



**CITY OF KETCHUM, IDAHO**

**CITY COUNCIL**

Monday, September 15, 2025, 4:00 PM  
191 5th Street West, Ketchum, Idaho 83340

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**AGENDA**

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**PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

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

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

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

**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/85134234012>

Webinar ID: 851 3423 4012

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

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

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

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

**COMMUNICATIONS FROM MAYOR AND COUNCILORS**

1. Public Comments submitted

**CONSENT AGENDA:**

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

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

- [6.](#) Recommendation to approve the street closure for the Board Bin's 4th Street Block Party event on October 4, 2025 – Events & Communications Specialist Cyndy King
- [7.](#) Recommendation to approve surplus Resolution 25-018 for 2003 Elgin Pelican Street Sweeper - Street Superintendent Ramsy Hoehn & City Clerk Trent Donat
- [8.](#) Recommendation to approve Purchase Order 26004 with HDR Engineering for Solids Dewatering Project, Resident Project Representative - Water Reclamation Facility Manager Jeff Vert

**PUBLIC HEARING:**

- [9.](#) Recommendation to conduct public hearing and combine the first, second, and third readings by title only of Ordinance 1268 - FY 2025 Amended Budget, and approve Ordinance 1268 - Director of Finance Brent Davis
- [10.](#) Recommendation to hold public hearing on Lot Line Shift Application for Bigwood Condominium No III Garages and adopt the Findings of Fact, Conclusions of Law, and Decision - Senior Planner Allison Kennedy

**NEW BUSINESS:**

- [11.](#) Recommendation to review Right-of-Way Encroachment Application for Snowmelt & Pavers at 520 N Walnut Avenue and approve Right-of-Way Encroachment Agreement 25982 between the City and Robert and Stacey Chess - 520 N Walnut Avenue - City Engineer Robyn Mattison
- [12.](#) Introductory presentation on the Consolidated Land Development Code - Director of Planning and Building Morgan Landers
- [13.](#) Discussion regarding rental policies at 141 Bird Dr - City Administrator Jade Riley and Housing Policy and Program Strategist Rian Rooney

**ADJOURNMENT:**

## Why Ketchum Should Restore Its Own Police Force Now

I respectfully urge the City Council to restore Ketchum’s own police force and discontinue the current contract with the Blaine County Sheriff’s Office. A carefully managed transition, effective January 1, 2026, as recommended by city staff, would ensure continuity of staffing, employee benefits, and operational capacity, minimizing disruption for both residents and personnel.

The rationale is grounded in public safety, accountability, and community integrity. For years, the Ketchum public has requested this change. While previously unheeded, recent council and mayoral acknowledgments underscore its urgency.

### 1 Proven Success: Ketchum’s Pre-2009 Police Model

Before 2009, when Ketchum still had its own police department rather than contracting with the Blaine County Sheriff’s Office, the downtown street experience had a very different feel. Residents and visitors often describe it as more personal, visible, and neighborly:

- **Foot and Bike Patrols:** Officers regularly walked the sidewalks and rode mountain bikes through the downtown core. This gave them a visible presence not just as enforcers of the law, but as part of the town’s daily rhythm. People would see the same officers multiple times a week and get to know them by name.
- **Approachability:** The style of policing emphasized conversation over confrontation. Officers stopped to chat with business owners, greeted families, and sometimes even gave directions to tourists. The relationship was more like a small-town neighbor than a distant authority.
- **Preventive Atmosphere:** The constant, informal contact meant that small issues—noise, loitering, early signs of conflict—were often diffused before they escalated into bigger problems. Officers knew who was struggling, who was new in town, and which kids might need guidance.
- **Integration into Community Life:** The police department was seen as part of Ketchum’s civic identity, like the fire department or city hall. Events downtown often had officers participating, not just supervising. Their presence wasn’t “outsourced”; it was woven into the local fabric.
- **Tourist Reassurance:** For visitors, seeing uniformed officers moving naturally on bikes or on foot created a sense of safety without heaviness. It fit Ketchum’s reputation as a mountain resort town where life was both vibrant and relaxed.

In short, pre-2009 Ketchum policing had a community-police intimacy that matched the town's size and spirit: visible, personal, proactive, and neighborly. After the shift to county coverage, many locals have complained of a more distant, vehicle-oriented, almost militant style where residents become suspects rather than citizens and neighbors to be protected, which feels less connected to Ketchum's own identity.

## **2 Building Trust Through Community Policing**

Effective policing in a small town depends on daily familiarity and trust. Local officers are neighbors, coaches, and fellow community members. Regular interactions at schools, parades, fundraisers, and recreational events naturally build trust.

Outsourcing to a county sheriff's office dilutes this intimacy. Ketchum residents deserve officers who know them personally and are accountable to the community first and foremost.

## **3 Proactive, Preventive, Community-Focused Policing**

A local police department anticipates problems before they escalate. Ketchum faces unique challenges, including seasonal tourist surges, ski and festival crowds, and short-term rentals.

The sheriff's office, serving a broader rural area, cannot prioritize Ketchum's specific needs the way a local department can. Local officers reflect and serve the community. Their loyalty is to Ketchum residents and leaders, not county-wide priorities. Daily exposure to the same residents fosters conflict resolution through diplomacy rather than heavy-handed enforcement.

A town police department can focus on anticipating problems before they escalate. Ketchum faces unique rhythms — heavy pedestrian traffic, seasonal tourist surges, ski and festival crowds, short-term rental issues. And adults and children who “have issues” from time to time that could deteriorate into dangerous for the individual and community requiring intervention of trained law enforcement.

A county sheriff's office, stretched across a broad rural area and accountable primarily to the sheriff and secondarily to Ketchum mayor and council, simply cannot prioritize Ketchum's specific needs to the same extent as local police can. Local officers reflect the community they serve. Their loyalty is to Ketchum residents and leaders, not to county-wide priorities or politics. Because they will continue seeing the same people day-to-day, they are more likely to resolve disputes through diplomacy rather than heavy-handed enforcement. This is the neighborly culture Ketchum is known for, and it should extend to policing — as it did prior to 2009.

## **4 Existing Assets and Operational Continuity**

Most vehicles and other assets currently used by the sheriff for services in Ketchum are owned by the city. Restoring a local force reclaims these assets for direct community use, reducing startup costs and ensuring continuity. Cooperation with the sheriff's office can support a seamless transition.

## **5 Investing in Community Safety and Accountability**

Ketchum residents value public safety and willingly invest in it. Direct local control of policing ensures programs reflect community priorities rather than regional ones. Transitioning back to city oversight need not result in significant cost increases, yet it strengthens accountability and responsiveness.

Bringing policing back under the direct control of the City of Ketchum represents a stronger commitment to community service and accountability. When law enforcement is integrated into city government, it ensures that programs and priorities reflect the specific values and needs of Ketchum's residents rather than being diluted by regional bureaucracy.

## **6 Local Control is Especially Critical for Essential Services**

While local control is valuable for many aspects of governance, it is especially critical for essential services like policing, fire protection, and emergency response. These services directly affect life, safety, and community well-being. Centralizing control over such functions can slow response times, reduce accountability, and weaken trust between residents and those tasked with protecting them. By managing these services locally, Ketchum ensures decisions are made by people who understand the community's unique needs, are fully accountable to residents, and can act swiftly in emergencies.

## **7 The Benefits of Regionalization are Overstated**

Proponents of regionalizing police services often argue that outsourcing daily policing to the county sheriff's office is more efficient and provides access to more sophisticated resources. These claims, however, are overstated and fail to account for the unique needs of a small mountain resort community like Ketchum.

First, any purported cost savings are largely illusory. Efficiency without effectiveness is meaningless. Public safety is not a line item to be optimized at the expense of responsiveness, accountability, and community trust. Ketchum residents are far better served by officers who live and work in the community, understand local concerns, and can respond immediately when incidents occur.

Specialized expertise, often cited as a reason for regionalization, does not require surrendering control over daily policing. For major crimes, SWAT deployment, cyber investigations, or forensic analysis, Ketchum can cooperate with Blaine County or state agencies while retaining its local force to handle everyday responsibilities.

Similarly, claims that regionalization avoids duplication overlook the reality that Ketchum has already invested in its own police assets. Using these assets locally ensures they serve the community directly rather than being absorbed into a county-wide pool.

Recruitment and retention are additional advantages of maintaining a local force. Ketchum's quality of life, natural beauty, and civic values attract dedicated officers who value stability and

community connection. A locally embedded police force fosters continuity, knowledge of the community, and non-adversarial relationships that cannot be replicated by officers who are assigned from outside the city.

Counterarguments favoring regionalization consistently fail to hold up under scrutiny. Any apparent financial savings are offset by slower response times, weaker accountability, and diminished community ties. While the county may possess specialized resources, these can be accessed on an as-needed basis without compromising local control. Arguments about consistency and standardization ignore the fact that professional standards can be maintained locally while training and procedures are tailored to Ketchum's unique environment.

In short, the supposed benefits of regionalization—efficiency, sophistication, avoidance of duplication, and consistency—are either overstated or can be achieved through cooperative arrangements. What cannot be outsourced is the responsiveness, accountability, and deep community engagement that define effective policing in Ketchum. Maintaining its own police force ensures that public safety is delivered by those who know and care for the community every day. Exclusive accountability

Many so-called “regional gains” have proven illusory, offering little real benefit while removing accountability from the citizens who fund and rely on these services. Restoring Ketchum's police department aligns with the American tradition of **checks and balances**, balancing local oversight against county and state authority, while maintaining direct responsibility for our community's safety.

## **8 Ongoing Relationship with Sheriff's Office**

Restoring a local police department does not mean cutting ties with Blaine County. Ketchum can manage its own daily policing while maintaining cooperative arrangements for any large-scale or specialized incidents that may arise. Residents benefit from the intimacy and accountability of a local force, backed by regional support when necessary.

Ketchum has long valued the professional relationship and good work performed by the Blaine County Sheriff's Office. Officers and staff serving our town have done an excellent job, and we intend to maintain strong cooperative ties. Transitioning back to a city-controlled police department is not about severing those relationships. Rather, it is about reclaiming local control while continuing to collaborate effectively with the sheriff on specialized matters.

## **9 Ensuring Ethical Oversight and Accountability**

Ketchum residents expect law enforcement that is accountable, competent, and trustworthy. While the Blaine County Sheriff's Office has provided professional service, ongoing questions regarding background, experience, and integrity of the office have created concern among citizens. These concerns have been heightened given the presence of an admitted thief on the city council, Mr. Hutchinson, who declines to apologize or resign, even while he awaits resolution of his criminal affair.

Restoring a city-controlled police force allows Ketchum to more closely ensure ethical oversight and operational integrity. Local leadership and supervision reduce the risk of outside influences or unresolved concerns compromising public trust. This is not a critique of the officers currently serving the town from the sheriff's office, but a recognition that ultimate accountability and ethical standards are strongest when the city directly manages its own essential services.

The Ketchum public appreciates the past services of the sheriff and staff and their cooperation in bringing about this orderly transition.

## **10      Call to Action**

Restoring Ketchum's police department is not merely a matter of preference—it is a matter of public safety, community trust, and civic responsibility.

We respectfully urge the City Council to act decisively and implement the transition plan by January 1, 2026, ensuring that Ketchum residents once again benefit from a police force that is local, accountable, and more fully aligned with our community's character.

Jim Hungelmann

Ketchum



**CITY OF KETCHUM  
MINUTES OF THE CITY COUNCIL**

Tuesday, September 02, 2025  
191 5<sup>th</sup> Street West, Ketchum, ID

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**CALL TO ORDER:** (00:00:21 in video)

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

**ROLL CALL CITY COUNCIL:**

Mayor Neil Bradshaw  
Courtney Hamilton  
Spencer Cordovano  
Tripp Hutchinson

**ABSENT:**

Amanda Breen

**ALSO PRESENT:**

Allison Kennedy – Senior Planner  
Ben Whipple—Senior Project Manager  
Brent Davis—Finance Director & City Treasurer  
Daniel Hansen—Director of Community Engagement  
Jade Riley—City Administrator  
Mark Davidson—Executive Director, BCRD  
Matt Johnson—City Legal Council  
Morgan Landers—Director of Planning and Building  
Trent Donat—City Clerk & Business Manager

**COMMUNICATIONS FROM MAYOR AND COUNCIL:** (00:01:16 in video)

**CONSENT AGENDA:** (00:06:46 in video)

Comments, questions and discussion among Council and staff (00:06:49 in video)

**Motion to approve consent agenda items #2-11** (00:15:43 in video)

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

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

**RESULT:** Motion Passes

**#9. Recommendation to review and approve the Joan Dick Subdivision Final Plat File No P25-031 and adopt the Findings of Fact, Conclusions of Law, and Decision.** (00:15:59 in video)

Presented by: Allison Kennedy

Comments, questions and discussion among Council and staff (00:16:19 in video)

**Motion to approve the Joan Dick Subdivision final plat as presented it is prepared in conformance with the preliminary plat as approved with conditions on October 7, 2024, in Idaho Code Title 50, Chapter 13. (00:16:43 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Spencer Cordovano

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

**RESULT:** Motion Passes

**Motion to approve the findings of fact and conclusions of law as presented by Allison Kennedy with the addition of condition #4. (00:17:16 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Spencer Cordovano

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

**RESULT:** Motion passes

**PUBLIC HEARING:**

**12. Recommendation to continue Cohesive Ketchum Comprehensive Plan public hearing to the special meeting of the city council on September 11, 2025. (00:17:48 in video)**

Presented by: Morgan Landers

Comments, questions and discussion among Council and staff (00:18:01 in video)

**Motion to continue the Cohesive Ketchum Comprehensive Plan Public Hearing to the special meeting of City Council on September 11, 2025. (00:18:26 in video)**

**MOVER:** Courtney Hamilton

**SECONDER:** Spencer Cordovano

**AYES:** Courtney Hamilton, Spencer Cordovano

**NAYS:** Tripp Hutchinson

**RESULT:** Motion Passes

**13. Recommendation to conduct public hearing and third reading of Ordinance 1265 – FY 2026 Budget Appropriation – and follow-up discussion regarding policing contract with Blaine County. (00:18:50 in video)**

Presented by: Brent Davis and Jade Riley

Comments, questions and discussion among Council and staff (00:33:11 in video)

Public Hearing Opened (00:33:38 in video)

- Blaine County Sheriff Morgan Ballis (00:33:57 in video)
- Heidi Scherntanner (00:38:41 in video)
- Ed Simon (00:40:10 in video)

Public Hearing Closed (00:41:25 in video)

Continued comments, questions, and discussion among Council and staff (00:41:42 in video)

**Motion Tabled (00:53:17 in video)**

**Motion to conduct the third reading of Ordinance 1265 by title only for the FY 2026 Budget Appropriation.** (00:53:29 in video)

**MOVER:** Spencer Cordovano

**SECONDER:** Tripp Hutchinson

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

**RESULT:** Motion Passes

**Third reading of Ordinance 1265 by title only for the FY 2026 Budget Appropriation.**

Presented by: Trent Donat

**Motion to approve Ordinance 1265** (00:54:46 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Tripp Hutchinson

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

**RESULT:** Motion Passes

**14. Recommendation to approve Resolution 25-014 reserving FY 2026 Forgone Balance** (00:55:00 in video)

Presented by: Brent Davis

Public Hearing Opened (00:57:35 in video)

Public Hearing Closed (00:57:56 in video)

Comments, questions, and discussion among Council and staff (00:58:10 in video)

**Motion to approve Resolution 25-014 Reserving FY 2026 Forgone Amount.** (01:08:18 in video)

**MOVER:** Courtney Hamilton

**SECONDER:** Spencer Cordovano

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

**RESULT:** Motion Passes

#### **NEW BUSINESS:**

**15. Update regarding Blaine County Recreation District (BCRD) November Ballot Initiative.** (01:09:38 in video)

Presented by: Mark Davidson

Comments, questions, and discussion among Council and staff (01:22:32 in video)

**16. Item WITHDRAWN from the Agenda: Appeal hearing and decision for the Ketchum Ventures LLC Notice of Revocation of Special Liquor License** (01:42:51 in video)

Presented by: Brent Davis

#### **EXECUTIVE SESSION:**

**17. Idaho Code 74-206 (1) (f)- To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.**

**Motion to move into Executive Session 74-206 (1)(F)- To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. (01:43:48 in video)**

**MOVER:** Spencer Cordovano

**SECONDER:** Courtney Hamilton

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

**No actions taken during Executive Session (01:44:23 in video)**

**ADJOURNMENT:**

**Motion to adjourn. (01:44:29 in video)**

**MOVER:** Spencer Cordovano

**SECONDER:** Courtney Hamilton

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

**RESULT:** Adjourned

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Neil Bradshaw, Mayor

**ATTEST:**

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Trent Donat, City Clerk

## Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

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

Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>GENERAL FUND</b>					
<b>01-2175-9000 P/R DEDUC PBL--EMP CAF FSA-DC</b>					
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	409.49		0
Total :			409.49		
<b>LEGISLATIVE &amp; EXECUTIVE</b>					
<b>01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	22.95		0
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	180.00		0
Total LEGISLATIVE & EXECUTIVE:			202.95		
<b>ADMINISTRATIVE SERVICES</b>					
<b>01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	32.75		0
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	1,552.49		0
<b>01-4150-2760 OTHER EMPLOYEE BENEFITS</b>					
Atkinsons' Market	01839907	Wagon Days Staff Lunch	37.46		0
Atkinsons' Market	03487388	Retirement Party Refreshments	54.45		0
Atkinsons' Market	04044513	Wagon Days Staff Lunch	5.37		0
Ramp	90425	Personnel Retirement Gift	201.39		0
Ramp	90425	Personnel Retirement Gift	106.00		0
Ramp	90425	Personnel Retirement Celebration	690.17		0
Ramp	90425	Personnel Retirement Celebration	58.29		0
Ramp	90425	Personnel Retirement Gift	750.00		0
<b>01-4150-2900 PERFORMANCE AWARDS</b>					
Ramp	90425	Event food & supplies	648.85		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4150-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
Chateau Drug Center	3047131	Super glue	8.16		0
Chateau Drug Center	3052951	Miscellaneous item purchase	1.50		0
Chateau Drug Center	3058665	Key	6.18		0
Gem State Paper & Supply	1147424	Paper and supply products	201.90		0
Gem State Paper & Supply	1147811	Paper and supply products	129.65		0
Ramp	90425	Office Supplies	21.71		0
Ramp	90425	Dog Treat Supplies	48.17		0
Ramp	90425	Headphones for P&B Work	20.99		0
Ramp	90425	Pens	25.01		0
Ramp	90425	Office supplies	40.52		0
Ramp	90425	Business cards	119.47		0
Ramp	90425	Coffee Pods	62.68		0
Ramp	90425	Office Supplies	34.99		0
Ramp	90425	Computer Accessories Purchase-New Power Cord	39.99		0
<b>01-4150-3600 COMPUTER SOFTWARE</b>					
Ramp	90425	Adobe Acrobat Subscription	19.99		0
<b>01-4150-4200 PROFESSIONAL SERVICES</b>					
Background Investigation Bureau, LL	INV-79043	Background Investigation	39.40		0
Nested Strategies	1280	Warm Springs Preserve Philanthropy Counsel for August 2025 hours	3,062.50		0
<b>01-4150-4800 DUES, SUBSCRIPTIONS &amp; MEMBERSH</b>					
ICCTFOA	071725	2024-2025 dues	20.00		0
<b>01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
Ramp	90425	Collaboration Meeting	56.47		0
Ramp	90425	Team Lunch	79.73		0
Ramp	90425	Beverages for team training	39.47		0
Ramp	90425	Staff training front desk	33.77		0
Ramp	90425	AIC-Boise State University Classes x2 @ \$80 each	160.00		0
Ramp	90425	Front desk coverage	20.50		0
Ramp	90425	ICCTFOA Conference Registration Fees	320.00		0
Ramp	90425	Lunch Meeting	19.58		0
Ramp	90425	Spanish classes for Housing team	79.99		0
Ramp	90425	Parking Conference Registration	465.00		0
Ramp	90425	Coffee	5.77		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4150-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
Century Link	333450155 081	333450155 Monthly charges	88.81		0
AT&T Mobility LLC	287310798935	Wireless services and connected device charges	80.14		0
Ramp	90425	Satellite internet service	165.00		0
Ramp	90425	Monthly telecommunications service - 8x8	1,308.17		0
<b>01-4150-5110 COMPUTER NETWORK</b>					
ClearMindGraphics	7257	Website design and development security updates	225.00		0
Ramp	90425	Microsoft Online Services Refund-Extra File Storage	228.03-		0
Ramp	90425	Document signing software	600.00		0
Ramp	90425	Zoom Subscription Fee	158.00		0
Ramp	90425	Mailchimp - Email Marketing Services	300.00		0
Ramp	90425	Mass texting service	239.00		0
Ramp	90425	Cloud Storage Services	66.19		0
Ramp	90425	Microsoft Online Services	720.00		0
Ramp	90425	reMarkable tablet subscription for software services	3.23		0
<b>01-4150-5150 COMMUNICATIONS</b>					
Road Work Ahead Traffic Services, In	28084	Production and custom PVC stencils for crosswalks	1,172.18		0
Road Work Ahead Traffic Services, In	FC 5033	Service fee	6.36		0
Ramp	90425	Meta Ads	22.72		0
Ramp	90425	Meta Ads	258.00		0
Ramp	90425	Meta Ads	44.11		0
Ramp	90425	Meta Ads	35.00		0
Ramp	90425	Meta Ads	27.16		0
Ramp	90425	Meta Ads	35.12		0
Ramp	90425	Meta Ads	9.33		0
Ramp	90425	Meta Ads	.04		0
Ramp	90425	Media members lunch meeting	17.60		0
Ramp	90425	Meta Ads	35.06		0
Ramp	90425	Meta Ads	35.05		0
Ramp	90425	Meta Ads	32.80		0
Ramp	90425	Stock photography monthly subscription	74.20		0
Ramp	90425	Camera memory card	33.58		0
Ramp	90425	Meta Ads	22.17		0
Ramp	90425	Meta Ads	35.15		0
Ramp	90425	New Battery for Camera	69.99		0
Ramp	90425	Meta Ads	47.15		0
Ramp	90425	Meta Ads	25.11		0
Ramp	90425	Meta Ads	10.52		0
Ramp	90425	Meta Ads	37.87		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	90425	Meta Ads	35.04		0
Ramp	90425	Meta Ads	41.63		0
FD Ventures	2025-08	Community Engagement Support	3,333.34		0
<b>01-4150-5200 UTILITIES</b>					
City of Ketchum	AUG2025	208 - 191 W 5TH ST	454.40		0
City of Ketchum	AUG2025	772 - 131 E RIVER ST	73.73		0
City of Ketchum	AUG2025	360 - 171 E RIVER ST	62.17		0
City of Ketchum	AUG2025	9994 - 900 N 3RD AVE	222.38		0
<b>01-4150-6500 CONTRACTS FOR SERVICES</b>					
Enourato, Lisa	120	Miscellaneous/CIP Support	1,997.50		0
Total ADMINISTRATIVE SERVICES:			21,352.28		
<b>LEGAL</b>					
<b>01-4160-4200 PROFESSIONAL SERVICES</b>					
Skinner Fawcett	2466	Legal services for annual appropriation promissory note and deed of trust	1,137.50		0
<b>01-4160-4270 CITY PROSECUTOR</b>					
Allington, ESQ., Frederick C.	120336	Monthly Prosecutor Payment	3,883.33		0
Total LEGAL:			5,020.83		
<b>PLANNING &amp; BUILDING</b>					
<b>01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	23.20		0
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	35.09		0
<b>01-4170-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
Ramp	90425	Return of planning supplies	35.99-		0
Ramp	90425	Office supplies for planning	93.55		0
Ramp	90425	Office supplies for planning	99.60		0
Ramp	90425	Office supplies for planning	26.99		0
<b>01-4170-4200 PROFESSIONAL SERVICES</b>					
Mattison, Robyn	2025.08	Engineering services for building permit and development review applications	6,858.75		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4170-4210 PROFESSIONAL SERVICES - IDBS</b>					
Safebuilt LLC	2329688	Building and demolition permits	61,622.44		0
Safebuilt LLC	2331864	Building inspection services for various residential and commercial projects	4,937.50		0
<b>01-4170-4400 ADVERTISING &amp; LEGAL PUBLICATIO</b>					
Copy Center LLC	3672	Public notice postcard printing and postage	78.30		0
Copy Center LLC	3725	Printing services for cohesive Ketchum Comp Plan Book	285.00		0
Worth Printing	9157	Printing services for Comprehensive Plan book	241.50		0
<b>01-4170-4500 GEOGRAPHIC INFO SYSTEMS</b>					
Geobility LLC	1165	GIS Professional Services	1,080.00		0
<b>01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
Ramp	90425	Conference Registration Fee	295.00		0
Ramp	90425	Monthly subscription for planning	37.49		0
Total PLANNING & BUILDING:			75,678.42		
<b>NON-DEPARTMENTAL</b>					
<b>01-4193-4210 RESORT CITIES</b>					
McClure Policy, LLC	090325	Resort Cities Coalition support	25,000.00		0
<b>01-4193-4220 IT PROFESSIONAL SERVICES</b>					
Ketchum Computers, Inc.	21245	Server, network, and workstation maintenance and administration services	19,059.30		0
Speed Goat Technology LLC	2230233	Remote Cyber and Sophos account setup services	495.00		0
<b>01-4193-9930 GENERAL FUND OP. CONTINGENCY</b>					
Galena-Benchmark Engineering	0825-018	Engineering support for Warm Springs/Saddle Rd ROWs	795.00		0
HDR Engineering, Inc.	1200752885	Stop Sign Study	7,470.75	25121	0
Miicor Consulting, Inc	17028	Barracuda Email Protection for Ketchum Fire District	2,975.00		0
Snee, Molly	2025.09	MONTHLY RETAINER RATE	1,000.00		0
Jacobs Engineering Group, Inc.	W3Y27900-007	Miscellaneous On Call Services	1,721.90	25081	0
Road Work Ahead Traffic Services, In	28842	Traffic control labor and flagging services	1,982.73		0
Speed Goat Technology LLC	2230251	KFD IT Startup Costs and Professional Services	12,600.00	25174	0
Ramp	90425	Fraud Charge - Being Disputed	21.99		0
Total NON-DEPARTMENTAL:			73,121.67		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>FACILITY MAINTENANCE</b>					
<b>01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	32.50		0
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	15.11		0
<b>01-4194-3100 OFFICE SUPPLIES &amp; POSTAGE</b>					
Chateau Drug Center	3056673	Markers	17.06		0
<b>01-4194-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
Ramp	90425	Fuel	71.89		0
Ramp	90425	Fuel	43.52		0
Ramp	90425	Fuel	21.33		0
<b>01-4194-4200 PROFESSIONAL SERVICES</b>					
Rainmaker Landscaping & Sprinkler	1339	Wire locate service for sprinklers	155.00		0
Stukenholtz Laboratory, Inc	2348A5-25	Soil testing services for a tree project	111.00		0
<b>01-4194-4220 PROF SERV-CITY BEAUTIFICATION</b>					
Lily & Fern LLC	6067	Garden bed maintenance, flower planting, and compost	3,906.50		0
Lily & Fern LLC	6068	Garden bed maintenance services	682.50		0
Open Room	4776	Table, Picnic Benches, Shademakers, Installation Kits	44,959.31	25172	0
Ramp	90425	Christmas decor	1,005.60		0
<b>01-4194-4800 DUES, SUBSCRIPTIONS &amp; MEMBERSH</b>					
Baseline Inc	15845-2025	1 YEAR SUBSCRIPTION	398.00		0
<b>01-4194-5200 UTILITIES</b>					
City of Ketchum	AUG2025	1127 - 571 E 5TH ST & N	145.96		0
City of Ketchum	AUG2025	1245 - 600 E 1ST ST	46.14		0
City of Ketchum	AUG2025	9995 - 900 N 3RD AVE IRR	212.70		0
City of Ketchum	AUG2025	9996 - 1173 WARM SPRINGS RD	63.56		0
City of Ketchum	AUG2025	456 - 1178 WARM SPRINGS RD	3,789.87		0
City of Ketchum	AUG2025	536 - ST SCAPE / PLANTER BOXES	270.20		0
City of Ketchum	AUG2025	532 - 120 S 1ST AVE	1,692.98		0
City of Ketchum	AUG2025	560 - 340 EDELWEISS AVE N	183.40		0
City of Ketchum	AUG2025	1650 - 180 E 1ST ST	62.18		0
City of Ketchum	AUG2025	9991 - 371 N EAST AVE	176.93		0
Clear Creek Disposal	0001839046	Portable restroom service and rent at Skate Park	176.00		0
Clear Creek Disposal	0001839047	Monthly service and rent for waste removal and portable restroom at Pump Park	382.87		0
Clear Creek Disposal	0001839048	Monthly service and rent for waste removal at Rotary Park	146.83		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Clear Creek Disposal	0001839050	Portable restroom service and rent at Atkinsons Park	587.98		0
<b>01-4194-5300 CUSTODIAL &amp; CLEANING SERVICES</b>					
Western Building Maintenance, Inc	0149044-IN	Monthly janitorial services for various city facilities	4,637.00		0
<b>01-4194-5910 REPAIR &amp; MAINT-491 SV ROAD</b>					
City of Ketchum	AUG2025	192 - 491 E SUN VALLEY RD	388.66		0
Clear Creek Disposal	0001839051	Monthly recycle and waste removal services at 491 SV Rd	931.90		0
<b>01-4194-5950 REPAIR &amp; MAINT-WARM SPRINGS PR</b>					
A.C. Houston Lumber Co	2508-920184	Cable ties	18.99		0
Clear Creek Disposal	0001839049	Waste disposal and portable restroom services at Dog Park	322.83		0
Clear Creek Land Co. LLC	0000050936	Mobile storage rent for City of Ketchum	231.00		0
Idaho Power	2226452353 08	2226452353 299 Bald Mtn Rd	395.20		0
Warm Springs Auto Parts LLC	211032	Auto parts	10.90		0
<b>01-4194-6000 REPAIR &amp; MAINT-AUTOMOTIVE EQUI</b>					
Ramp	90425	Automotive maintenance supplies	229.91		0
Ramp	90425	Automotive maintenance supplies	231.35		0
<b>01-4194-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
Warm Springs Auto Parts LLC	211231	Fuel treatment and spark plugs for vehicle maintenance	16.85		0
<b>01-4194-6950 MAINTENANCE</b>					
A.C. Houston Lumber Co	2508-919225	Trash cans	137.97		0
A.C. Houston Lumber Co	2508-919594	Sandpaper	16.85		0
A.C. Houston Lumber Co	2508-920548	Bicycle hooks	8.76		0
A.C. Houston Lumber Co	2508-920716	Bicycle hook	2.19		0
Chateau Drug Center	3054639	Storage tote	28.49		0
Chateau Drug Center	3057326	Padlock	18.04		0
Chateau Drug Center	3058216	Cargo strap	37.04		0
Clearwater Power Equipment	84842	Trimmer line	73.39		0
Lutz Rentals	165468-1	Brush Cutter Rental	75.60		0
Pipeco, Inc.	S6080549.001	Screwdriver	3.82		0
Pipeco, Inc.	S6080732.001	Irrigation supply	2.25		0
Pipeco, Inc.	S6081731.001	Irrigation supply for couplings and nozzles	33.64		0
Pipeco, Inc.	S6084390.001	Irrigation supply for gloves and poly scoop	172.01		0
Ramp	90425	Maintenance supplies purchase	1,079.40		0
Total FACILITY MAINTENANCE:			68,460.96		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>POLICE</b>					
<b>01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	9.80		0
<b>01-4210-3200 OPERATING SUPPLIES</b>					
A.C. Houston Lumber Co	2508-919544	Lumber and gloves	80.57		0
Chateau Drug Center	2993148	Batteries	23.74		0
Chateau Drug Center	3056675	Screws, batteries, markers	21.80		0
Motorola Solutions	1411189149	Annual license fees for body worn and in-car video systems	3,656.25		0
Motorola Solutions	1411195825	In-car video system annual license fee	975.00		0
Ramp	90425	Signs supplies	6.46		0
<b>01-4210-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
Ramp	90425	LPR Truck Fuel	82.56		0
Ramp	90425	Fuel for operations	61.39		0
Ramp	90425	Fuel for operations	64.59		0
<b>01-4210-4200 PROFESSIONAL SERVICES</b>					
Easy Towing LLC	1323	Towing services	125.00		0
<b>01-4210-4250 PROF.SERVICES-BCSO CONTRACT</b>					
Blaine County Clerk/Recorder	201092	BCSO Law Enforcement Services	159,837.92		0
<b>01-4210-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
AT&T Mobility LLC	287310798935	Wireless services and connected device charges	175.70		0
<b>01-4210-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b>					
Ramp	90425	Vehicle maintenance	64.85		0
Total POLICE:			165,185.63		

