**$1.55**	**$558.00**	**2025**	
	360	***Aquilegia coerulea***	**Blue Columbine**	**10 ci**	**Tube Seedling**	**$1.55**	**$558.00**	**2025**	
	360	***Delphinium occidentale***	**Duncecap Larkspur**	**10 ci**	**Tube Seedling**	**$1.55**	**$558.00**	**2025**	
	360	***Erigeron speciosus***	**Showy Fleabane**	**10 ci**	**Tube Seedling**	**$1.55**	**$558.00**	**2025**	
	360	***Eriogonum umbellatum***	**Sulfurflower Buckwheat**	**10 ci**	**Tube Seedling**	**$1.55**	**$558.00**	**2025**	
	360	***Gaillardia aristata***	**Blanket Flower**	**10 ci**	**Tube Seedling**	**$1.55**	**$558.00**	**2025**	
	360	***Geranium viscosissimum***	**Sticky Geranium**	**10 ci**	**Tube Seedling**	**$1.85**	**$666.00**	**2025**	
	360	***Heliomeris multiflora***	**Showy Goldeneye**	**10 ci**	**Tube Seedling**	**$1.55**	**$558.00**	**2025**	
	360	***Hymenoxys hoopesii***	**Meadow Fire**	**10 ci**	**Tube Seedling**	**$1.55**	**$558.00**	**2025**	

	360	*Linum lewisii*	Blue Flax	10 ci	Tube Seedling	$1.55	$558.00	2025	
	360	*Penstemon rydbergii*	Rydberg's Penstemon	10 ci	Tube Seedling	$1.55	$558.00	2025	
	360	*Penstemon strictus*	Rocky Mountain Penstemon	10 ci	Tube Seedling	$1.55	$558.00	2025	
	360	*Rudbeckia occidentalis*	Western Coneflower	10 ci	Tube Seedling	$1.55	$558.00	2025	
	360	*Solidago missouriensis*	Missouri Goldenrod	10 ci	Tube Seedling	$1.55	$558.00	2025	
	360	*Symphyotrichum laeve*	Smooth Aster	10 ci	Tube Seedling	$1.55	$558.00	2025	
	1630	*Bouteloua curtipendula*	Side Oats Gram	10 ci	Tube Seedling	$1.55	$2,526.50	2025	
	1630	*Bouteloua gracilis*	Blue Grama	10 ci	Tube Seedling	$1.55	$2,526.50	2025	
	1630	*Festuca idahoensis*	Idaho Blue Fescue	10 ci	Tube Seedling	$1.55	$2,526.50	2025	
	1630	*Hesperostipa comata*	Needle and Thread Grass	10 ci	Tube Seedling	$1.55	$2,526.50	2025	
	1630	*Oryzopsis hymenoides*	Indian Ricegrass	10 ci	Tube Seedling	$1.55	$2,526.50	2025	

DELIVERY ALLOWANCE	**$8,500.00**

TOTAL	**$149,488.86**

Notes and Assumptions:
Bold Items are custom grown, non bolded items are stock (see special conditions)
Prices listed **do not include** State or Local taxes or other fees. If taxes are deemed necessary, material pricing will change to reflect taxes, which will be paid by the City 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: 25071

To:	Ship to:
6300 NORTH FORK NATIVE PLANTS PO BOX 1115 DRIGGS ID 83422	CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340

P. O. Date	Created By	Requested By	Department	Req Number	Terms
01/28/2025	BDAVIS	BDAVIS			

Quantity	Description		Unit Price	Total
1.00	WSP PLANTINGS DIRECT PURCHASE	93-4900-7950	149,488.86	149,488.86
		SHIPPING & HANDLING		0.00
		TOTAL PO AMOUNT		149,488.86

Authorized Signature

WSP PLANT MIXES - Updated 11.07.2024 | **TOTAL:** | **#REF!** | **UPDATED 11/05/2024**

													MIX SF	MIX %	SPACING	QTY
PLANT MIX A - UPLAND MEADOW (312,926 SF)													330,626			
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF HATCH AREA**	**% OF PATCH**	**O.C. SPACING**	**Prelim $/un**	**Total**	**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
Shrubs (Patches): 15% of Total Hatch Area (46,939 sf)							**15%**									
-	3180	*Artemisia tridentata var. vaseyana*	Mountain Big Sagebrush	Shrub	10 ci	Tube Seedling		50%	3'			Plant in patches in favorable microsites, Shrubs to be Field Located by Landscape Architect.				
-	955	*Chrysothamnus viscidiflorus*	Douglas Rabbitbrush	Shrub	10 ci	Tube Seedling		15%	3'			Shrubs to be Field Located by Landscape Architect.				
-	955	*Ericameria nauseosa*	Rubber Rabbitbrush	Shrub	10 ci	Tube Seedling		15%	3'			Shrubs to be Field Located by Landscape Architect.				
-	1270	*Purshia tridentata*	Antelope Bitterbrush	Shrub	10 ci	Tube Seedling		20%	3'			Plant in patches in favorable microsites, Shrubs to be Field Located by Landscape Architect.				
Grasses (Seed to Cover 100% of Hatch Area)																
-	-	*Bromus ciliatus*	Fringed Brome	Grass	-	Seed	-	-	-			**Grasses = 80% of Seed Mix.** Individual Species Percentages to be Supplied to Contractor During Construction Phase				
-	-	*Bromus ciliatus*	Fringed Brome	Grass	-	Seed	-	-	-							
-	-	*Bromus marginatus*	Mountain Brome	Grass	-	Seed	-	-	-							
-	-	*Bromus marginatus*	Mountain Brome	Grass	-	Seed	-	-	-							
-	-	*Elymus elymoides*	Squirreltail Grass	Grass	-	Seed	-	-	-							
-	-	*Elymus elymoides*	Squirreltail Grass	Grass	-	Seed	-	-	-							
-	-	*Elymus glaucus*	Blue Wildrye	Grass	-	Seed	-	-	-							
-	-	*Elymus glaucus*	Blue Wildrye	Grass	-	Seed	-	-	-							
-	-	*Elymus lanceolatus ssp. lanceolatus*	Thickspike Wheatgrass	Grass	-	Seed	-	-	-							
-	-	*Elymus lanceolatus ssp. lanceolatus*	Thickspike Wheatgrass	Grass	-	Seed	-	-	-							
-	-	*Elymus trachycaulus*	Slender Wheatgrass	Grass	-	Seed	-	-	-							
-	-	*Elymus trachycaulus*	Slender Wheatgrass	Grass	-	Seed	-	-	-							
-	-	*Festuca idahoensis*	Idaho Fescue	Grass	-	Seed	-	-	-							
-	-	*Festuca thurberi*	Thurber's Fescue	Grass	-	Seed	-	-	-							
-	-	*Hesperostipa comata*	Needle and Thread Bunchgrass	Grass	-	Seed	-	-	-							
-	-	*Koeleria macrantha*	Prairie Junegrass	Grass	-	Seed	-	-	-							
-	-	*Leymus cinereus*	Great Basin Wildrye	Grass	-	Seed	-	-	-							
-	-	*Poa secunda sandbergii*	Sandberg Bluegrass	Grass	-	Seed	-	-	-							
-	-	*Pseudoroegneria spicata*	Bluebunch Wheatgrass	Grass	-	Seed	-	-	-							
Forbs (Seed to Cover 100% of Hatch Area)																
-	-	*Achillea millefolium occidentalis*	Western Common Yarrow	Forb	-	Seed	-	-	-			**Forbs = 20% of Seed Mix.** Individual Species Percentages to be Supplied to Contractor During Construction Phase				
-	-	*Eriogonum umbellatum*	Sulfurflower Buckwheat	Forb	-	Seed										
-	-	*Linum lewisii*	Blue Flax	Forb	-	Seed	-	-	-							
-	-	*Lupinus sericeus*	Silky Lupine	Forb	-	Seed	-	-	-							
-	-	*Penstemon eatonii*	Firecracker Penstemon	Forb	-	Seed	-	-	-							
-	-	*Penstemon strictus*	Rocky Mountain Penstemon	Forb	-	Seed	-	-	-							
-	-	*Sphaeralcea sp.*	Globemallow	Forb	-	Seed	-	-	-			Species dependent on availability				
PLANT MIX B - XERIC (DRY) FLOODPLAIN (125,000 SF)													124,999			
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF HATCH AREA**	**% OF PATCH**	**O.C. SPACING**			**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
Shrubs (Patches): 20% of Total Hatch Area (25,000 sf)							**20%**									
-	80	*Amelanchier alnifolia*	Western Serviceberry	Shrub	#5	Cont.		2.5%	3'			Plant in microsites that retain more moisture, Shrubs to be Field Located by Landscape Architect.				
-	1600	*Artemisia tridentata*	Big Sagebrush	Shrub	10 ci	Tube Seedling		50%	3'			Consider Establishing in island patches, Shrubs to be Field Located by Landscape Architect.				
-	480	*Chrysothamnus viscidiflorus*	Douglas Rabbitbrush	Shrub	10 ci	Tube Seedling		15%	3'			Shrubs to be Field Located by Landscape Architect.				
-	480	*Ericameria nauseosa*	Rubber Rabbitbrush	Shrub	10 ci	Tube Seedling		15%	3'			Shrubs to be Field Located by Landscape Architect.				
-	80	*Prunus virginiana*	Chokecherry	Shrub	#5	Cont.		2.5%	3'			Plant in microsites that retain more moisture, Shrubs to be Field Located by Landscape Architect.				
-	320	*Purshia tridentata*	Antelope Bitterbrush	Shrub	10 ci	Tube Seedling		10%	3'			Plant in patches in favorable microsites, Shrubs to be Field Located by Landscape Architect.				
-	160	*Rosa woodsii*	Wood's Rose	Shrub	#5	Cont.		5%	3'			Shrubs to be Field Located by Landscape Architect.				
Grasses (Seed to Cover 100% of Hatch Area)																
-	-	*Festuca idahoensis*	Idaho Fescue	Grass	-	Seed	-	-	-			**Grasses = 75% of Seed Mix.** Individual Species Percentages to be Supplied to Contractor During Construction Phase				
-	-	*Leymus cinereus*	Great Basin Wildrye	Grass	-	Seed	-	-	-							
-	-	*Poa secunda sandbergii*	Sandberg Bluegrass	Grass	-	Seed	-	-	-							
-	-	*Pseudoroegneria spicata*	Bluebunch Wheatgrass	Grass	-	Seed	-	-	-							
Forbs (Seed to Cover 100% of Hatch Area)																
-	-	*Achillea millefolium*	Common Yarrow	Forb	-	Seed	-	-	-							
-	-	*Artemisia ludoviciana*	White Sagebrush	Forb	-	Seed	-	-	-			**Forbs = 25% of Seed Mix.** Individual Species Percentages to be Supplied to Contractor During Construction Phase				
-	-	*Eriogonum umbellatum*	Sulfurflower Buckwheat	Forb	-	Seed										
-	-	*Linum lewisii*	Blue Flax	Forb	-	Seed	-	-	-							
-	-	*Lupinus argenteus*	Silvery Lupine	Forb	-	Seed	-	-	-							
-	-	*Penstemon sp.*	Penstemon species	Forb	-	Seed	-	-	-			Species dependent on availability				
-	-	*Sphaeralcea sp.*	Globemallow	Forb	-	Seed	-	-	-			Species dependent on availability				
PLANT MIX C - MESIC (WET) FLOODPLAIN (68,953 SF)													68,953			
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF HATCH AREA**	**% OF PATCH**	**O.C. SPACING**			**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
Trees (Patches): 10% of Total Hatch Area (6,895 sf)							**10%**									
-	55	*Populus angustifolia*	Narrow-leaf Cottonwood	Tree	#5	Cont.	-	45%	8'			Install Wildlife Exclusion Fence Around Trees				
-	12	*Populus tremuloides*	Quaking Aspen	Tree	#5	Cont.	-	10%	8'			Install Wildlife Exclusion Fence Around Trees				
-	55	*Populus trichocarpa*	Black Cottonwood	Tree	#5	Cont.	-	45%	8'			Install Wildlife Exclusion Fence Around Trees				
Shrubs (Patches): 10% of Total Hatch Area (6,895 sf)							**10%**									
-	25	*Alnus incana*	Thin-leaf Alder	Shrub	#5	Cont.		5%	6'			Plant in microsites that retain more moisture, Shrubs to be Field Located by Landscape Architect.				
-	25	*Betula occidentalis*	Water Birch	Shrub	#5	Cont.		5%	6'			Shrubs to be Field Located by Landscape Architect.				
-	150	*Ribes aureum*	Golden Currant	Shrub	#5	Cont.		35%	6'			Shrubs to be Field Located by Landscape Architect.				
-	150	*Rosa woodsii*	Wood's Rose	Shrub	#5	Cont.		35%	6'			Shrubs to be Field Located by Landscape Architect.				
-	90	*Symphoricarpos sp.*	Snowberry	Shrub	#5	Cont.		20%	6'			Shrubs to be Field Located by Landscape Architect.				
Grasses (Seed to Cover 100% of Hatch Area)																
-	-	*Elymus glaucus*	Blue Wildrye	Grass	-	Seed	-	-	-			**Grasses = 60% of Seed Mix.** Individual Species Percentages to be Supplied to Contractor During Construction Phase				
-	-	*Leymus cinereus*	Great Basin Wildrye	Grass	-	Seed	-	-	-							
-	-	*Pascopyrum smithii*	Western Wheatgrass	Grass	-	Seed	-	-	-							
-	-	*Pseudoroegneria spicata*	Bluebunch Wheatgrass	Grass	-	Seed	-	-	-							
Forbs (Seed to Cover 100% of Hatch Area)																
-	-	*Achillea millefolium*	Common Yarrow	Forb	-	Seed	-	-	-							
-	-	*Linum lewisii*	Blue Flax	Forb	-	Seed	-	-	-			**Forbs = 40% of Seed Mix.** Individual Species Percentages to be Supplied to Contractor During Construction Phase				
-	-	*Lupinus sp.*	Lupine Species	Forb	-	Seed	-	-	-			Species dependent on availability				
-	-	*Penstemon sp.*	Penstemon species	Forb	-	Seed	-	-	-			Species dependent on availability				
-	-	*Symphyotrichum laeve*	Smooth Blue Aster	Forb	-	Seed										
-	-	*Vicia americana*	American Vetch	Forb	-	Seed	-	-	-							
PLANT MIX D - NEAR STREAM RIPARIAN (26,985 SF)													26,985			
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF HATCH AREA**	**% OF PATCH**	**O.C. SPACING**			**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
Trees (Patches): 10% of Total Hatch Area (6,746 sf)							**25%**									
-	50	*Populus angustifolia*	Narrow-leaf Cottonwood	Tree	#5	Cont.	-	40%	8'			Tree Forming, Install Wildlife Exclusion Fence Around Trees				
-	50	*Populus trichocarpa*	Black Cottonwood	Tree	#5	Cont.	-	40%	8'			Install Wildlife Exclusion Fence Around Trees				
-	15	*Salix amygdaloides*	Peachleaf Willow	Tree	#5	Cont.	-	10%	8'			Install Wildlife Exclusion Fence Around Trees				
-	15	*Salix lasiandra var. caudata*	Whiplash Willow	Tree	#5	Cont.	-	10%	8'			Tree Forming, Install Wildlife Exclusion Fence Around Trees				
Shrubs (Patches): 50% of Total Hatch Area (13,490 sf)							**50%**									
-	110	*Cornus sericea*	Redosier Dogwood	Shrub	#5	Cont.		25%	6'			Very Palatable to Moose, Shrubs to be Field Located by Landscape Architect.				
-	110	*Salix boothii*	Booth's Willow	Shrub	#5	Cont.		25%	6'			Clump Forming, Shrubs to be Field Located by Landscape Architect.				

-	110	*Salix exigua*	Golden Currant	Shrub	#5	Cont.		25%	6'			Mat Forming, Shrubs to be Field Located by Landscape Architect.				
-	110	*Salix lutea*	Wood's Rose	Shrub	#5	Cont.		25%	6'			Clump Forming, Shrubs to be Field Located by Landscape Architect.				
Grasses (Seed to Cover 100% of Hatch Area)																
-	-	*Calamagrostis canadensis*	Bluejoint Reedgrass	Grass	-	Seed	-	-	-			**Grasses = 100% of Seed Mix.** Individual Species Percentages to be Supplied to Contractor During Construction Phase, Saturated but not inundated soils				
-	-	*Deschampsia cespitosa*	Tufted Hairgrass	Grass	-	Seed	-	-	-			Saturated but not inundated soils				
-	-	*Elymus glaucus*	Blue Wildrye	Grass	-	Seed	-	-	-			Moist Soils				

PLANT MIX E - IN STREAM AQUATIC (2,055 SF, 33.33% of Total Hatch Area Indicated in Plans as Mix E, F, G)													**6165 SF Mix E, F, G Hatch**			
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF PLANT MIX E**	**% OF PATCH**	**O.C. SPACING**			**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
Herbaceous Live Plants: 25% of Mix E							**25%**					**To be located along stream channels on inundated and saturated soils**				
-	265	*Carex aquatilis*	Water Sedge	Herbaceous	10ci	Tube Seedling	25%		9"							
-	265	*Carex utriculata*	Beaked Sedge	Herbaceous	10ci	Tube Seedling	25%		9"							
-	265	*Eleocharis palustris*	Great Spike Rush	Herbaceous	10ci	Tube Seedling	25%		9"							
-	265	*Juncus articus*	Arctic Rush	Herbaceous	10ci	Tube Seedling	25%		9"							
Seed Mix: Seed to Cover 100% of Plant Mix E (2,055 SF)							**% OF PLANT MIX E**									
-		*Beckmannia syzigachne*	American Slough Grass	Herbaceous	-	Seed	**100%**					Saturated but not inundated soils				
-		*Calamagrostis canadensis*	Bluejoint Grass	Herbaceous	-	Seed						Saturated but not inundated soils				
-		*Deschampsia cespitosa*	Tufted Hair Grass	Herbaceous	-	Seed						Saturated but not inundated soils				
-		*Pascopyrum smithii*	Western Wheatgrass	Herbaceous	-	Seed						Saturated but not inundated soils				

PLANT MIX F - SHALLOW EMERGENT WETLAND (2,055 SF, 33.33% of Total Hatch Area Indicated in Plans as Mix E, F, G)																
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF PLANT MIX F**	**% OF PATCH**	**O.C. SPACING**			**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
Herbaceous Live Plants: 25% of Mix F							**25%**					**To be located along pond edges with zones of permanent inundation and frequent soil saturation**				
-	265	*Carex nebrascensis*	Nebraska Sedge	Herbaceous	10ci	Tube Seedling	25%		9"							
-	265	*Carex pellita*	Wooly Sedge	Herbaceous	10ci	Tube Seedling	25%		9"							
-	265	*Carex utriculata*	Beaked Sedge	Herbaceous	10ci	Tube Seedling	25%		9"							
-	265	*Juncus articus*	Arctic Rush	Herbaceous	10ci	Tube Seedling	25%		9"							
Seed Mix: Seed to Cover 100% of Plant Mix F (2,055 SF)							**% OF PLANT MIX F**									
-		*Beckmannia syzigachne*	American Slough Grass	Herbaceous	-	Seed	**100%**					Saturated but not inundated soils				
-		*Calamagrostis canadensis*	Bluejoint Grass	Herbaceous	-	Seed						Saturated but not inundated soils				
-		*Deschampsia cespitosa*	Tufted Hair Grass	Herbaceous	-	Seed						Saturated but not inundated soils				
-		*Pascopyrum smithii*	Western Wheatgrass	Herbaceous	-	Seed						Saturated but not inundated soils				

PLANT MIX G - DEEP EMERGENT WETLAND (2,055 SF, 33.33% of Total Hatch Area Indicated in Plans as Mix E, F, G)																
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF PLANT MIX G**	**% OF PATCH**	**O.C. SPACING**			**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
Herbaceous Live Plants: 100% of Mix G							**100%**					**To be located within pond on permanently inundated soils**				
-	1185	*Schoenoplectus acutus*	Hardstem Bulrush	Herbaceous	#1	Cont.	50%		12"							
-	1185	*Scirpus microcarpus*	Small-Fruited Bulrush	Herbaceous	#1	Cont.	50%		12"							

PLANT MIX H - ASPEN GROVE (24731 SF)													**26,483**			
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF HATCH AREA**	**% OF PATCH**	**O.C. SPACING**			**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
Forbs: 40% of Total Hatch Area (9892.4 sf)							**40%**									
-	360	*Achillea millefolium*	Common Yarrow	Forb	10ci	Pot	-	-	18"							
-	360	*Aquilegia coerulea*	Blue Columbine	Forb	10ci	Cont.	-	-	18"							
-	360	*Delphinium occidentale*	Duncecap Larkspur	Forb	10ci	Cont.	-	-	18"							
-	360	*Erigeron speciosus*	Showy Fleabane	Forb	10ci	Pot	-	-	18"							
-	360	*Eriogonum umbellatum*	Sulfurflower Buckwheat	Forb	10ci	Pot	-	-	18"							
-	360	*Gaillardia aristata*	Blanket Flower	Forb	10ci	Pot	-	-	18"							
-	360	*Geranium viscosissimum*	Sticky Geranium	Forb	10ci	Pot	-	-	18"							
-	360	*Heliomeris multiflora*	Showy Goldeneye	Forb	10ci	Cont.	-	-	18"							
-	360	*Hymenoxys hoopesii*	Meadow Fire	Forb	10ci	Cont.	-	-	18"							
-	360	*Linum lewisii*	Blue Flax	Forb	10ci	Cont.	-	-	18"							
-	360	*Penstemon rydbergii*	Rydberg's Penstemon	Forb	10ci	Cont.	-	-	18"							
-	360	*Penstemon strictus*	Rocky Mountain Penstemon	Forb	10ci	Cont.	-	-	18"							
-	360	*Rudbeckia occidentalis*	Western Coneflower	Forb	10ci	Cont.	-	-	18"							
-	360	*Solidago missouriensis*	Missouri Goldenrod	Forb	10ci	Cont.	-	-	18"							
-	360	*Symphyotrichum laeve*	Smooth Aster	Forb	10ci	Cont.	-	-	18"							
Grasses: 60% of Hatch Area (14838 sf)																
-	1630	*Bouteloua curtipendula*	Side Oats Gram	Grass	10ci	Tube Seedling			18"							
-	1630	*Bouteloua gracilis*	Blue Grama	Grass	10ci	Tube Seedling			18"							
-	1630	*Festuca idahoensis*	Idaho Blue Fescue	Grass	10ci	Tube Seedling			18"							
-	1630	*Hesperostipa comata*	Needle and Thread Grass	Grass	10ci	Tube Seedling			18"							
-	1630	*Oryzopsis hymenoides*	Indian Ricegrass	Grass	10ci	Tube Seedling			18"							
PLANT MIX I - WETLAND SOD (LF)													**26,483**			
KEY	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**PLANT TYPE**	**SIZE**	**ROOT**	**% OF HATCH AREA**	**% OF PATCH**	**O.C. SPACING**			**NOTES**	**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
1 M x 16' WETLAND SOD ON POND AND CHANNEL EDGES							**40%**									
-	5,250 LF	*Pond & Channel Edges || Mix of these species: Carex nebrascensis, Carex pellita, Carex utriculata, Juncus articus*		Herbaceous	1M x 16' SOD	SOD	-	-				Mix of sedges and rushes at water's edge along pond shores and stream channel margins				
SOD (54,410 SF)													**54,410**			
KEY	**QTY**	**BOTANICAL NAME**	**NOTES**										**Total SF Hatch**	**% of Hatch**	**O.C.**	**QTY**
-	73862	*Rhizomatous Tall Fescue*	** Contractor to Reclaim Existing Sod on Site and Install in Areas of the Fairway as Shown in the Planting Plans, Where Possible After Regrading. Contactor to Submit Pricing for New Sod as part of their base bid for review.													

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	February 18, 2025	Staff Member/Dept:	Jade Riley - Administration

Agenda Item: Recommendation to approve Construction Access Agreement 25955 with Weyyakin Ranch Property Owners' Association related to installation of municipal waterline

Recommended Motion

"I move to approve the Construction Access Agreement 25955 with Weyyakin Ranch Property Owners' Association"

Reasons for Recommendation

- The Idaho Transportation Department (ITD) is scheduled to start construction (spring 2025) of a two-year effort to rebuild and expand Highway 75 from the Bigwood River bridge to River Street.
- The City worked with ITD to coordinate key elements of the project, including current and future utility needs within the corridor. The City reviewed different alignment configurations and concluded the best option was to relocate the current solo water line from the ITD rights-of-way within the roadway and move to a redundant loop system on adjacent private land parcels via a long-term easement.
- Staff worked with Weyyakin HOA to determine the most efficient layout that would not cause any long-term conflicts. The construction access agreement is step one and following construction a permanent easement will be recorded as final alignment details are still being coordinated with ITD and other utility providers.

Sustainability Impact:

Project creates new sidewalks and bike lanes on both sides of Highway 75 from Serenade Lane to River Street to encourage alternate transportation.

Financial Impact:

No direct financial contribution is required from the city aside from minor survey and recording fees. Adequate funds exist within the Water Fund.

Attachments:

1. Construction Access Agreement 25955

CITY OF KETCHUM
CONSTRUCTION ACCESS AGREEMENT 25955

This Construction Access Agreement (**Agreement**) is entered into as of_____, by and between Weyyakin Ranch Property Owners' Association, Inc., (**Property Owner**) as owner of Weyyakin Subdivision Open Space (**Property**) and the City of Ketchum, an Idaho municipal corporation (**City**).

1. Purpose: Property Owner grants to City the limited use and access to portions of the Property as reasonably needed for the purpose of performing construction activities shown in Exhibit A, Construction Plans, attached hereto (**South Ketchum Redundant Main, Project B**).

2. Access Period: The access and use period shall commence on **March 1, 2025** and terminate upon execution of Permanent Easement, unless extended by mutual agreement of the parties. Reasonable extensions shall be granted by Property Owner as reasonably necessary to sufficiently complete the Construction Activities so long as not due to unreasonable delays by City.

3. Performance of Work: City agrees to conduct and ensure its contractor performs all Construction Activities in a manner that reasonably minimize disruption to the Property, that complies with all applicable laws and regulations, and that complies with the provisions of the agreed upon form of Water Main Easement, which is included in draft form as Exhibit B, attached hereto and incorporated herein. City shall further ensure that the work associated with the Construction Activities is performed lien free, in a good and workmanlike manner. Should any mechanic's or other lien be filed against the Property or any part thereof by reason of City's acts or omissions or because of a claim against City, City shall cause the same to be canceled and discharged of record by bond or otherwise within thirty (30) days after notice by Property Owner. If City fails to comply with its obligations in the immediately preceding sentence within such thirty (30) day period, Property Owner may perform such obligations at City's expenses, in which case all of Property Owner's costs and expenses in discharging shall be immediately due and payable by City.

4. Permanent Easement: Property Owner and City agree to execute and record the permanent Water Main Easement, in the form attached hereto as Exhibit B, upon completion of construction activities and as-built survey of water main.

5. Insurance: City will maintain adequate and appropriate insurance coverage, including but not limited to liability insurance, to cover any damages or injuries that may occur during the construction activities. City shall furnish Property Owner with certificates evidencing such insurance prior to commencement of the performance of the work under Section 3, above. City shall be responsible for all personal injury, bodily injury or death, or property damage or destruction arising from the performance of the work under Section 3, above. If the City retains a third party to perform the work set forth in Section 3 above, then City's contractor shall provide and maintain comprehensive general liability insurance with broad form coverage endorsement (including broad form property damage endorsement) covering its obligations under this Agreement and insuring against claims for personal injury, bodily injury or death, and property damage or destruction. City's contractor shall ensure that Property Owner is an additional named insured on such policy or policies carried by them. The limits of liability of all such insurance shall

be not less than $2,000,000 for personal injury or bodily injury or death of any one person, $2,000,000 for personal injury or bodily injury or death of more than one person in one occurrence and $500,000 with respect to damage to or destruction of property; or, in lieu of such coverage, a combined single limit (covering personal injury, bodily injury or death and property damage or destruction) with a limit of not less than $2,000,000 per occurrence. Such insurance shall be written with an insurer licensed to do business in the state of Idaho and may be provided under a blanket policy provided such policy otherwise complies with the foregoing requirements. City's contractor shall furnish Property Owner with certificates evidencing such insurance prior to the commencement of the work under Section 3 above. The policies of such insurance shall provide that the insurance represented by such certificates shall not be cancelled, materially changed or nonrenewed without the giving of thirty (30) days' prior written notice to the holders of such insurance and the holders of such certificates. City's contractor shall hold Property Owner harmless, for, from and against, any damage to the Property or any injury that occurs in the performance of the work set forth herein.

6. Responsibility: City will maintain sole responsibility for the construction activities and associated use by City and its agents, except to the extent caused by the Property Owner's sole negligence.

7. Restoration: Upon completion of the construction activities, City will reasonably restore the Property to a similar pre-construction condition or better, reasonable wear and tear excepted, consistent with the Water Main Easement.

8. Compliance with Laws: City shall comply with and shall ensure its contractor complies with all applicable laws, regulations, and permits in connection with the Construction Activities.

9. Termination: If Property Owner believes City to be in breach of this Agreement, Property Owner will notify City and City will have fourteen days to dispute or reasonably pursue a cure of the alleged breach. Either party may terminate this Agreement with written notice if the other party breaches and fails to cure any material term of this Agreement.

10. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of Idaho. Venue for any dispute shall be in Blaine County, Idaho.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Construction Access Agreement as of the effective date above.

Property Owner: Weyyakin Ranch Property Owners' Association, Inc., an Idaho nonprofit corporation

_____
President

_____
Secretary

City of Ketchum

_____
Mayor or City Official

_____
Attestation – City Clerk

Exhibit A: Construction Plans

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	February 18, 2025	Staff Member/Dept:	Carissa Connelly, Housing Director

Agenda Item: Workshop on RFP for City-Owned Parcels

Recommended Motion:

No formal action is requested. Staff is requesting general direction regarding draft request for proposals (RFP) for South YMCA and Lift Tower Lodge properties.

Reasons for Recommendation:

- Goal 1 of Ketchum's Housing Action Plan is to create and preserve housing and includes the action of facilitating community housing development on city owned parcels.
- City retained independent architectural resource to review key city owned properties to determine suitability for future community housing units.
- Staff and consultant team previously presented to the City Council (Sept 2024) initial findings. Council directed staff to seek community input, outline process and timeline, and draft a request for proposal (RFP) for South YMCA and Lift Tower properties.

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

RFP PROCESS

- February 2025: Collect community feedback
- February 2025: Issue RFP within week of Council approval to identify qualified developers/plans
- April 2025: Review and recommend top RFP proposal
- May 2025: Public hearing, then City Council approval of top RFP proposal
- June/July 2025: Prepare funding application for Idaho Housing and Finance Association

WHAT WE HEARD

Staff facilitated two open houses on February 11th and 12th, with about 55 people in attendance in person and online. A physical and online survey was also provided to attendees and is now available online. As of Thursday, February 13th, the survey had 24 responses. Thus far, responses have been generally positive. There are a few common themes to responses for the two recommended sites:

South YMCA

- Varied comments on size, with adequate parking
- Design street frontage and greenery in a way that is integrated in the neighborhood feel
- Emphasize bike, pedestrian, bus, and amenity proximity
- Incorporate safe, thoughtful intersections for foot, bike, and vehicle traffic

Lift Tower Lodge

- Varied comments on size, with adequate parking
- Importance of the design, given that it is the gateway and entrance to town
- Incorporate and highlight the lift tower
- Incorporate safe, thoughtful intersections for foot, bike, and vehicle traffic

PROPOSED GOALS

Outlining goals in the RFP provides parameters for developers to consider during the creation of their application. The following is derived from the survey and open house feedback, conversations with the YMCA Board and Sun Valley company, and staff analysis.

South YMCA

- **Goal 1**: Provide community housing for a mix of families and small local households, primarily for households earning less than 80% of the area median income.
- **Goal 2**: Provide adequate car and bike parking and storage for anticipated households.
- **Goal 3**: Retain green street frontages and protect buffer for bike path.
- **Goal 4:** Create a site plan, design, and programming that integrates with the surrounding neighborhood, including the YMCA garden and structure.

Lift Tower Lodge

- **Goal 1**: Provide community housing for a mix of families and small local households across income levels, while accounting for transition of current tenants.
- **Goal 2**: Enhance entrance to town by integrating the historic lift tower and maintaining Bald Mountain view from Highway 75.
- **Goal 3:** Provide adequate car and bike parking and storage for anticipated households.
- **Goal 4:** Create a site plan, design, and programming that integrates with the adjacent neighborhood and improves highway vehicle, bike and pedestrian access.