**FIRE & RESCUE****01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)**

NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	85.35		0
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	1,265.96		0

**01-4230-2900 PERFORMANCE AWARDS**

Atkinsons' Market	09683199	Retirement party cake	57.22		0
Ramp	90425	Retirement Gift	250.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	90425	Retirement Card	6.47		0
Ramp	90425	Ice	25.84		0
Ramp	90425	Retirement celebration	41.85		0
Ramp	90425	Retirement Gift	258.10		0
Ramp	90425	Retirement Gift	250.00		0
<b>01-4230-3200 OPERATING SUPPLIES FIRE</b>					
A.C. Houston Lumber Co	2509-922081	Wasp/hornet spray	4.99		0
Business As Usual, Inc.	170009	Office supplies	22.90		0
Chateau Drug Center	3049904	All purpose cleaner	11.38		0
Curtis Tools for Heroes	INV982367	Standard Helmet Front	33.00		0
Curtis Tools for Heroes	INV983176	Turnout lettering	122.12		0
White Cloud Coffee LLC	IN-98759	Coffee	122.91		0
Ramp	90425	MICR Printer	460.92		0
Ramp	90425	Air fryer filers / label maker tape	17.79		0
Ramp	90425	Fire Dept Kitchen Supplies	95.03		0
Ramp	90425	Payroll Accounting Text	92.03		0
<b>01-4230-3210 OPERATING SUPPLIES EMS</b>					
Boundtree Medical	85879160	Medical supplies	344.24		0
Boundtree Medical	85886153	Medical supplies	102.09		0
Boundtree Medical	85906308	Medical supplies	519.29		0
Business As Usual, Inc.	170009	Office supplies	22.90		0
Chateau Drug Center	3049904	All purpose cleaner	11.39		0
Norco	0044434128	Medical oxygen	70.07		0
Henry Schein	44610686	Medical supplies	387.22		0
Henry Schein	44823287	Medical supplies	124.67		0
Henry Schein	45593331	Medical supplies	614.59		0
Henry Schein	46237867	Medical supplies	319.46		0
Henry Schein	46237868	Medical supplies	45.22		0
Henry Schein	46241562	Medical supplies	78.28		0
White Cloud Coffee LLC	IN-98759	Coffee	122.91		0
Ramp	90425	Air fryer filers / label maker tape	17.78		0
Ramp	90425	MICR Printer	460.91		0
Ramp	90425	Fire Dept Kitchen Supplies	94.97		0
Ramp	90425	Payroll Accounting Text	92.04		0
<b>01-4230-3500 MOTOR FUELS &amp; LUBRICANTS FIRE</b>					
Christensen Inc.	CL92816	Fuels, lubricants, and propane	629.86		0
Christensen Inc.	CL95075	Fuel and lubricant	1,052.65		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4230-3510 MOTOR FUELS &amp; LUBRICANTS EMS</b>					
Christensen Inc.	CL92816	Fuels, lubricants, and propane	638.67		0
Christensen Inc.	CL95075	Fuel and lubricant	451.49		0
<b>01-4230-4200 PROFESSIONAL SERVICES FIRE</b>					
Ramp	90425	Microsoft License- Premium	7.08		0
Ramp	90425	Online map solutions	75.00		0
Ramp	90425	Microsoft Licensing	18.00		0
Ramp	90425	Microsoft Licensing	34.65		0
Ramp	90425	Microsoft Licenses	8.85		0
Ramp	90425	Telecommunications service	124.30		0
<b>01-4230-4210 PROFESSIONAL SERVICES EMS</b>					
Ramp	90425	Microsoft Licensing	18.00		0
Ramp	90425	Microsoft Licensing	34.65		0
Ramp	90425	Microsoft License- Premium	7.08		0
Ramp	90425	Online map solutions	75.00		0
Ramp	90425	Microsoft Licenses	8.85		0
Ramp	90425	Telecommunications service	124.30		0
<b>01-4230-4900 TRAINING/TRAVEL/MTG FIRE</b>					
Ramp	90425	NFA food vouchers - to be reimbursed	314.23		0
Ramp	90425	NFA flight receipt - to be reimbursed	701.36		0
<b>01-4230-4920 TRAINING-FACILITY</b>					
Clear Creek Disposal	0001839044	Portable restroom service and rent at 219 Lewis St	72.44		0
Altitude Services LLC	1895	Fire Training Center Exterior Pressure Washing and Painting	6,787.50	25165	0
<b>01-4230-4940 IDL FIRE EXPENSES</b>					
Ramp	90425	Lodging for Monroe Canyon Fire assignment	132.82		0
Ramp	90425	Fairfield Assignment Meal	32.27		0
Ramp	90425	Fairfield Assignment Meal	54.38		0
Ramp	90425	Fairfield Assignment Meal	34.93		0
Ramp	90425	Fairfield Assignment Meal	56.31		0
Ramp	90425	Assignment Meal	85.47		0
Ramp	90425	Fairfield Assignment Meal	45.39		0
Ramp	90425	Refund for Airbnb accommodation for Fire Engine assignment. 15,16, check out 17th	75.00-		0
Ramp	90425	Lodging for Monroe Canyon Fire assignment	132.82		0
Ramp	90425	Lodging for Monroe Canyon Fire assignment	132.82		0
Ramp	90425	Fairfield Assignment Meal	43.40		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	90425	Fairfield Assignment Meal	46.53		0
Ramp	90425	Fairfield Assignment Meal	64.92		0
Ramp	90425	Fairfield Assignment Meal	77.56		0
Ramp	90425	Fairfield Assignment Meal	34.33		0
Ramp	90425	Fire Crew Fairfield housing	2,985.78		0
Ramp	90425	Fairfield Assignment Meal	23.27		0
Ramp	90425	Fairfield Assignment Meal	7.72		0
Ramp	90425	Airbnb accommodation for Fire Engine assignment	506.79		0
Ramp	90425	Fairfield Assignment Meal	38.39		0
Ramp	90425	Truck supply of trash bags	6.14		0
Ramp	90425	Items for engine electric cleaning	21.73		0
Ramp	90425	Fairfield Assignment Meal	57.24		0
Ramp	90425	Fairfield Assignment Meal	16.49		0
Ramp	90425	Housing Fairfield assignment	274.76		0
Ramp	90425	Fairfield Assignment Meal	48.20		0
Ramp	90425	Fairfield Assignment Meal	42.85		0
Ramp	90425	Fairfield Assignment Meal	58.61		0
Ramp	90425	Fairfield Assignment Meal	26.25		0
Ramp	90425	Fairfield Assignment Meal	14.16		0
Ramp	90425	Fairfield Assignment Meal	48.06		0
Ramp	90425	Fairfield Assignment Meal	6.61		0
Ramp	90425	Fairfield Assignment Meal	40.97		0
Ramp	90425	Breakfast and bumper strap	36.22		0
Ramp	90425	Items for Fire Engine	49.34		0
Ramp	90425	Fairfield Assignment Meal	60.65		0
Ramp	90425	Fairfield Assignment Meal	49.79		0
Ramp	90425	Fairfield Assignment Meal	26.92		0
Ramp	90425	Fairfield Assignment Meal	38.59		0
Ramp	90425	Fairfield Assignment Meal	95.64		0
Ramp	90425	Fairfield Assignment Meal	43.01		0
Ramp	90425	Fairfield Assignment Meal	67.37		0
Ramp	90425	Lodging for Fairfield Assignment	1,337.19		0
Ramp	90425	Fairfield Assignment Meal	100.28		0
Ramp	90425	Fairfield Assignment Meal	93.34		0
Ramp	90425	Fairfield Assignment Meal	45.88		0
Ramp	90425	Fairfield Assignment Meal	63.45		0
Ramp	90425	Fairfield Assignment Meal	134.43		0
Ramp	90425	Fairfield Assignment Meal	11.09		0
Ramp	90425	Lodging for Fairfield Assignment	2,161.48		0
Ramp	90425	Fairfield Assignment Meal	94.25		0
Ramp	90425	Fairfield Assignment Meal	69.36		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	90425	Chain saw skip tooth chain	51.93		0
<b>01-4230-5100 TELEPHONE &amp; COMMUNICATION FIRE</b>					
AT&T Mobility LLC	287307161044	Wireless services for connected devices and phones	337.96		0
Ramp	90425	Starlink monthly services	132.50		0
<b>01-4230-5110 TELEPHONE &amp; COMMUNICATION EMS</b>					
AT&T Mobility LLC	287307161044	Wireless services for connected devices and phones	337.97		0
Ramp	90425	Starlink monthly services	132.50		0
Ramp	90425	Monthly MTE Bill - Smiley Creek link	19.95		0
<b>01-4230-5200 UTILITIES</b>					
City of Ketchum	AUG2025	2307 - 107 SADDLE RD	164.12		0
Idaho Power	2226144497 08	2226144497 107 Saddle Rd	1,464.15		0
Ramp	90425	26223127833 107 Saddle Rd	34.22		0
<b>01-4230-5900 REPAIR &amp; MAINTENANCE-BUILDINGS</b>					
A.C. Houston Lumber Co	2506-889027	Lumber and fasteners	60.32		0
Sentinel Fire & Security, Inc	115189	Fire alarm monitoring services for Fire Station	107.97		0
<b>01-4230-6000 REPAIR &amp; MAINT-AUTO EQUIP FIRE</b>					
Ramp	90425	6 jugs DEF	108.06		0
Ramp	90425	E101 Jumper Cables + Wire for C11	232.55		0
<b>01-4230-6010 REPAIR &amp; MAINT-AUTO EQUIP EMS</b>					
Hillside Auto, Inc.	50033	Auto repair for intercooler replacement and related services	1,633.24		0
<b>01-4230-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
A.C. Houston Lumber Co	2505-878982	Mend plate	7.48		0
Norco	0044325340	Industrial items, filter, sensor, and delivery	102.66		0
Norco	0044470920	Cylinder rental for August 2025	40.92		0
White Cloud Communications	109428	Invoice for BK Channel and Volume knobs	59.50		0
Ramp	90425	Shop vac filters	36.71		0
<b>01-4230-6110 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
A.C. Houston Lumber Co	2505-878982	Mend plate	7.47		0
Norco	0044325340	Industrial items, filter, sensor, and delivery	102.67		0
Norco	0044470920	Cylinder rental for August 2025	40.92		0
Norco	0044471814	Cylinder rental	215.43		0
White Cloud Communications	109428	Invoice for BK Channel and Volume knobs	59.50		0
Ramp	90425	Jack for R-2 trailer	74.19		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	90425	Shop vac filters	36.71		0
Total FIRE & RESCUE:			33,138.70		
<b>STREET</b>					
<b>01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	19.60		0
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	23.45		0
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	211.64		0
<b>01-4310-3200 OPERATING SUPPLIES</b>					
A.C. Houston Lumber Co	2508-920714	Caution tape, rebar tire wire for Wagon Days	11.99		4310047
A.C. Houston Lumber Co	2508-920714	Caution tape, rebar tire wire for Wagon Days	12.99		4310047
Atkinsons' Market	06888537	Beverages for Wagon Days Support	36.96		4310047
Treasure Valley Coffee Inc	2160:11172129	Coffee	125.00		4310047
Ramp	90425	Shop Supplies	28.00		4310044
Ramp	90425	Streets Wagon Days Breakfast	148.10		0
Ramp	90425	Wagon Days Breakfast	12.74		0
<b>01-4310-3400 MINOR EQUIPMENT</b>					
Boise Rigging Supply	B175316	Supplies for barricades	238.03		4310044
Clearwater Power Equipment	84803	Gasket	1.49		4310044
Silver Creek Supply	0022889331-00	Parts for pump - dry well clearing	78.63		4310031
Ramp	90425	Key rings/tags for equipment organization	66.94		4310044
Ramp	90425	Winter HiVis Jackets	937.75		4310044
<b>01-4310-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
Valley Wide Cooperative	22458/17	Various lubricants and industrial oils	2,410.91		4310044
Valley Wide Cooperative	U001C002	Diesel fuel	1,785.26		4310044
Ramp	90425	Grease	227.00		4310044
<b>01-4310-4200 PROFESSIONAL SERVICES</b>					
Background Investigation Bureau, LL	INV-79043	Background Investigation	27.45		4310047
AWSI/DISA	670153	DOT drug tests and collection services	21.45		4310047
AWSI/DISA	670153	DOT drug tests and collection services	45.88		4310047
AWSI/DISA	670153	DOT drug tests and collection services	21.45		4310047
AWSI/DISA	670153	DOT drug tests and collection services	21.45		4310047
AWSI/DISA	670153	DOT drug tests and collection services	45.88		4310047
AWSI/DISA	670153	DOT drug tests and collection services	45.88		4310047
Miovision Technologies, Inc	105807	Intersection, Road Volume, and Crosswalk Data Services	2,735.65		4310047

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4310-5200 UTILITIES</b>					
City of Ketchum	AUG2025	9999 - 210 E 10TH ST	84.02		0
City of Ketchum	AUG2025	9993 - 200 E 10TH ST	112.43		0
<b>01-4310-6000 REPAIR &amp; MAINT--AUTOMOTIVE EQU</b>					
Napa Auto Parts	233924	Steering wheel cover	15.49		4310044
Warm Springs Auto Parts LLC	211165	Auto parts for Ford Expedition	39.90		4310044
Warm Springs Auto Parts LLC	211168	Auto parts for a 2013 Ford Expedition	12.95		4310044
Warm Springs Auto Parts LLC	211325	Auto parts for a 1987 Chevrolet Truck	13.20		4310044
Warm Springs Auto Parts LLC	211500	Auto parts for Ford F 350	14.85		4310044
Ramp	90425	Tail light for Ford Explorer	105.32		4310045
<b>01-4310-6100 REPAIR &amp; MAINT--MACHINERY &amp; EQ</b>					
A.C. Houston Lumber Co	2509-921991	Electrical supplies	56.96		4310044
A.C. Houston Lumber Co	2509-922018	Electrical plugs & Return	2.00		4310044
SRM-Kodiak American LLC	K11350	Shear bolts	744.73		4310044
Napa Auto Parts	233795	Auto parts for a 2013 Ford Expedition	500.08		4310044
Commercial Tire	09-165896	Tire repair and parts for CAT machine	237.90		4310044
Warm Springs Auto Parts LLC	211431	Auto parts for Stream Cleaner Filter	35.98		4310044
<b>01-4310-6910 OTHER PURCHASED SERVICES</b>					
Cintas	4241513475	Mats and coveralls	42.96		4310047
Norco	0044470993	Cylinder rental	271.25		4310044
Roberts Electric	13748	Service call to troubleshoot and repair trac-light system	75.00		4310044
<b>01-4310-6920 SIGNS &amp; SIGNALIZATION</b>					
Econo Signs LLC	10-997977	Cross traffic signs	68.56		4310040
Fastenal Company	IDJER115942	Sign Parts	27.00		4310040
<b>01-4310-6930 STREET LIGHTING</b>					
Idaho Power	2200749261 08	2200749261 Misc Street Lights	550.85		4310050
Idaho Power	2208316659 08	2208316659 391 N 1st Ave Lights	29.31		4310050
<b>01-4310-6950 MAINTENANCE &amp; IMPROVEMENTS</b>					
A.C. Houston Lumber Co	2509-922548	Lag bolt and shield	7.76		4310044
A.C. Houston Lumber Co	2509-922727	Marker, drill bit	16.98		4310033
Color Haus, Inc.	3QBLC	Paint supplies	26.97		4310044
D & B Supply	9865	Tarps for salt	1,039.97		4310037
Idaho Traffic Safety Inc	197078	2025 Paint Striping	2,329.30	25094	4310040
Pipeco, Inc.	S6086746.001	Aluminum cam and barb fittings	46.14		4310031

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Sherwin-Williams Co	4014-6	Paint and supplies	213.21		4310040
Sherwin-Williams Co	4023-7	Paint and supplies	175.13		4310040
Walker Sand and Gravel	1547954	Imported dirty fill and commercial roadbase	197.46		4310038
Walker Sand and Gravel	1551886	Natural sand and environmental fees	378.77		4310033
Webb Landscaping	B-IN-208733	Pond Liner	239.94		4310031
Idaho Materials & Construction	6667253	Materials and environmental surcharge for asphalt	1,425.64		4310033
Ramp	90425	Snow Poles	730.00		4310037
Reflective Markers LLC	3079	Reflective markers and rods	1,087.24		4310037
Total STREET:			20,296.82		

**RECREATION****01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)**

NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	114.00		0
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**01-4510-3200 OPERATING SUPPLIES**

Chateau Drug Center	3056387	Cleaning cloth	14.24		0
Gem State Paper & Supply	1147572	Sanitizer dispenser and foam sanitizer supply	55.55		0

**01-4510-3250 RECREATION SUPPLIES**

A.C. Houston Lumber Co	2509-923465	Golf tee	.81		0
Anthem Sports LLC	439118	Kwik Goal Nets	188.94		0
Ramp	90425	River trip	10.01		0
Ramp	90425	Appreciation lunch for counselors	314.56		0
Ramp	90425	River trip	55.12		0
Ramp	90425	Friday Adventure	110.24		0
Ramp	90425	Friday Adventure	231.26		0
Ramp	90425	Rafting trip	957.90		0
Ramp	90425	Friday Adventure	28.00		0
Ramp	90425	Plates	25.99		0

**01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY**

Atkinsons' Market	04045112	Mandarins	13.28		0
Atkinsons' Market	04049315	Apples, mandarins, and cantaloupe	35.16		0
Atkinsons' Market	05978777	Apples	10.87		0
Atkinsons' Market	06887224	Mandarins, chai	25.61		0
Atkinsons' Market	06888155	Apples	9.89		0
Atkinsons' Market	06889974	Apples and mandarins	31.11		0
Atkinsons' Market	2013103	Apples	15.05		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>01-4510-4200 PROFESSIONAL SERVICE</b>					
Environmental Resource Center	139	Summer Science Hour services	700.00		0
Five Step Carpet Care	3634	Carpet cleaning services	575.00		0
<b>01-4510-5200 UTILITIES</b>					
Sentinel Fire & Security, Inc	114662	Fire alarm monitoring services for Atkinson Park Building	107.99		0
Total RECREATION:			3,630.58		
Total GENERAL FUND:			466,498.33		
<b>WAGON DAYS FUND</b>					
<b>WAGON DAYS EXPENDITURES</b>					
<b>02-4530-2900 AWARDS</b>					
Ramp	90425	Parade participant awards	408.67		0
<b>02-4530-3200 OPERATING SUPPLIES</b>					
Atkinsons' Market	04047145	Ice cubes	43.51		0
Business As Usual, Inc.	170252	Office supplies and printing services for Wagon Days	219.00		0
Chateau Drug Center	3058653	Gaffer tape	30.39		0
Chateau Drug Center	3058706	Cleaning cloths	59.77		0
Chateau Drug Center	3059522	Hammer tacker, staples, tape, stretch film, and badges	93.76		0
Sun Valley Events	090425-1	Reimbursement for Wagon Days Purchases	339.37		0
Ramp	90425	Ore Wagon Museum Supplies	21.80		0
Ramp	90425	Wagon Days supplies	16.87		0
Ramp	90425	Ore Wagon Museum supplies	49.98		0
Ramp	90425	Wagon Days All-staff meeting lunch	61.20		0
Ramp	90425	Parade supplies	97.78		0
Ramp	90425	Wagon Days operating supplies	987.83		0
Ramp	90425	Wagon Days All-staff meeting lunch	620.40		0
Ramp	90425	Wagon Days Traffic Control Supplies	18.99		0
Ramp	90425	Grand Marshal breakfast	374.29		0
<b>02-4530-3250 SOUVENIRS SUPPLIES</b>					
Ramp	90425	Refund for Wagon Days Tote Bags	391.13-		0
Ramp	90425	Wagon Days shopping bags	1,074.75		0
Ramp	90425	Wagon Days belt buckles	294.00		0
Ramp	90425	Wagon Days buttons (Souvenirs)	383.40		0
Ramp	90425	Wagon Days Ribbon (merchandise)	100.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	90425	Wagon Days playing cards (merchandise)	560.08		0
Ramp	90425	Wagon Days Tote Bags	391.13		0
Ramp	90425	Wagon Days souvenir buttons	248.18		0
Ramp	90425	Wagon Days tote bags (merchandise)	712.28		0
Ramp	90425	Wagon Days merchandise (belt buckles)	946.50		0
Ramp	90425	Wagon Days belt buckles	754.45		0
Ramp	90425	Bandanas to sell at Ore Wagon Museum	2,411.28		0
Ramp	90425	Wagon Days Posters	829.81		0
Ramp	90425	Wagon Days challenge coins (merchandise)	562.00		0
<b>02-4530-4200 PROFESSIONAL SERVICES</b>					
Sun Valley Events	090425	Expenses paid reimbursement Wagon Days Ore Wagon Museum & Horsemans Center Red Barn and Bitterroot Closure	4,480.00		0
Sun Valley Events	090425-2	Reimbursement for Wagon Days Draft Horses Travel	601.07		0
Road Work Ahead Traffic Services, In	28918	Traffic control services for Wagon Days Parade	2,610.13		0
Black, Tiffani	TB-01	Ore Wagon Museum Set Up & Desk Hours Wagon Days 2025	1,884.17		0
Corker, Elizabeth	EC-01	Ore Wagon Museum Desk Hours Wagon Days 2025	2,520.00		0
<b>02-4530-4210 PARADE PARTICPNT/FIDDLERS/POETS</b>					
Haviland Ventures LLC	08292025	WAGON DAYS 2025 BIG HITCH SERVICES	21,000.00		0
<b>02-4530-4220 GRAND MARSHAL DINNER</b>					
Ramp	90425	Grand Marshal Invite Envelopes	57.44		0
Ramp	90425	Grand Marshall Ceremony Supplies	203.16		0
Ramp	90425	Grand Marshal Dinner Supplies	59.99		0
Ramp	90425	Water for Grand Marshal Ceremony	13.76		0
Armenta Bros Ketchum Inc	12730929	Wagon Days Dinner Drinks	905.52		0
<b>02-4530-4240 CONCERT</b>					
Edge Event Productions	08292025	WAGON DAYS 2025 AV AND STAGE	11,746.00		0
Hennessee, Chris	08292025	WAGON DAYS 2025 MUSICIAN	10,000.00		0
Ramp	90425	Lodging for Chris Hennessee (musical artist)	1,441.50		0
<b>02-4530-4400 ADVERTISING &amp; LEGAL PUBLICATIO</b>					
Worth Printing	9118	Wagon Days Brochures	381.49		0
Worth Printing	9125	Wagon Days seating signs	147.96		0
Ramp	90425	Ore Wagon Museum banners	315.60		0
Ramp	90425	Wagon Days Window Graphics	854.08		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WAGON DAYS EXPENDITURES:			71,542.71		
Total WAGON DAYS FUND:			71,542.71		
<b>GENERAL CAPITAL IMPROVEMENT FD</b>					
<b>GENERAL CIP EXPENDITURES</b>					
<b>03-4193-7110 DOWNTOWN CORE SIDEWALK (P)</b>					
Jacobs Engineering Group, Inc.	W3Y27900-007	MISC SIDEWALK DESIGN	729.88	25045	0
<b>03-4193-7135 MAIN STREET REHAB</b>					
Enourato, Lisa	120	Main Street Support	170.00		713504
Jacobs Engineering Group, Inc.	W3Y18400-018	TO4 CONSTRUCTION SERVICES ROAD - CONTINUED	783.75	24066	713501
Jacobs Engineering Group, Inc.	W3Y29200-006	TO4 CONSTRUCTION SERVICES PED - CONTINUED	3,732.50	24066	713502
Jacobs Engineering Group, Inc.	W3Y29200-006	TO4 CONSTRUCTION SERVICES ROAD - CONTINUED	15,683.99	24066	713501
<b>03-4193-7200 TECHNOLOGY UPGRADES</b>					
Ramp	90425	Landline Phone for Desk	103.00		0
Ramp	90425	Network Equipment for Rotary Park	502.70		0
<b>03-4193-9930 GENERAL FUND CIP CONTINGENCY</b>					
BluePrinting	20033	No Parking Signs	47.04		0
Road Work Ahead Traffic Services, In	28916	Traffic control labor and flagging services for road work	1,920.38		0
Total GENERAL CIP EXPENDITURES:			23,673.24		
<b>FACILITY MAINT CIP EXPENDITURE</b>					
<b>03-4194-7160 TOWNE SQUARE DESIGN SCOPE</b>					
GGLO	2023040.01 - 0	Professional services for Ketchum Town Square	4,595.00		0
Total FACILITY MAINT CIP EXPENDITURE:			4,595.00		
<b>FIRE &amp; RESCUE CIP EXPENDITURES</b>					
<b>03-4230-7100 UTILITY/PICK-UP TRUCK</b>					
Ramp	90425	Lights for F250	2,464.58		0
Ramp	90425	Emergency Lights for F250	100.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>03-4230-7125 RESCUE (CITY PROVIDED)</b>					
Ramp	90425	Doors for R-2	2,826.19		0
Total FIRE & RESCUE CIP EXPENDITURES:			5,390.77		
Total GENERAL CAPITAL IMPROVEMENT FD:			33,659.01		
<b>ORIGINAL LOT FUND</b>					
<b>ORIGINAL LOT TAX</b>					
<b>22-4910-6060 EVENTS/PROMOTIONS</b>					
Clear Creek Disposal	0001839045	Waste disposal and portable restroom services at Ketchum Alive	467.97		491005
<b>22-4910-6085 FRIENDS OF THE SAWTOOTH NF</b>					
Friends of Sawtooth NF	107	2025 CONTRACT	5,000.00	25026	0
Total ORIGINAL LOT TAX:			5,467.97		
Total ORIGINAL LOT FUND:			5,467.97		
<b>ADDITIONAL1%-LOT FUND</b>					
<b>ADDITIONAL 1%-LOT</b>					
<b>25-4910-4220 SUN VALLEY AIR SERVICE BOARD</b>					
Sun Valley Air Service Board	090325	July 2025 MOS direct costs	171,471.06		0
Total ADDITIONAL 1%-LOT:			171,471.06		
Total ADDITIONAL1%-LOT FUND:			171,471.06		
<b>COMMUNITY HOUSING</b>					
<b>COMMUNITY HOUSING EXPENSE</b>					
<b>54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	26.05		0
<b>54-4410-3100 GENERAL OFFICE</b>					
Business As Usual, Inc.	169402	FedEx shipping	77.61		0
Ramp	90425	Appreciation lunch with facilities team	108.38		0
Ramp	90425	Monthly Subscription - WSJ	8.48		0
Ramp	90425	Monthly Subscription to Idaho Statesman	30.99		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	90425	Registration for The Gathering Housing Conference in Missoula MT	650.00		0
Ramp	90425	Monthly Subscription - The New York Times	28.00		0
Ramp	90425	Professional networking service	52.49		0
Ramp	90425	Hiring/Recruiting Assessments	72.00		0
Ramp	90425	Registration for The Gathering Housing Conference in Missoula MT	745.51		0
Ramp	90425	Evergreen Tenant Meeting	111.82		0
<b>54-4410-4200 PROFESSIONAL SERVICES</b>					
Rian Rooney	23	Monthly Program Services for August 2025	7,230.00		0
<b>54-4410-4215 LEASE TO LOCALS PROF SERVICES</b>					
Placemate, Inc	1867	Monthly Program Services for August 2025	6,000.00		0
<b>54-4410-4250 LIFT TOWER LODGE PROFF SVCS</b>					
Office Bright Inc	2177	Cleaning services for August	490.00		0
Sentinel Fire & Security, Inc	115252	Monitoring services for Lift Tower Lodge	104.85		0
<b>54-4410-5200 LIFT TOWER LODGE UTILITIES</b>					
City of Ketchum	AUG2025	59 - 703 S MAIN ST	702.85		0
Ramp	90425	0012401037719502 703 S Main St Internet Service	273.32		0
<b>54-4410-5210 291 N 2ND AVE UTILITIES</b>					
City of Ketchum	AUG2025	855 - 291 N 2ND AVE	213.78		0
<b>54-4410-5215 EVERGREEN UTILITIES</b>					
City of Ketchum	AUG2025	293 - EVERGREEN APTS	522.54		0
Clear Creek Disposal	0001839053	Waste removal and recycling services for Evergreen Apartments	201.80		0
<b>54-4410-5900 LIFT TOWER LDG REPAIR &amp; MAINT</b>					
City of Ketchum	9432	Building demo permit fees	583.00		0
Clear Creek Disposal	0001839043	Monthly service and rent for waste removal	539.47		0
White Cloud Carpet Cleaning	20250977	Tile and stone floor and shower deep cleaning service	225.00		0
White Cloud Carpet Cleaning	20251014	Carpet cleaning services including pet stain treatment	391.54		0
Total COMMUNITY HOUSING EXPENSE:			19,389.48		
Total COMMUNITY HOUSING:			19,389.48		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>WATER FUND</b>					
<b>WATER EXPENDITURES</b>					
<b>63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	22.95		0
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	853.91		0
<b>63-4340-3120 DATA PROCESSING</b>					
Billing Document Specialists	102308	Image, NCOA, postage, and address statement services	609.36		0
<b>63-4340-3200 OPERATING SUPPLIES</b>					
Lutz Rentals	164800-1	Miscellaneous sale items	4.50		0
USA Bluebook	INV00811138	Hach DPD 1 for 10 ml Sample	527.59		0
<b>63-4340-3250 LABORATORY/ANALYSIS</b>					
Magic Valley Labs, Inc.	35973	Drinking water bacteria and cooler return services	183.00		0
<b>63-4340-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
Valley Wide Cooperative	U001C001	Unleaded gas	775.32		0
<b>63-4340-3800 CHEMICALS</b>					
Oxarc Inc	0032401149	Sodium hypochlorite	351.72		0
<b>63-4340-4200 PROFESSIONAL SERVICES</b>					
Banyan Technology Inc	21383	Consulting, programming, travel, and computer equipment	4,867.67		0
Dig Line	0077222-IN	Monthly fee and DP assessment for City of Ketchum	104.32		0
Go-Fer-It	137917	Shipping services	54.60		0
Mountain Fire Sprinkler	7004196	Annual fire sprinkler system inspection and certification services	600.00		0
Roberts Electric	13639	Electrical work and parts for water controls	619.55		0
Webb Landscaping	SRVCE611465	Repairs to front island with compost and grass seed	588.91		0
Spronk Water Engineers Inc	WRV03-22	Big Wood River GW Management Area Technical Working Group services	853.13		0
AWSI/DISA	670153	DOT drug tests and collection services	21.45		0
AWSI/DISA	670153	DOT drug tests and collection services	45.88		0
<b>63-4340-5100 TELEPHONE &amp; COMMUNICATIONS</b>					
AT&T Mobility LLC	287318858311	Wireless services for phone and connected devices	90.66		0
<b>63-4340-5200 UTILITIES</b>					
Idaho Power	2203658592 08	2203658592 Wells and Boosters	15,137.16		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>63-4340-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
A.C. Houston Lumber Co	2508-919108	Lumber and hardware supplies	58.62		0
<b>63-4340-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
A.C. Houston Lumber Co	2508-920537	Hex bolts and nuts	8.36		0
A.C. Houston Lumber Co	2508-920691	Hex bolts and nuts, extension cord, washers	97.87		0
<b>63-4340-6910 OTHER PURCHASED SERVICES</b>					
Chateau Drug Center	3056737	Griddle tool set, griddle	554.78		0
Total WATER EXPENDITURES:			27,031.31		
Total WATER FUND:			27,031.31		
<b>WATER CAPITAL IMPROVEMENT FUND</b>					
<b>WATER CIP EXPENDITURES</b>					
<b>64-4340-7809 S. KETCHUM WATER LINE PROJ. A</b>					
Opal Engineering, PLLC	1223	Contract engineering services for South Ketchum water and sewer improvements	1,137.50		0
Total WATER CIP EXPENDITURES:			1,137.50		
Total WATER CAPITAL IMPROVEMENT FUND:			1,137.50		
<b>WASTEWATER FUND</b>					
<b>WASTEWATER EXPENDITURES</b>					
<b>65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)</b>					
NBS-National Benefit Services	1088241	FSA and HRA Plan Administration Fees for August	39.45		0
NBS-National Benefit Services	CP421266	August 2025 HRA and FSA	850.69		0
<b>65-4350-3120 DATA PROCESSING</b>					
Billing Document Specialists	102308	Image, NCOA, postage, and address statement services	609.37		0
<b>65-4350-3200 OPERATING SUPPLIES</b>					
Platt Electric Supply	6O18977	Electrical supplies	115.49		0
Ramp	90425	Wastewater Supplies	12.11		0
Ramp	90425	Rubber Gloves	157.20		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>65-4350-3400 MINOR EQUIPMENT</b>					
Platt Electric Supply	6074935	Electrical supplies	93.60		0
<b>65-4350-3500 MOTOR FUELS &amp; LUBRICANTS</b>					
Ramp	90425	Fuel for operations	300.01		0
Ramp	90425	Fuel for operations	175.00		0
<b>65-4350-4200 PROFESSIONAL SERVICES</b>					
Analytical Laboratories, Inc.	2506903	Wastewater, Weyyakin Lake, and Biosolids Monitoring Services	1,451.50		0
UPS Store #2444	MMN7FR52Q	Shipment of water samples	22.55		0
UPS Store #2444	MMN7FR5RM	Shipment of water samples	33.51		0
AWSI/DISA	670153	DOT drug tests and collection services	21.45		0
AWSI/DISA	670153	DOT drug tests and collection services	45.88		0
AWSI/DISA	670153	DOT drug tests and collection services	21.45		0
AWSI/DISA	670153	DOT drug tests and collection services	45.88		0
<b>65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG</b>					
Vert, Jeff	082925	Confined Space Training Travel Reimbursement	196.00		0
Ramp	90425	Wastewater personnel training	200.00		0
Ramp	90425	License renewal	55.00		0
<b>65-4350-6000 REPAIR &amp; MAINT-AUTO EQUIP</b>					
A.C. Houston Lumber Co	2508-920892	Bolts	10.47		0
<b>65-4350-6100 REPAIR &amp; MAINT-MACH &amp; EQUIP</b>					
Grainger, Inc., W.W.	9618166541	Motor	148.03		0
Pipeco, Inc.	S6100242.001	Irrigation supply for ESP-SM6 Rainbird 6 station	84.81		0
Ramp	90425	Credit for supplies returned	267.30-		0
Ramp	90425	Wastewater Equipment Supplies	259.99		0
Ramp	90425	Wastewater Repair Supplies	40.49		0
<b>65-4350-6900 COLLECTION SYSTEM SERVICES/CHA</b>					
A.C. Houston Lumber Co	2508-919562	Sledge hammer	39.99		0
A.C. Houston Lumber Co	2509-922234	Gloves	4.79		0
Dig Line	0077222-IN	Monthly fee and DP assessment for City of Ketchum	104.33		0
Total WASTEWATER EXPENDITURES:			4,871.74		
Total WASTEWATER FUND:			4,871.74		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
<b>WASTEWATER CAPITAL IMPROVE FND</b>					
<b>WASTEWATER CIP EXPENDITURES</b>					
<b>67-4350-7815 AERATION BASINS BLOWERS &amp; ELEC</b>					
Aerzen USA Corp	SPI-24-000324	2 POSITIVE DISPLACEMENT BLOWER PACKAGES	10,289.40	23103	0
Total WASTEWATER CIP EXPENDITURES:			10,289.40		
Total WASTEWATER CAPITAL IMPROVE FND:			10,289.40		
<b>PARKS/REC DEV TRUST FUND</b>					
<b>PARKS/REC TRUST EXPENDITURES</b>					
<b>93-4900-7950 WARM SPRINGS PRESR-RESTORATION</b>					
Galena-Benchmark Engineering	0825-019	Engineering support for Warm Springs Preserve bridge staking	317.36		0
Galena-Benchmark Engineering	0825-019	Engineering support for Warm Springs Preserve bridge staking	832.92		0
Conrad Brothers Construction	PAYAPP1	Welcome Building at Warm Springs Preserve	20,439.73	25115	0
Conrad Brothers Construction	PAYAPP1	Utilities & Grading of Warm Springs Preserve	20,439.73	25115	0
Conrad Brothers Construction	PAYAPP1	Paving of Warm Springs Preserve Entrance and Parking Lot	20,439.72	25115	0
Enourato, Lisa	120	Warm Springs Preserve Support	5,525.00		101
Studio Superbloom, LLC	WSP-045	WSP - Construction Phase Support	1,862.32	25131	101
Studio Superbloom, LLC	WSP-045	WSP - Construction Phase Support	4,887.68	25131	100
Western States Reclamation	PAYAPP2	Warm Springs Preserve Irrigation	33,196.32	25111	101
Western States Reclamation	PAYAPP2	Warm Springs Preserve Irrigation	87,123.79	25111	100
Total PARKS/REC TRUST EXPENDITURES:			195,064.57		
Total PARKS/REC DEV TRUST FUND:			195,064.57		
Grand Totals:			1,006,423.08		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
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Report Criteria:  
Invoices with totals above \$0 included.  
Paid and unpaid invoices included.  
[Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"  
Invoice Detail.Voided = No,Yes



City of Ketchum

## CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

Recommended Motion:

Motion to approve the monthly financial reports provided by the City Treasurer.

Reasons for Recommendation:

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

Sustainability Impact:

No Sustainability impact

Financial Impact:

No Financial Impact

Attachments:

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

# MONTHLY FINANCIAL REPORT

AUGUST 2025



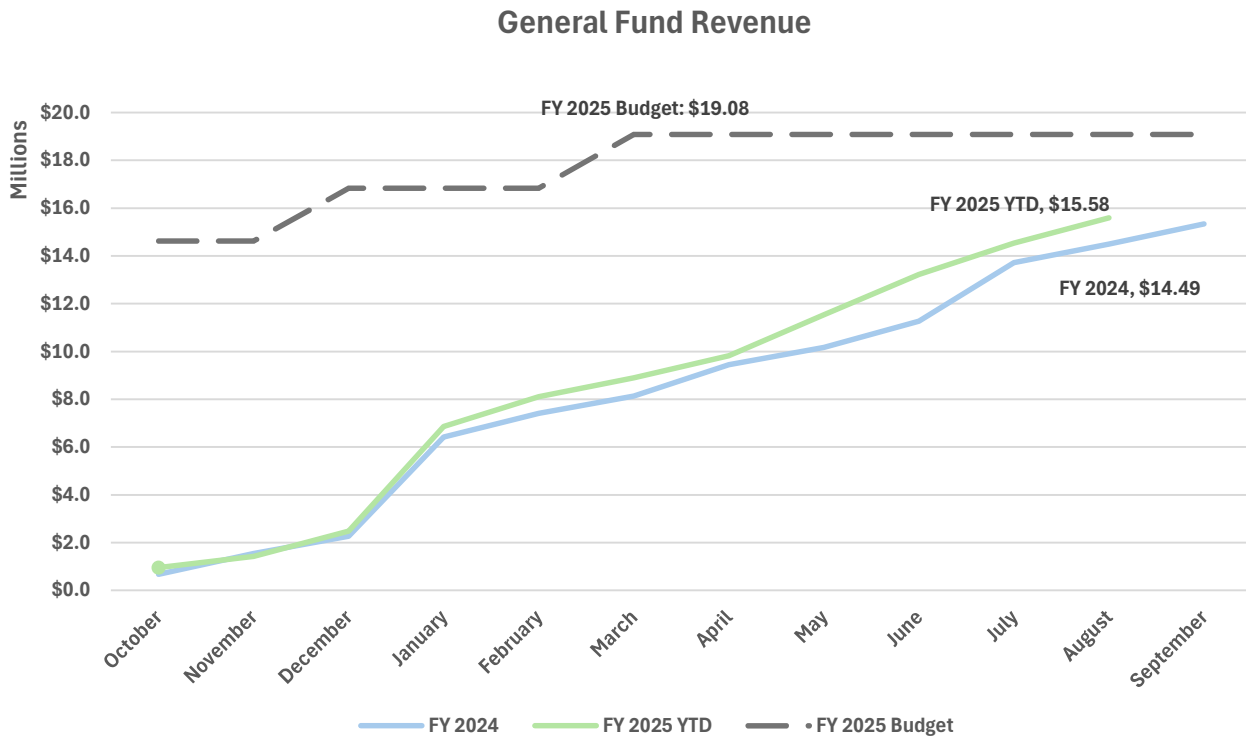
## Report Contents

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

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

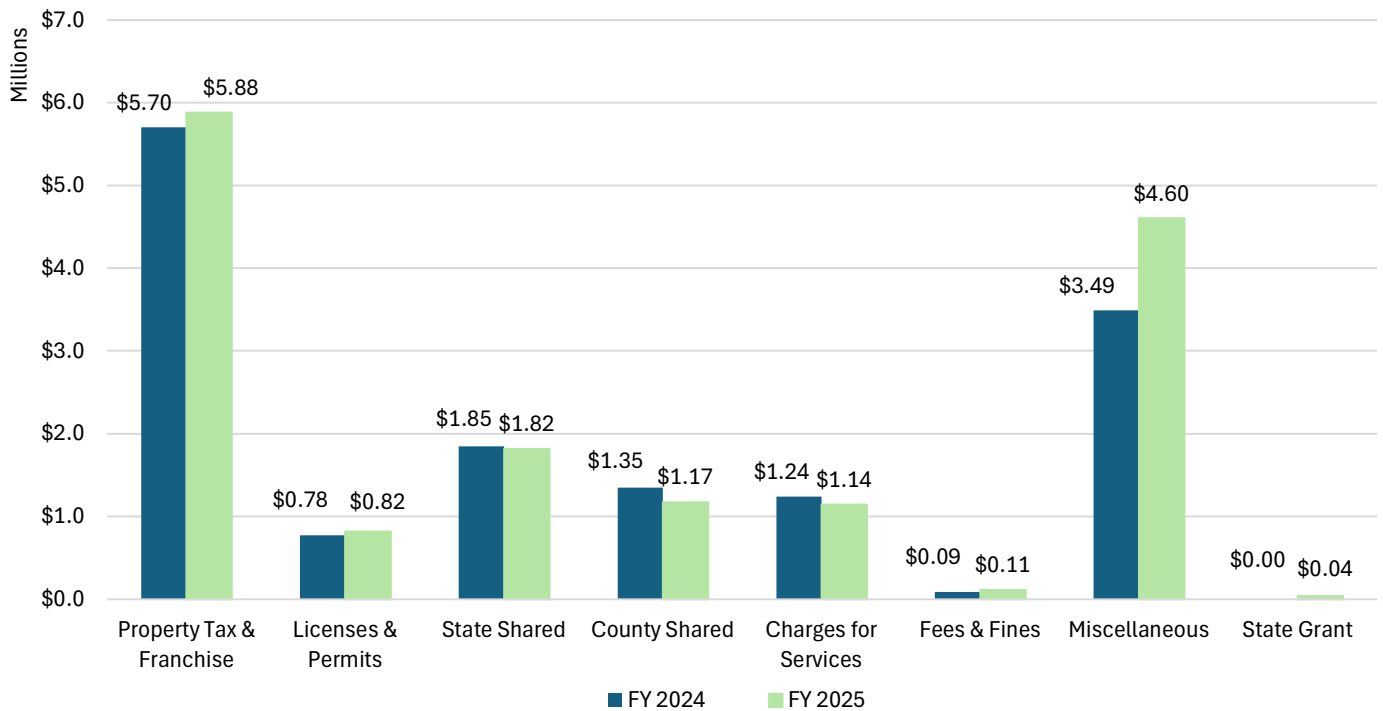
[ketchumidaho.org/administration/page/revenue-expenditure-report](https://ketchumidaho.org/administration/page/revenue-expenditure-report)

# General Fund



General Fund revenues are up \$1.1M, or 8.0%, fiscal year to date compared to FY 2024. The primary reason is due to an increase in miscellaneous revenues due to the timing of the IDL fire assignments (\$487k) and various increases in several other accounts.

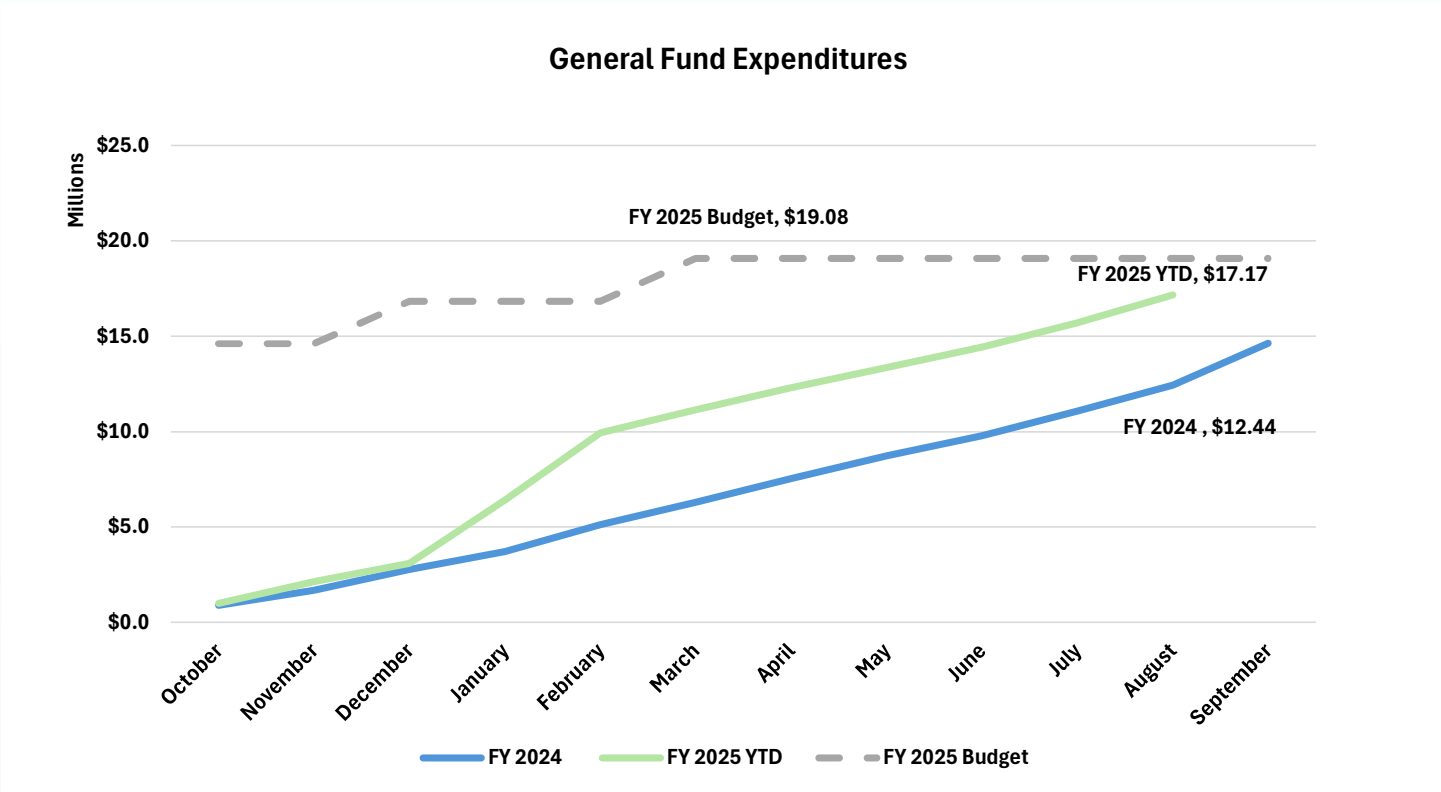
General Fund Revenues by Category YTD



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

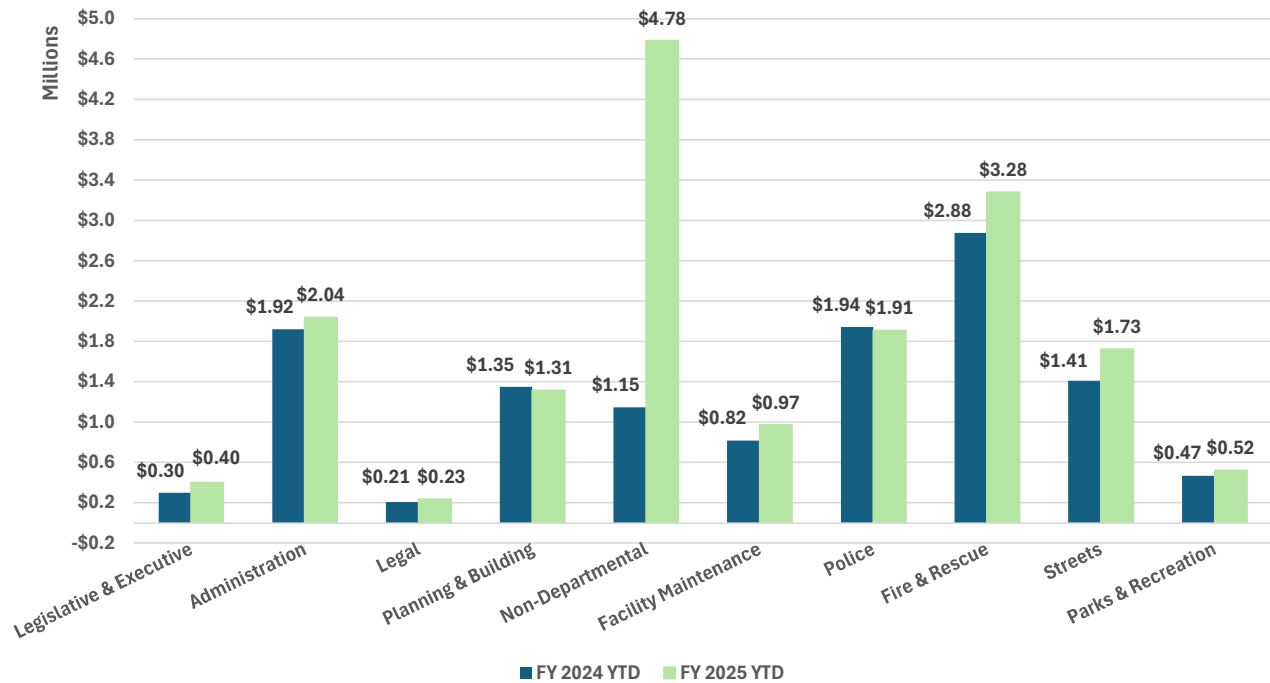


# General Fund Expenditures



General Fund Expenditures are up \$4.7M, or 42.7%, fiscal year to date compared to FY 2024. See the departmental breakdown on the next page.

## General Fund Expenditures by Department



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

- **Non-Departmental:** Expenses are up due to the recent property acquisition, as well as the end-of-year commitments/transfers to Housing and the Capital Improvement Plan.
- **Facility Maintenance:** Expenses have increased year-over-year due to the timing of both professional services and repair & maintenance expenses.
- **Fire & Rescue:** Paid on-call, working out of class, and overtime expenses are all tracking above FY 2024. The Fire department has taken measures to control these expenditures. The year-end result is expected to be positive.
- **Streets:** Expenses are up primary because of two reasons: Personnel costs are up due to the lack of vacancy savings while professional services are up due to a heavier snow hauling environment in FY 2025 compared to FY 2024.