RECOMMENDED HOUSING TYPES

To create recommendations on housing types, staff analyzed a variety of sources, including the following:

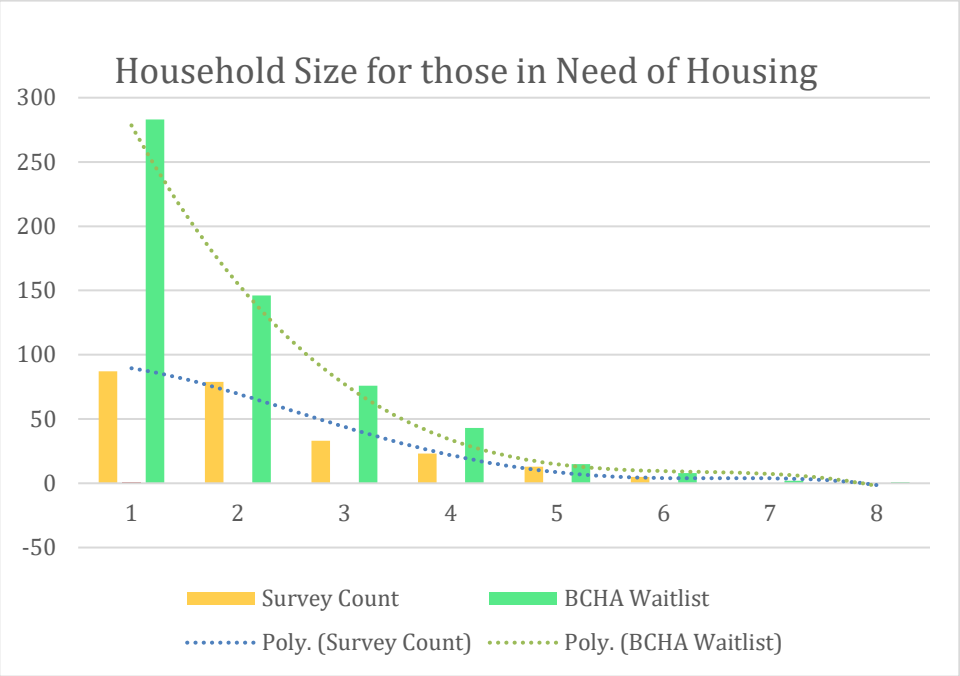
- the Housing Needs Assessment, 2022
- 2023 Housing Needs and Preferences Survey
- BCHA's waitlist (December 2024)
- Existing community housing inventory
- Community housing inventory since May 2022
- General goals as described in previously adopted and the newly drafted Ketchum's Comprehensive Plan

At a high level, staff recommend taking a portfolio approach by reviewing gaps and diversifying offerings for our community members in need. To that end, a unit size, income level, and tenure type found at one site would impact what is recommended on the other site.

Unit Sizes:

Neither the Ketchum Housing Needs Assessment in 2022, nor Blaine County's in 2024, quantified need by unit size (nor household size). However, BCHA's current waitlist and the 2023 housing preferences survey

provide information on households in need of housing or expecting to need housing in the next two years. This data can tell us the size of households in need of housing and, by extension, which unit sizes could meet their needs.



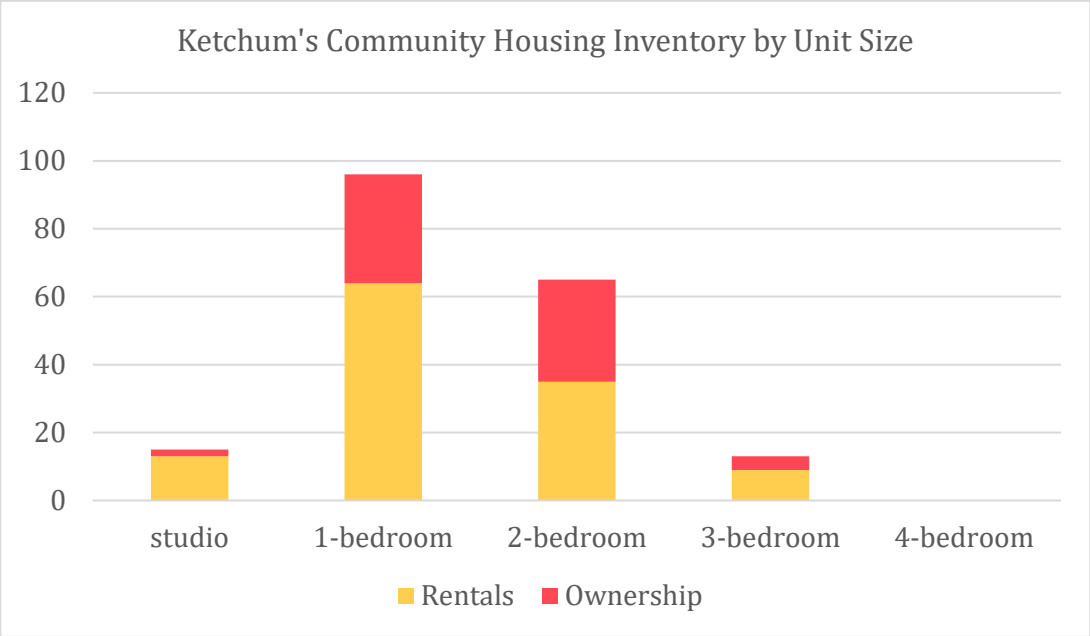
As the graph above demonstrates, BCHA's waitlist is more heavily weighted toward smaller households than the respondents to the 2023 survey. This might be a result of perceptions from the general public about the types and sizes of housing units offered by BCHA, which may impact who elects to join the waitlist. Since the purpose of these affordable and community housing programs is to provide safe, stable, affordable housing to the greatest number of people without overcrowding, occupancy standards are applied.

Every housing program that restricts by income and price, that staff know of nationwide, applies occupancy standards. The maximum number of people allowed in a unit is derived from HUD's definition of "under-housed", which means that the occupants of the unit are determined to be overcrowded and to not have enough housing for their household size. The minimum is also industry standard: if there isn't at least one person per bedroom, then the household is "over-housed", i.e. they have more housing than they need.

# of bedrooms	# of people in the Applicant household
studio	1 person
1 bedroom	1 to 3 people
2 bedroom	2 to 5 people
3 bedroom	3 to 7 people
4 bedroom	4 to 9 people

Applying occupancy standards to the existing BCHA waitlist results in a target number of units by bedroom size, with a range depending on minimum and maximum occupancy standards. Using this analysis, considerations such as individualized preference and need should balance. However, there are community goals and broader preferences and needs, and staff recommend adjusting the target proportions. For example, studios are difficult to market for permanent housing, especially as ownership. Housing location also influences community goals – so for housing adjacent to the parks, schools, and extracurricular activities, staff recommend increasing the proportion of 3- and 4-bedroom units.

Further, Ketchum's inventory of community housing by unit size provides insight of gaps and underserved household types: For example, there are very few three-bedroom community housing units, and zero four-bedroom units. 1-2 person households make up 75% of BCHA's waitlist and 69% of 2023 survey respondents: While that is a significant need that's also the community housing size that we have the most of. This is an opportunity to also meet some of the growing and larger households needs that are likely underrepresented by BCHA's waitlist. The current community housing stock signifies limits families access to stable, affordable housing. This has real impact on the composition and nature of the community.

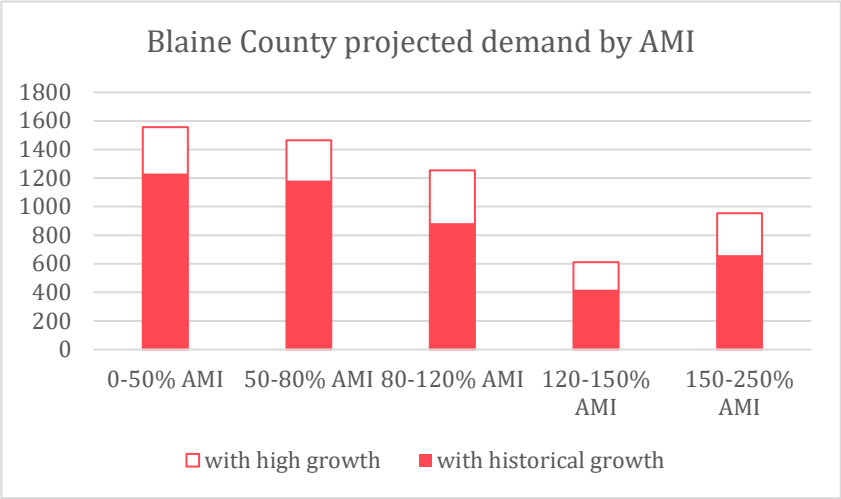


The 2023 preference survey provides insight in where locals would ideally live, and adjusts for their future plans such as growing their family or downsizing. Even though this preference survey suggests more people want two-bedrooms than one, our waitlist has more households that would fit the one-bedroom occupancy standard. Staff's recommendations balance present day needs with future preferences, and adjust for other considerations like location and community composition. The following is a scenario where 75% of the YMCA unit mix is 3- and 4-bedroom households, to accommodate families on the site closest to family-oriented amenities. The unit sizes at Lift Tower Lodge are then derived from remaining units needed to meet the target.

	Ideal Unit Size, 2023 survey	**Recommended Target**	**CH Units Built since May 2022**	**Example, Adjusted Target YMCA**	**Example, Adjusted Target LTL**
studio	12%	15%	15	0%	12%
1-bedroom	24%	30%	48	15%	4%
2-bedroom	32%	25%	19	15%	40%
3-bedroom	22%	20%	3	45%	25%
4-bedroom	10%	10%	0	25%	18%
Estimated Units			85	21	41

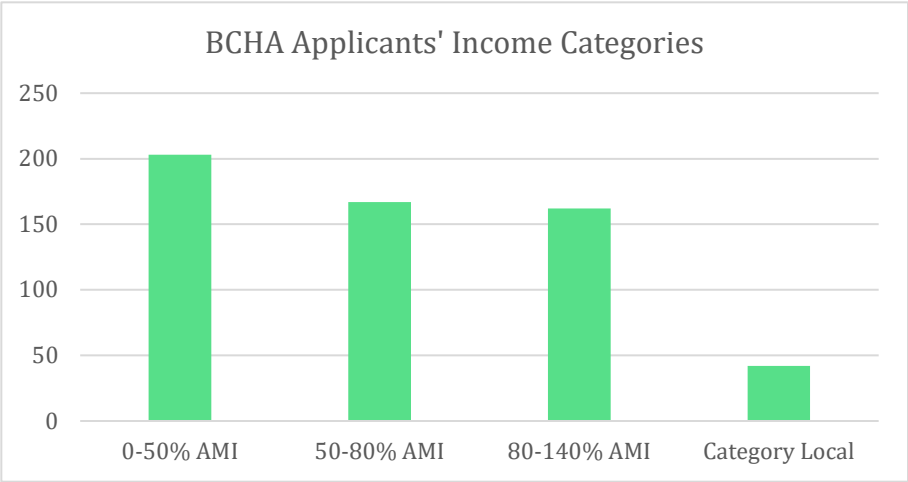
Income levels:

There is need in Ketchum and Blaine County for community housing across income levels, as this graph shows. At a high level, staff recommend taking a portfolio approach by reviewing gaps and diversifying offerings for our community members in need.

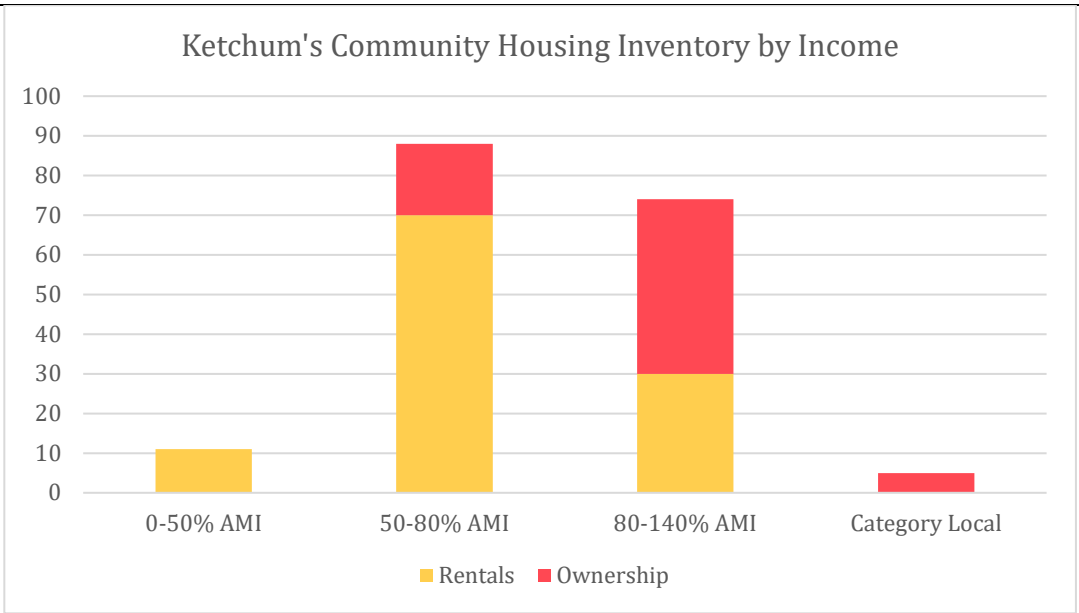


The above graph demonstrates housing need primarily by households already living here who are cost burdened. This does not include the lost rental units nor households with verbal and month to month leases. For Ketchum, the total need by 2032 is a minimum of 660 – without accounting for the 300+ long-term rentals lost since 2010.

An additional datapoint exists to analyze need across income levels: BCHA's waitlist, which follows the similar, unsurprising trend where households with the less income have a higher need than households with the more income. It is important to note that BCHA's waitlist composition is informed by community perception of what type of housing BCHA provides, so it only represents a component of overall need. Regardless, the BCHA waitlist offers insight into current households actively in need of stable, affordable housing.



This overall need is not fulfilled by existing community housing inventory. However, for context of which portions of the population Ketchum is serving, this graph shows Ketchum's Community Housing Inventory by Income level:



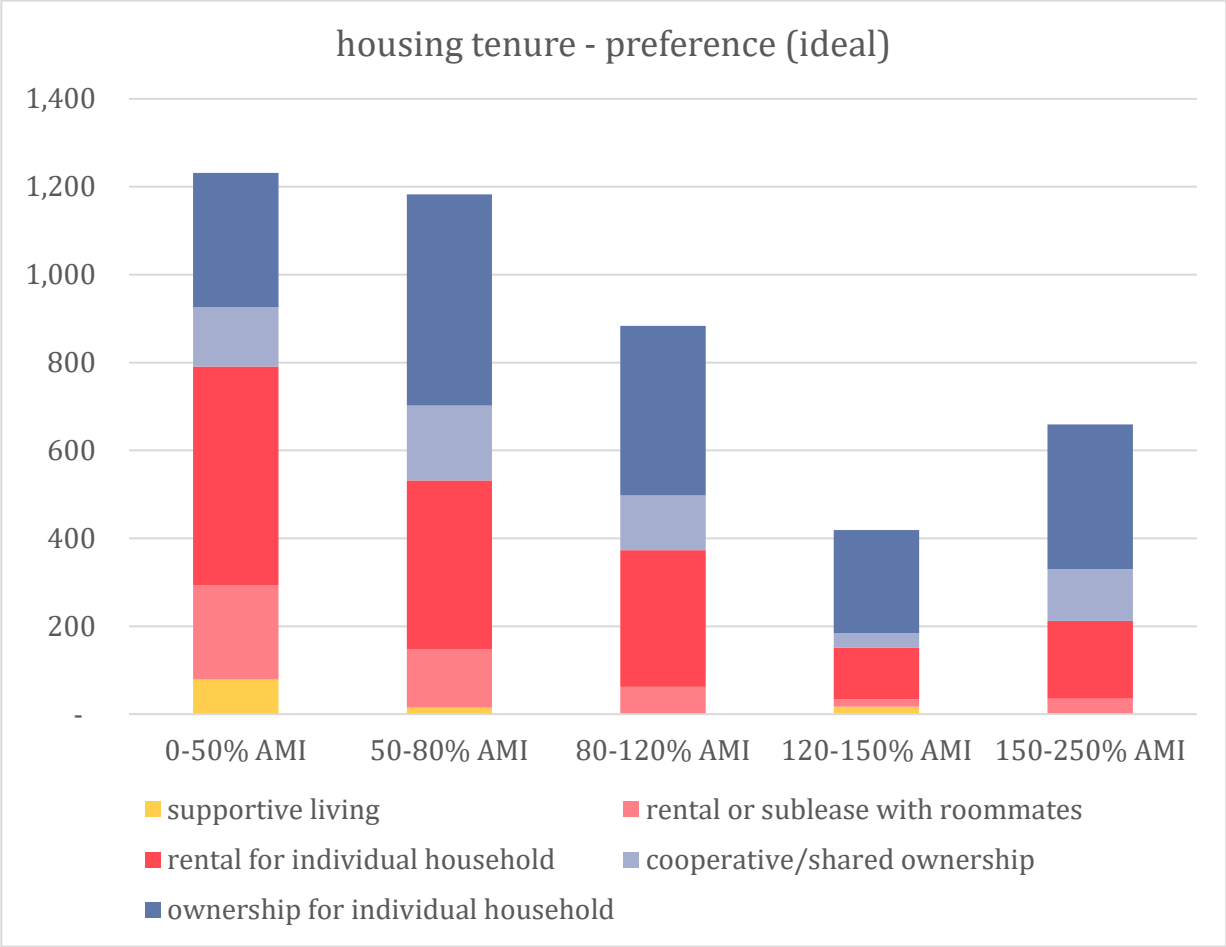
Certain income levels are disproportionately served but still experience extreme need. For example, about 40% of the population earns less than 80% AMI and represents over half of the need. Staff recommend distributing efforts across income levels in the same, more-or-less linear fashion as need, with 50-65% of units designated for households earning 80% AMI and below. The comparison of BCHA's waitlist and the Housing Needs Assessment provides a recommended proportional distribution of new units by income. Staff recommend slightly increasing the proportion of category Local over the 80-140% income range given that the latter is served by new units from the density bonus program.

	Recommended Target	**Waitlist**	**Needs Assessment**
0-50% AMI	31%	35%	24%
50-80% AMI	27%	29%	23%
80-140% AMI	24%	28%	26%
Category Local	18%	7%	18%

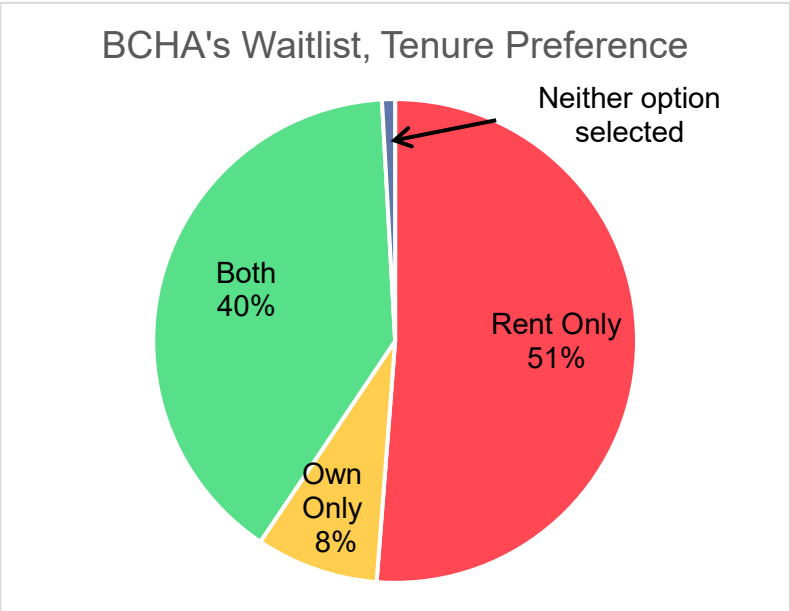
Financing options suited for each site also help determine how to allocate income designations. For example, the South YMCA lot would likely score well in a 9% low-income housing tax credit application, with limited to no additional funding needed from the City of Ketchum. In this scenario, the Pro Housing grant would likely not be needed at the South YMCA and would be available for the Lift Tower Lodge site. This gap funding could facilitate the construction of units <80% AMI, alongside a 4% tax-exempt bond / tax credit. Lift Tower Lodge is also of a size that could include a wide range of incomes, either through phased development or two buildings (and likely developers) that address different income levels. Here is an example of how the recommended target would be met under this financing scenario:

	South YMCA Example	**Lift Tower Lodge Example**
0-50% AMI	45% or more	35%
50-80% AMI	45% or more	5%
80-140% AMI	10% or less	10%
Category Local	0%	50%

Tenure Type:
BCHA's waitlist and the 2023 preference survey provide details on preferred tenure type by income level. Unsurprisingly, the lower income levels prefer renting while the higher incomes prefer owning.



BCHA's waitlist provides more nuance, in that a larger proportion of higher income households in need of housing prefer to own, most of those interested in owning are also open to renting:



Staff do not recommend ownership for households under 80% AMI. For units with deed covenants managed by BCHA, the BCHA Board can review exception requests for households that say, have an abnormally large amount of savings for their income level. Staff recommend the following tenure type apportionment by income level:

	Ownership	Rental	Supportive or Transitional
0-50% AMI	0%	95%	5% or more
50-80% AMI	0%	98%	2% or less
80-140% AMI	60% or less	40% or more	0%
Category Local	75% or less	25% or more	0%

EVALUATION CRITERIA

Direction on the goals and housing types will provide staff with adequate data to finalize evaluation criteria for reviewing the proposals. Staff are not recommending requesting site plans, renderings, or other design material, since the criteria and details are highly influenced by other factors that will not be decided or known until after developer selection. Staff recommend the following review criteria framework, which will be adjusted for each site based on approved goals:

- Development team experience, ensure portfolio and resume align with development specifics and goals
- Financial feasibility and legal structure
- Community housing meets target number of units, unit types, and income categories
- 1-1 car and bike parking, and adequate storage
- Scale, site plan, and programming integrates with the neighborhood and designated goals
- Sustainability/green building

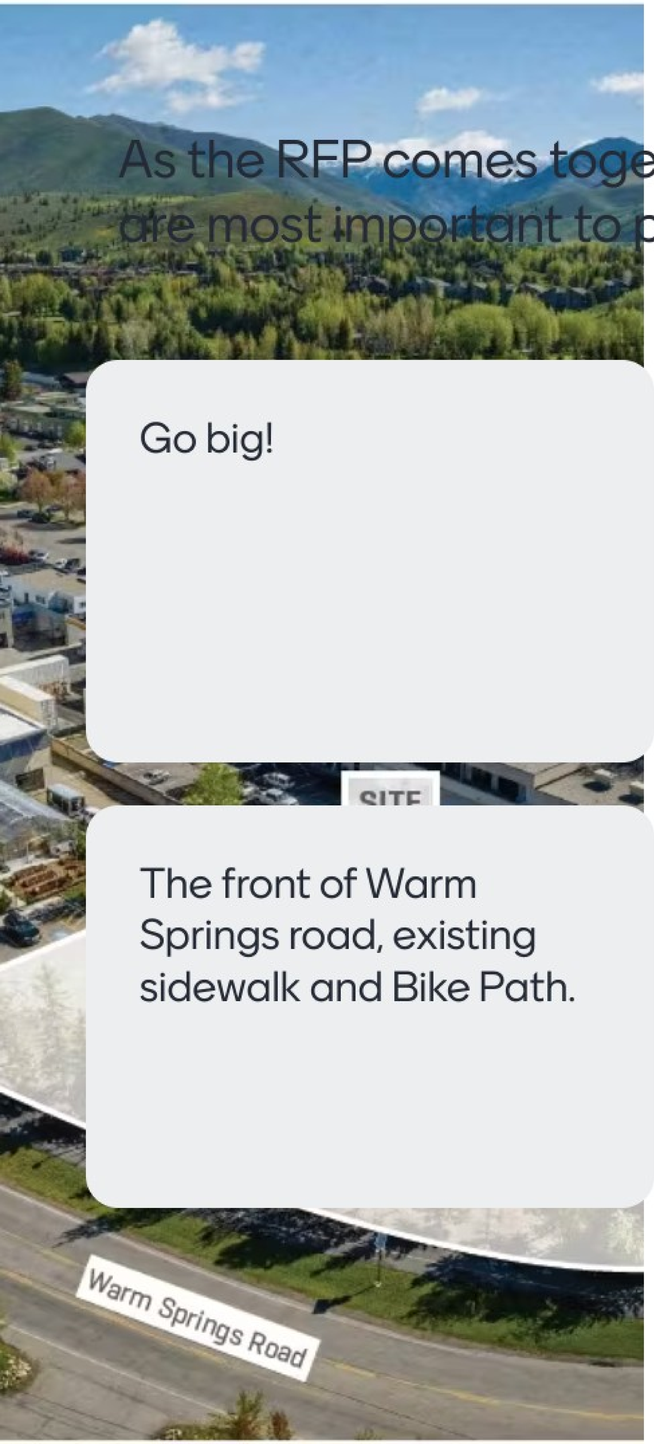
Financial Impact:

None OR Adequate funds exist in account:	Adequate fund in Housing Department budget

Attachments:

1. Survey Results as of 2pm on Friday, February 14, 2025
2. Open House presentation, February 11 and 12, 2025

Mentimeter



As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Go big!

Trees, greenery, and a 'small town traffic scale'. Let's NOT turn this into something that looks like a corporate 'office park' / concrete jungle. . Keep the heights low.

Go big!

Go big!

The front of Warm Springs road, existing sidewalk and Bike Path.

Parking for each unit is a must

Neighborhood feel

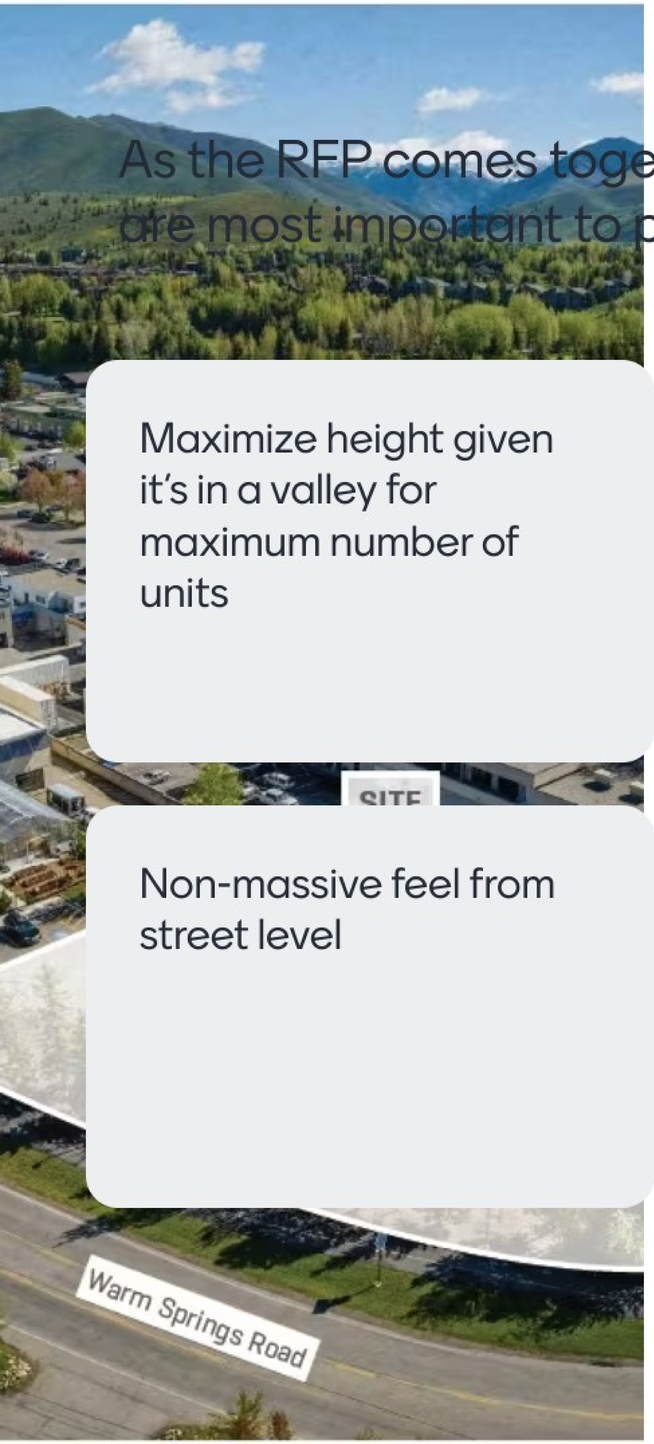
Keeping some trees and landscaping

3

17

Mentimeter

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Maximize height given it's in a valley for maximum number of units

Maximize the number of housing units. Kansas City Chiefs did not think that be possible. Make sure there's adequate parking to service the development.

Number of units (higher amount is better). Mix of income if applicable.

The greenscape along Warm Springs should be protected/preserved. There should be a sense of continuity in the architecture that blends in with existing surrounding buildings.

Non-massive feel from street level

A buffer along Warm Springs road would be nice but build as many housing units as possible

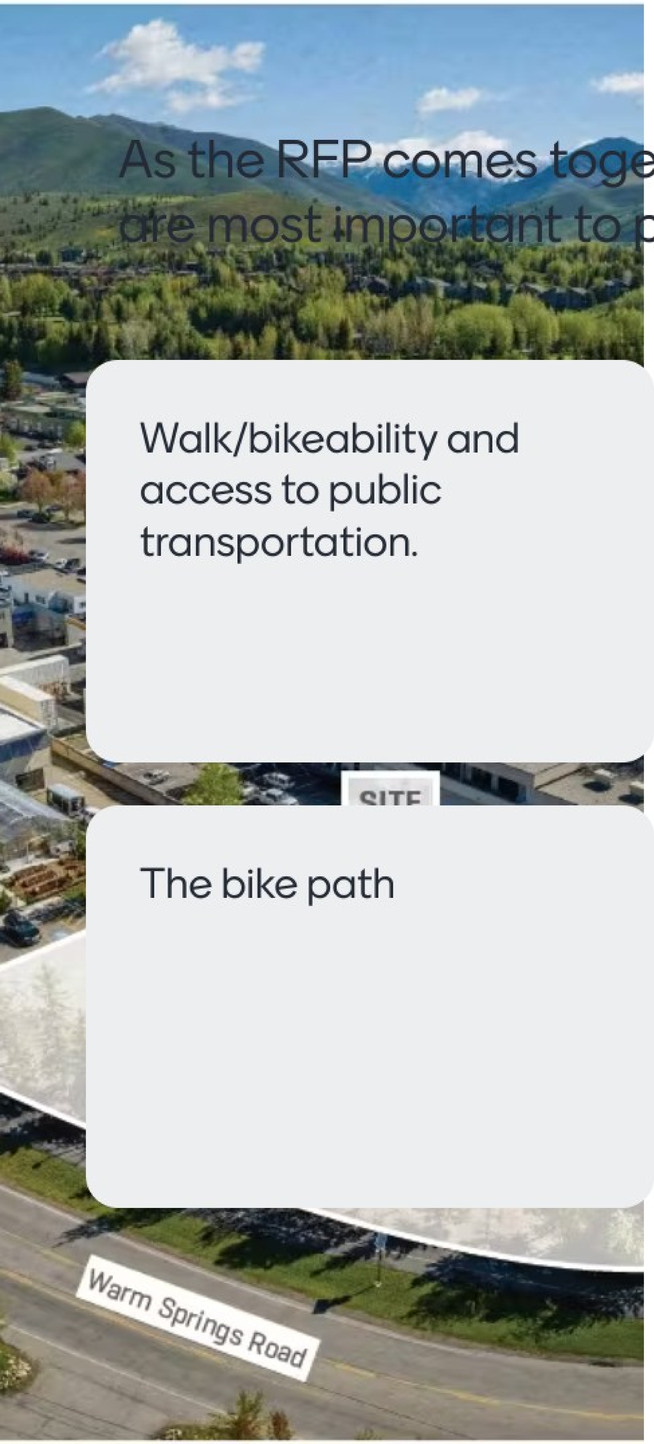
Proximity to services, less site work(cost) and potential delay, no existing housing will be impacted

This is a good location for workforce housing. Let's focus on not overbuilding the site. No more tall and massive. Let's get some great looking architecture respectful of Ketchum's hist. Vernacular

3

17

Mentimeter



As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Walk/bikeability and access to public transportation.

Walk/bike-ability and access to bus.

Access to bus, bike infrastructure and walkability

The bike path.

The bike path

The path used cyclists and pedestrians should be protected and enhanced with appropriate landscaping, while maintaining ample visibility of the crosswalks for safety reasons

The landscaped area along warm springs road

Protect the existing trees .

3

17

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I need more clarity on the demographic of who would be living here. What would they be paying? Which industries would the be working in?

YMCA should have to help with parking too. Our obligation to them should be moderate release

The funding. Federal funding isn't the best for our town. It is too restrictive.

I didn't hear anything on how the increased number of cars exiting and entering the south parking would be managed

N/A

No

Assume mix of unit sizes is based on applicant pool. Like wood facade.

Has an exploration of a land swap with Simplot or some other landowner been explored in order for the City to obtain a much nicer/larger/easier to develop property in the Ketchum city limits?

14

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I think you are headed in the right direction

None

No

No

Increased traffic flow and circulation in that area could present an increased danger to bikers and pedestrians . It's already somewhat dangerous with drivers ignoring pedestrians in the crosswalks

Snow removal consideration?

14

Mentimeter

As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Trees and low profile, and keeping traffic mellow/safe

The second option is the better option as it provides parking and plans for the future. We understand it is more expensive but it will cost more in the future.

Blending in with the current neighborhood is a must. It is the entrance to our town and should look unpretentious.

As a gateway to town limiting the height above the hwy would be good because as one drives north the height / views quickly changes as one approaches the hotels.