# Capital Improvement Fund

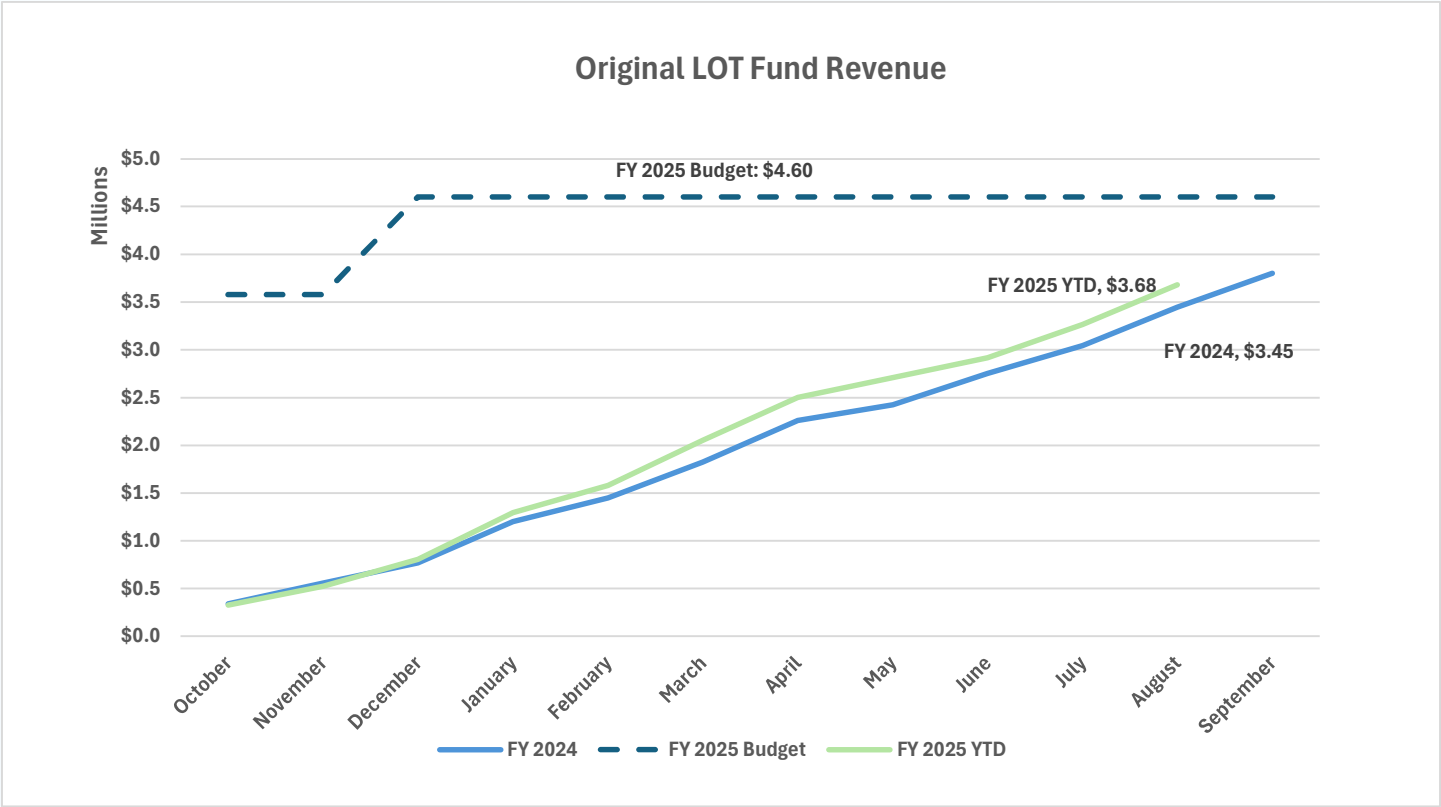
FY 2025 FUND STATUS/PROJECTION  
as of 08/31/2025

1	<b>FY 2025 Beginning Fund Balance</b>	<b>5,250,319</b>
	<b>FY 2025 BUDGET</b>	
	<b>REVENUES</b>	
2	Approved Budget	3,387,678
3	YTD Revenue	3,839,251
	<b>EXPENDITURES</b>	
4	Approved Budget	6,994,411
5	YTD Expenditures	5,307,055
6	<b>Net Position</b>	<b>(1,467,804)</b>
7	<b>Current Fund Balance</b>	<b>3,782,515</b>
	<b>PROJECTION</b>	
8	<b>Projected FY 2025 EOY Fund Balance</b>	<b>1,643,586</b>
9	<b>Less Approved Adjustments</b>	
10	Main Street Budget Increase	394,751
11	Powerline Undergrounding (5th & Spruce)	160,000
12	Road Barriers (50%)	43,323
13	<b>Less Pending Adjustments</b>	
14	291 N 2nd Ave Critical Rehab*	243,125
15	<b>Adjusted FY 2025 EOY Projected Fund Balance</b>	<b>802,388</b>

\*Future Reimbursement Planned

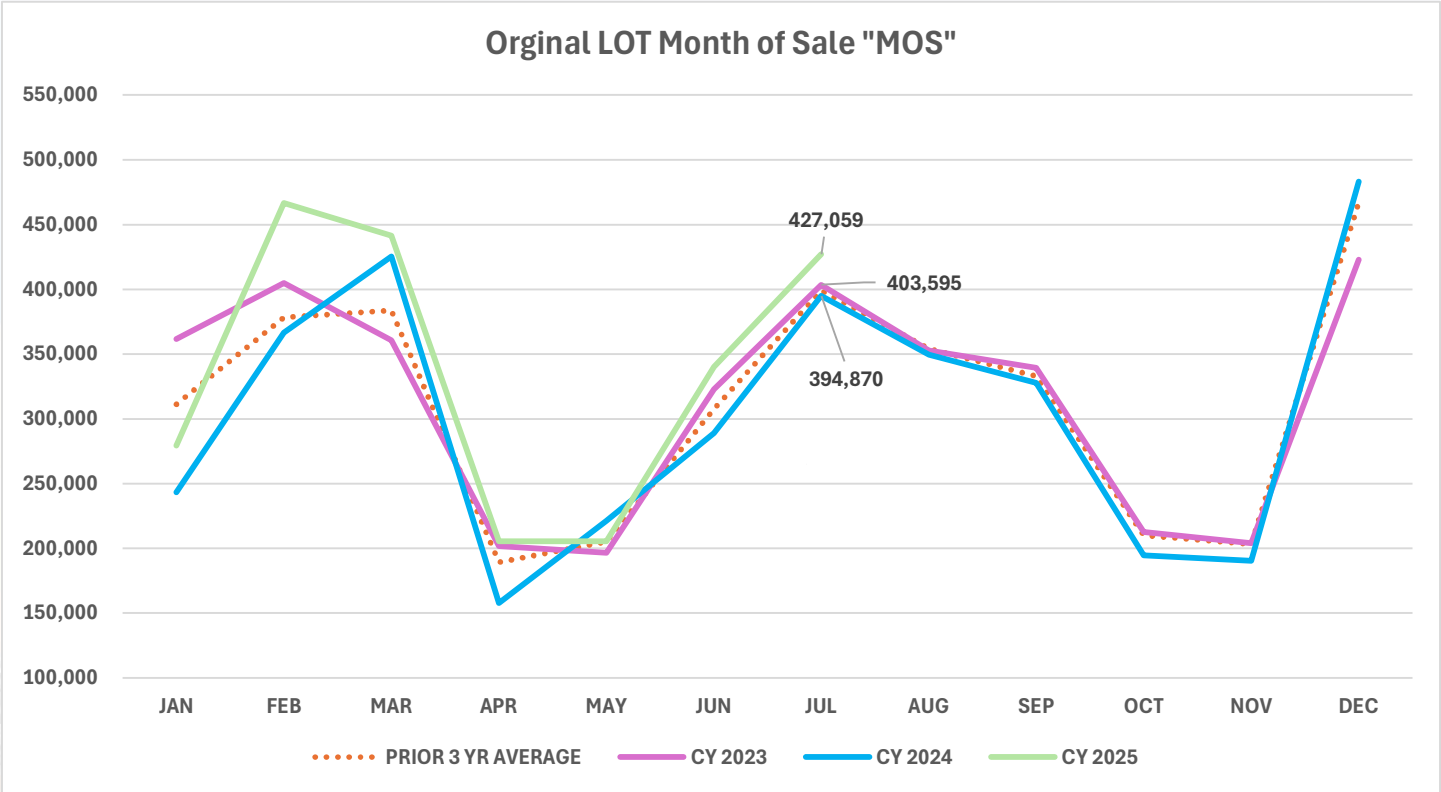


# Original LOT Fund



Original LOT revenues are up \$234k, or 7.7%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.

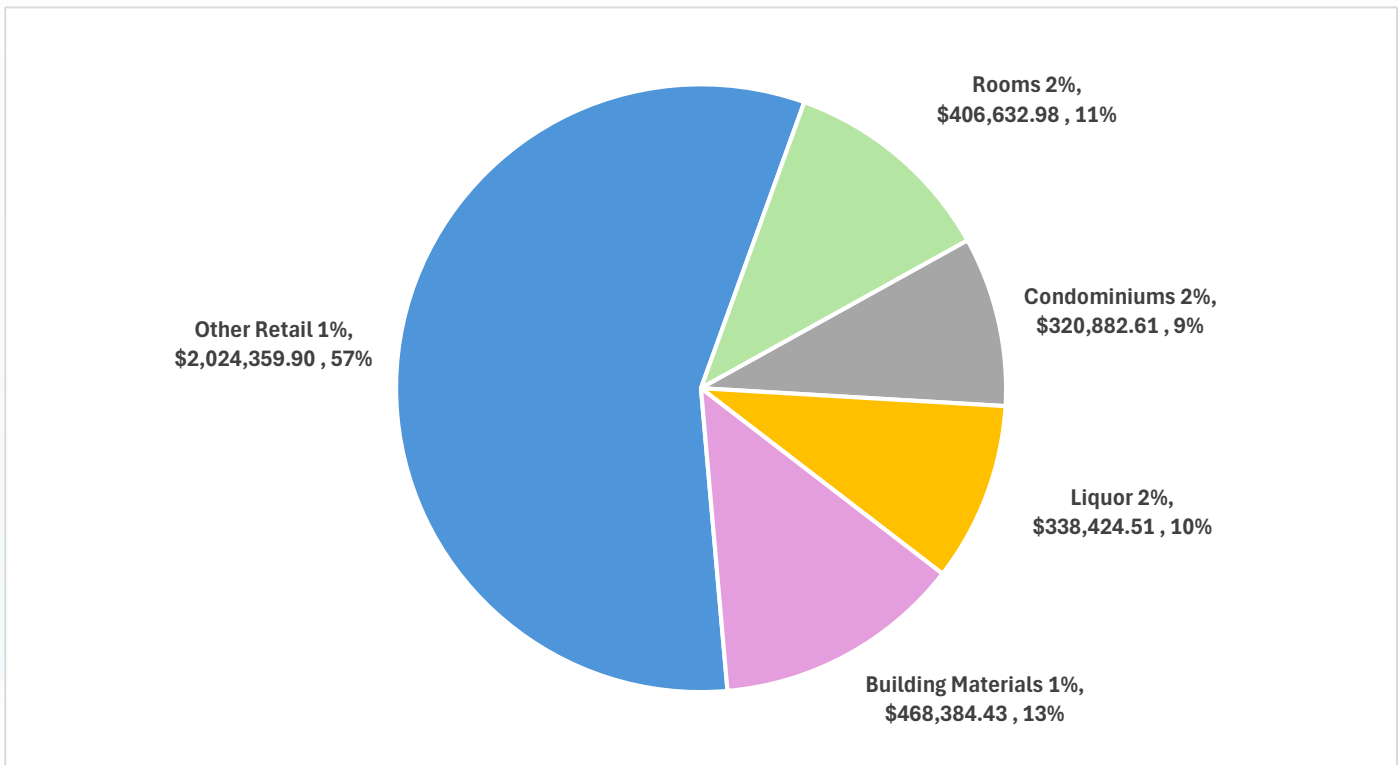
# Original LOT "Month of Sale" Data



July 2025 month-of-sale receipts were up \$32k, or 8.2%, compared to July 2024 and 7.0% above the previous three-year average.

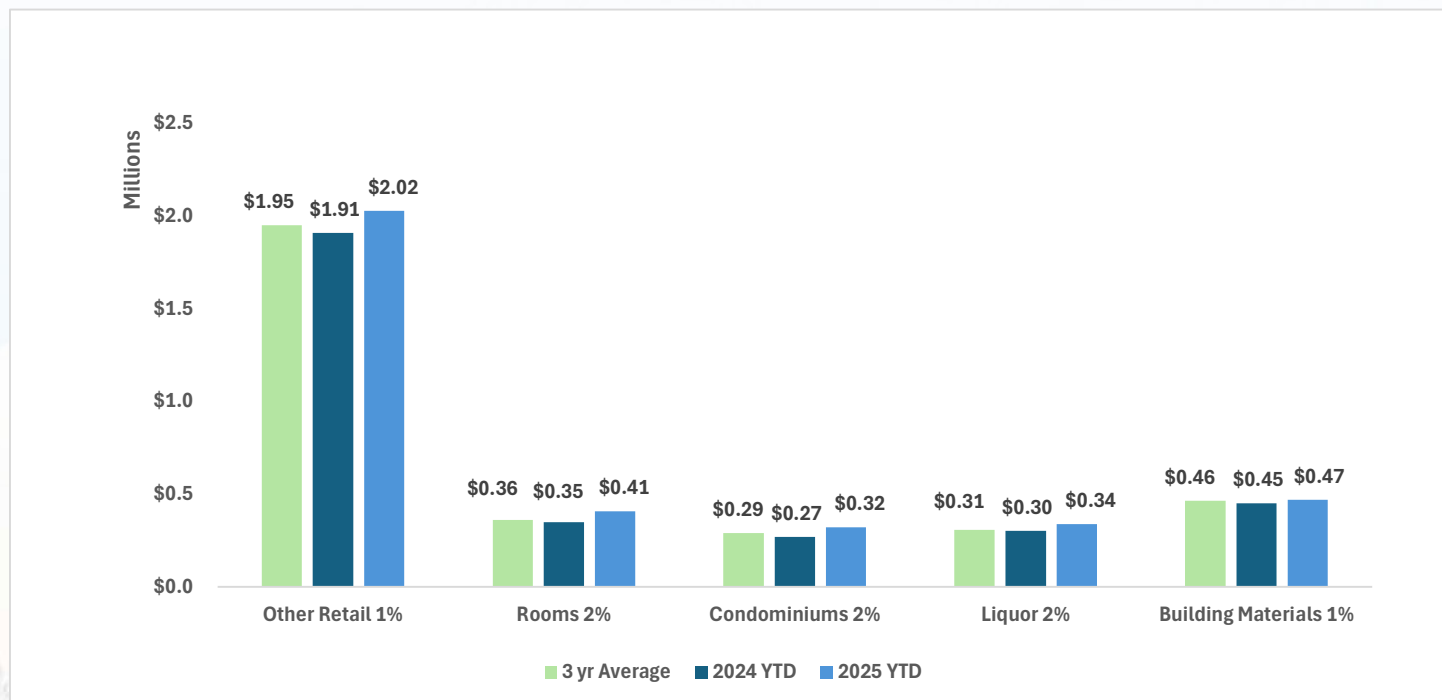


## Original LOT Sector Percentage of Total



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 and the prior year-to-date. August LOT received (July MOS) proved to be another strong month compared to years prior. Based on fiscal year-to-date totals, here is how each sector compares to the previous 3-year average:

Retail: Up 3.9%  
 Rooms: Up 12.7%  
 Condominiums: Up 11.1%  
 Liquor: Up 10.3%  
 Building Materials: Up 1.2%

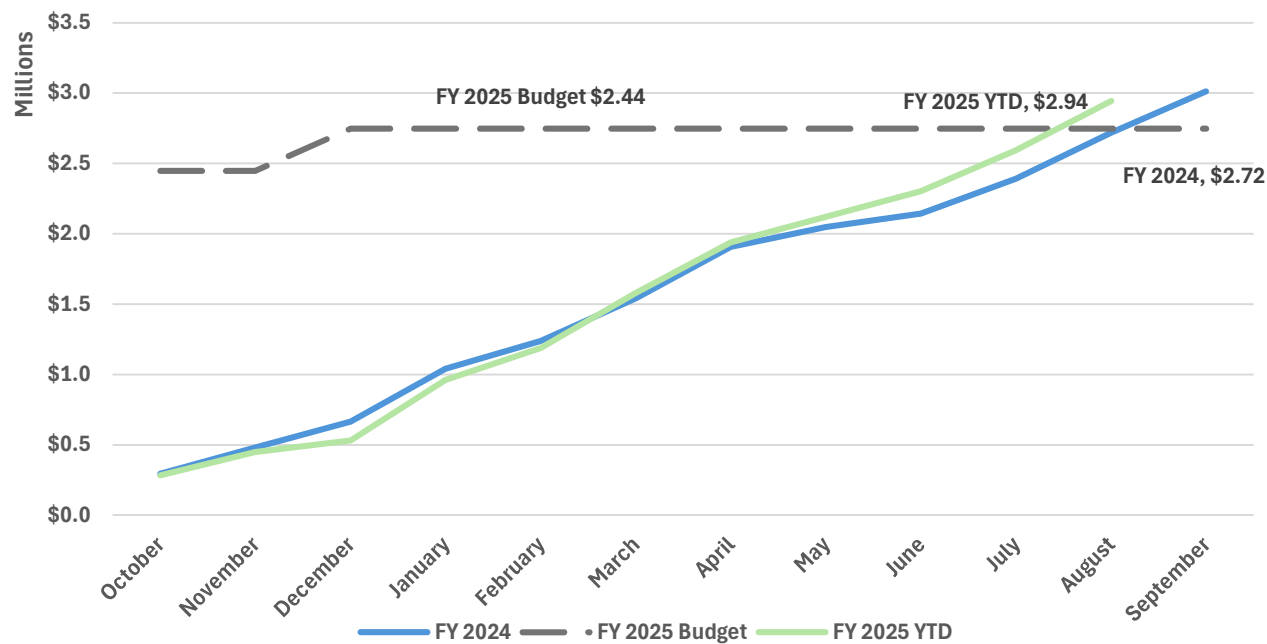
Based on fiscal year-to-date totals, here is how each sector compares to the same period last year:

Retail: Up 6.1%  
 Rooms: Up 17.2%  
 Condominiums: Up 19.0%  
 Liquor: Up 11.8%  
 Building Materials: Up 4.0%



# Additional LOT Fund

Additional 1% LOT Fund Revenue



Additional LOT fund revenue received in August 2025 (July MOS) was up \$24k, or 7.3%, compared to August 2024. Year-to-date Additional LOT collections are up by \$223k or 8.2%.

# In-Lieu Housing Fund

August 2025

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

## **FY 2025 BUDGET**

### **REVENUES**

Approved Budget 2,394,874

YTD Revenue 40,185

### **EXPENDITURES**

Approved Budget 2,394,874

YTD Expenditures 1,180,000

**Net Position** **(1,139,815)**

**Current Fund Balance** **639,846**

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

200 N. Leadville 421,650

140 W. 2nd 450,600

Limelight Hotel Conversion 466,200

108 Ritchie Drive Townhouns 2,453,000

**Total** **3,791,450**

**Potential Future Fund Balance** **4,431,296**



## Community Housing Fund

<b>FY 2025 Beginning Fund Balance</b>	<b>128,744</b>
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### **FY 2025 BUDGET**

#### **REVENUES**

	<b>YTD</b>
Approved Budget	3,074,045
YTD Revenue	3,971,439

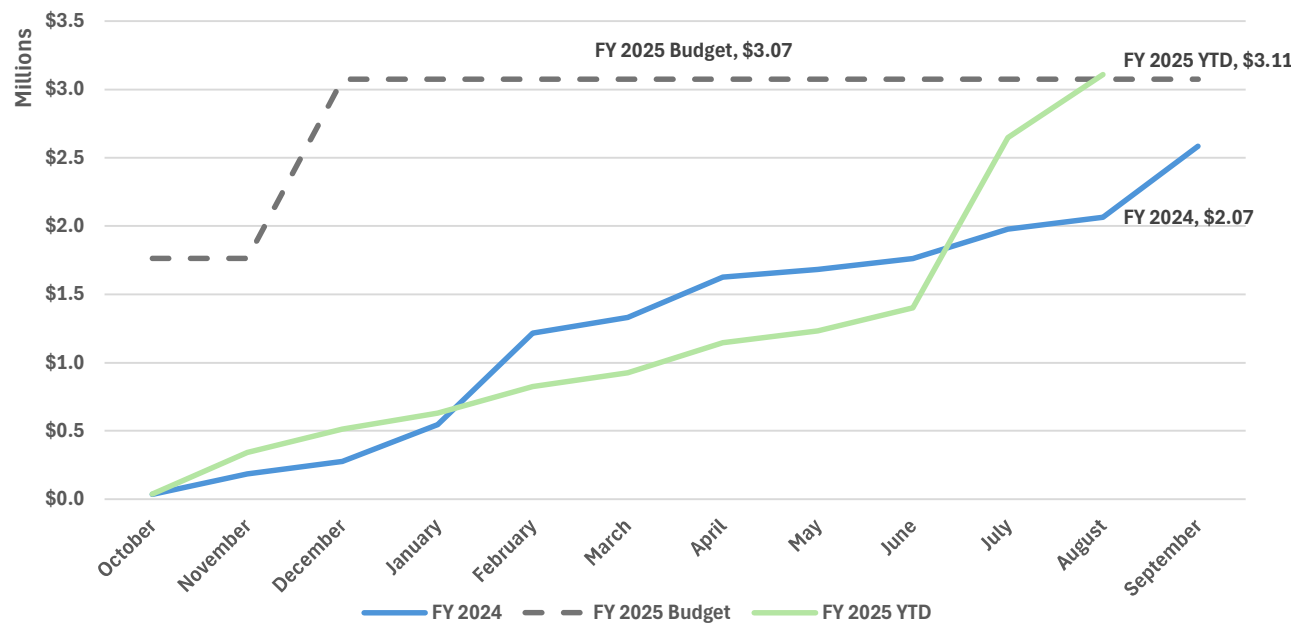
#### **EXPENDITURES**

Approved Budget	2,992,315
YTD Expenditures	3,109,696

<b>Net Position</b>	<b>861,743</b>
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<b>Current Fund Balance</b>	<b>990,487</b>
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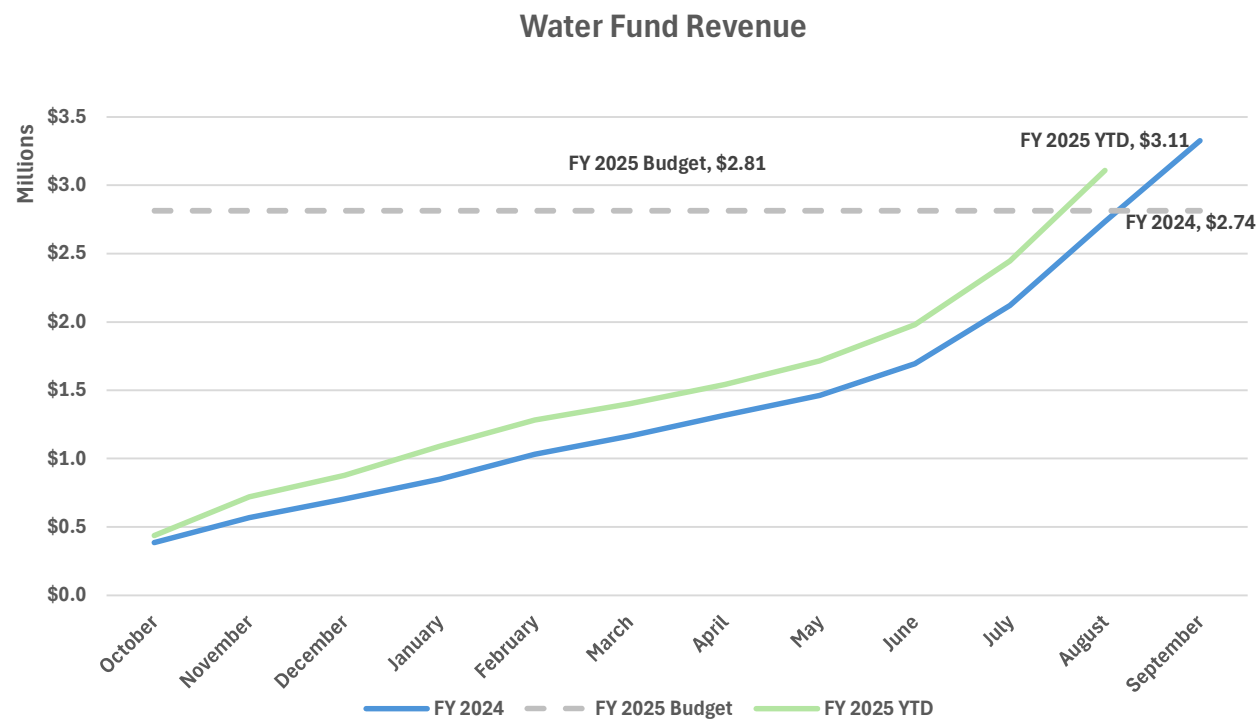
Community Housing Fund Expenses



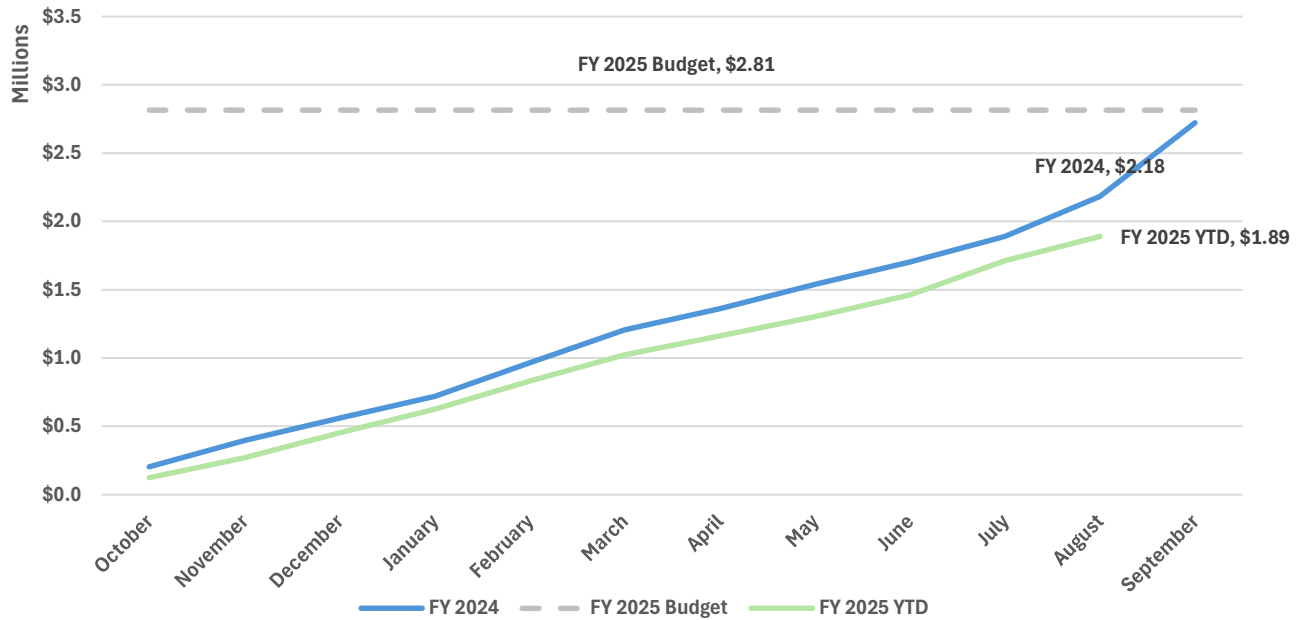
FY 2025 year-to-date expenses are up \$1.0M, or 50.5%. This is due to the timing of a large property acquisition in July 2025 within the Deed Restriction program expense.

# Enterprise Funds

## Water Fund



## Water Fund Expenditures

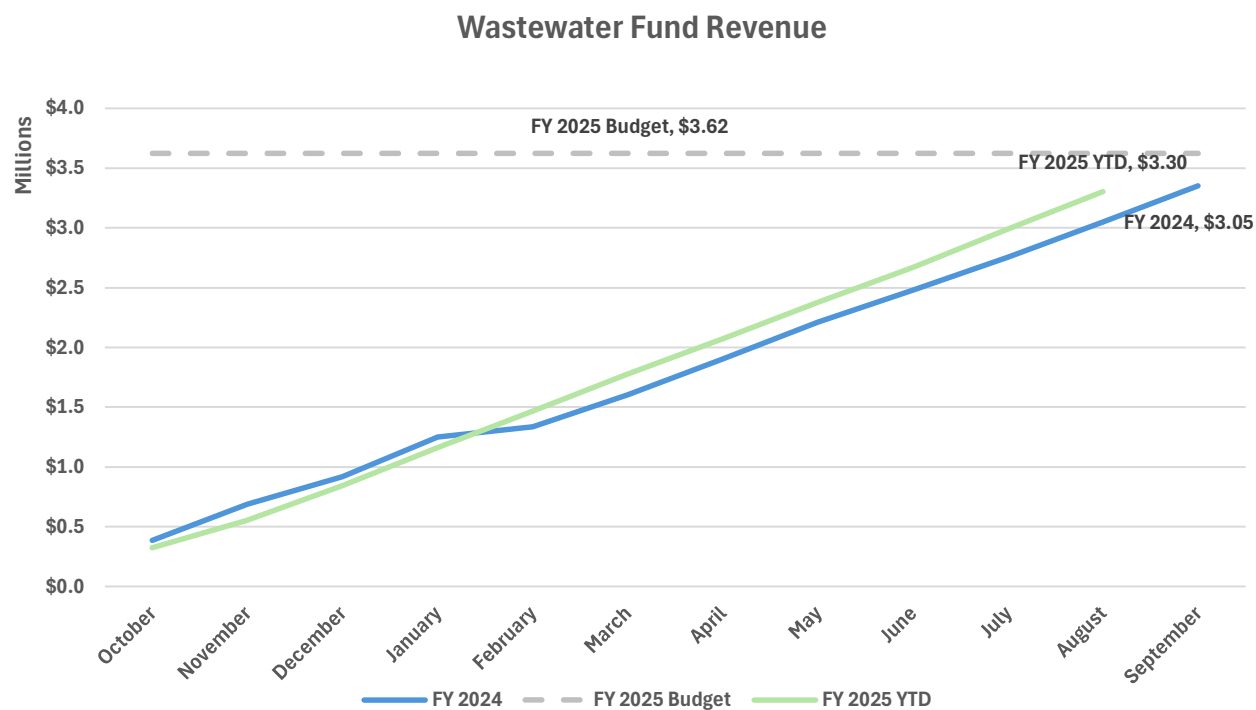


Water Fund Operational revenue and expenditures are tracking within expectations.

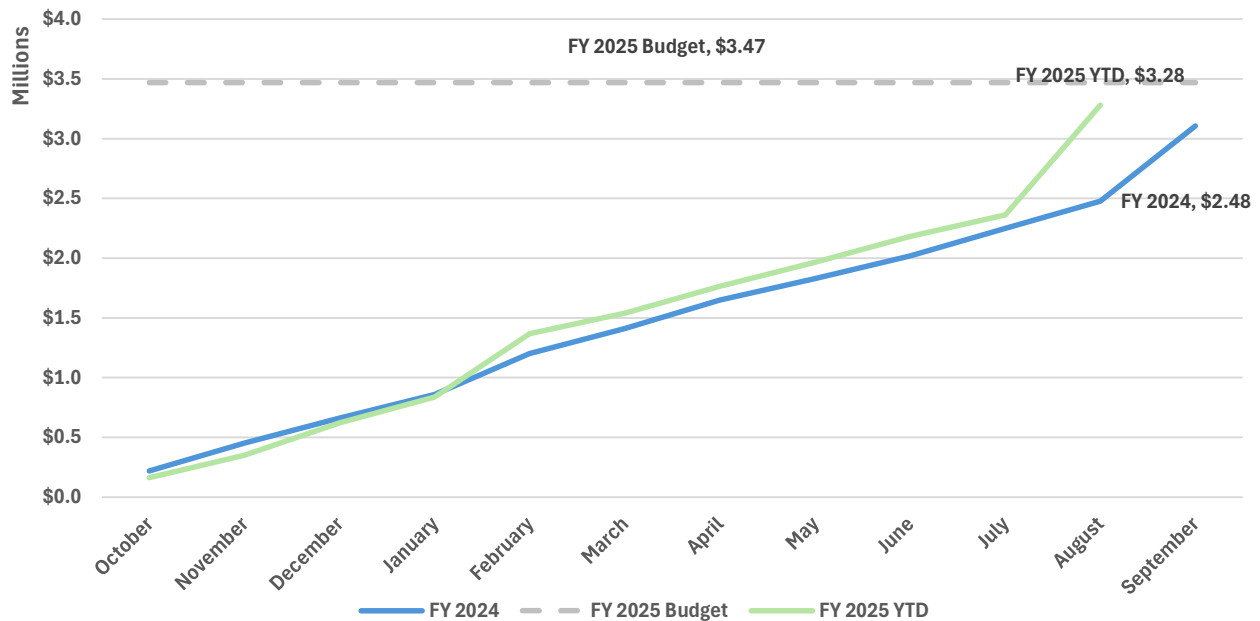
The Water Operational Fund remains in solid financial position, with approximately \$5.2 million in cash & investments, while the Water Capital Fund has approximately \$377k in cash & investments. Both of these amounts are needed for financial stability to account for emergency reserves and the execution of the long-term capital plan.



# Wastewater Funds



## Wastewater Fund Expenditures



Wastewater Fund Operational revenues and expenditures are tracking within expectations. The sharp increase in August expenditures is due to the annual debt service payment.

The Wastewater Operational Fund remains in a solid financial position, with approximately \$3.2 million in cash & investments, while the Wastewater Capital Fund has approximately \$6.8 million in cash & investments. The Wastewater Funds are in a good financial position to foster long-term stability while continuing to invest heavily in infrastructure needs.



CITY OF KETCHUM  
COMBINED CASH INVESTMENT  
AUGUST 31, 2025

COMBINED CASH ACCOUNTS

99-1010-0000	CASH - COMBINED CHECKING	2,743,837.42
99-1020-0000	CASH - XPRESS DEPOSIT ACCOUNT	33,105.93
99-1030-0000	CASH - PARKING OPERATIONS	59,725.01
99-1050-0000	CASH - GRANTS & STR PERMITTING	55,905.50
99-1173-0000	CASH CLEARING-BUSINESS LICENSE	50.00
		<hr/>
	TOTAL COMBINED CASH	2,892,623.86
99-1000-0000	CASH ALLOCATED TO OTHER FUNDS	( 2,892,623.86)
		<hr/>

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

1	ALLOCATION TO GENERAL FUND	297,978.36
2	ALLOCATION TO WAGON DAYS FUND	( 36,965.56)
3	ALLOCATION TO GENERAL CAPITAL IMPROVEMENT FD	50,589.11
22	ALLOCATION TO ORIGINAL LOT FUND	( 22,585.53)
25	ALLOCATION TO ADDITIONAL1%-LOT FUND	170,762.15
41	ALLOCATION TO FIRE BOND FUND	( 6,600.69)
52	ALLOCATION TO IN-LIEU HOUSING FUND	( 335,803.34)
54	ALLOCATION TO COMMUNITY HOUSING	991,579.60
63	ALLOCATION TO WATER FUND	1,641,437.12
64	ALLOCATION TO WATER CAPITAL IMPROVEMENT FUND	( 343,458.57)
65	ALLOCATION TO WASTEWATER FUND	563,230.32
67	ALLOCATION TO WASTEWATER CAPITAL IMPROVE FND	( 334,400.54)
90	ALLOCATION TO POLICE TRUST FUND	1,385.60
93	ALLOCATION TO PARKS/REC DEV TRUST FUND	2,444.25
94	ALLOCATION TO DEVELOPMENT TRUST FUND	241,752.03
98	ALLOCATION TO URBAN RENEWAL AGENCY	11,279.54
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	2,892,623.85
	ALLOCATION FROM COMBINED CASH FUND - 99-1000-0000	( 2,892,623.86)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	( .01)
		<hr/> <hr/>

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

GENERAL FUND

ASSETS

01-1000-0000	CASH - COMBINED	297,978.36	
01-1030-0000	PETTY CASH	324.00	
01-1050-0000	TAXES RECEIVABLE--CURRENT	46,277.53	
01-1100-0000	ACCOUNTS RECEIVABLE - A/R	( 236,619.75)	
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	407,061.70	
01-1510-0000	INVESTMENTS--GENERAL FUND #911	5,569,188.10	
TOTAL ASSETS			6,497,234.58

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	( 50.23)	
01-2172-1000	P/R DEDUC PBL--AFLAC INSURANCE	.19	
01-2173-0000	P/R DEDUC PBL--RETIREMENT	.07	
01-2175-8000	P/R DEDUC PBL--EMP CAF FSA-MD	125,347.24	
01-2175-9000	P/R DEDUC PBL--EMP CAF FSA-DC	( 29,930.25)	
01-2300-0000	DEPOSITS-PARKS & EVENTS	16,050.00	
01-2310-0000	DEPOSITS-STREET DIG PERMIT	5,000.00	
TOTAL LIABILITIES			51,336.66

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
01-2710-0000	GENERAL FUND BALANCE	8,032,792.55	
	REVENUE OVER EXPENDITURES - YTD	( 1,586,894.63)	
BALANCE - CURRENT DATE			6,445,897.92
TOTAL FUND EQUITY			6,445,897.92
TOTAL LIABILITIES AND EQUITY			6,497,234.58

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAX &amp; FRANCHISE</u>					
01-3100-1000 GENERAL PROPERTY TAXES	62,907.22	5,247,202.32	5,228,548.83	( 18,653.49)	100.4
01-3100-1010 PROPERTY TAX CONTINGENCY	.00	.00	30,000.00	30,000.00	.0
01-3100-1050 PROPERTY TAX REPLACEMENT	6,814.43	13,650.36	11,714.19	( 1,936.17)	116.5
01-3100-6110 GAS FRANCHISE	16,039.47	106,485.07	100,000.00	( 6,485.07)	106.5
01-3100-6120 T.V. CABLE FRANCHISE	33,364.55	134,111.26	150,000.00	15,888.74	89.4
01-3100-6130 WATER UTILITY ROW FEE (5%)	11,346.76	124,814.36	136,161.11	11,346.75	91.7
01-3100-6140 WASTEWATER UTILITY ROW FEE(5%)	11,956.42	131,520.62	143,477.09	11,956.47	91.7
01-3100-6150 SOLID WASTE FRANCHISE	16,925.23	103,857.72	95,000.00	( 8,857.72)	109.3
01-3100-9000 PENALTY & INTEREST ON TAXES	5,505.19	19,434.55	15,000.00	( 4,434.55)	129.6
TOTAL PROPERTY TAX & FRANCHISE	164,859.27	5,881,076.26	5,909,901.22	28,824.96	99.5
<u>LICENSES &amp; PERMITS</u>					
01-3200-1110 BEER LICENSES	2,314.61	13,292.76	12,700.00	( 592.76)	104.7
01-3200-1120 LIQUOR LICENSES	2,708.70	11,077.88	8,400.00	( 2,677.88)	131.9
01-3200-1130 WINE LICENSES	2,042.94	14,400.04	13,500.00	( 900.04)	106.7
01-3200-1140 CATERING PERMITS	240.00	1,430.00	1,500.00	70.00	95.3
01-3200-1150 OFF-SITE BUS./SPECIAL EVENTS P	970.00	21,794.00	20,000.00	( 1,794.00)	109.0
01-3200-1400 BUSINESS LICENSES	2,293.75	32,334.58	3,300.00	( 29,034.58)	979.8
01-3200-1410 SHORT TERM RENTAL LICENSES	6,550.50	86,223.86	204,624.00	118,400.14	42.1
01-3200-1520 TAXI-LIMO PERMITS	140.00	2,905.00	2,500.00	( 405.00)	116.2
01-3200-2100 BUILDING PERMITS	81,405.85	615,212.16	305,000.00	( 310,212.16)	201.7
01-3200-2140 RIGHT-OF-WAY PERMITS	2,900.00	20,095.00	4,000.00	( 16,095.00)	502.4
01-3200-2160 STREET EXCAVATION PERMIT FEE	200.00	1,200.00	1,500.00	300.00	80.0
TOTAL LICENSES & PERMITS	101,766.35	819,965.28	577,024.00	( 242,941.28)	142.1
<u>GRANTS</u>					
01-3300-4100 STATE GRANTS	.00	39,162.60	.00	( 39,162.60)	.0
TOTAL GRANTS	.00	39,162.60	.00	( 39,162.60)	.0
<u>STATE OF IDAHO SHARED REVENUE</u>					
01-3310-5100 STATE LIQUOR APPORTIONMENT	57,765.00	334,489.00	395,000.00	60,511.00	84.7
01-3310-5200 HIGHWAY USER'S REVENUE - STREE	.00	289,962.54	195,071.00	( 94,891.54)	148.6
01-3310-5600 STATE SHARED REVENUE	.00	1,191,785.27	1,086,365.00	( 105,420.27)	109.7
TOTAL STATE OF IDAHO SHARED REVENUE	57,765.00	1,816,236.81	1,676,436.00	( 139,800.81)	108.3

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>COUNTY SHARED REVENUE</u>					
01-3320-8400	COUNTY COURT FINES	4,558.30	47,757.82	50,000.00	2,242.18	95.5
01-3320-8600	COUNTY AMBULANCE CONTRACT	.00	1,123,384.08	1,685,076.00	561,691.92	66.7
	<u>TOTAL COUNTY SHARED REVENUE</u>	<u>4,558.30</u>	<u>1,171,141.90</u>	<u>1,735,076.00</u>	<u>563,934.10</u>	<u>67.5</u>
	<u>CHARGES FOR SERVICES</u>					
01-3400-1100	PLANNING FEES	6,200.00	142,208.00	90,000.00	( 52,208.00)	158.0
01-3400-1110	BUILDING PLAN CHECK FEES	41,393.65	349,234.82	175,500.00	( 173,734.82)	199.0
01-3400-1120	PLANNING PLAN CHECK FEES	27,275.58	238,045.53	122,850.00	( 115,195.53)	193.8
01-3400-1130	FIRE PLAN CHECK FEES	29,050.58	242,911.00	122,850.00	( 120,061.00)	197.7
01-3400-1500	REPRODUCTION/FINGERPRINT FEES	15.00	138.00	500.00	362.00	27.6
01-3400-2250	SPECIAL FIRE FEES	5,552.00	16,952.70	50,000.00	33,047.30	33.9
01-3400-2260	PUBLIC EDUCATION FEES	390.00	9,430.00	.00	( 9,430.00)	.0
01-3400-3600	BANNER FEES	325.00	2,958.30	.00	( 2,958.30)	.0
01-3400-6100	BC SCH DIST.PARK MAINT. CONTR	.00	18,928.00	18,200.00	( 728.00)	104.0
01-3400-6300	PARK YOUTH PROGRAM FEES	17,594.10	89,093.73	120,000.00	30,906.27	74.2
01-3400-6320	PARK USER FEES	.00	15,209.51	20,000.00	4,790.49	76.1
01-3400-6700	PARK CONCESSION SALES	8,449.93	17,416.59	9,000.00	( 8,416.59)	193.5
01-3400-6800	TREE SERVICES	.00	400.00	.00	( 400.00)	.0
	<u>TOTAL CHARGES FOR SERVICES</u>	<u>136,245.84</u>	<u>1,142,926.18</u>	<u>728,900.00</u>	<u>( 414,026.18)</u>	<u>156.8</u>
	<u>FINES &amp; FEES</u>					
01-3500-1100	PARKING FINES	7,621.50	97,684.94	100,000.00	2,315.06	97.7
01-3500-1200	ELECTRIC VEHICLE CHARGING	.00	.00	25.00	25.00	.0
01-3500-1300	PAID PARKING	.00	2,845.75	2,500.00	( 345.75)	113.8
01-3500-1400	PLANNING & BUILDING FINES	900.00	9,600.00	.00	( 9,600.00)	.0
	<u>TOTAL FINES &amp; FEES</u>	<u>8,521.50</u>	<u>110,130.69</u>	<u>102,525.00</u>	<u>( 7,605.69)</u>	<u>107.4</u>

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
01-3700-1000	INTEREST EARNINGS	32,644.10	403,961.49	150,000.00	( 253,961.49)	269.3
01-3700-2000	RENT	500.00	5,000.00	6,000.00	1,000.00	83.3
01-3700-2010	RENT-PARK RESERVATIONS	730.00	9,785.00	12,000.00	2,215.00	81.5
01-3700-2020	RENT-491 SUN VALLEY ROAD	5,762.78	63,277.58	66,468.00	3,190.42	95.2
01-3700-3600	REFUNDS & REIMBURSEMENTS	238,335.01	280,850.28	253,400.00	( 27,450.28)	110.8
01-3700-3610	REIMBURSEMENTS-RESORT CITIES	.00	33,500.00	22,000.00	( 11,500.00)	152.3
01-3700-3650	REIMBURSEMENT-BLAINE CITY TOUR	.00	.00	8,000.00	8,000.00	.0
01-3700-4000	SALE OF FIXED ASSETS	2,550.00	2,550.00	.00	( 2,550.00)	.0
01-3700-7000	MISCELLANEOUS	.00	106,271.68	.00	( 106,271.68)	.0
01-3700-7010	MISCELLANEOUS-STREET	.00	1,780.96	.00	( 1,780.96)	.0
01-3700-8722	TRANSFER FROM LOT FUND	166,666.67	1,833,333.37	2,000,000.00	166,666.63	91.7
01-3700-8763	REIMBURSEMENT FROM WATER FUND	30,678.17	337,459.87	368,138.00	30,678.13	91.7
01-3700-8765	REIMBURSMNT FROM WASTEWATER FD	62,186.75	684,054.25	746,241.00	62,186.75	91.7
01-3700-8798	URA FND REIM-SALARIES/BENEFITS	9,359.91	84,748.23	125,000.00	40,251.77	67.8
01-3700-8799	IDL FIRE REIMBURSMNT	.00	486,938.16	200,000.00	( 286,938.16)	243.5
	TOTAL MISCELLANEOUS REVENUE	549,413.39	4,333,510.87	3,957,247.00	( 376,263.87)	109.5
	<u>MISCELLANEOUS REVENUE CONT.</u>					
01-3710-8722	LOT FUND REIMB-ADMIN.EXPENSES	416.67	4,583.37	5,000.00	416.63	91.7
01-3710-8763	WATER FUND REIMB-ADMIN.EXPENSE	12,398.25	136,380.75	148,779.00	12,398.25	91.7
01-3710-8765	WW FUND REIMB-ADMIN.EXPENSES	11,687.67	128,564.37	140,252.00	11,687.63	91.7
01-3710-8798	URA FUND REIMB-ADMIN. EXPENSES	.00	.00	25,000.00	25,000.00	.0
	TOTAL MISCELLANEOUS REVENUE CONT.	24,502.59	269,528.49	319,031.00	49,502.51	84.5
	<u>FUND BALANCE</u>					
01-3800-9000	FUND BALANCE	.00	.00	4,078,623.00	4,078,623.00	.0
	TOTAL FUND BALANCE	.00	.00	4,078,623.00	4,078,623.00	.0
	TOTAL FUND REVENUE	1,047,632.24	15,583,679.08	19,084,763.22	3,501,084.14	81.7

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE &amp; EXECUTIVE</u>					
PERSONAL SERVICES:					
01-4110-1000 SALARIES	18,720.12	212,515.18	120,686.04	( 91,829.14)	176.1
01-4110-2100 FICA TAXES-CITY	1,402.99	15,917.41	9,232.48	( 6,684.93)	172.4
01-4110-2200 STATE RETIREMENT-CITY	2,238.87	25,416.61	14,434.05	( 10,982.56)	176.1
01-4110-2400 WORKER'S COMPENSATION-CITY	12.90	147.04	157.00	9.96	93.7
01-4110-2500 HEALTH INSURANCE-CITY	11,488.80	126,376.80	137,867.00	11,490.20	91.7
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	7,004.00	8,000.00	996.00	87.6
01-4110-2510 DENTAL INSURANCE-CITY	314.00	3,454.00	3,768.00	314.00	91.7
01-4110-2515 VISION	152.00	1,786.75	.00	( 1,786.75)	.0
01-4110-2600 ST & LONG TERM DISABILITY	67.16	738.76	805.92	67.16	91.7
TOTAL PERSONAL SERVICES	34,396.84	393,356.55	294,950.49	( 98,406.06)	133.4
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	5,725.74	3,000.00	( 2,725.74)	190.9
TOTAL MATERIAL AND SERVICES	.00	5,749.56	21,952.00	16,202.44	26.2
CAPITAL OUTLAY:					
01-4110-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	1,000.00	1,000.00	.0
TOTAL LEGISLATIVE & EXECUTIVE	34,396.84	399,106.11	317,902.49	( 81,203.62)	125.5

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE SERVICES</u>					
PERSONAL SERVICES:					
01-4150-1000 SALARIES	105,784.37	930,492.25	965,737.00	35,244.75	96.4
01-4150-1500 PART TIME SALARIES	584.00	10,950.00	10,000.00	( 950.00)	109.5
01-4150-1900 OVERTIME	1,293.17	9,232.05	.00	( 9,232.05)	.0
01-4150-2100 FICA TAXES-CITY	8,302.25	71,128.42	73,879.00	2,750.58	96.3
01-4150-2200 STATE RETIREMENT-CITY	13,436.34	117,611.43	114,270.00	( 3,341.43)	102.9
01-4150-2400 WORKMEN'S COMPENSATION-CITY	134.85	867.40	1,200.00	332.60	72.3
01-4150-2500 HEALTH INSURANCE-CITY	20,529.18	236,782.16	294,644.00	57,861.84	80.4
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)	3,867.69	12,942.12	19,000.00	6,057.88	68.1
01-4150-2510 DENTAL INSURANCE-CITY	581.00	7,172.00	8,209.00	1,037.00	87.4
01-4150-2515 VISION	286.67	3,660.87	.00	( 3,660.87)	.0
01-4150-2600 ST & LONG TERM DISABILITY	413.71	4,729.70	5,187.16	457.46	91.2
01-4150-2760 OTHER EMPLOYEE BENEFITS	2,661.55	24,654.90	26,400.00	1,745.10	93.4
01-4150-2900 PERFORMANCE AWARDS	.00	314.90	.00	( 314.90)	.0
TOTAL PERSONAL SERVICES	157,874.78	1,430,538.20	1,518,526.16	87,987.96	94.2
MATERIALS AND SERVICES:					
01-4150-3100 OFFICE SUPPLIES & POSTAGE	4,069.79	28,734.18	25,000.00	( 3,734.18)	114.9
01-4150-3310 STATE SALES TAX-GEN.GOV. & PAR	.00	458.17	250.00	( 208.17)	183.3
01-4150-3600 COMPUTER SOFTWARE	19.99	4,905.95	.00	( 4,905.95)	.0
01-4150-4200 PROFESSIONAL SERVICES	( 3,793.07)	52,479.48	.00	( 52,479.48)	.0
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO	1,549.03	5,469.20	12,000.00	6,530.80	45.6
01-4150-4600 PROPERTY & LIABILITY INSURANCE	.00	137,345.98	116,015.00	( 21,330.98)	118.4
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH	500.00	5,231.60	7,500.00	2,268.40	69.8
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG	1,879.42	21,400.96	20,000.00	( 1,400.96)	107.0
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST	.00	1,426.06	12,000.00	10,573.94	11.9
01-4150-5100 TELEPHONE & COMMUNICATIONS	12,378.22	70,021.24	43,000.00	( 27,021.24)	162.8
01-4150-5110 COMPUTER NETWORK	2,906.11	71,478.34	80,000.00	8,521.66	89.4
01-4150-5150 COMMUNICATIONS	17,235.53	88,970.42	105,000.00	16,029.58	84.7
01-4150-5200 UTILITIES	3,284.24	22,724.69	42,682.00	19,957.31	53.2
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS	.00	219.00	.00	( 219.00)	.0
01-4150-6500 CONTRACTS FOR SERVICES	.00	50,586.50	25,000.00	( 25,586.50)	202.4
01-4150-6510 COMPUTER SERVICES	.00	29,951.00	45,500.00	15,549.00	65.8
TOTAL MATERIAL AND SERVICES	40,029.26	591,402.77	533,947.00	( 57,455.77)	110.8
CAPITAL OUTLAY:					
01-4150-7400 OFFICE FURNITURE & EQUIPMENT	.00	13,745.26	1,000.00	( 12,745.26)	1374.5
TOTAL CAPITAL OUTLAY	.00	13,745.26	1,000.00	( 12,745.26)	1374.5
TOTAL ADMINISTRATIVE SERVICES	197,904.04	2,035,686.23	2,053,473.16	17,786.93	99.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>LEGAL</u>					
	MATERIALS AND SERVICES:					
01-4160-4200	PROFESSIONAL SERVICES	16,500.00	195,143.75	209,803.79	14,660.04	93.0
01-4160-4270	CITY PROSECUTOR	3,883.33	38,833.30	47,998.00	9,164.70	80.9
	TOTAL MATERIAL AND SERVICES	20,383.33	233,977.05	257,801.79	23,824.74	90.8
	TOTAL LEGAL	20,383.33	233,977.05	257,801.79	23,824.74	90.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING &amp; BUILDING</u>					
PERSONAL SERVICES:					
01-4170-1000 SALARIES	61,049.49	428,780.65	509,601.00	80,820.35	84.1
01-4170-1200 PLANNING & ZONING COMMISSION	1,600.00	22,400.00	25,200.00	2,800.00	88.9
01-4170-1900 OVERTIME	.00	2,002.37	.00	( 2,002.37)	.0
01-4170-2100 FICA TAXES-CITY	4,772.88	35,385.38	76,755.20	41,369.82	46.1
01-4170-2200 STATE RETIREMENT-CITY	7,492.85	55,267.71	59,154.00	3,886.29	93.4
01-4170-2400 WORKER'S COMPENSATION-CITY	569.58	3,901.54	6,220.00	2,318.46	62.7
01-4170-2500 HEALTH INSURANCE-CITY	10,615.00	97,599.87	140,406.00	42,806.13	69.5
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)	323.53	4,243.53	9,000.00	4,756.47	47.2
01-4170-2510 DENTAL INSURANCE-CITY	312.00	2,960.05	3,990.00	1,029.95	74.2
01-4170-2515 VISION	140.00	1,408.43	.00	( 1,408.43)	.0
01-4170-2600 ST & LONG TERM DISABILITY	271.47	2,722.91	3,057.72	334.81	89.1
01-4170-2700 VACATION/SICK ACCRUAL PAYOUT	.00	11,453.97	6,793.20	( 4,660.77)	168.6
TOTAL PERSONAL SERVICES	87,146.80	668,126.41	840,177.12	172,050.71	79.5
MATERIALS AND SERVICES:					
01-4170-3100 OFFICE SUPPLIES & POSTAGE	44.73	3,587.47	6,000.00	2,412.53	59.8
01-4170-3200 OPERATING SUPPLIES	.00	6,528.60	1,200.00	( 5,328.60)	544.1
01-4170-4200 PROFESSIONAL SERVICES	8,331.25	204,134.98	248,842.00	44,707.02	82.0
01-4170-4210 PROFESSIONAL SERVICES - IDBS	36,599.99	361,621.24	260,000.00	( 101,621.24)	139.1
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM	1,537.50	17,782.50	10,000.00	( 7,782.50)	177.8
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO	2,240.62	24,937.88	10,000.00	( 14,937.88)	249.4
01-4170-4500 GEOGRAPHIC INFO SYSTEMS	1,200.00	14,080.00	10,000.00	( 4,080.00)	140.8
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	1,380.14	4,000.00	2,619.86	34.5
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG	37.49	6,233.75	10,000.00	3,766.25	62.3
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM	.00	181.00	3,000.00	2,819.00	6.0
01-4170-5100 TELEPHONE & COMMUNICATIONS	30.00	330.00	.00	( 330.00)	.0
01-4170-6910 OTHER PURCHASED SERVICES	.00	5,000.00	2,000.00	( 3,000.00)	250.0
TOTAL MATERIAL AND SERVICES	50,021.58	645,797.56	565,042.00	( 80,755.56)	114.3
CAPITAL OUTLAY:					
01-4170-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	11,245.00	11,245.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	11,245.00	11,245.00	.0
TOTAL PLANNING & BUILDING	137,168.38	1,313,923.97	1,416,464.12	102,540.15	92.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL</u>					
PERSONAL SERVICES:					
01-4193-1000 SALARIES	.00	38,090.00	70,980.00	32,890.00	53.7
01-4193-2100 FICA TAXES-CITY	.00	2,913.90	5,429.97	2,516.07	53.7
01-4193-2200 STATE RETIREMENT-CITY	.00	4,555.55	8,489.21	3,933.66	53.7
01-4193-2400 WORKMEN'S COMPENSATION-CITY	.00	38.26	75.00	36.74	51.0
01-4193-2500 HEALTH INSURANCE-CITY	.00	10,890.00	14,520.00	3,630.00	75.0
01-4193-2510 DENTAL INSURANCE-CITY	.00	318.41	504.00	185.59	63.2
01-4193-2515 VISION	.00	102.08	.00	( 102.08)	.0
TOTAL PERSONAL SERVICES	.00	56,908.20	99,998.18	43,089.98	56.9
MATERIALS AND SERVICES:					
01-4193-4200 PROFESSIONAL SERVICE	17,000.00	228,557.36	213,296.00	( 15,261.36)	107.2
01-4193-4210 RESORT CITIES	.00	14,000.00	25,000.00	11,000.00	56.0
01-4193-4220 IT PROFESSIONAL SERVICES	.00	141,806.93	178,260.00	36,453.07	79.6
01-4193-4250 BLAINE CITY TOUR	.00	.00	8,000.00	8,000.00	.0
01-4193-4400 PROPERTY ACQUISITION	.00	2,248,345.91	2,248,346.00	.09	100.0
01-4193-4500 1ST/WASHINGTON RENT	.00	.00	18,000.00	18,000.00	.0
01-4193-4901 CULTURE PROJECTS	3,306.96	4,624.59	.00	( 4,624.59)	.0
01-4193-6500 CONTRACT FOR SERVICE	.00	99,210.00	131,904.00	32,694.00	75.2
01-4193-6900 MISCELLANEOUS EXPENSE	.00	475,642.61	475,000.00	( 642.61)	100.1
TOTAL MATERIAL AND SERVICES	20,306.96	3,212,187.40	3,297,806.00	85,618.60	97.4
OTHER EXPENDITURES:					
01-4193-8803 TRANSFER TO GENERAL CIP FUND	.00	847,677.00	847,677.00	.00	100.0
01-4193-8804 TRANSFER TO CITY/CO HOUSING	.00	500,000.00	500,000.00	.00	100.0
01-4193-8893 TRANSFER TO PARK TRUST-KAC	.00	10,000.00	10,000.00	.00	100.0
01-4193-9910 MERIT/COMPENSATION ADJUSTMENTS	.00	3,189.38	140,000.00	136,810.62	2.3
01-4193-9930 GENERAL FUND OP. CONTINGENCY	30,471.24	151,275.08	366,581.06	215,305.98	41.3
TOTAL OTHER EXPENDITURES	30,471.24	1,512,141.46	1,864,258.06	352,116.60	81.1
TOTAL NON-DEPARTMENTAL	50,778.20	4,781,237.06	5,262,062.24	480,825.18	90.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINTENANCE</u>					
PERSONAL SERVICES:					
01-4194-1000 SALARIES	39,219.47	288,274.31	362,894.00	74,619.69	79.4
01-4194-1500 PART-TIME/SEASONAL	11,924.00	11,924.00	60,921.00	48,997.00	19.6
01-4194-1800 SHIFT COVERAGE ON CALL	192.78	3,290.97	5,000.00	1,709.03	65.8
01-4194-1900 OVERTIME	156.64	6,611.33	8,500.00	1,888.67	77.8
01-4194-2100 FICA TAXES - CITY	3,925.16	26,381.07	32,422.00	6,040.93	81.4
01-4194-2200 STATE RETIREMENT - CITY	4,689.52	35,412.99	48,822.00	13,409.01	72.5
01-4194-2400 WORKER'S COMPENSATION-CITY	697.64	4,732.73	3,983.00	( 749.73)	118.8
01-4194-2500 HEALTH INSURANCE - CITY	11,871.75	114,521.25	162,596.00	48,074.75	70.4
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)	.00	1,869.03	10,000.00	8,130.97	18.7
01-4194-2510 DENTAL INSURANCE-CITY	331.36	3,234.37	4,566.00	1,331.63	70.8
01-4194-2515 VISION	159.38	1,700.96	.00	( 1,700.96)	.0
01-4194-2600 LONG TERM DISABILITY	162.56	1,668.24	2,114.62	446.38	78.9
01-4194-2800 STATE UNEMPLOYMENT INSURANCE	.00	5,854.34	8,000.00	2,145.66	73.2
TOTAL PERSONAL SERVICES	73,330.26	505,475.59	709,818.62	204,343.03	71.2
MATERIALS AND SERVICES:					
01-4194-3100 OFFICE SUPPLIES & POSTAGE	.00	.00	300.00	300.00	.0
01-4194-3200 OPERATING SUPPLIES	58.88	8,297.72	10,000.00	1,702.28	83.0
01-4194-3500 MOTOR FUELS & LUBRICANTS	299.81	1,757.98	16,000.00	14,242.02	11.0
01-4194-4200 PROFESSIONAL SERVICES	11,299.64	105,948.64	62,718.00	( 43,230.64)	168.9
01-4194-4210 PROFESSIONAL SERVC-CITY TREES	.00	9,295.64	15,000.00	5,704.36	62.0
01-4194-4220 PROF SERV-CITY BEAUTIFICATION	22,926.60	86,718.26	85,000.00	( 1,718.26)	102.0
01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	490.00	440.00	( 50.00)	111.4
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	1,759.48	1,000.00	( 759.48)	176.0
01-4194-5100 TELEPHONE & COMMUNICATIONS	30.00	330.00	720.00	390.00	45.8
01-4194-5200 UTILITIES	20,829.41	56,347.06	36,000.00	( 20,347.06)	156.5
01-4194-5220 RECYCLING PROGRAM-ERC	21.98	21.98	.00	( 21.98)	.0
01-4194-5300 CUSTODIAL & CLEANING SERVICES	4,637.00	46,436.77	80,000.00	33,563.23	58.1
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS	1,140.00	52,353.16	56,000.00	3,646.84	93.5
01-4194-5910 REPAIR & MAINT-491 SV ROAD	3,422.04	45,296.56	77,000.00	31,703.44	58.8
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR	5,295.24	30,900.80	48,100.00	17,199.20	64.2
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI	351.95	757.62	3,500.00	2,742.38	21.7
01-4194-6100 REPAIR & MAINT-MACHINERY & EQ	52.98	2,174.68	6,000.00	3,825.32	36.2
01-4194-6950 MAINTENANCE	3,078.83	18,756.22	36,000.00	17,243.78	52.1
TOTAL MATERIAL AND SERVICES	73,444.36	467,642.57	533,778.00	66,135.43	87.6
TOTAL FACILITY MAINTENANCE	146,774.62	973,118.16	1,243,596.62	270,478.46	78.3