Maintaining a small town vibe since it is near the entrance to town

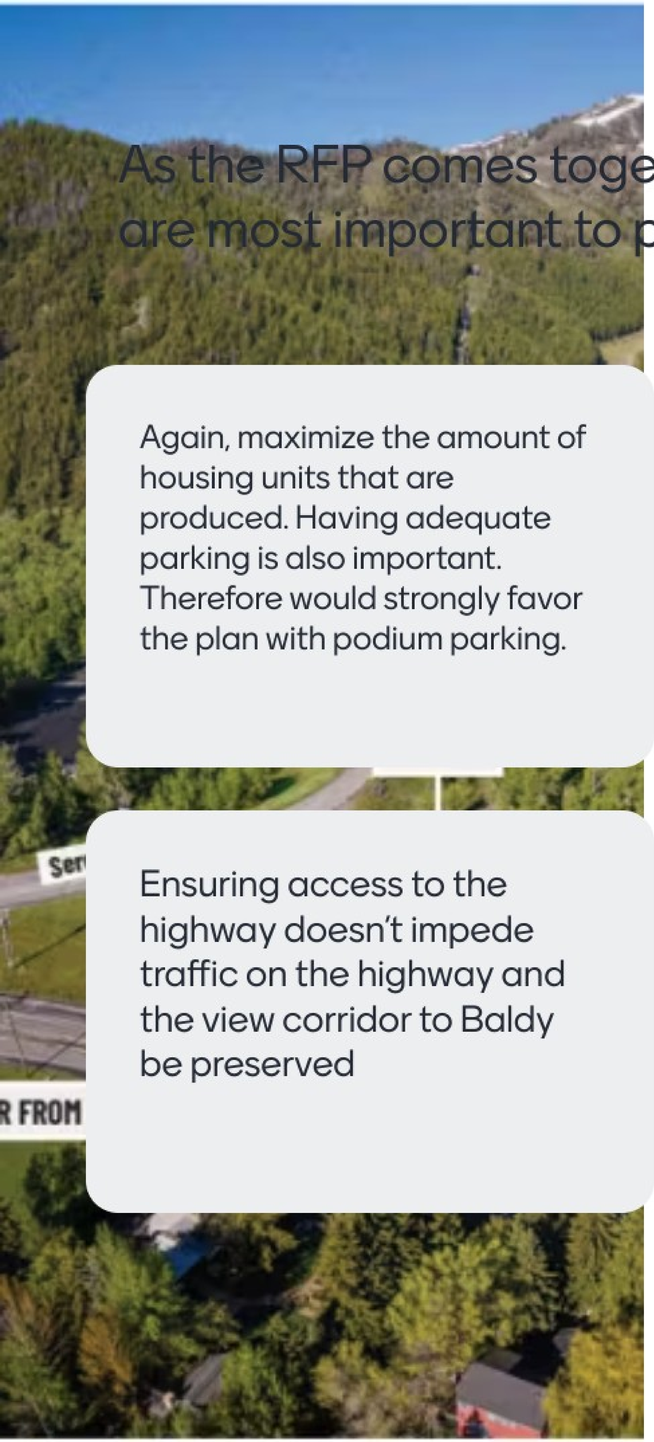
Underground parking which would eradicate snow removal needs and would look more aesthetically pleasing and ensure enough parking

Traffic flow on 2nd

Ensure sidewalk and bikepath connectivity works well. But also go big.

15

Mentimeter



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Again, maximize the amount of housing units that are produced. Having adequate parking is also important. Therefore would strongly favor the plan with podium parking.

Entrance on S 2nd Ave. Higher number of units. View of Baldy. Ability to do the 2 projects if funding is available.

Somehow incorporate the actual 'lift tower' into the new project. This is an important entrance to Ketchum...attention needs to be paid to architectural design and not only to maximum density.

Non-massive feel from street level

Ensuring access to the highway doesn't impede traffic on the highway and the view corridor to Baldy be preserved

Walking to town and mountain. Bike ability in the summer. Historic look of lift tower lodge

It will be the first thing people see when they enter Ketchum.

The lift tower . It's an iconic piece of history and is representative of Ketchum's quirky character

15

Mentimeter

As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Make sure there are parking spots for each tenant

15

Mentimeter

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Probably. But don't know more until we get deeper in.

Not at this time.

Not that come to mind.

Traffic if more people are living there and can they safely access highway 75 without lines building up

Consideration for aesthetics with parking and traffic flow

No

Either at the Y location or Lift Tower, can the city look at a car share?

Watch for comments about the value of these properties. Isn't there a sheep right of way on the west side of the property?

13

Mentimeter

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Again, a potential land swap with another landowner in the Ketchum city limits? A less problematic property, with more housing potential?

I think you are headed in the right direction.

None

No

No

This is a good site for housing, providing it is completely parked.

Landscaping- trees that fit in with the view

13

Mentimeter

Is there any other feedback you'd like to provide to the city as we move forward?

Thank you for continuing this housing process.

Good presentation

Both seems like great options

Rezoning LI to accommodate housing and grocery store makes a lot of sense.

Fuck the NIMBYs, we are in triage mode! Go big

Like your timeline for moving forward. The center we have a chance to analyze in detail details RFPs the better.

I worry about delays especially in an election year. In our county, over 2,000 households are rent burdened, causing insecurity.

Nice meeting and good information. We have made progress as a community in the last 5 years and still more to do.

14

Mentimeter

Is there any other feedback you'd like to provide to the city as we move forward?

I feel strongly that these sites are opportunities for housing, however we should 'leave no stone unturned' of potentially leveraging these properties for something bigger and better in Ketchum proper

I appreciate the effort to build community housing. I think these two sites make tremendous sense.

Please work to develop as many of these sites as possible with affordable housing as we need every bit of it

No

Thank you for taking the need for housing so seriously.

Large scale housing projects should be fully parked and located in areas where the scale doesn't overwhelm the surrounding properties or change the character of a neighborhood.

Traffic flow and its impact on pedestrians and cyclists needs to be carefully considered

I'm in favor of these 2 projects, they are in great locations. (I'm opposed to the 1st and washington project.) Maybe have an idea how many people match up with the proposed units and adjust to the ne

14

Mentimeter

Is there any other feedback you'd like to provide to the city as we move forward?

adjust the unit size and numbers to the demands of the people who want them.

14

POTENTIAL NEW COMMUNITY HOUSING DEVELOPMENTS

February 2025

TODAY'S GOALS

PURPOSE OF STUDY

- Review key city properties for potential future community housing development sites
- Transparency to community regarding future housing developments

TODAY'S OUTCOMES

- Presentation – background and quick overview of analysis completed
- Q&A
- Review the boards, chat with staff, and **TAKE THE SURVEY**

NEXT STEPS

WE ARE HERE

Collect community feedback

Mid-February 2025

- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025

Review and recommend top RFP proposal

May 2025

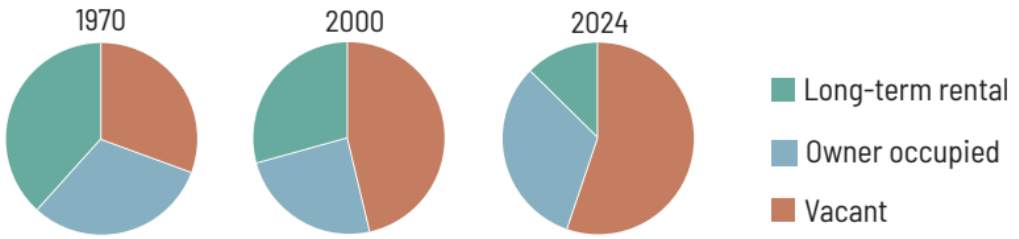
City Council approval of top RFP proposal and public hearing

June/July 2025

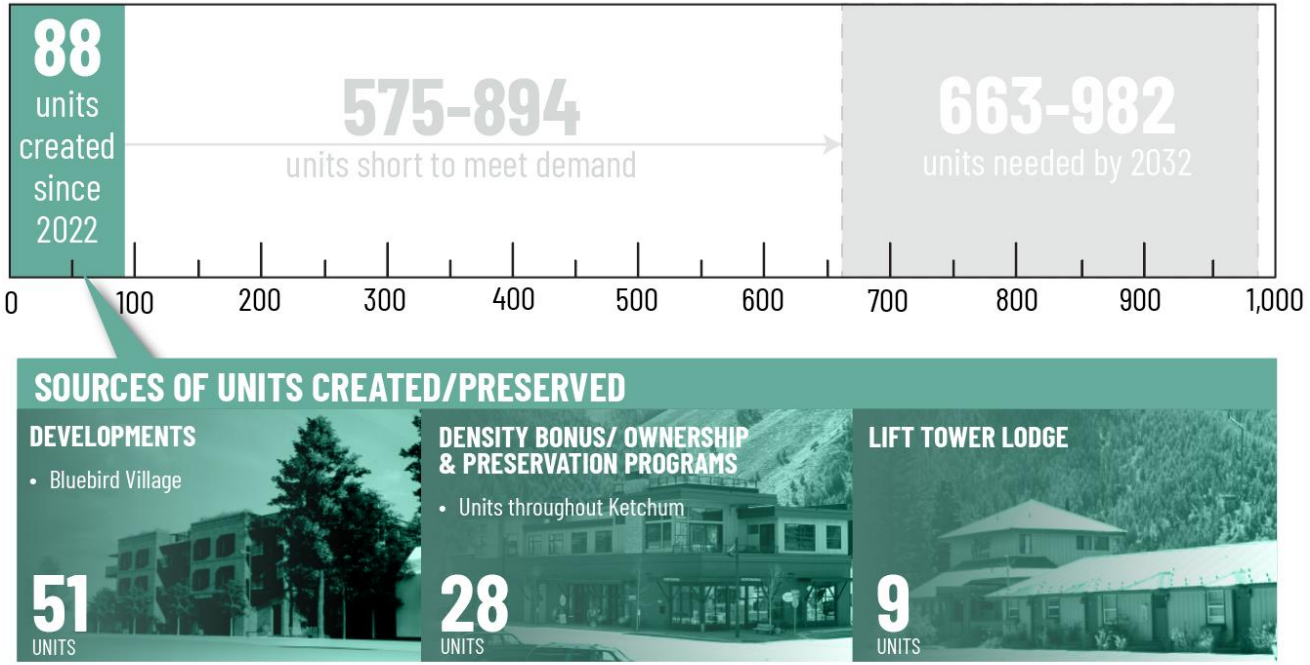
Prepare application for funding to Idaho Housing and Finance Association

STATE OF COMMUNITY HOUSING

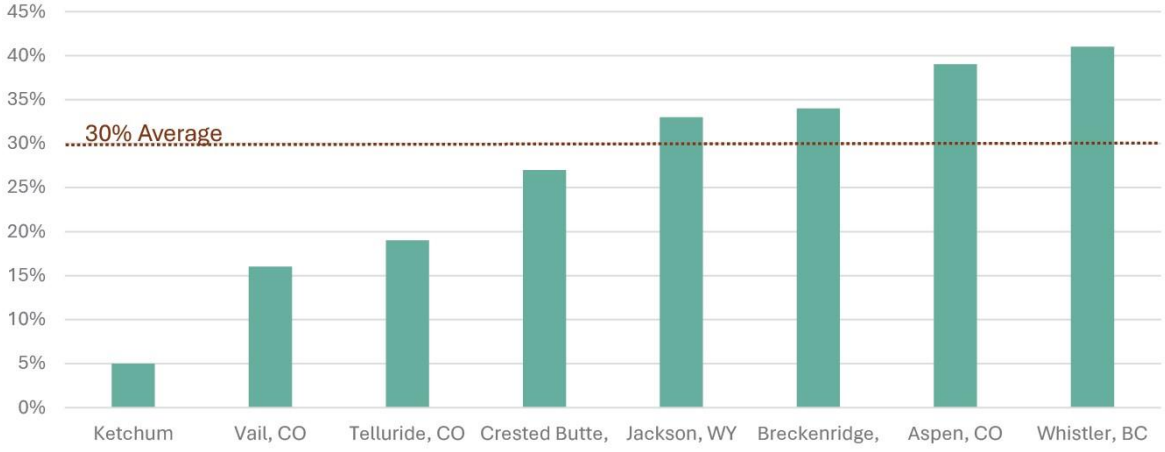
Number of long-term housing units



Long-term housing units needed



% of housing inventory comprised of Community Housing units



HOUSING PLAN IN ACTION

GOAL 1: Produce & Preserve Community Housing

- **Immediate** actions
  - Lease to Locals
  - Lift Tower Lodge
  - Silver Creek Living (Hailey)
- **Permanent** solutions
  - Preservation of existing units
    - Deed Restriction Program (OPP) – available for individual sellers or buyers
    - 2nd Ave/Sun Valley Road Property (3 units immediate, up to 5 in the future)

HOUSING PLAN IN ACTION

- Permanent solutions, cont.
  - Construction of new units
    - Leveraging publicly owned property
      - Bluebird
      - First & Washington
  - Purchasing new property
    - Partnering with private landowners (Simplot, Albertson) in Ketchum
    - Evaluating property outside of town for purchase

INCOMES SERVED

88

created units of the
663-982 needed

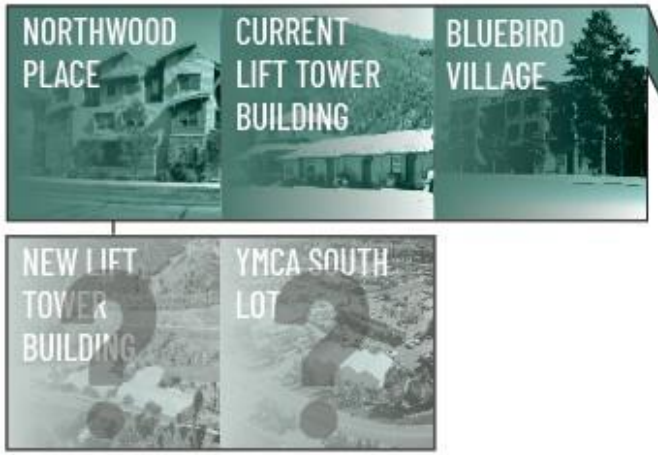
CATEGORY LOCAL (150%+ AMI)
$132,840 + (2-person household)

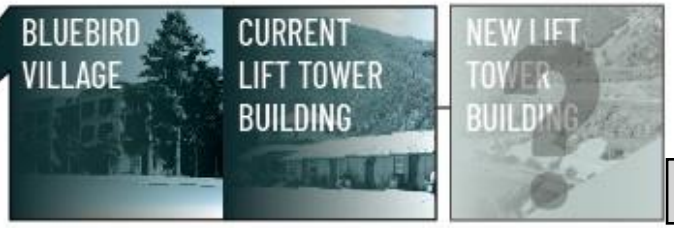
120%-150% AMI
$103,320 (2-person household)

80%-120% AMI
$73,000-$88,560 (2-person household)

50%-80% AMI
$44,280-$59,040 (2-person household)

50% OR LESS AMI
$36,900 or less (2-person household)





PROPERTIES CONSIDERED

Evaluation: “How would development…”

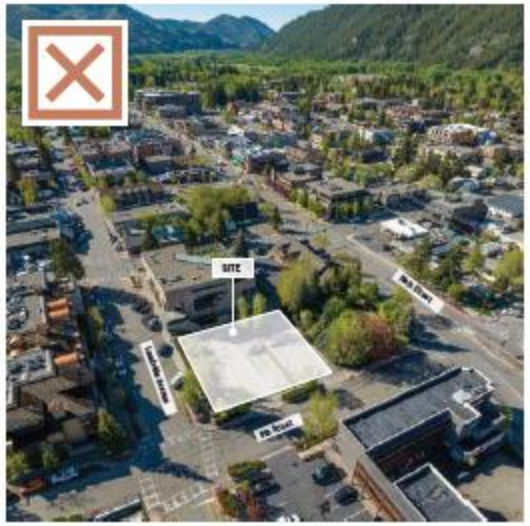
- Benefit the community
- Be affected by land use and zoning restrictions
- Be achieved based on characteristics & limitations
- Provide the best overall cost benefit

The Lift Tower Lodge and south YMCA parking lot locations provided the largest benefits with fewest limitations.