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>						
PERSONAL SERVICES:						
01-4210-1000	SALARIES	13,348.80	120,677.08	115,690.00	( 4,987.08)	104.3
01-4210-1500	PART-TIME	2,236.13	2,236.13	27,851.00	25,614.87	8.0
01-4210-1900	OVERTIME	.00	9,727.08	5,000.00	( 4,727.08)	194.5
01-4210-2100	FICA TAXES-CITY	1,164.06	9,854.17	10,981.00	1,126.83	89.7
01-4210-2200	STATE RETIREMENT-CITY	1,596.51	13,906.66	17,167.00	3,260.34	81.0
01-4210-2400	WORKMEN'S COMPENSATION-CITY	365.84	3,059.16	4,637.00	1,577.84	66.0
01-4210-2500	HEALTH INSURANCE-CITY	6,711.56	73,827.16	80,539.00	6,711.84	91.7
01-4210-2505	HEALTH REIMBURSEMENT ACCT(HRA)	2,602.60	3,568.91	4,000.00	431.09	89.2
01-4210-2510	DENTAL INSURANCE-CITY	169.00	1,859.00	2,028.00	169.00	91.7
01-4210-2515	VISION	88.00	1,036.60	.00	( 1,036.60)	.0
01-4210-2600	ST & LONG TERM DISABILITY	56.71	623.81	680.52	56.71	91.7
TOTAL PERSONAL SERVICES		28,339.21	240,375.76	268,573.52	28,197.76	89.5
MATERIALS AND SERVICES:						
01-4210-3100	OFFICE SUPPLIES & POSTAGE	.00	1,371.35	5,000.00	3,628.65	27.4
01-4210-3200	OPERATING SUPPLIES	.00	451.31	300.00	( 151.31)	150.4
01-4210-3500	MOTOR FUELS & LUBRICANTS	342.68	3,996.44	7,000.00	3,003.56	57.1
01-4210-3600	COMPUTER SOFTWARE	.00	.00	2,000.00	2,000.00	.0
01-4210-3610	PARKING OPS PROCESSING FEES	1,110.72	15,936.90	26,000.00	10,063.10	61.3
01-4210-3620	PARKING OPS EQUIPMENT FEES	.00	8,862.12	11,000.00	2,137.88	80.6
01-4210-4200	PROFESSIONAL SERVICES	.00	28,546.25	59,750.00	31,203.75	47.8
01-4210-4250	PROF.SERVICES-BCSO CONTRACT	159,837.92	1,603,038.42	1,918,054.67	315,016.25	83.6
01-4210-4900	PERSONNEL TRAINING/TRAVEL/MTG	.00	867.63	.00	( 867.63)	.0
01-4210-5100	TELEPHONE & COMMUNICATIONS	.00	3,662.98	4,350.00	687.02	84.2
01-4210-6000	REPAIR & MAINT--AUTOMOTIVE EQU	37.90	1,624.11	13,000.00	11,375.89	12.5
TOTAL MATERIAL AND SERVICES		161,329.22	1,668,357.51	2,046,454.67	378,097.16	81.5
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		189,668.43	1,908,733.27	2,320,028.19	411,294.92	82.3

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE &amp; RESCUE</u>					
PERSONAL SERVICES:					
01-4230-1000 SALARIES	138,531.39	1,239,755.81	1,470,123.00	230,367.19	84.3
01-4230-1500 PAID ON-CALL WAGES	55,579.22	274,233.88	135,000.00	( 139,233.88)	203.1
01-4230-1700 WOOC (WORKING OUT OF CLASS)	19,753.43	100,839.45	8,000.00	( 92,839.45)	1260.5
01-4230-1900 OVERTIME	74,306.81	223,904.28	120,000.00	( 103,904.28)	186.6
01-4230-2100 FICA TAXES-CITY	21,856.98	140,974.08	132,584.00	( 8,390.08)	106.3
01-4230-2300 FIREMEN'S RETIREMENT-CITY	25,544.62	217,018.70	234,125.00	17,106.30	92.7
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	8,516.23	54,358.42	40,000.00	( 14,358.42)	135.9
01-4230-2500 HEALTH INSURANCE-CITY	37,708.62	364,312.18	369,852.00	5,539.82	98.5
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)	468.92	7,108.34	26,000.00	18,891.66	27.3
01-4230-2510 DENTAL INSURANCE-CITY	981.50	10,523.50	11,040.00	516.50	95.3
01-4230-2515 VISION	460.00	5,424.35	.00	( 5,424.35)	.0
01-4230-2530 EMPLOYEE MEDICAL SERVICES	.00	3,857.00	.00	( 3,857.00)	.0
01-4230-2535 VEBA	5,400.00	57,300.00	57,600.00	300.00	99.5
01-4230-2540 MERP-MEDICAL EXP REIMBURSEMENT	600.00	6,675.00	7,200.00	525.00	92.7
01-4230-2600 ST & LONG TERM DISABILITY	607.78	7,304.04	8,310.64	1,006.60	87.9
01-4230-2700 VACATION/SICK ACCRUAL PAYOUT	.00	28,794.74	25,000.00	( 3,794.74)	115.2
01-4230-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	3,000.00	3,000.00	.0
01-4230-2900 PERFORMANCE AWARDS	1,968.98	7,163.33	4,200.00	( 2,963.33)	170.6
TOTAL PERSONAL SERVICES	392,284.48	2,749,547.10	2,664,034.64	( 85,512.46)	103.2
MATERIALS AND SERVICES:					
01-4230-3200 OPERATING SUPPLIES FIRE	2,073.32	14,928.63	45,000.00	30,071.37	33.2
01-4230-3210 OPERATING SUPPLIES EMS	3,526.42	50,487.27	63,000.00	12,512.73	80.1
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE	840.34	5,574.33	8,000.00	2,425.67	69.7
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS	.00	4,800.69	8,000.00	3,199.31	60.0
01-4230-4200 PROFESSIONAL SERVICES FIRE	2,377.40	39,939.98	27,000.00	( 12,939.98)	147.9
01-4230-4210 PROFESSIONAL SERVICES EMS	2,652.40	28,498.31	20,000.00	( 8,498.31)	142.5
01-4230-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	110.00	.00	( 110.00)	.0
01-4230-4900 TRAINING/TRAVEL/MTG FIRE	.00	8,653.78	16,000.00	7,346.22	54.1
01-4230-4910 TRAINING EMS	.00	3,375.12	12,000.00	8,624.88	28.1
01-4230-4920 TRAINING-FACILITY	6,822.77	7,994.05	12,000.00	4,005.95	66.6
01-4230-4930 PUBLIC EDUCATION	840.00	14,858.74	.00	( 14,858.74)	.0
01-4230-4940 IDL FIRE EXPENSES	6,033.39	22,901.75	200,000.00	177,098.25	11.5
01-4230-5100 TELEPHONE & COMMUNICATION FIRE	292.25	12,825.21	21,000.00	8,174.79	61.1
01-4230-5110 TELEPHONE & COMMUNICATION EMS	292.23	11,111.03	21,000.00	9,888.97	52.9
01-4230-5200 UTILITIES	339.10	27,250.70	45,600.00	18,349.30	59.8
01-4230-5900 REPAIR & MAINTENANCE-BUILDINGS	520.44	23,800.31	24,000.00	199.69	99.2
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE	336.38	30,780.06	18,000.00	( 12,780.06)	171.0
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS	896.82	8,067.07	12,000.00	3,932.93	67.2
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ	124.92	6,791.96	60,000.00	53,208.04	11.3
01-4230-6110 REPAIR & MAINT--MACHINERY & EQ	1,513.47	5,394.47	2,500.00	( 2,894.47)	215.8
01-4230-6200 REPAIR & MAINT--FACILITY	.00	1,565.09	.00	( 1,565.09)	.0
01-4230-6900 OTHER PURCHASED SERVICES FIRE	.00	.00	3,250.00	3,250.00	.0
01-4230-6910 OTHER PURCHASED SERVICES EMS	.00	.00	7,000.00	7,000.00	.0
TOTAL MATERIAL AND SERVICES	29,481.65	329,708.55	625,350.00	295,641.45	52.7

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
CAPITAL OUTLAY:					
01-4230-7700 LEASE-AERIAL TOWER	.00	58,429.65	58,430.00	.35	100.0
01-4230-7710 LEASE-ENFORCER PUC PUMPERKB790	.00	140,801.73	141,000.00	198.27	99.9
TOTAL CAPITAL OUTLAY	.00	199,231.38	199,430.00	198.62	99.9
TOTAL FIRE & RESCUE	421,766.13	3,278,487.03	3,488,814.64	210,327.61	94.0

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET</u>					
PERSONAL SERVICES:					
01-4310-1000 SALARIES	76,747.23	675,494.72	719,144.00	43,649.28	93.9
01-4310-1500 PART-TIME	.00	.00	65,800.00	65,800.00	.0
01-4310-1800 SHIFT COVERAGE ON CALL	192.78	19,329.77	17,500.00	( 1,829.77)	110.5
01-4310-1900 OVERTIME	1,208.68	46,803.81	35,000.00	( 11,803.81)	133.7
01-4310-2100 FICA TAXES-CITY	5,940.80	56,389.21	60,977.70	4,588.49	92.5
01-4310-2200 STATE RETIREMENT-CITY	9,346.57	85,986.77	87,463.00	1,476.23	98.3
01-4310-2400 WORKER'S COMPENSATION-CITY	2,287.24	20,054.80	27,628.00	7,573.20	72.6
01-4310-2500 HEALTH INSURANCE-CITY	21,909.47	203,419.43	216,685.00	13,265.57	93.9
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)	195.05	3,955.23	15,500.00	11,544.77	25.5
01-4310-2510 DENTAL INSURANCE-CITY	541.36	6,009.32	6,576.00	566.68	91.4
01-4310-2515 VISION	239.37	2,774.30	.00	( 2,774.30)	.0
01-4310-2600 ST & LONG TERM DISABILITY	306.06	3,791.55	4,323.06	531.51	87.7
01-4310-2800 STATE UNEMPLOYMENT INSURANCE	.00	33.44	6,000.00	5,966.56	.6
TOTAL PERSONAL SERVICES	118,914.61	1,124,042.35	1,262,596.76	138,554.41	89.0
MATERIALS AND SERVICES:					
01-4310-3200 OPERATING SUPPLIES	2,250.44	15,691.91	16,240.00	548.09	96.6
01-4310-3400 MINOR EQUIPMENT	.00	1,795.45	3,800.00	2,004.55	47.3
01-4310-3500 MOTOR FUELS & LUBRICANTS	2,471.97	85,269.21	109,092.00	23,822.79	78.2
01-4310-3600 COMPUTER SOFTWARE	.00	6,814.00	6,800.00	( 14.00)	100.2
01-4310-4200 PROFESSIONAL SERVICES	1,084.74	191,013.43	204,000.00	12,986.57	93.6
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG	250.00	1,330.00	4,515.00	3,185.00	29.5
01-4310-5100 TELEPHONE & COMMUNICATIONS	30.00	330.00	7,000.00	6,670.00	4.7
01-4310-5200 UTILITIES	1,030.30	15,215.27	19,500.00	4,284.73	78.0
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU	29.74	7,180.55	8,700.00	1,519.45	82.5
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ	1,788.26	52,231.15	98,650.00	46,418.85	53.0
01-4310-6910 OTHER PURCHASED SERVICES	851.15	13,939.08	16,000.00	2,060.92	87.1
01-4310-6920 SIGNS & SIGNALIZATION	53.11	12,954.23	16,000.00	3,045.77	81.0
01-4310-6930 STREET LIGHTING	892.36	21,514.87	18,500.00	( 3,014.87)	116.3
01-4310-6950 MAINTENANCE & IMPROVEMENTS	38,112.00	176,273.63	338,300.00	162,026.37	52.1
TOTAL MATERIAL AND SERVICES	48,844.07	601,552.78	867,097.00	265,544.22	69.4
CAPITAL OUTLAY:					
01-4310-7500 AUTOMOTIVE EQUIPMENT	112.90	112.90	.00	( 112.90)	.0
TOTAL CAPITAL OUTLAY	112.90	112.90	.00	( 112.90)	.0
TOTAL STREET	167,871.58	1,725,708.03	2,129,693.76	403,985.73	81.0

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
PERSONAL SERVICES:					
01-4510-1000 SALARIES	31,779.15	260,096.51	275,420.00	15,323.49	94.4
01-4510-1500 PART-TIME/SEASONAL	28,245.89	65,258.70	85,000.00	19,741.30	76.8
01-4510-1900 OVERTIME	.00	833.25	.00	( 833.25)	.0
01-4510-2100 FICA TAXES - CITY	4,556.34	24,660.50	27,540.00	2,879.50	89.5
01-4510-2200 STATE RETIREMENT - CITY	3,800.79	30,362.79	43,056.00	12,693.21	70.5
01-4510-2400 WORKER'S COMPENSATION - CITY	1,032.53	5,333.32	7,700.00	2,366.68	69.3
01-4510-2500 HEALTH INSURANCE - CITY	8,133.02	80,285.30	83,829.00	3,543.70	95.8
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)	445.46	4,860.40	5,000.00	139.60	97.2
01-4510-2510 DENTAL INSURANCE-CITY	229.50	2,372.50	2,526.00	153.50	93.9
01-4510-2515 VISION	108.00	1,173.50	.00	( 1,173.50)	.0
01-4510-2600 ST & LONG TERM DISABILITY	136.55	1,502.05	1,612.80	110.75	93.1
01-4510-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	1,000.00	1,000.00	.0
TOTAL PERSONAL SERVICES	78,467.23	476,738.82	532,683.80	55,944.98	89.5
MATERIALS AND SERVICES:					
01-4510-3100 OFFICE SUPPLIES & POSTAGE	67.90	281.62	1,000.00	718.38	28.2
01-4510-3200 OPERATING SUPPLIES	530.21	3,931.53	4,500.00	568.47	87.4
01-4510-3250 RECREATION SUPPLIES	505.16	9,912.28	11,000.00	1,087.72	90.1
01-4510-3280 YOUTH GOLF	.00	220.00	1,000.00	780.00	22.0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY	167.66	6,063.44	7,500.00	1,436.56	80.9
01-4510-3310 STATE SALES TAX-PARK	737.59	5,916.08	8,500.00	2,583.92	69.6
01-4510-3500 MOTOR FUELS & LUBRICANTS	.00	1,688.62	3,500.00	1,811.38	48.3
01-4510-4200 PROFESSIONAL SERVICE	2,429.24	6,609.85	3,842.00	( 2,767.85)	172.0
01-4510-4410 ADVERTISING & PUBLICATIONS	761.60	1,861.00	1,000.00	( 861.00)	186.1
01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERSH	.00	65.00	500.00	435.00	13.0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	688.50	1,000.00	311.50	68.9
01-4510-5100 TELEPHONE & COMMUNICATIONS	.00	.00	1,500.00	1,500.00	.0
01-4510-5200 UTILITIES	270.61	4,231.99	11,400.00	7,168.01	37.1
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	616.53	3,500.00	2,883.47	17.6
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ	.00	1,771.54	2,500.00	728.46	70.9
TOTAL MATERIAL AND SERVICES	5,469.97	43,857.98	62,242.00	18,384.02	70.5
TOTAL RECREATION	83,937.20	520,596.80	594,925.80	74,329.00	87.5
TOTAL FUND EXPENDITURES	1,450,648.75	17,170,573.71	19,084,762.81	1,914,189.10	90.0
NET REVENUE OVER EXPENDITURES	( 403,016.51)	( 1,586,894.63)	.41	1,586,895.04	(38704

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

WAGON DAYS FUND

ASSETS

02-1000-0000	CASH - COMBINED	(	36,965.56)	
02-1510-0000	INVESTMENTS--WAGON DAYS #1625		8.87	
02-1520-0000	WAGON DAYS- US BANK #2315		75,543.36	
	TOTAL ASSETS			38,586.67

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		33,573.08	
	BALANCE - CURRENT DATE		38,836.67	
	TOTAL FUND EQUITY			38,836.67
	TOTAL LIABILITIES AND EQUITY			38,586.67

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WAGON DAYS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WAGON DAYS REVENUE</u>					
02-3400-1100	WAGON DAYS FEES	.00	1,500.00	1,500.00	.00	100.0
02-3400-6700	SALES-SOUVENIRS,TICKET,PICNIC	10,234.95	10,670.70	6,000.00	( 4,670.70)	177.9
	<u>TOTAL WAGON DAYS REVENUE</u>	<u>10,234.95</u>	<u>12,170.70</u>	<u>7,500.00</u>	<u>( 4,670.70)</u>	<u>162.3</u>
	<u>MISCELLANEOUS REVENUE</u>					
02-3700-1000	INTEREST EARNINGS	4.62	207.94	150.00	( 57.94)	138.6
02-3700-3600	REFUNDS & REIMBURSEMENTS	.00	2,100.00	.00	( 2,100.00)	.0
02-3700-6200	DONATIONS-ORE WAGON RESTORAT	743.00	743.00	.00	( 743.00)	.0
02-3700-6500	SPONSORSHIPS	1,100.00	9,607.96	10,000.00	392.04	96.1
02-3700-7000	RESERVED SEATING	570.00	570.00	3,500.00	2,930.00	16.3
02-3700-8722	TRANSFER FROM LOT	19,465.83	147,384.15	166,850.00	19,465.85	88.3
	<u>TOTAL MISCELLANEOUS REVENUE</u>	<u>21,883.45</u>	<u>160,613.05</u>	<u>180,500.00</u>	<u>19,886.95</u>	<u>89.0</u>
	<u>TOTAL FUND REVENUE</u>	<u>32,118.40</u>	<u>172,783.75</u>	<u>188,000.00</u>	<u>15,216.25</u>	<u>91.9</u>

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WAGON DAYS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>WAGON DAYS EXPENDITURES</u>					
	PERSONAL SERVICES:					
02-4530-2900	AWARDS	5,000.00	5,000.00	5,300.00	300.00	94.3
	TOTAL PERSONAL SERVICES	5,000.00	5,000.00	5,300.00	300.00	94.3
	MATERIALS AND SERVICES:					
02-4530-3100	OFFICE SUPPLIES & POSTAGE	.00	2,967.11	400.00	( 2,567.11)	741.8
02-4530-3200	OPERATING SUPPLIES	100.00	3,490.87	9,000.00	5,509.13	38.8
02-4530-3250	SOUVENIRS SUPPLIES	.00	850.00	6,500.00	5,650.00	13.1
02-4530-3310	STATE SALES TAX	24.67	237.49	800.00	562.51	29.7
02-4530-4200	PROFESSIONAL SERVICES	.00	71,444.44	72,000.00	555.56	99.2
02-4530-4210	PARADE PARTCPNT/FIDDLERS/POETS	21,000.00	21,000.00	50,000.00	29,000.00	42.0
02-4530-4220	GRAND MARSHAL DINNER	300.00	430.65	5,500.00	5,069.35	7.8
02-4530-4230	HISTORY/CHILDREN'S ACTIVITIES	.00	71.00	5,000.00	4,929.00	1.4
02-4530-4240	CONCERT	21,746.00	27,596.00	21,000.00	( 6,596.00)	131.4
02-4530-4400	ADVERTISING & LEGAL PUBLICATIO	.00	5,387.14	8,000.00	2,612.86	67.3
02-4530-5210	SOLID WASTE COLLECTION	.00	358.85	4,500.00	4,141.15	8.0
02-4530-6900	MISCELLANEOUS SERVICES & CHARG	377.12	377.12	.00	( 377.12)	.0
	TOTAL MATERIAL AND SERVICES	43,547.79	134,210.67	182,700.00	48,489.33	73.5
	TOTAL WAGON DAYS EXPENDITURES	48,547.79	139,210.67	188,000.00	48,789.33	74.1
	TOTAL FUND EXPENDITURES	48,547.79	139,210.67	188,000.00	48,789.33	74.1
	NET REVENUE OVER EXPENDITURES	( 16,429.39)	33,573.08	.00	( 33,573.08)	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

ASSETS

03-1000-0000	CASH - COMBINED	50,589.11	
03-1510-0000	INVESTMENTS--GEN CIP #2572	3,891,876.18	
	TOTAL ASSETS		3,942,465.29

LIABILITIES AND EQUITY

LIABILITIES

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

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
03-2710-0000	GEN CAPITAL IMPRVMT BALANCE	5,250,319.45	
	REVENUE OVER EXPENDITURES - YTD	( 1,467,804.16)	
	BALANCE - CURRENT DATE	3,782,515.29	
	TOTAL FUND EQUITY		3,782,515.29
	TOTAL LIABILITIES AND EQUITY		3,942,465.29

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>GENERAL CIP REVENUE</u>					
03-3100-6100	IDAHO POWER FRANCHISE	74,822.68	348,997.59	300,000.00	( 48,997.59)	116.3
	TOTAL GENERAL CIP REVENUE	74,822.68	348,997.59	300,000.00	( 48,997.59)	116.3
	<u>SOURCE 3400</u>					
03-3400-7200	STREET IMPACT FEES	4,492.00	57,527.04	.00	( 57,527.04)	.0
03-3400-7210	PARKS & RECREATION IMPACT FEE	1,047.00	10,327.00	.00	( 10,327.00)	.0
03-3400-7220	FIRE & RESCUE IMPACT FEES	2,092.00	26,811.73	.00	( 26,811.73)	.0
03-3400-7230	POLICE IMPACT FEES	104.00	1,934.36	.00	( 1,934.36)	.0
	TOTAL SOURCE 3400	7,735.00	96,600.13	.00	( 96,600.13)	.0
	<u>MISCELLANEOUS REVENUE</u>					
03-3700-1000	INTEREST EARNINGS	14,533.06	186,341.11	.00	( 186,341.11)	.0
03-3700-3600	REFUNDS & REIMBURSEMENTS	7,235.85	70,151.85	62,501.00	( 7,650.85)	112.2
03-3700-3610	WOOD RIVER LAND TRUST REIMB	.00	728,383.26	.00	( 728,383.26)	.0
03-3700-3650	FIRE DEPARTMENT DONATIONS	300.00	20,475.00	.00	( 20,475.00)	.0
03-3700-8701	TRANSFER FROM GENERAL FUND	.00	847,677.00	847,677.00	.00	100.0
03-3700-8722	TRANSFER FROM LOT FUND	21,875.00	1,240,625.00	1,262,500.00	21,875.00	98.3
03-3700-8790	ITD MAIN STREET FUNDING	.00	300,000.00	.00	( 300,000.00)	.0
03-3700-8795	OTHER DONATIONS & REIMBURSEMEN	.00	.00	150,000.00	150,000.00	.0
03-3700-8798	URA FUNDING	.00	.00	765,000.00	765,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	43,943.91	3,393,653.22	3,087,678.00	( 305,975.22)	109.9
	<u>FUND BALANCE</u>					
03-3800-9000	FUND BALANCE	.00	.00	3,606,733.00	3,606,733.00	.0
	TOTAL FUND BALANCE	.00	.00	3,606,733.00	3,606,733.00	.0
	TOTAL FUND REVENUE	126,501.59	3,839,250.94	6,994,411.00	3,155,160.06	54.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)	24,675.00	508,268.05	500,000.00	( 8,268.05)	101.7
03-4193-7135 MAIN STREET REHAB	132,255.16	2,136,371.45	3,492,204.00	1,355,832.55	61.2
03-4193-7145 5TH STREET SIDEWALK REPLACE	.00	9,548.69	.00	( 9,548.69)	.0
03-4193-7150 BIKE NETWORK IMPROVEMENTS	.00	57,470.54	80,000.00	22,529.46	71.8
03-4193-7180 POWER LINE UNDERGROUNDING (P)	.00	1,045,463.00	700,632.00	( 344,831.00)	149.2
03-4193-7195 MAIN STREET DESIGN & RECONSTR	.00	17,896.75	.00	( 17,896.75)	.0
03-4193-7200 TECHNOLOGY UPGRADES	.00	74,104.70	199,575.00	125,470.30	37.1
03-4193-7205 WEBSITE REBUILD	.00	.00	60,000.00	60,000.00	.0
03-4193-7210 SUSTAINABILITY	.00	2,900.84	.00	( 2,900.84)	.0
03-4193-7500 PARKING MANAGEMENT	.00	.00	95,000.00	95,000.00	.0
03-4193-7607 SIDEWALK CURB AND GUTTER	.00	12,399.00	.00	( 12,399.00)	.0
03-4193-7611 PAVEMENT MANAGEMENT PROG (P)	.00	572,246.23	600,000.00	27,753.77	95.4
03-4193-7612 MASTIC PATCHER	.00	80,225.00	.00	( 80,225.00)	.0
03-4193-7613 ROAD BARRIERS	.00	86,645.18	.00	( 86,645.18)	.0
TOTAL CAPITAL OUTLAY	156,930.16	4,603,539.43	5,727,411.00	1,123,871.57	80.4
OTHER EXPENDITURES:					
03-4193-9930 GENERAL FUND CIP CONTINGENCY	.00	41,383.50	.00	( 41,383.50)	.0
TOTAL OTHER EXPENDITURES	.00	41,383.50	.00	( 41,383.50)	.0
TOTAL GENERAL CIP EXPENDITURES	156,930.16	4,644,922.93	5,727,411.00	1,082,488.07	81.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINT CIP EXPENDITURE</u>					
CAPITAL OUTLAY:					
03-4194-7110 FORD RANGER	.00	27,280.00	35,000.00	7,720.00	77.9
03-4194-7120 ATKINSON PARK IRRIG UPGRADES	.00	.00	50,000.00	50,000.00	.0
03-4194-7135 FOREST SRV PARK RENOVATION	.00	80,065.72	175,000.00	94,934.28	45.8
03-4194-7140 BONNING CABIN PRESERVATION	.00	28,974.00	50,000.00	21,026.00	58.0
03-4194-7155 ROTARY PARK REHABILATION	.00	24,261.53	124,500.00	100,238.47	19.5
03-4194-7156 ORE WAGON R&M	.00	.00	170,000.00	170,000.00	.0
03-4194-7160 TOWNE SQUARE DESIGN SCOPE	.00	68,000.00	.00 (	68,000.00)	.0
03-4194-7170 TRASH CANS (CITYWIDE) REPLACE	.00	4,150.00	20,000.00	15,850.00	20.8
03-4194-7180 WATER CONSERVATION UPGRADES	.00	.00	20,000.00	20,000.00	.0
03-4194-7185 EV CHARGING STATIONS	7,325.00	7,325.00	.00 (	7,325.00)	.0
03-4194-7200 SOLAR (FIRE)	.00	.00	150,000.00	150,000.00	.0
03-4194-7602 MOWER REPLACEMENT	.00	.00	34,000.00	34,000.00	.0
03-4194-7603 GRAVELY ZERO TURN MOWER	.00	.00	16,000.00	16,000.00	.0
TOTAL CAPITAL OUTLAY	7,325.00	240,056.25	844,500.00	604,443.75	28.4
TOTAL FACILITY MAINT CIP EXPENDITURE	7,325.00	240,056.25	844,500.00	604,443.75	28.4

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>POLICE CIP EXPENDITURES</u>					
	CAPITAL OUTLAY:					
03-4210-7100	POLICE VEHICLE (NEW)	5,588.00	61,160.74	60,000.00	( 1,160.74)	101.9
	TOTAL CAPITAL OUTLAY	5,588.00	61,160.74	60,000.00	( 1,160.74)	101.9
	TOTAL POLICE CIP EXPENDITURES	5,588.00	61,160.74	60,000.00	( 1,160.74)	101.9

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE &amp; RESCUE CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4230-7100 UTILITY/PICK-UP TRUCK	1,679.49	102,164.54	110,000.00	7,835.46	92.9
03-4230-7115 FIREFIGHTIN EQ (TOOLS)	13,976.10	17,206.64	15,000.00	( 2,206.64)	114.7
03-4230-7120 RADIOS (PORTABLE)	8,645.55	25,440.88	14,000.00	( 11,440.88)	181.7
03-4230-7125 RESCUE (CITY PROVIDED)	.00	4,788.90	30,000.00	25,211.10	16.0
03-4230-7130 PPE (TURNOUT GEAR)	14,128.65	34,978.77	32,000.00	( 2,978.77)	109.3
03-4230-7135 MEDICAL (CITY PROVIDED)	.00	.00	4,000.00	4,000.00	.0
03-4230-7140 SHOP TOOLS	.00	676.12	2,500.00	1,823.88	27.0
TOTAL CAPITAL OUTLAY	38,429.79	185,255.85	207,500.00	22,244.15	89.3
TOTAL FIRE & RESCUE CIP EXPENDITURES	38,429.79	185,255.85	207,500.00	22,244.15	89.3

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>STREETS CIP EXPENDITURES</u>					
	CAPITAL OUTLAY:					
03-4310-7125	ELGIN EAGLE - SWEEPER	52,737.87	52,737.87	50,000.00	( 2,737.87)	105.5
03-4310-7140	140 GRADER (TBD) - (LEASE/PURC	.00	56,620.74	50,000.00	( 6,620.74)	113.2
03-4310-7150	CAPITAL EQUIPMENT	.00	9,060.00	.00	( 9,060.00)	.0
03-4310-7600	DODGE DURANGO (2001)	.00	57,057.00	35,000.00	( 22,057.00)	163.0
	TOTAL CAPITAL OUTLAY	52,737.87	175,475.61	135,000.00	( 40,475.61)	130.0
	TOTAL STREETS CIP EXPENDITURES	52,737.87	175,475.61	135,000.00	( 40,475.61)	130.0

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>RECREATION CIP EXPENDITURES</u>					
	CAPITAL OUTLAY:					
03-4510-7125	PUMP PARK OVERHAUL	.00	183.72	.00	( 183.72)	.0
03-4510-7130	JOHN DEER GATOR	.00	.00	20,000.00	20,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	183.72	20,000.00	19,816.28	.9
	TOTAL RECREATION CIP EXPENDITURES	.00	183.72	20,000.00	19,816.28	.9
	TOTAL FUND EXPENDITURES	261,010.82	5,307,055.10	6,994,411.00	1,687,355.90	75.9
	NET REVENUE OVER EXPENDITURES	( 134,509.23)	( 1,467,804.16)	.00	1,467,804.16	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

ORIGINAL LOT FUND

ASSETS

22-1000-0000	CASH - COMBINED	(	22,585.53)	
22-1050-0000	TAXES RECEIVABLE		305,525.94	
22-1510-0000	INVESTMENTS-LOT #3183		364,317.12	
TOTAL ASSETS				647,257.53

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	(	713,936.17)	
BALANCE - CURRENT DATE			648,757.53	
TOTAL FUND EQUITY				648,757.53
TOTAL LIABILITIES AND EQUITY				647,257.53

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

ORIGINAL LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>ORIGINAL LOT TAX</u>					
22-3100-3000	ORIGINAL LOT TAX	412,174.65	3,619,987.72	3,195,890.00	( 424,097.72)	113.3
	TOTAL ORIGINAL LOT TAX	412,174.65	3,619,987.72	3,195,890.00	( 424,097.72)	113.3
	<u>MISCELLANEOUS REVENUE</u>					
22-3700-1000	INTEREST EARNINGS	1,360.43	15,005.39	.00	( 15,005.39)	.0
22-3700-3600	REFUNDS & REIMBURSEMENTS	.00	1,400.00	.00	( 1,400.00)	.0
22-3700-8725	TRANSFR FROM ADDITIONAL 1%-LOT	4,078.75	44,866.25	48,945.00	4,078.75	91.7
	TOTAL MISCELLANEOUS REVENUE	5,439.18	61,271.64	48,945.00	( 12,326.64)	125.2
	<u>FUND BALANCE</u>					
22-3800-9000	FUND BALANCE	.00	.00	1,358,391.00	1,358,391.00	.0
	TOTAL FUND BALANCE	.00	.00	1,358,391.00	1,358,391.00	.0
	TOTAL FUND REVENUE	417,613.83	3,681,259.36	4,603,226.00	921,966.64	80.0

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

ORIGINAL LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>ORIGINAL LOT TAX</u>					
	MATERIALS AND SERVICES:					
22-4910-3610	PROCESSING FEE XBP	253.70	2,434.18	1,000.00	( 1,434.18)	243.4
22-4910-4200	PROFESSIONAL SERVICES	.00	27,000.00	21,591.00	( 5,409.00)	125.1
22-4910-5000	ADMINISTRATIVE EXPENSE-GEN FND	416.67	4,583.37	5,000.00	416.63	91.7
22-4910-6060	EVENTS/PROMOTIONS	12,761.81	116,981.98	115,195.00	( 1,786.98)	101.6
22-4910-6070	SVED	.00	15,000.00	15,000.00	.00	100.0
22-4910-6075	IDAHO DARK SKY ALLIANCE	.00	2,500.00	2,500.00	.00	100.0
22-4910-6080	MOUNTAIN RIDES	206,000.00	824,000.00	824,000.00	.00	100.0
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	219,432.18	1,173,853.01	1,173,876.00	22.99	100.0
	OTHER EXPENDITURES:					
22-4910-8801	REIMBURSE GF POLICE/FIRE/AMB	166,666.67	1,833,333.37	2,000,000.00	166,666.63	91.7
22-4910-8802	TRNSFR TO WAGON DAYS FUND	19,465.83	147,384.15	166,850.00	19,465.85	88.3
22-4910-8803	TRANSFER TO GENERAL CIP	21,875.00	1,240,625.00	1,262,500.00	21,875.00	98.3
	TOTAL OTHER EXPENDITURES	208,007.50	3,221,342.52	3,429,350.00	208,007.48	93.9
	TOTAL ORIGINAL LOT TAX	427,439.68	4,395,195.53	4,603,226.00	208,030.47	95.5
	TOTAL FUND EXPENDITURES	427,439.68	4,395,195.53	4,603,226.00	208,030.47	95.5
	NET REVENUE OVER EXPENDITURES	( 9,825.85)	( 713,936.17)	.00	713,936.17	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

ADDITIONAL1%-LOT FUND

ASSETS

25-1000-0000	CASH - COMBINED	170,762.15	
	TOTAL ASSETS		170,762.15

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
25-2710-0000	FUND BALANCE	349,124.86	
	REVENUE OVER EXPENDITURES - YTD	( 178,362.71)	
	BALANCE - CURRENT DATE	170,762.15	
	TOTAL FUND EQUITY		170,762.15
	TOTAL LIABILITIES AND EQUITY		170,762.15

CITY OF KETCHUM  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING AUGUST 31, 2025

ADDITIONAL1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>ADDITIONAL 1%-LOT</u>					
25-3100-3010	ADDITIONAL 1%	349,940.93	2,942,054.34	2,447,253.00	( 494,801.34)	120.2
	TOTAL ADDITIONAL 1%-LOT	349,940.93	2,942,054.34	2,447,253.00	( 494,801.34)	120.2
	<u>FUND BALANCE</u>					
25-3800-9000	FUND BALANCE	.00	.00	299,125.00	299,125.00	.0
	TOTAL FUND BALANCE	.00	.00	299,125.00	299,125.00	.0
	TOTAL FUND REVENUE	349,940.93	2,942,054.34	2,746,378.00	( 195,676.34)	107.1

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

ADDITIONAL 1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>ADDITIONAL 1%-LOT</u>					
	MATERIALS AND SERVICES:					
25-4910-4220	SUN VALLEY AIR SERVICE BOARD	141,822.74	1,308,434.75	1,199,154.00	( 109,280.75)	109.1
25-4910-4240	SVASB RELEASE FUND BALANCE	.00	299,125.00	299,125.00	.00	100.0
	TOTAL MATERIAL AND SERVICES	141,822.74	1,607,559.75	1,498,279.00	( 109,280.75)	107.3
	OTHER EXPENDITURES:					
25-4910-8822	TRANSFER TO ORIG LOT-DIR COST	4,078.75	44,866.25	48,945.00	4,078.75	91.7
25-4910-8824	TRANSFER TO HOUSING	170,891.72	1,467,991.05	1,199,154.00	( 268,837.05)	122.4
	TOTAL OTHER EXPENDITURES	174,970.47	1,512,857.30	1,248,099.00	( 264,758.30)	121.2
	TOTAL ADDITIONAL 1%-LOT	316,793.21	3,120,417.05	2,746,378.00	( 374,039.05)	113.6
	TOTAL FUND EXPENDITURES	316,793.21	3,120,417.05	2,746,378.00	( 374,039.05)	113.6
	NET REVENUE OVER EXPENDITURES	33,147.72	( 178,362.71)	.00	178,362.71	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

FIRE BOND FUND

ASSETS

41-1000-0000	CASH - COMBINED	(	6,600.69)	
41-1050-0000	TAXES RECEIVABLE--CURRENT		5,738.43	
	TOTAL ASSETS			( 862.26)

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
41-2710-0000	FUND BALANCE	(	1,883.51)	
	REVENUE OVER EXPENDITURES - YTD		1,021.25	
	BALANCE - CURRENT DATE		( 862.26)	
	TOTAL FUND EQUITY			( 862.26)
	TOTAL LIABILITIES AND EQUITY			( 862.26)

CITY OF KETCHUM  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING AUGUST 31, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>PROPERTY TAX</u>					
41-3100-1000	PROPERTY TAX GO LEVY	8,051.05	614,930.94	617,019.00	2,088.06	99.7
41-3100-9000	PENALTY & INTEREST ON TAXES	709.60	2,359.07	.00	( 2,359.07)	.0
	TOTAL PROPERTY TAX	8,760.65	617,290.01	617,019.00	( 271.01)	100.0
	TOTAL FUND REVENUE	8,760.65	617,290.01	617,019.00	( 271.01)	100.0

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

FIRE BOND FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FIRE BOND FUND EXP/TRNFRS</u>					
	MATERIALS AND SERVICES:					
41-4800-4205	PROF SERVICES PAYING AGENT	.00	2,250.00	3,000.00	750.00	75.0
	TOTAL MATERIAL AND SERVICES	.00	2,250.00	3,000.00	750.00	75.0
	OTHER EXPENDITURES:					
41-4800-8100	DEBT SRVC ACCT PRINCIPL-FIRE	355,000.00	484,509.38	355,000.00	( 129,509.38)	136.5
41-4800-8200	DEBT SRVC ACCT INTEREST-FIRE	129,509.38	129,509.38	259,019.00	129,509.62	50.0
	TOTAL OTHER EXPENDITURES	484,509.38	614,018.76	614,019.00	.24	100.0
	TOTAL FIRE BOND FUND EXP/TRNFRS	484,509.38	616,268.76	617,019.00	750.24	99.9
	TOTAL FUND EXPENDITURES	484,509.38	616,268.76	617,019.00	750.24	99.9
	NET REVENUE OVER EXPENDITURES	( 475,748.73)	1,021.25	.00	( 1,021.25)	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

IN-LIEU HOUSING FUND

ASSETS

52-1000-0000	CASH - COMBINED	(	335,803.34)	
52-1515-0000	INVESTMENTS--IN-LIEU HOUS#3044		975,649.80	
	TOTAL ASSETS			639,846.46

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
52-2710-0000	FUND BALANCE		1,779,661.65	
	REVENUE OVER EXPENDITURES - YTD	(	1,139,815.19)	
	BALANCE - CURRENT DATE		639,846.46	
	TOTAL FUND EQUITY			639,846.46
	TOTAL LIABILITIES AND EQUITY			639,846.46

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

IN-LIEU HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
52-3700-1000	INTEREST EARNINGS	3,643.28	40,184.81	5,000.00	( 35,184.81)	803.7
52-3700-7500	IN-LIEU-AFFORDABLE HOUSING FEE	.00	.00	300,000.00	300,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	<u>3,643.28</u>	<u>40,184.81</u>	<u>305,000.00</u>	<u>264,815.19</u>	<u>13.2</u>
	<u>FUND BALANCE</u>					
52-3800-9000	FUND BALANCE	.00	.00	2,089,874.00	2,089,874.00	.0
	TOTAL FUND BALANCE	<u>.00</u>	<u>.00</u>	<u>2,089,874.00</u>	<u>2,089,874.00</u>	<u>.0</u>
	TOTAL FUND REVENUE	<u>3,643.28</u>	<u>40,184.81</u>	<u>2,394,874.00</u>	<u>2,354,689.19</u>	<u>1.7</u>

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

IN-LIEU HOUSING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>IN-LIEU HOUSING EXPENDITURES</u>					
	CAPITAL OUTLAY:					
52-4410-7116	BLUEBIRD VILLAGE HOUSING	.00	680,000.00	680,000.00	.00	100.0
	TOTAL CAPITAL OUTLAY	.00	680,000.00	680,000.00	.00	100.0
	OTHER EXPENDITURES:					
52-4410-8899	TRANSFER TO HOUSING FUND	.00	500,000.00	500,000.00	.00	100.0
52-4410-9930	COM.HOUSING OP. CONTINGENCY	.00	.00	1,214,874.00	1,214,874.00	.0
	TOTAL OTHER EXPENDITURES	.00	500,000.00	1,714,874.00	1,214,874.00	29.2
	TOTAL IN-LIEU HOUSING EXPENDITURES	.00	1,180,000.00	2,394,874.00	1,214,874.00	49.3
	TOTAL FUND EXPENDITURES	.00	1,180,000.00	2,394,874.00	1,214,874.00	49.3
	NET REVENUE OVER EXPENDITURES	3,643.28	( 1,139,815.19)	.00	1,139,815.19	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

COMMUNITY HOUSING

ASSETS

54-1000-0000	CASH - COMBINED	991,579.60	
	TOTAL ASSETS		991,579.60

LIABILITIES AND EQUITY

LIABILITIES

54-2030-0000	ACCOUNTS PAYABLE	( 132.15)	
54-2300-0000	DEPOSITS-SEC DEP LTL	1,225.00	
	TOTAL LIABILITIES		1,092.85

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
54-2710-0000	FUND BALANCE	128,743.70	
	REVENUE OVER EXPENDITURES - YTD	861,743.05	
	BALANCE - CURRENT DATE	990,486.75	
	TOTAL FUND EQUITY		990,486.75
	TOTAL LIABILITIES AND EQUITY		991,579.60

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

COMMUNITY HOUSING

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>COMMUNITY HOUSING REVENUE</u>					
54-3700-2000	LIFT TOWER LODGE RENTS	7,113.00	84,778.56	94,836.00	10,057.44	89.4
54-3700-2010	291 N 2ND AVE RENTS	4,950.00	28,895.20	.00	( 28,895.20)	.0
54-3700-2012	EVERGREEN RENTS	11,100.00	11,100.00	.00	( 11,100.00)	.0
54-3700-2020	DEED RESTRICTION RENTS	.00	27,706.13	.00	( 27,706.13)	.0
54-3700-3600	REFUNDS & REIMBURSEMENTS(BCHA)	.00	258,663.48	252,055.00	( 6,608.48)	102.6
54-3700-3610	REFUNDS & REIM BLAINE COUNTY	.00	115,875.00	150,000.00	34,125.00	77.3
54-3700-3620	MISCELLANEOUS REVENUE	.00	568,491.69	.00	( 568,491.69)	.0
54-3700-4000	DEED RESTRICTED PROP SALE	407,937.90	407,937.90	378,000.00	( 29,937.90)	107.9
54-3700-8701	TRANSFER FROM GENERAL FUND	.00	500,000.00	500,000.00	.00	100.0
54-3700-8705	TRANSFER FROM ADDITIONAL .50%	170,891.72	1,467,991.05	1,199,154.00	( 268,837.05)	122.4
54-3700-8730	TRANSFER FROM IN-LIEU FUND	.00	500,000.00	500,000.00	.00	100.0
	TOTAL COMMUNITY HOUSING REVENUE	601,992.62	3,971,439.01	3,074,045.00	( 897,394.01)	129.2
	TOTAL FUND REVENUE	601,992.62	3,971,439.01	3,074,045.00	( 897,394.01)	129.2

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY HOUSING EXPENSE</u>					
PERSONAL SERVICES:					
54-4410-1000 SALARIES	49,982.46	382,443.14	692,968.00	310,524.86	55.2
54-4410-1500 PART-TIME SALARIES	1,269.14	27,774.54	.00 (	27,774.54)	.0
54-4410-2100 FICA TAXES-CITY	3,818.23	30,541.29	.00 (	30,541.29)	.0
54-4410-2200 STATE RETIREMENT-CITY	6,129.69	48,914.79	.00 (	48,914.79)	.0
54-4410-2400 WORKMEN'S COMPENSATION-CITY	66.16	807.35	.00 (	807.35)	.0
54-4410-2500 HEALTH INSURANCE-CITY	10,341.56	109,457.80	.00 (	109,457.80)	.0
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)	154.13	3,719.86	.00 (	3,719.86)	.0
54-4410-2510 DENTAL INSURANCE-CITY	308.78	3,256.82	.00 (	3,256.82)	.0
54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)	141.25	1,585.88	.00 (	1,585.88)	.0
54-4410-2600 LONG TERM DISABILITY	210.45	2,060.03	.00 (	2,060.03)	.0
TOTAL PERSONAL SERVICES	72,421.85	610,561.50	692,968.00	82,406.50	88.1
MATERIALS AND SERVICES:					
54-4410-3100 GENERAL OFFICE	4,429.18	21,122.38	11,500.00 (	9,622.38)	183.7
54-4410-3200 LIFT TOWER LODGE OPERATIONS	26.52	5,237.86	89,200.00	83,962.14	5.9
54-4410-4200 PROFESSIONAL SERVICES	13,442.50	119,540.48	75,000.00 (	44,540.48)	159.4
54-4410-4210 LEASE TO LOCALS INCENTIVES	13,250.00	70,950.00	200,000.00	129,050.00	35.5
54-4410-4215 LEASE TO LOCALS PROF SERVICES	12,000.00	55,371.56	100,000.00	44,628.44	55.4
54-4410-4225 DEED RESTRICTIONS	108,175.00	1,268,303.32	1,035,635.00 (	232,668.32)	122.5
54-4410-4250 LIFT TOWER LODGE PROFF SVCS	840.50	31,182.76	.00 (	31,182.76)	.0
54-4410-5200 LIFT TOWER LODGE UTILITIES	2,909.09	20,017.85	.00 (	20,017.85)	.0
54-4410-5210 291 N 2ND AVE UTILITIES	647.80	3,859.33	.00 (	3,859.33)	.0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT	1,258.16	65,536.92	.00 (	65,536.92)	.0
TOTAL MATERIAL AND SERVICES	156,978.75	1,661,122.46	1,511,335.00 (	149,787.46)	109.9
CAPITAL OUTLAY:					
54-4410-7100 PROPERTY ACQUISITION	.00	50,000.00	50,000.00	.00	100.0
TOTAL CAPITAL OUTLAY	.00	50,000.00	50,000.00	.00	100.0
OTHER EXPENDITURES:					
54-4410-8000 REIMBURSEMENT BCHA OP & PROG	.00	357,495.00	357,495.00	.00	100.0
54-4410-8010 REIMBURSE BCHA BLAINE CO CONTR	.00	150,000.00	150,000.00	.00	100.0
54-4410-8030 REIMBURSE GENERAL FUND	230,517.00	230,517.00	230,517.00	.00	100.0
54-4410-8040 BLAINE COUNTY CHARITABLE FUND	.00	50,000.00	.00 (	50,000.00)	.0
TOTAL OTHER EXPENDITURES	230,517.00	788,012.00	738,012.00 (	50,000.00)	106.8
TOTAL COMMUNITY HOUSING EXPENSE	459,917.60	3,109,695.96	2,992,315.00 (	117,380.96)	103.9
TOTAL FUND EXPENDITURES	459,917.60	3,109,695.96	2,992,315.00 (	117,380.96)	103.9
NET REVENUE OVER EXPENDITURES	142,075.02	861,743.05	81,730.00 (	780,013.05)	1054.4

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

WATER FUND

ASSETS

63-1000-0000	CASH - COMBINED	1,641,437.12	
63-1150-0000	ACCTS RCVBL--WATER	11,857.67	
63-1510-0000	INVESTMENTS-WATER FUND #976	3,593,967.42	
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			11,162,453.28

LIABILITIES AND EQUITY

LIABILITIES

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

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
63-2710-0000	WATER FUND BALANCE	308,928.61	
63-2720-0000	RETAINED EARNINGS	6,585,036.55	
	REVENUE OVER EXPENDITURES - YTD	1,216,465.13	
BALANCE - CURRENT DATE			8,110,430.29
TOTAL FUND EQUITY			8,110,430.29
TOTAL LIABILITIES AND EQUITY			11,162,453.28

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WATER REVENUE</u>					
63-3400-6100	WATER CHARGES	645,618.37	2,934,900.20	2,723,222.25	( 211,677.95)	107.8
63-3400-6600	WA CONNECT FEE/FIRELINE/METER	.00	.00	23,000.00	23,000.00	.0
	TOTAL WATER REVENUE	645,618.37	2,934,900.20	2,746,222.25	( 188,677.95)	106.9
	<u>MISCELLANEOUS REVENUE</u>					
63-3700-1000	INTEREST EARNINGS	13,420.61	148,027.38	10,000.00	( 138,027.38)	1480.3
63-3700-3600	REFUNDS & REIMBURSEMENTS	.00	( 19,607.75)	.00	19,607.75	.0
63-3700-7000	MISCELLANEOUS REVENUE	1,931.96	43,613.01	2,500.00	( 41,113.01)	1744.5
	TOTAL MISCELLANEOUS REVENUE	15,352.57	172,032.64	12,500.00	( 159,532.64)	1376.3
	<u>FUND BALANCE</u>					
63-3800-9000	FUND BALANCE	.00	.00	56,186.00	56,186.00	.0
	TOTAL FUND BALANCE	.00	.00	56,186.00	56,186.00	.0
	TOTAL FUND REVENUE	660,970.94	3,106,932.84	2,814,908.25	( 292,024.59)	110.4