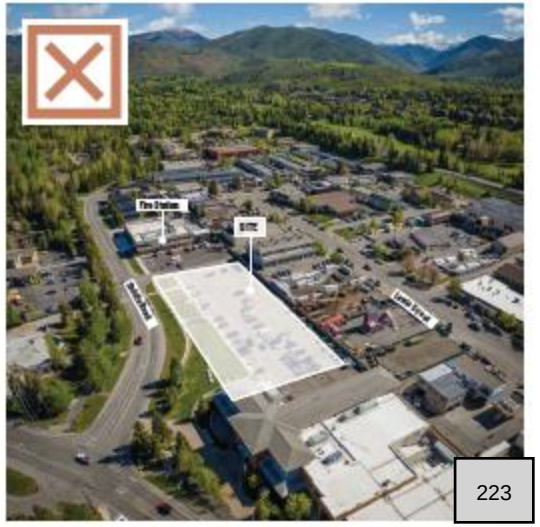
YMCA SOUTH

LIFT TOWER

LEWIS STREET



6TH & LEADVILLE



YMCA NORTH

PROPERTIES NOT RECOMMENDED

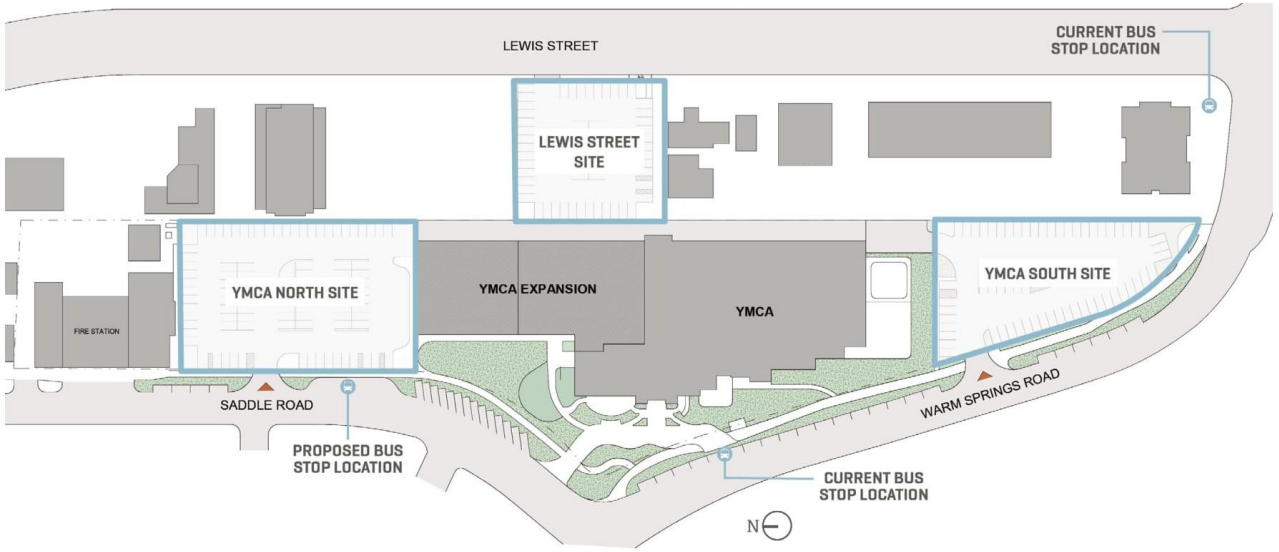
LEWIS STREET

6TH & LEADVILLE

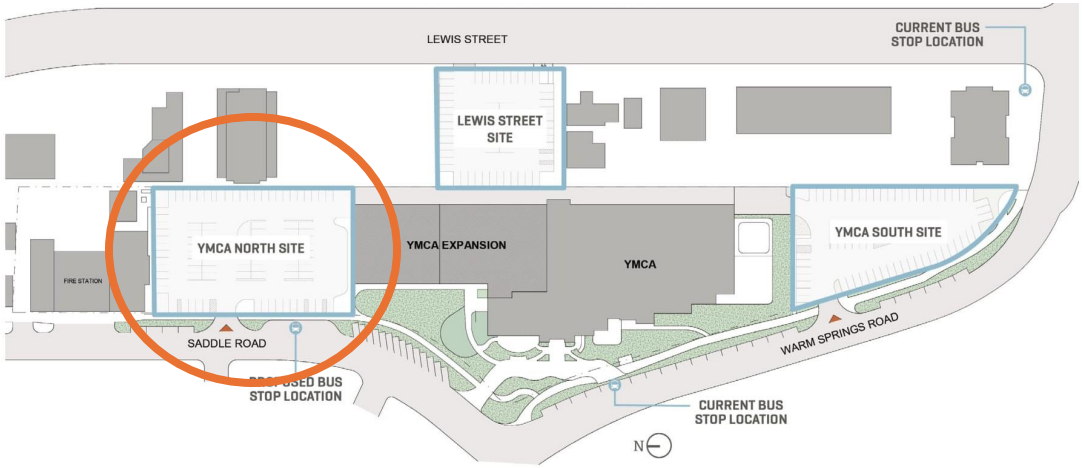
YMCA NORTH

YMCA GOALS

- Set up YMCA expansion for success
- **Ensure parking agreement is met for current and future conditions**
  - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- Consider both short-term and long-term development solutions
- Retain green street frontages and protective buffer for bike path



YMCA NORTH



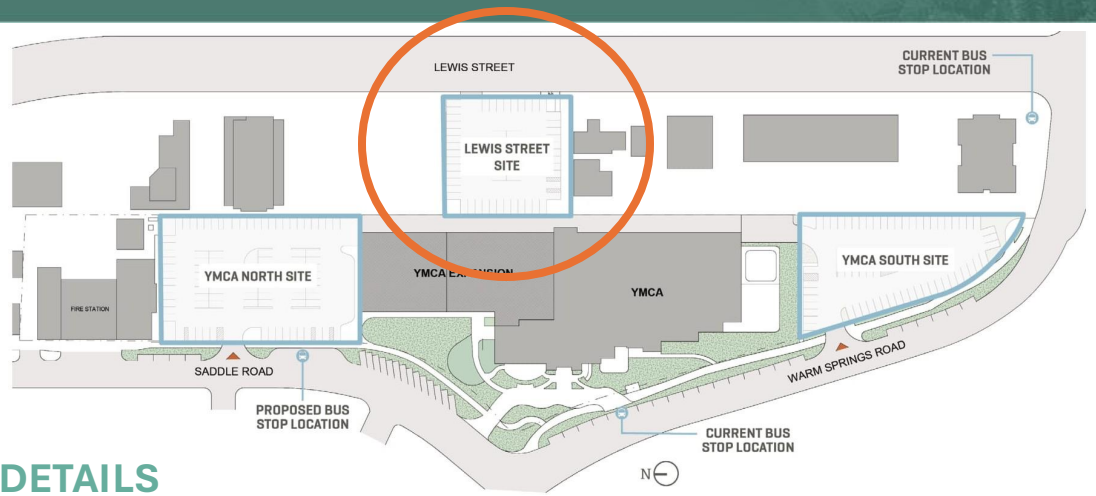
DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.1 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof (both shorter than the YMCA)

CONS

- Conflicts with YMCA expansion plan / parking impact
- Expensive podium construction type likely required

LEWIS STREET



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.37 Acres;
- **UNIT COUNT:** 10 to 12
- **MAX HEIGHT:** 35’ base or 40’ with qualifying ground floor
- **MINIMUM OPEN SPACE REQUIREMENTS:** 0%

CONS

- Required light industrial component per zoning
- Low unit yield with limited vehicle parking
- Would require relocation of fire tower

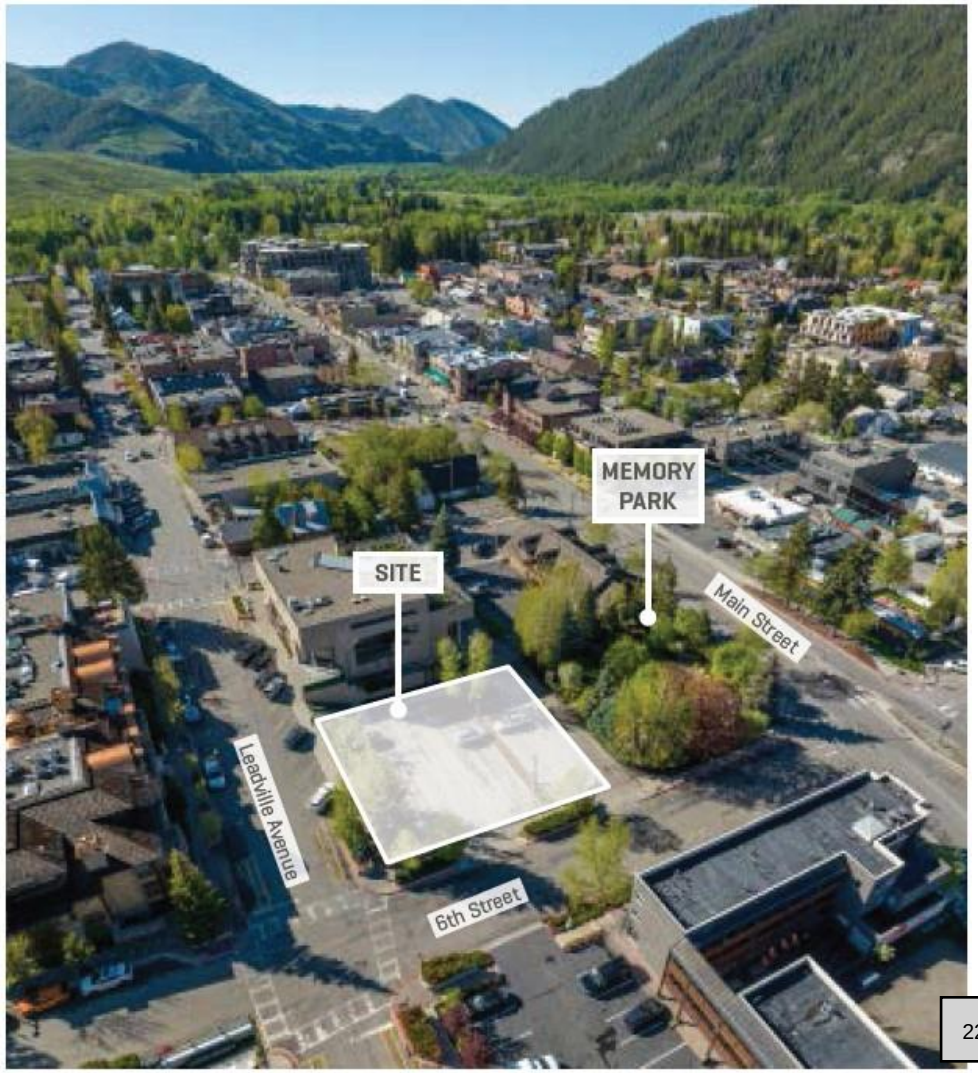
6th & LEADVILLE

DETAILS

- **OWNERSHIP:** City-owned
- **AREA:** .025 Acres
- **UNIT COUNT:** 23 to 34
- **MAX HEIGHT:** 52’

CONS

- Expensive concrete construction required for parking podium
- Low unit yield and high impact to the availability for public parking
- Least attractive to affordable housing developers due to complexity



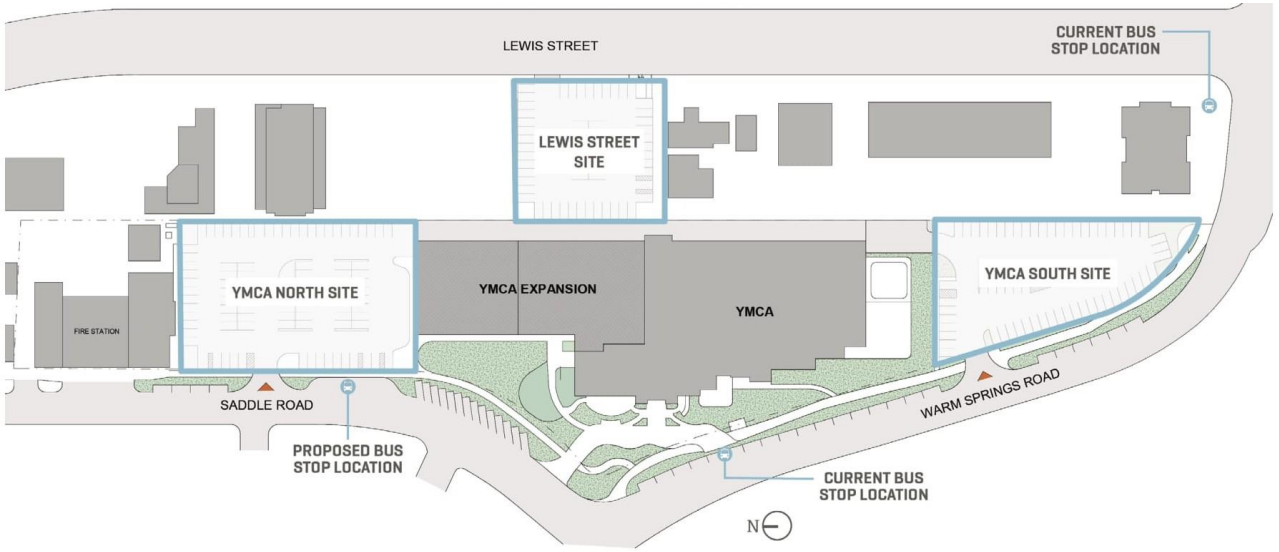
RECOMMENDED PROPERTIES

YMCA SOUTH

LIFT TOWER

YMCA GOALS

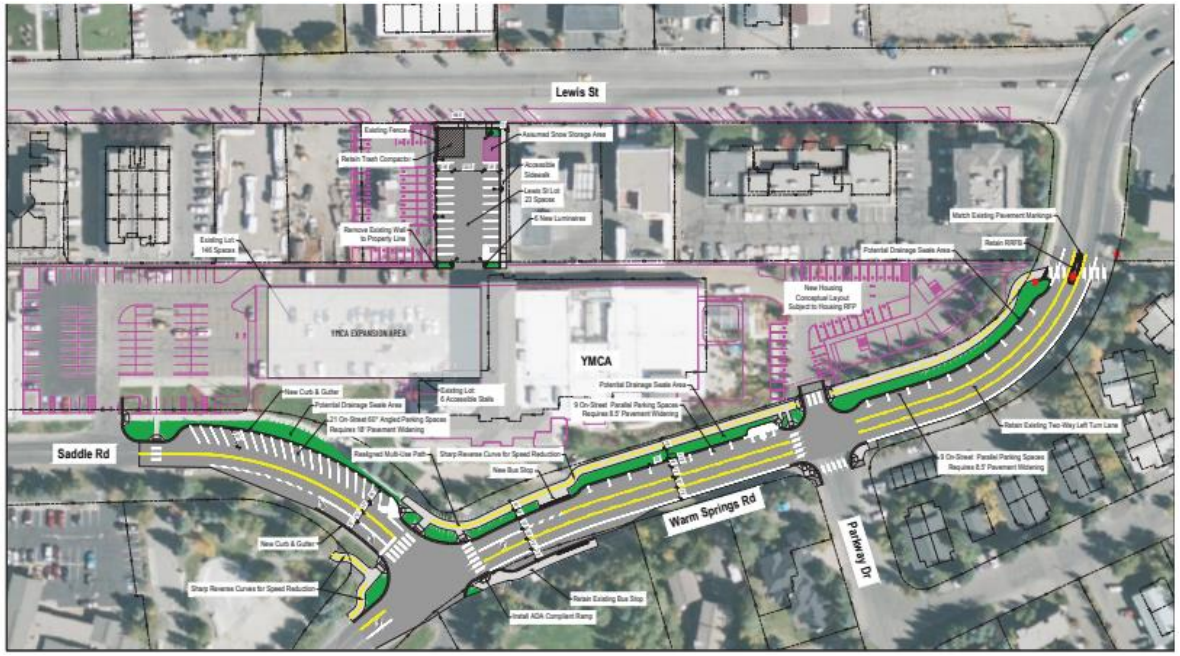
- Set up YMCA expansion for success
- **Ensure parking agreement is met for current and future conditions**
  - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- Consider both short-term and long-term development solutions
- Retain green street frontages and protective buffer for bike path



YMCA PARKING CONFIGURATIONS

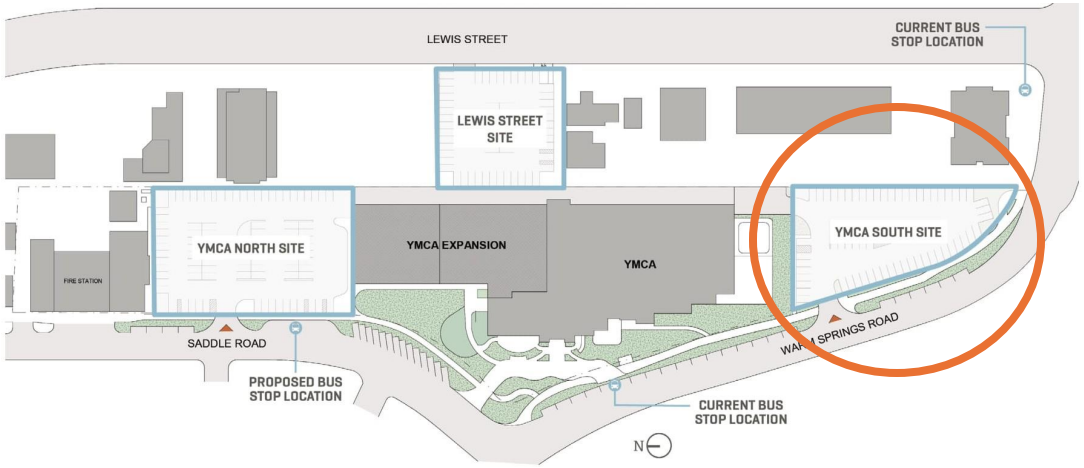
BEFORE

AFTER



- The current parking agreement between the YMCA and Ketchum is 150 public parking spaces.
- After the YMCA's expansion, there will be 200 public parking spaces available.
- The new Community Housing development's parking would be in addition to the public parking spaces.

YMCA SOUTH



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** .66 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof (both shorter than the YMCA)
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

BENEFITS

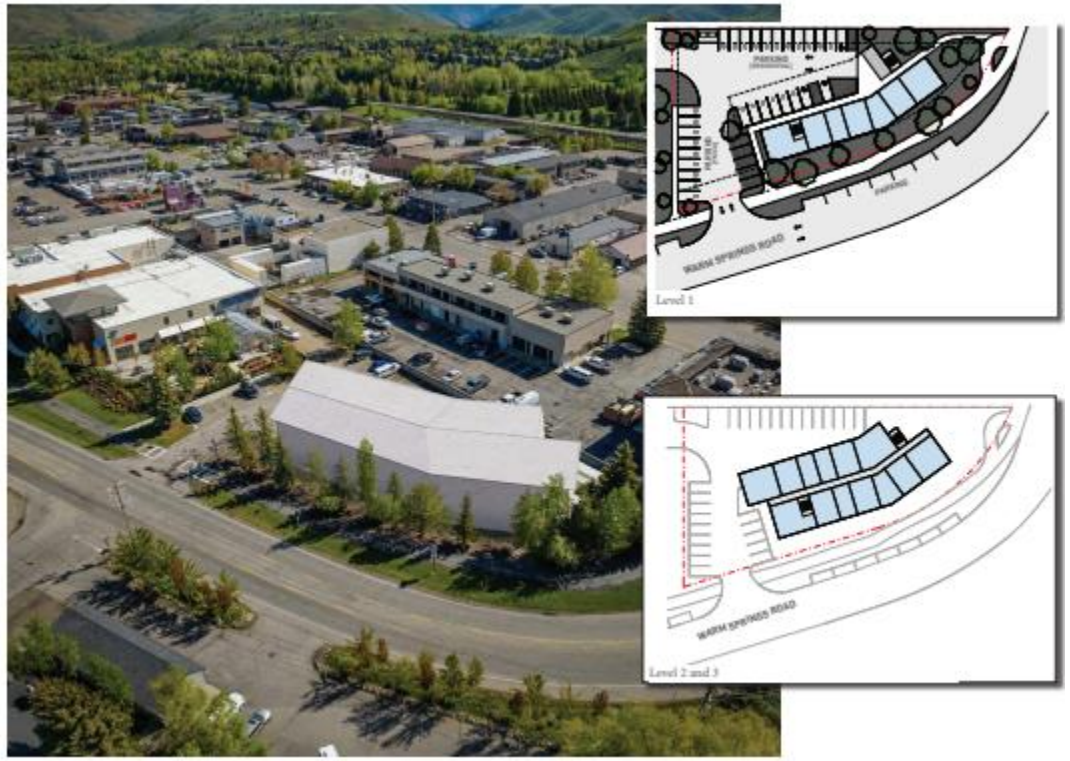
- Close proximity to schools & the YMCA for families
- Near public transit stops

YMCA SOUTH DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Efficient & cost effective, providing the highest overall unit & parking count.

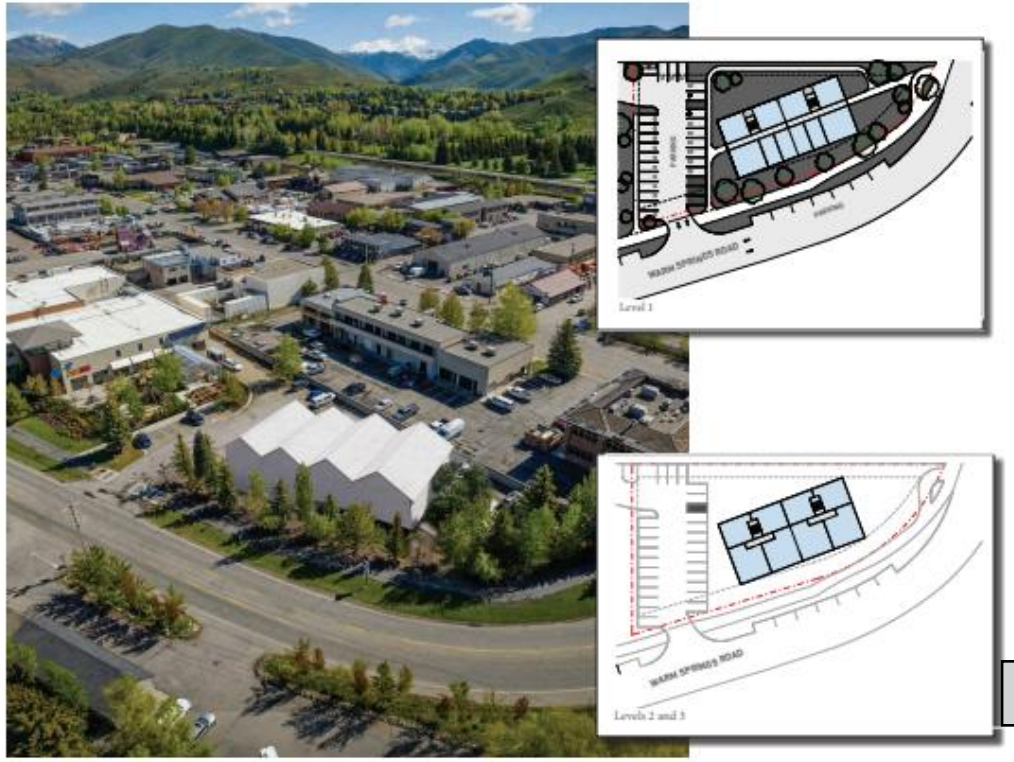
- **NUMBER OF UNITS:** 28
- **TOTAL SQUARE FEET:** 23,489
- **TYPE OF UNITS:** 13 one-beds, 5 two-beds, 10 three-beds
- **PARKING:** 35 spaces



OPTION #2 | DETAILS

Efficient & cost effective, with a high overall unit & parking count.

- **NUMBER OF UNITS:** 24
- **TOTAL SQUARE FEET:** 20,823
- **TYPE OF UNITS:** 12 one-beds, 6 two-beds, 6 three-beds
- **PARKING:** 26 spaces (combination of surface and tuck-under)



LIFT TOWER LODGE

DETAILS

- **OWNERSHIP:** City of Ketchum and portion of the southern parcel by Sun Valley Company
- **AREA:** 1.97 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

GOALS

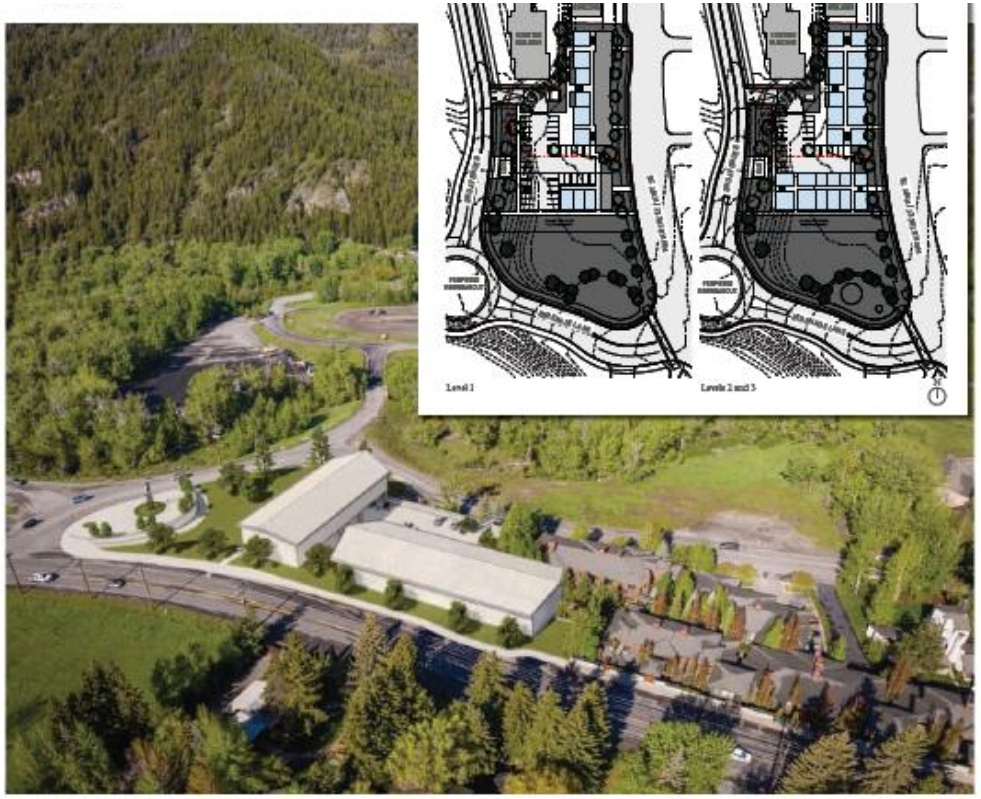
- Maintain Bald Mountain view from Highway 75
- Enhance entrance to the city and integrated historic lift tower
- Improve vehicle access from highway

LIFT TOWER LODGE DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Cost effective, all-wood construction

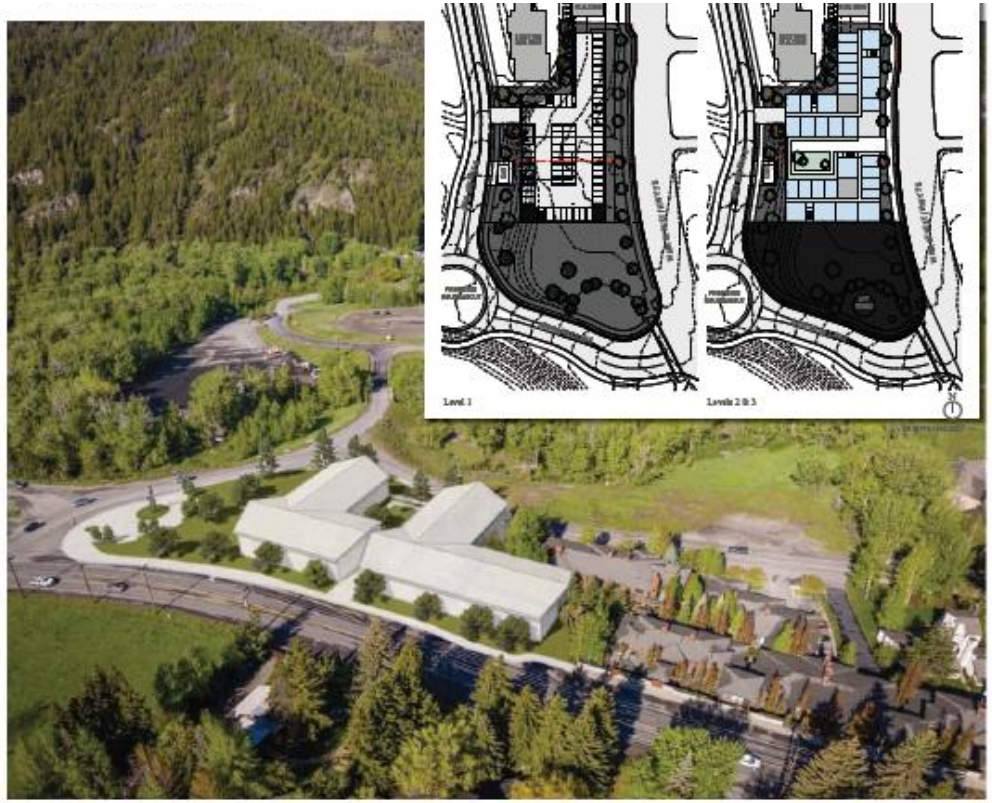
- **NUMBER OF UNITS:** 44
- **TOTAL SQUARE FEET:** 44,841
- **TYPE OF UNITS:** 25 one-beds, 6 two-beds, 13 three-beds
- **PARKING:** 33 spaces



OPTION #2 | DETAILS

Concrete podium/wood construction

- **NUMBER OF UNITS:** 50
- **TOTAL SQUARE FEET:** 79,391
- **TYPE OF UNITS:** 4 studios, 24 one-beds, 14 two-beds, 8 three-beds; **PARKING:** 63 spaces



PROPOSED SITES FOR RFP

PROS

- Close proximity to schools & the YMCA
- Allows for flexibility of housing types and cost effect construction

CONS

- Requires surface parking lot on Lewis Street parcel to meet YMCA's parking goals
- Requires additional Warm Springs Road parking spots

PROS

- Improvement of existing housing use in convenient location
- Potential for cost effective construction type with higher unit yield
- Adjacent to existing housing to provide neighborhood feel to area

CONS

- Could require relocation of existing housing tenants & represents short-term loss of existing community units
- Significant earthwork adjacent to 2nd Avenue with sloping grad

PROPOSED SITES FOR RFP

QUESTIONS?

NEXT STEPS

WE ARE HERE

Collect community feedback

Mid-February 2025

- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025

Review and recommend top RFP proposal

May 2025

City Council approval of top RFP proposal and public hearing

June/July 2025

Prepare application for funding to Idaho Housing and Finance Association

Survey / Feedback

YMCA SOUTH LOT | As the RFP comes together...

- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

LIFT TOWER LODGE | As the RFP comes together

- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

NEXT STEPS

Is there any other feedback you'd like to provide to the city as we move forward?

Scan the QR code to take the survey online or visit **menti.com** and use the code **1570 3809**

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	February 18, 2025	Staff Member/Dept:	Brent Davis – Director of Finance

Agenda Item: Long Term Financial Strategies

Recommended Motion:

No formal action is being requested at this time. Staff is requesting general policy guidance.

Reasons for Recommendation:

This agenda item will be discussed multiple times over the next 4-5 months. In sharing various city challenges, it is clear internally and has been requested by external stakeholders that the City refine and develop a wholistic plan for the challenges the City faces currently, in the near term, and long term. These include, but are not limited to, City Service Levels, Capital Improvement Plan funding (Infrastructure), Housing, Sidewalks, and Parking.

This topic is proposed to be addressed in three distinct stages with significant community outreach throughout the process:

1. Today: A presentation focusing on the tools available and educational clarity on the different funding sources the City currently relies on most.
2. Budget Build (April – early June): Staff will return with scenarios utilizing these tools to address financial challenges with a focus on Council direction, feedback and refinement.
3. Budget Workshop: During the Budget Workshop (June) we will formally present options for Council approval and next steps all in coordination with the FY 2026 Budget Build and long-term financial plan.

This is intended to be a very transparent process to ensure that decisions on current and future financial challenges are not being made in a siloed approach, rather are being made in a wholistic manner that are consistent with the City workplan and priorities.

Sustainability Impact:

No Sustainability impact

Financial Impact:

No immediate Financial Impact

Attachments:

1. Current Funding Source Comprehensive Review

Long Term Financial Strategies

February 18, 2025

Background

- A “Comprehensive” approach was promised previously given the competing asks

- Significant Pressure/Tradeoffs (General Fund Resources)
  - Capital Improvement Plan (CIP)
  - Housing
  - Streets
  - Parking

What to Expect

Topic to be addressed in three distinct stages:

- **Today**: Focusing on the tools available and educational clarity
- **Budget Build** (April – Early June): Scenarios presented for council feedback, and refinement
- **Budget Workshop**: Formally present options for Council Action

“Today”

Handouts Provided:

Funding Source Comprehensive Review

Local Option Tax Financials

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	February 18, 2025	Staff Member/Dept:	Jade Riley – Administration

Agenda Item: Monthly review of Fiscal Year 2025's citywide work plan.

Recommended Motion:

There is no recommended motion. Staff will review a brief presentation of key projects from the plan and then stand for questions/direction from the City Council.

Policy Analysis and Background:

- The annual work plan is a key component (see attachment 1) to ensure alignment with the long-term Comprehensive Plan.
- During the October 21 council meeting, council reviewed the initial draft for FY2025. Each councilmembers' top priorities were added and/or highlighted on the working sheet. (3rd column)
- Staff developed a calendar at-a-glance tool to assist Council with upcoming meeting topics and public outreach on major workplan items.
- We'll review the following items:
  - Mobility – upcoming Open House on March 19 (Main Street, sidewalks, south of town, etc.)
    - Main Street – unless ITD funding changes, likely only 4-6th this spring
    - Chip seal – bid results in
    - Bike plan – on hold but revising concept for 4th Street for Council feedback
  - Fire Department Consolidation
    - New Commission held first meeting and has begun working on phase one (transition to stand alone district). Phase two will consist of merging with Wood River Fire & Rescue.
    - Recruitment underway for new Chief

Sustainability Impact:

Several projects are outlined in the work plan.

Financial Impact:

None OR Adequate funds exist in account:	There is no immediate financial request.

Attachments:

1. Visual of City Planning Model
2. 2025 Plan
3. 2025 Communications calendar

PLANNING OVERVIEW

COMPREHENSIVE PLAN

Broad goals and policies

10-20 years

GUIDEBOOK

Strategies and objectives for policies

4 years

WORK PLAN

Tasks by dept.

Annual

February

COUNCIL:
- Holst check-in (feedback, goals) Long-term funding

NOTES/OTHER:
- Open Holst RFP
- ITD workshop - 2.13

3	**COUNCIL - JOINT**
11	P&Z
11	HOLST Open House #1 (12pm)
12	HOLST Open House #2 (5pm)
17	Pres Day/holiday
18	WSP bid closing
18	**COUNCIL**
	HOLST debrief
	Long-term funding
18	LID Open House #1 (12pm)
19	LID Open House #2 (5pm)
19	Open Holst RFP
24	**Special KURA meeting**
	LID OH debrief
25	P&Z

PUBLIC:
- HOLST Open House & survey
- LID Open House & survey

March

COUNCIL:
- Mobility check-in
- LOT/L-T check-in
- L2L/Rooted Renter
- MRTA check-in

NOTES/OTHER:
- May ballot language due
- WSP bid interviews

3	**COUNCIL**
	Tabacco text amendment
	Main Street check-in
	Lease to Locals update
	SVMoA lease proposal
	Stop sign scope
11	P&Z
17	**COUNCIL**
	BCRD Levy
	Snow melt policy
	Main Street packet
19	Mobility Open House
22-27	World Cup
24-28	Spring Break
25	P&Z

PUBLIC:
- WSP open house (what to expect)
- Mobility Open House

April

COUNCIL:
- Mobility plan approval (?)
- Award WSP RFP

NOTES/OTHER:
- FY26 budget build
- Holst: select & schedule interviews

2	Close Holst RFP
7	**COUNCIL**
	Mobility review
8	P&Z
21	**COUNCIL**
22	P&Z

PUBLIC:
- WSP break ground
- Holst Open House (public review of RFP submissions)
- LOT/Housing Open House (long-term funding options)

May

COUNCIL:
- Holst check-in Award RFP

NOTES/OTHER:
- Main St (KBAC)
- Holst interviews (cont)
- FY26 budget build

5	**COUNCIL**
13	P&Z
19	**COUNCIL**
26	Memorial Day
27	P&Z

PUBLIC:
- Spring elections (BCRD bond)
- Fire District "listening session"

June

COUNCIL:
- Budget workshop
- MRTA check-in

NOTES/OTHER:

2	**COUNCIL**
10	P&Z
16	**COUNCIL**
24	**BUDGET WORKSHOP**
24	P&Z

PUBLIC:

July

COUNCIL:

NOTES/OTHER:

4	4th of July/holiday
7	**COUNCIL**
8	P&Z
21	**COUNCIL**
22	P&Z

PUBLIC:

August

COUNCIL:

NOTES/OTHER:
- Tax credit application due

4	**COUNCIL**
12	P&Z
18	**COUNCIL**

PUBLIC:

September

COUNCIL:

NOTES/OTHER:
-

2	**COUNCIL**
9	P&Z
15	**COUNCIL**
23	P&Z

PUBLIC:

Fiscal Year 2025 | Work Plan

COMP PLAN CHAPTER		PROJECT	CC PRIORITY	COMPLETION TARGET	NOTES
Arts & Culture (page 45)	1	City-wide Arts & History plan		Fall/winter 2025	Build on Main Street plan; get buy in from both HPC & AC, evaluate city-wide application in partnership with The Community Library
		Art/history projects			
	2	Main Street installations (creative crosswalks, building placards)		Spring 2025	Need placard design; 'frame' design
	3	KAC projects		TBD	
	4	Ore Wagon Museum plan refresh		Summer 2025	Phased scoping due to bandwidth. Complete new doors this spring/summer. New programming is proposed to be deferred to 2026.
	5	Forest Service Park - Museum & partnership with SVMOA		TBD	Determine scope and timeline of partnership; postponing public outreach; get aligned on exterior upgrades
	6	Survey of historic assets		Spring/Summer 2025	Grant received, executing grant agreement - RFP issuance in Fall/Winter 24/25
	7	World Cup event planning		Winter 2025	Holding weekly coordination meetings with key partners to complete planning for event. No major red flags at this point.
Community Design & Future Land Use (page 23 & page 63)	8	Comprehensive Plan & Code update			
		Comprehensive Plan		Spring 2025	Public Draft (Nov 2024/Jan 2025) Adoption (Spring 2025); Public Draft v2 to be reviewed by P&Z in April, followed by public hearing process.
		Zoning Code (Reorg and Procedures)		Spring 2025	Public Draft (Dec 2024) Adoption (Spring 2025)
		Zoning Code (Substantive Updates)		TBD	Code Assessment Memo (Public Draft - Jan 2025) Phase 3 Scope of Work (Jan/Feb 2025)
	9	Stakeholder engagement to improve processes		Ongoing	Regular meetings with Technical Advisory Group (TAG) and other stakeholders through the code update process
	10	Community contractor & TAG meetings		Ongoing	Semi-regular meetings with Technical Advisory Group (TAG) and bi-annual Development and Construction Meetings
Community Health & Wellness (page 55)	11	Participate in Hemingway Elementary's Facility Master Plan update		TBD	Draft presented to BCSD board. In communication with facility manager. Research/tabs on future of pump park site.
		Refresh Atkinson Park master plan (in concert)			
Housing (page 19)		**Housing Action Plan Year 3**			
	12a	Produce & preserve community housing			
	1	1st & Washington (~64 homes)			Pending open houses regarding the LID/parking structure
	3	Identify parcels for acquisition		Ongoing	Council approved purchase of 291 N 2nd Avenue
	4	Dialogue w/ significant site owners; dialogue w/ significant site owners		Ongoing	
	6	Pursue historic preservation of Forest Service Park's big house			Limiting scope based on immediate need and support
	7	Identify buildings and strategy for preservation		Ongoing	Biweekly meetings mapping, prioritizing, and strategizing parcels and older multifamily. Council approved purchase of 291 N 2nd Ave
	8	Continue Lease to Locals program		Ongoing	35 properties, 64 people since launch - conversin rate decreasing; Council review of next steps in March, staff recommending winding down the program.
	9	Ownership & Preservation program (include bargain sale)		Ongoing	Year 1 pilot ended 1/2025; 3 sales completed, 2 new restrictions in progress. Continued interest from new applicants. Launching marketing campaign and education
	12b	Update policy to promote community housing			
	1	Develop code change workplan			Part of Phase 2 comprehensive plan update (Code Assessment Memo)
	2	Meet regularly with partners to obtain feedback for process improvements			Planning Dept Semi-regular meetings with Technical Advisory Group (TAG) and bi-annual Development and Construction Meetings.
	3	Explore priority processing and incentives for projects that serve the HAP			Part of Phase 2 of Comprehensive Plan update. Will implement in Phase 3.
	4	Monitor progress of Tiny Homes On Wheels in other jurisdictions		Not Started	Staff to engage with Hailey staff on progress/results of their allowances for THOWs. Any action would occur in Phase 3 of the Comprehensive Plan Update.
	5	Update density bonus program including requiring adjusted dues and assessments in HOA's CC&Rs		April 2025	Start in April 2025
	6	Identify and advocate for state- and federal-level policy changes		Ongoing	Provided feedback to IHFA Board at breakfast meeting 8/24; Director sits on state coalitions and committees. Tracking potential changes with new federal administration.
	7	Monitor short-term rentals		Ongoing	Resort Cities Coalition actively working to ensure any new legislation does not further remove city regulatory abilities.
	8	Financially support an Analysis of Impediments to Fair Housing Choice.		Started	BCHA contracted with Roots Policy and Rian Rooney to conduct this work, expected publication in April.
	12c	Expand & improve services to create stability			
	1	Financially support master leasing opportunities		Ongoing	Ketchum provides a financial guarantee to Silvercreek Living, in the event BCHA is unable to cover monthly rental payments to owner.
	2	Convert, acquire, or construct new transitional housing		Not started	Transitional housing units can be incorporated in upcoming RFPs on publicly owned land, or acquisition of Silvercreek Living.
	6	Continue to financially support mediation program		Done	(FY24) there were 35 inquiries for mediation, with 11 mediations occuring and agreements reached (stability for 22 people). FY25 - 12 inquiries, 3 meditations with stay extensions. Many new inquires expected at Silvercreek.
	7	Continue to financially support Blaine County Charitable Fund			BCCF is allocated to receive another $50,000 this fiscal year, assisting 225 individuals who live or work in Ketchum and 241 who work valleywide.
	12d	Expand & leverage resources			
	2	Secure additional lodging LOT funds for preservation		Not started	Council instructed staff to conduct more engagement and will consider putting it on the May ballot.
	3	Secure state/federal/county funds		Not started	Received $2.5 million from HUD. Will fund Phase 3 of Comprehensive Plan Update and 2 new construction or acquisition/rehabilitation developments
	4	Contract for + use grant-writing services		Ongoing	There are two skilled writers on contract that staff can call on to supplement grant-writing capacity.
	12e	Inform, engage & collaborate			
	3	Increase staff capacity through filling open positions, targeted training, efficiency		Done	No open positions. Onboard in process.
	4	Clarify, document, and improve processes		Ongoing	New Ops Manager will make updates to - and develop - policies, procedures, and forms to ensure effectiveness
	5	Quarterly progress report, newsletter + City Council updates.		Not started	Prioritizing onboarding and process cleanup.

COMP PLAN CHAPTER		PROJECT	CC PRIORITY	COMPLETION TARGET	NOTES
Mobility (page 39)		Master Transportation Plan projects_planning			Mobility Open House - March 19 (Main Street construction review, chip seal schedule, South of Town schedule, sidewalk construction, private projects)
	13	Lewis Street & Warm Springs Road roundabout		TBD	Researching state & federal grants. Submissions slated for early 2026.
	14	Serenade & 2nd Avenue intersection		TBD	Scope/design dependent on Lift Tower Lodge/Trail Creek housing redevelopment projects.
	15	Sidewalk inventory & 10-year plan		Winter 2025	Present intial findings, public engagement, get alignment on strategy with Council
	16	Street conditions survey & 10 year plan		Winter 2025	Present intial findings, public engagement, get alignment on strategy with Council
	17	Downtown stop sign/traffic calming study		Summer 2025	Scope of work to come.
	18	Bike/ped plan		Winter 2025	Researched dedicated east/west connections. Bike network workshop(s) held in December. On hold but revising concept of 4th Street for council feedback. Will advise the public on the hold at the workshop.
	19	Update right-of-way standards		Spring 2025	Will be evaluated during Comp Plan process - will initiate project planning meetings in Winter 24/25 (CH priority: trees)
		Main Street/HWY75 reconstruction			
	20	4th to 10th roadway & sidewalk rebuild		Fall 2025	Pending funding changes from ITD, likely only 4th-6th will be completed this year
	21	10th to Saddle separated multi-use path		TBD	Progress design
	22	Saddle Road pedestrian underpass		TBD	Initiate concept design
		Roadway maintenance			
	23	Chip seal		Summer 2025	Bid closing 2.14
	24	Seal coating of Warm Springs and Saddle bike paths		August 2025	3-4 day expected closure
	25	Downtown Parking Plan		Winter 2025	Draft completed & presented on April 15, 2024. Will be evaluated during Comp Plan process.
	26	West Ketchum Traffic Calming		Spring 2025	2024 summer installation complete. Revisit in the spring.

Fiscal Year 2025 | Work Plan

Natural Resources (page 29)	27	Warm Springs Preserve Master Plan			
		Completion of local & state permitting		Fall 2025	IDWR stamp of approval received. Floodplain development permit approved by P&Z
		General contractor bid		Fall 2025	Bid documents published (mid-February)
		Access: connector trail, Norwegian Woods, Broadway, West Ketchum bridge		Fall 2025	
		Implement sustainability projects			
	28	Green waste		TBD	Working with Clear Creek - researching communal business use in downtown core
	29	KFD solar panels		Spring 2025	Scope finalizing in Sept 2024, bids expected early winter, construction slated for spring
Parks, Rec, Open Space	30	Complete facility audit of recreation building		Spring 2025	Work with BCRD & BCSD
	31	Forest Service Park maintenance upgrades		Late 2025	Roofs replaced. Painting & residing in spring; conversations continue with potential future tenants
	32	Town Square & Visitor Center revamp planning		TBD	Final recommended plan to Council in Spring.
	33	Complete negotiations with tenant and/or begin RFP process		March 2025	Staff has begun has discussions with tenant for renewal lease.
Public Safety & Utilities (page 51)	34	Fire Department consolidation w/WR Fire & Rescue		January 2025	New Commission held first meeting and has begun working on phase one (transition to stand alone district). Phase two will consist of merging with Wood River Fire & Rescue.
					Recruitment for Chief underway.
	35	Implement Water CIP			
		Relocation of water lines from HWY75 to Reinheimer Ranch/Weyyakin		TBD	
	36	Implement WasteWater CIP			
		Sewer Collection System Facility Plan		Spring 2025	Received $50k DEQ grant; Engineer is preparing
		Treatment Facility Ugrades			
		WRF Aeration upgrades		August 2025	Blowers delivered, VFD's delivered; construction underway and on schedule
		WRF Solids Handling Improvements		Fall 2027	Detailed design completion 12/2024
	37	Avalanche study			Project kickoff: May 2024. Report presentation slated for December 16.
		Power line undergrounding			
	38	Master Plan		TBD	Create master plan for future years' priorities
	39	HWY75 - Weyyakin to Gem Street		Spring/Summer 2025	Married to east side of ITD work
	40	Main Street - 9th & 10th Streets		Spring 2025	Deferred due to Main Street scope.
	41	5th/Spruce Street		TBD	Majority of project to be funded by private land owners; remaining funds pending council approval
	42	Wildlife proof trash cans		Fall 2025	Testing another cart option; working with Clear Creek on costing & timeline implementation
Strong & Diverse Economy (page 15)	43	Address Post Office service delivery challenges		Complete	Free service for Group E
	44	City's Economic Development framework		TBD	In concert with Comp Plan feedback

Fiscal Year 2025 | Work Plan

INTERNAL CHAPTERS		PROJECT	CC PRIORITY	COMPLETION TARGET	NOTES
High Performing Community & City (page 59)		Improve City planning framework			BASED ON RECENT JOINT PZ MEETING - get schedule from Morgan's deck. Next draft ... updated drfat based on public to be reviewed in April by P&Z and begin public hearing process.
		Comprehensive Plan		March 2025	(see above)
	45	Guide Book		Spring 2025	Design build pending (for Clarion to tie-in as implementation chapter of comp plan)
	46	Annual Plan		Ongoing	Monthly check-ins with Council
		County-wide collaboration			
		Housing		Ongoing	(see above)
		Public Safety			
		Fire Station consolidation		Ongoing	(see above)
	47	Future Highway 75 improvements			County forming small work group to begin discussions with district engineer to explore options such as dedicated transit lane
	48	Blaine County Public Employee Health Trust		TBD	Feasibility analysis
	49	Resort Cities Coalition		Ongoing	Passage of liquor bill 1381a & defeat of (anti-city) STR bill; Summit w/ITD; Meeting w/IHFA
People & Culture	50	People Strategy Build		Ongoing	Vision & Values; Leadership Learning series; city-wide People Strategy
Financial	51	Refine holistic funding strategy for short - & long-term (Housing LOT, renewal of Original LOT, CIP, etc.)		Ongoing	Update 5yr forecase for all funds; Impact fees updating
		Aligning strategic long-term models with the work plan			
		Cognisant Agency Financial Planning (ASB, KURA)		Ongoing	
		Process Improvements		Ongoing	
	53	Continued reporting improvements			
	54	Accounts payable			
	55	Business tax & business licensing			
	56	Short-term rentals			
Technology/Business System		Strategic Road Map/IT plan			
	58	IT Education and Support		Spring 2025	Final design & roll out
	59	Code Matrix/System of Record		Completed	In production
	61	Evaluation & inventory of all GIS data city-wide		Spring 2026	deferred to 2026
	62	KetchumIdaho.org revamp planning		2025 launch	Work with departments on needs and request bids from contractors