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
PERSONAL SERVICES:					
63-4340-1000 SALARIES-WATER	46,414.66	339,985.70	426,133.91	86,148.21	79.8
63-4340-1800 SHIFT COVERAGE ON CALL	2,440.78	17,575.47	20,000.00	2,424.53	87.9
63-4340-1900 OVERTIME	6,035.02	29,156.71	11,000.00	( 18,156.71)	265.1
63-4340-2100 FICA TAXES-CITY	4,133.87	29,108.76	34,129.24	5,020.48	85.3
63-4340-2200 STATE RETIREMENT-CITY	6,564.93	46,251.67	54,673.22	8,421.55	84.6
63-4340-2400 WORKMEN'S COMPENSATION-CITY	887.05	6,223.92	11,513.00	5,289.08	54.1
63-4340-2500 HEALTH INSURANCE-CITY	8,937.91	89,354.16	194,162.80	104,808.64	46.0
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)	1,812.15	2,305.65	12,429.17	10,123.52	18.6
63-4340-2510 DENTAL INSURANCE-CITY	256.50	2,614.69	4,870.92	2,256.23	53.7
63-4340-2515 VISION	120.67	1,291.00	.00	( 1,291.00)	.0
63-4340-2600 LONG TERM DISABILITY	203.62	1,901.22	2,701.10	799.88	70.4
TOTAL PERSONAL SERVICES	77,807.16	565,768.95	771,613.36	205,844.41	73.3
MATERIALS AND SERVICES:					
63-4340-3100 OFFICE SUPPLIES & POSTAGE	.00	192.52	1,000.00	807.48	19.3
63-4340-3120 DATA PROCESSING	610.18	6,087.48	6,000.00	( 87.48)	101.5
63-4340-3200 OPERATING SUPPLIES	2,113.26	22,139.23	16,500.00	( 5,639.23)	134.2
63-4340-3250 LABORATORY/ANALYSIS	183.00	1,285.15	6,500.00	5,214.85	19.8
63-4340-3400 MINOR EQUIPMENT	.00	2,869.63	2,500.00	( 369.63)	114.8
63-4340-3500 MOTOR FUELS & LUBRICANTS	.00	4,564.75	10,000.00	5,435.25	45.7
63-4340-3600 COMPUTER SOFTWARE	.00	6,441.46	10,000.00	3,558.54	64.4
63-4340-3800 CHEMICALS	1,038.16	6,074.41	10,000.00	3,925.59	60.7
63-4340-4200 PROFESSIONAL SERVICES	15,143.00	64,228.22	170,000.00	105,771.78	37.8
63-4340-4300 STATE & WA DISTRICT FEES	75.00	70,391.53	65,000.00	( 5,391.53)	108.3
63-4340-4600 INSURANCE	.00	15,519.29	19,000.00	3,480.71	81.7
63-4340-4800 DUES, SUBSCRIPTIONS, & MEMBERS	.00	252.00	1,000.00	748.00	25.2
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	1,215.00	5,000.00	3,785.00	24.3
63-4340-5000 ADMINISTRATIVE EXPENSE-GEN FND	12,398.25	136,780.75	148,779.00	11,998.25	91.9
63-4340-5100 TELEPHONE & COMMUNICATIONS	90.00	6,676.08	12,000.00	5,323.92	55.6
63-4340-5110 COMPUTER NETWORK	.00	155.00	.00	( 155.00)	.0
63-4340-5200 UTILITIES	566.06	78,611.86	120,000.00	41,388.14	65.5
63-4340-5500 RIGHT-OF-WAY FEE (STREET DEPT)	11,346.76	124,814.36	136,161.11	11,346.75	91.7
63-4340-6000 REPAIR & MAINT-AUTO EQUIP	189.68	2,338.97	5,500.00	3,161.03	42.5
63-4340-6100 REPAIR & MAINT-MACH & EQUIP	4,463.86	67,069.17	60,000.00	( 7,069.17)	111.8
63-4340-6910 OTHER PURCHASED SERVICES	520.40	520.40	10,000.00	9,479.60	5.2
TOTAL MATERIAL AND SERVICES	48,737.61	618,227.26	814,940.11	196,712.85	75.9
CAPITAL OUTLAY:					
63-4340-7100 WATER EASEMENTS, LAND, ETC	.00	5,500.00	.00	( 5,500.00)	.0
63-4340-7900 DEPRECIATION EXPENSE	.00	.00	275,000.00	275,000.00	.0
TOTAL CAPITAL OUTLAY	.00	5,500.00	275,000.00	269,500.00	2.0
OTHER EXPENDITURES:					
63-4340-8801 REIMBURSE CITY GENERAL FUND	30,678.17	337,459.87	368,138.00	30,678.13	91.7
63-4340-8864 TRANSFER TO WA CAPITAL IMP FND	20,000.00	220,000.00	240,000.00	20,000.00	91.7
63-4340-9910 MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
TOTAL OTHER EXPENDITURES	50,678.17	557,459.87	643,138.00	85,678.13	86.7

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WATER EXPENDITURES	177,222.94	1,746,956.08	2,504,691.47	757,735.39	69.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>WATER DEBT SERVICE EXPENDITRES</u>					
	MATERIALS AND SERVICES:					
63-4800-4200	PROF.SERVICES-PAYING AGENT	.00	450.00	500.00	50.00	90.0
	TOTAL MATERIAL AND SERVICES	.00	450.00	500.00	50.00	90.0
	OTHER EXPENDITURES:					
63-4800-8300	DEBT SRVC ACCT PRINCIPAL-2015B	.00	34,980.33	35,000.00	19.67	99.9
63-4800-8400	DEBT SRVC ACCT INTEREST-2015B	.00	103,722.60	104,000.00	277.40	99.7
63-4800-8600	DEBT SRVC ACCT PRINCIPAL-2016	.00	.00	162,000.00	162,000.00	.0
63-4800-8700	DEBT SRVC ACCT INTEREST-2016	.00	4,358.70	8,717.00	4,358.30	50.0
	TOTAL OTHER EXPENDITURES	.00	143,061.63	309,717.00	166,655.37	46.2
	TOTAL WATER DEBT SERVICE EXPENDITRES	.00	143,511.63	310,217.00	166,705.37	46.3
	TOTAL FUND EXPENDITURES	177,222.94	1,890,467.71	2,814,908.47	924,440.76	67.2
	NET REVENUE OVER EXPENDITURES	483,748.00	1,216,465.13	(.22)	(1,216,465.35)	55293

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

WATER CAPITAL IMPROVEMENT FUND

ASSETS

64-1000-0000	CASH - COMBINED	(	343,458.57)	
64-1510-0000	INVESTMENTS--WATER CIP #2138		720,028.14	
	TOTAL ASSETS			376,569.57

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
64-2710-0000	FUND BALANCE		821,048.32	
	REVENUE OVER EXPENDITURES - YTD	(	444,478.75)	
	BALANCE - CURRENT DATE		376,569.57	
	TOTAL FUND EQUITY			376,569.57
	TOTAL LIABILITIES AND EQUITY			376,569.57

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WATER CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WATER CIP REVENUE</u>					
64-3400-7300	WATER CONNECTION FEES	2,500.00	104,457.08	25,000.00	( 79,457.08)	417.8
	TOTAL WATER CIP REVENUE	2,500.00	104,457.08	25,000.00	( 79,457.08)	417.8
	<u>MISCELLANEOUS REVENUE</u>					
64-3700-1000	INTEREST EARNINGS	2,688.73	29,656.32	.00	( 29,656.32)	.0
64-3700-8763	TRANSFER FROM WATER FUND	20,000.00	220,000.00	240,000.00	20,000.00	91.7
	TOTAL MISCELLANEOUS REVENUE	22,688.73	249,656.32	240,000.00	( 9,656.32)	104.0
	<u>FUND BALANCE</u>					
64-3800-9000	FUND BALANCE	.00	.00	823,000.00	823,000.00	.0
	TOTAL FUND BALANCE	.00	.00	823,000.00	823,000.00	.0
	TOTAL FUND REVENUE	25,188.73	354,113.40	1,088,000.00	733,886.60	32.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WATER CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>WATER CIP EXPENDITURES</u>					
	MATERIALS AND SERVICES:					
64-4340-6900	MISC SERVICES & CHARGES	.00	1,580.00	.00	( 1,580.00)	.0
	TOTAL MATERIAL AND SERVICES	.00	1,580.00	.00	( 1,580.00)	.0
	CAPITAL OUTLAY:					
64-4340-7135	MAIN STREET	.00	8,900.00	23,000.00	14,100.00	38.7
64-4340-7650	WATER METERS	2,462.66	72,954.96	100,000.00	27,045.04	73.0
64-4340-7800	CONSTRUCTION	.00	32,060.17	110,000.00	77,939.83	29.2
64-4340-7804	REINHEIMER WEST MAINLINE EXT	.00	988.75	.00	( 988.75)	.0
64-4340-7806	NEW STAND-BY GENERATOR WA/ADM.	.00	2,345.47	.00	( 2,345.47)	.0
64-4340-7807	WEYYAKING MAINLINE EXT	.00	20,833.75	.00	( 20,833.75)	.0
64-4340-7809	S. KETCHUM WATER LINE PROJ. A	215,100.00	292,754.40	480,000.00	187,245.60	61.0
64-4340-7810	S. KETCHUM WATER LINE PROJ. B	.00	366,174.65	375,000.00	8,825.35	97.7
	TOTAL CAPITAL OUTLAY	217,562.66	797,012.15	1,088,000.00	290,987.85	73.3
	TOTAL WATER CIP EXPENDITURES	217,562.66	798,592.15	1,088,000.00	289,407.85	73.4
	TOTAL FUND EXPENDITURES	217,562.66	798,592.15	1,088,000.00	289,407.85	73.4
	NET REVENUE OVER EXPENDITURES	( 192,373.93)	( 444,478.75)	.00	444,478.75	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

WASTEWATER FUND

ASSETS

65-1000-0000	CASH - COMBINED	563,230.32	
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	2,457,758.64	
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			13,497,785.26

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	523,141.42	
BALANCE - CURRENT DATE		6,285,194.67	
TOTAL FUND EQUITY			6,285,194.67
TOTAL LIABILITIES AND EQUITY			13,497,785.26

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>FEDERAL REVENUE</u>					
65-3300-1200	GRANTS STATE	.00	( 4,977.00)	.00	4,977.00	.0
	TOTAL FEDERAL REVENUE	.00	( 4,977.00)	.00	4,977.00	.0
	<u>WASTEWATER REVENUE</u>					
65-3400-7100	WASTEWATER CHARGES	244,520.42	2,618,065.76	2,869,541.85	251,476.09	91.2
65-3400-7300	WASTEWATER INSPECTION FEES	.00	200.00	.00	( 200.00)	.0
65-3400-7800	SUN VALLEY WA & SW DISTRICT CH	59,352.46	590,581.13	737,066.74	146,485.61	80.1
	TOTAL WASTEWATER REVENUE	303,872.88	3,208,846.89	3,606,608.59	397,761.70	89.0
	<u>MISCELLANEOUS REVENUE</u>					
65-3700-1000	INTEREST EARNINGS	9,177.77	101,229.51	15,000.00	( 86,229.51)	674.9
65-3700-3600	REFUNDS & REIMBURSEMENTS	.00	( 2,482.69)	.00	2,482.69	.0
65-3700-7000	MISCELLANEOUS REVENUE	.00	451.51	.00	( 451.51)	.0
	TOTAL MISCELLANEOUS REVENUE	9,177.77	99,198.33	15,000.00	( 84,198.33)	661.3
	TOTAL FUND REVENUE	313,050.65	3,303,068.22	3,621,608.59	318,540.37	91.2

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER EXPENDITURES</u>						
PERSONAL SERVICES:						
65-4350-1000	SALARIES-WASTEWATER	62,997.98	500,748.20	525,300.07	24,551.87	95.3
65-4350-1800	SHIFT COVERAGE ON CALL	2,393.66	19,500.40	22,968.00	3,467.60	84.9
65-4350-1900	OVERTIME	835.56	10,564.92	15,000.00	4,435.08	70.4
65-4350-2100	FICA TAXES-CITY	4,963.28	39,650.05	43,090.01	3,439.96	92.0
65-4350-2200	STATE RETIREMENT-CITY	7,920.76	63,485.22	67,366.86	3,881.64	94.2
65-4350-2400	WORKMEN'S COMPENSATION-CITY	913.31	7,333.76	10,545.00	3,211.24	69.6
65-4350-2500	HEALTH INSURANCE-CITY	16,921.45	194,166.63	275,520.48	81,353.85	70.5
65-4350-2505	HEALTH REIMBURSEMENT ACCT(HRA)	1,084.60	5,406.67	16,604.17	11,197.50	32.6
65-4350-2510	DENTAL INSURANCE-CITY	485.00	5,295.84	6,214.62	918.78	85.2
65-4350-2515	VISION	240.66	2,851.13	.00	2,851.13)	.0
65-4350-2600	LONG TERM DISABILITY	262.12	2,883.32	3,145.54	262.22	91.7
TOTAL PERSONAL SERVICES		99,018.38	851,886.14	985,754.75	133,868.61	86.4
MATERIALS AND SERVICES:						
65-4350-3100	OFFICE SUPPLIES & POSTAGE	.00	730.96	700.00	( 30.96)	104.4
65-4350-3120	DATA PROCESSING	610.18	6,087.46	7,500.00	1,412.54	81.2
65-4350-3200	OPERATING SUPPLIES	1,997.71	10,894.84	14,800.00	3,905.16	73.6
65-4350-3400	MINOR EQUIPMENT	.00	741.36	1,500.00	758.64	49.4
65-4350-3500	MOTOR FUELS & LUBRICANTS	1,408.61	8,780.07	20,000.00	11,219.93	43.9
65-4350-3600	COMPUTER SOFTWARE	217.82	1,942.25	5,000.00	3,057.75	38.9
65-4350-3800	CHEMICALS	12,018.50	103,865.41	104,500.00	634.59	99.4
65-4350-4200	PROFESSIONAL SERVICES	621.67	61,361.05	60,000.00	( 1,361.05)	102.3
65-4350-4201	IPDES PERMIT FEE	.00	.00	3,711.00	3,711.00	.0
65-4350-4600	INSURANCE	.00	91,798.73	40,000.00	( 51,798.73)	229.5
65-4350-4900	PERSONNEL TRAINING/TRAVEL/MTG	617.97	1,342.92	2,500.00	1,157.08	53.7
65-4350-5000	ADMINISTRATIVE EXPENSE-GEN FND	11,687.67	128,564.37	140,252.00	11,687.63	91.7
65-4350-5100	TELEPHONE & COMMUNICATIONS	174.37	4,609.90	7,000.00	2,390.10	65.9
65-4350-5110	COMPUTER NETWORK	.00	154.99	.00	( 154.99)	.0
65-4350-5200	UTILITIES	10,413.33	136,243.81	175,000.00	38,756.19	77.9
65-4350-5500	RIGHT-OF-WAY FEE (STREET DEPT)	11,956.42	131,520.62	143,477.09	11,956.47	91.7
65-4350-6000	REPAIR & MAINT-AUTO EQUIP	93.98	9,382.36	12,000.00	2,617.64	78.2
65-4350-6100	REPAIR & MAINT-MACH & EQUIP	1,460.15	10,350.07	70,000.00	59,649.93	14.8
65-4350-6150	OHIO GULCH REPAIR & REPLACE	.00	11.22	500.00	488.78	2.2
65-4350-6900	COLLECTION SYSTEM SERVICES/CHA	3,316.05	34,356.15	65,000.00	30,643.85	52.9
TOTAL MATERIAL AND SERVICES		56,594.43	742,738.54	873,440.09	130,701.55	85.0
CAPITAL OUTLAY:						
65-4350-7900	DEPRECIATION EXPENSE	.00	.00	330,000.00	330,000.00	.0
TOTAL CAPITAL OUTLAY		.00	.00	330,000.00	330,000.00	.0
OTHER EXPENDITURES:						
65-4350-8801	REIMBURSE CITY GENERAL FUND	62,186.75	684,054.25	746,241.00	62,186.75	91.7
65-4350-9910	MERIT/COMPENSATION ADJUSTMENTS	.00	.00	35,000.00	35,000.00	.0
TOTAL OTHER EXPENDITURES		62,186.75	684,054.25	781,241.00	97,186.75	87.6

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WASTEWATER EXPENDITURES	217,799.56	2,278,678.93	2,970,435.84	691,756.91	76.7

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>WASTEWATER DEBT SERVICE EXP</u>					
	MATERIALS AND SERVICES:					
65-4800-4200	PROF.SERVICES-PAYING AGENT	.00	1,250.00	.00	( 1,250.00)	.0
	TOTAL MATERIAL AND SERVICES	.00	1,250.00	.00	( 1,250.00)	.0
	OTHER EXPENDITURES:					
65-4800-8500	DEBT SRVC ACCT PRNCPL-S2023	199,597.87	199,597.87	200,000.00	402.13	99.8
65-4800-8600	DEBT SRVC ACCT INTEREST-S2023	150,200.00	300,400.00	300,400.00	.00	100.0
	TOTAL OTHER EXPENDITURES	349,797.87	499,997.87	500,400.00	402.13	99.9
	TOTAL WASTEWATER DEBT SERVICE EXP	349,797.87	501,247.87	500,400.00	( 847.87)	100.2
	TOTAL FUND EXPENDITURES	567,597.43	2,779,926.80	3,470,835.84	690,909.04	80.1
	NET REVENUE OVER EXPENDITURES	( 254,546.78)	523,141.42	150,772.75	( 372,368.67)	347.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

WASTEWATER CAPITAL IMPROVE FND

ASSETS

67-1000-0000	CASH - COMBINED	(	334,400.54)	
67-1510-0000	INVESTMENTS--WW CIP #884		7,155,040.97	
	TOTAL ASSETS			6,820,640.43

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
67-2710-0000	FUND BALANCE		7,434,527.69	
	REVENUE OVER EXPENDITURES - YTD	(	613,887.26)	
	BALANCE - CURRENT DATE		6,820,640.43	
	TOTAL FUND EQUITY			6,820,640.43
	TOTAL LIABILITIES AND EQUITY			6,820,640.43

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WASTEWATER CAPITAL IMPROVE FND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>WASTEWATER CAPITAL REVENUE</u>					
67-3400-7300	WASTEWATER CONNECTION FEES	.00	33,591.50	40,000.00	6,408.50	84.0
67-3400-7800	SUN VALLEY WA & SW DISTRICT CH	21,429.62	1,471,088.60	2,277,067.50	805,978.90	64.6
	<u>TOTAL WASTEWATER CAPITAL REVENUE</u>	<u>21,429.62</u>	<u>1,504,680.10</u>	<u>2,317,067.50</u>	<u>812,387.40</u>	<u>64.9</u>
	<u>MISCELLANEOUS REVENUE</u>					
67-3700-1000	INTEREST EARNINGS	26,718.39	311,841.85	100,000.00	( 211,841.85)	311.8
	<u>TOTAL MISCELLANEOUS REVENUE</u>	<u>26,718.39</u>	<u>311,841.85</u>	<u>100,000.00</u>	<u>( 211,841.85)</u>	<u>311.8</u>
	<u>FUND BALANCE</u>					
67-3800-9000	FUND BALANCE	.00	.00	2,965,783.00	2,965,783.00	.0
	<u>TOTAL FUND BALANCE</u>	<u>.00</u>	<u>.00</u>	<u>2,965,783.00</u>	<u>2,965,783.00</u>	<u>.0</u>
	<u>TOTAL FUND REVENUE</u>	<u>48,148.01</u>	<u>1,816,521.95</u>	<u>5,382,850.50</u>	<u>3,566,328.55</u>	<u>33.8</u>

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

WASTEWATER CAPITAL IMPROVE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
67-4350-7809 ENERGY EFFICIENCY PROJECTS	.00	.00	50,000.00	50,000.00	.0
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)	.00	143,623.17	225,000.00	81,376.83	63.8
67-4350-7815 AERATION BASINS BLOWERS & ELEC	46,945.79	1,538,500.75	2,100,090.00	561,589.25	73.3
67-4350-7816 UPGRADE FILTER PLC	.00	.00	50,000.00	50,000.00	.0
67-4350-7818 ROTARY DRUM THICK & DEWATERING	427,669.36	748,285.29	2,924,760.00	2,176,474.71	25.6
67-4350-7819 REPLACE PUMPS	.00	.00	33,000.00	33,000.00	.0
TOTAL CAPITAL OUTLAY	474,615.15	2,430,409.21	5,382,850.00	2,952,440.79	45.2
TOTAL WASTEWATER CIP EXPENDITURES	474,615.15	2,430,409.21	5,382,850.00	2,952,440.79	45.2
TOTAL FUND EXPENDITURES	474,615.15	2,430,409.21	5,382,850.00	2,952,440.79	45.2
NET REVENUE OVER EXPENDITURES	( 426,467.14)	( 613,887.26)	.50	613,887.76	(12277

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

POLICE TRUST FUND

ASSETS

90-1000-0000	CASH - COMBINED	1,385.60	
90-1510-0000	INVESTMENTS-POLICE TR-JUS#1755	7,177.76	
90-1512-0000	INVESTMENTS-POLICE TR-TRS#2196	368.00	
	TOTAL ASSETS		8,931.36

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
90-2710-0000	FUND BALANCE	7,970.55	
	REVENUE OVER EXPENDITURES - YTD	960.81	
	BALANCE - CURRENT DATE	8,931.36	
	TOTAL FUND EQUITY		8,931.36
	TOTAL LIABILITIES AND EQUITY		8,931.36

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

POLICE TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS REVENUE</u>					
90-3700-1000	INTEREST EARNINGS	28.17	310.81	.00	( 310.81)	.0
90-3700-6500	DONATIONS - PRIVATE	.00	650.00	.00	( 650.00)	.0
	TOTAL MISCELLANEOUS REVENUE	28.17	960.81	.00	( 960.81)	.0
	<u>FUND BALANCE</u>					
90-3800-9000	FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
	TOTAL FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
	TOTAL FUND REVENUE	28.17	960.81	7,500.00	6,539.19	12.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

POLICE TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
90-4900-6910 OTHER PURCHASED SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL MATERIAL AND SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL POLICE TRUST EXPENDITURES	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	7,500.00	7,500.00	.0
NET REVENUE OVER EXPENDITURES	28.17	960.81	.00	( 960.81)	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

PARKS/REC DEV TRUST FUND

ASSETS

93-1000-0000	CASH - COMBINED	2,444.25	
93-1510-0000	INVESTMENTS--PARK DEV TR #3280	141,369.13	
93-1512-0000	INVESTMENTS--WSP RESTOR #3766	455,872.13	
93-1515-0000	WSRESTORE US BANK#2333	173,595.97	
	TOTAL ASSETS		773,281.48

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	( 535,210.82)	
	BALANCE - CURRENT DATE	773,281.48	
	TOTAL FUND EQUITY		773,281.48
	TOTAL LIABILITIES AND EQUITY		773,281.48

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
93-3700-1000 INTEREST EARNINGS	4,640.59	51,174.33	5,000.00	( 46,174.33)	1023.5
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	12,820.36	146,771.01	.00	( 146,771.01)	.0
93-3700-6000 GUY COLES SKATE PARK	.00	1,075.00	.00	( 1,075.00)	.0
93-3700-6200 PARK MEM.BENCH/TREES	2,433.29	2,433.29	.00	( 2,433.29)	.0
93-3700-6500 ICE RINK/ZAMBONI	.00	50.00	19,700.00	19,650.00	.3
93-3700-6800 KETCHUM ARTS COMMISSION	.00	9,994.30	23,000.00	13,005.70	43.5
93-3700-6820 DONATIONS FOR KAC	.00	.00	2,500.00	2,500.00	.0
93-3700-6830 KAC COVER ART DONATIONS	.00	.00	1,900.00	1,900.00	.0
93-3700-6840 KAC PERFORMANCE ART	.00	.00	750.00	750.00	.0
93-3700-7000 MISCELLANEOUS DONATIONS	1,274.74	3,700.42	28,700.00	24,999.58	12.9
93-3700-7100 YOUTH RECREATION SCHOLARSHIPS	.00	2,000.00	10,200.00	8,200.00	19.6
93-3700-7200 JAZZ IN THE PARK	1,000.00	16,400.00	10,500.00	( 5,900.00)	156.2
93-3700-7300 KETCH'EM ALIVE	.00	1,425.00	.00	( 1,425.00)	.0
93-3700-7500 % FOR ARTS CITY HALL	.00	.00	12,000.00	12,000.00	.0
93-3700-7700 WATCH ME GROW GARDEN	.00	( 455.47)	.00	455.47	.0
93-3700-7900 DONATIONS-C. GATES YOUTH GOLF	.00	.00	16,400.00	16,400.00	.0
TOTAL MISCELLANEOUS REVENUE	22,168.98	234,652.88	1,130,650.00	895,997.12	20.8
TOTAL FUND REVENUE	22,168.98	234,652.88	1,130,650.00	895,997.12	20.8

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS/REC TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
93-4900-5900 WARM SPRINGS PRESERVE	.00	465.00	1,000,000.00	999,535.00	.1
93-4900-5910 WARM SPRINGS PRESR-RESTORATION	.00	39,823.23	.00 (	39,823.23)	.0
93-4900-6200 PARK MEMORIAL BENCH/TREES	296.09	6,985.67	.00 (	6,985.67)	.0
93-4900-6500 ICE RINK-PRIVATE	.00	808.28	19,700.00	18,891.72	4.1
93-4900-6800 KETCHUM ARTS COMMISSION	.00	.00	23,000.00	23,000.00	.0
93-4900-6820 KETCHUM ARTS COMMISSION	.00	18,000.00	2,500.00 (	15,500.00)	720.0
93-4900-6830 KAC COVER ART DONATIONS	.00	.00	1,900.00	1,900.00	.0
93-4900-6840 KAC PERFORMANCE ART DONATIONS	.00	.00	750.00	750.00	.0
TOTAL MATERIAL AND SERVICES	296.09	66,082.18	1,047,850.00	981,767.82	6.3
CAPITAL OUTLAY:					
93-4900-7000 OTHER DONATION PROGRAMS	.00	.00	33,700.00	33,700.00	.0
93-4900-7100 YOUTH RECREATION SCHOLARSHIPS	.00	.00	10,200.00	10,200.00	.0
93-4900-7200 JAZZ IN THE PARK	.00	.00	10,500.00	10,500.00	.0
93-4900-7500 % FOR ARTS CITY HALL	.00	.00	12,000.00	12,000.00	.0
93-4900-7700 WATCH ME GROW GARDEN	92.31	858.46	.00 (	858.46)	.0
93-4900-7900 YOUTH GOLF	173.37	173.37	16,400.00	16,226.63	1.1
93-4900-7950 WARM SPRINGS PRESR-RESTORATION	403,585.00	702,749.69	.00 (	702,749.69)	.0
TOTAL CAPITAL OUTLAY	403,850.68	703,781.52	82,800.00 (	620,981.52)	850.0
TOTAL PARKS/REC TRUST EXPENDITURES	404,146.77	769,863.70	1,130,650.00	360,786.30	68.1
TOTAL FUND EXPENDITURES	404,146.77	769,863.70	1,130,650.00	360,786.30	68.1
NET REVENUE OVER EXPENDITURES	( 381,977.79)	( 535,210.82)	.00	535,210.82	.0

CITY OF KETCHUM  
BALANCE SHEET  
AUGUST 31, 2025

DEVELOPMENT TRUST FUND

ASSETS

94-1000-0000	CASH - COMBINED	241,752.03	
94-1500-0000	OFFSITE VENDOR DEPOSITS	( 2,500.00)	
94-1501-0000	INVST-ALPENGLOW	( 500.00)	
94-1502-0000	INVST-CONST/PHASE DEV ECT	93,246.36	
	TOTAL ASSETS		331,998.39

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	245,711.25	
	BALANCE - CURRENT DATE	245,711.25	
	TOTAL FUND EQUITY		245,711.25
	TOTAL LIABILITIES AND EQUITY		331,998.39

CITY OF KETCHUM  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

DEVELOPMENT TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
94-3700-1000 INTEREST EARNINGS	7.12	83.75	.00	( 83.75)	.0
94-3700-7000 MISCELLANEOUS REVENUE	.00	.00	650,000.00	650,000.00	.0
94-3700-8111 KMV BUILDERS	.00	12,827.49	.00	( 12,827.49)	.0
94-3700-8112 KIRSTEN RITZAU	.00	5,700.00	.00	( 5,700.00)	.0
94-3700-8113 ACQUIRE REALITY / ELIAS	.00	115,710.00	.00	( 115,710.00)	.0
94-3700-8114 JOHN & HEIDI JACOBS	.00	83,437.50	.00	( 83,437.50)	.0
94-3700-8115 JOHN & HEIDI JACOBS	.00	53,700.00	.00	( 53,700.00)	.0
94-3700-8116 JORDAN JUDALLAH	.00	62,341.14	.00	( 62,341.14)	.0
94-3700-8117 JORDAN JUDALLAH	.00	70,601.64	.00	( 70,601.64)	.0
TOTAL MISCELLANEOUS REVENUE	7.12	404,401.52	650,000.00	245,598.48	62.2
TOTAL FUND REVENUE	7.12	404,401.52	650,000.00	245,598.48	62.2

CITY OF KETCHUM  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING AUGUST 31, 2025

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DEVELOPMENT TRUST EXPENDITURES</u>					
	MATERIALS AND SERVICES:					
94-4900-6910	OTHER MISC. ACCOUNTS	.00	.00	650,000.00	650,000.00	.0
	TOTAL MATERIAL AND SERVICES	.00	.00	650,000.00	650,000.00	.0
	OTHER EXPENDITURES:					
94-4900-8105	JADALLAH - 400 & 402 SAGE	132,942.78	132,942.78	.00 (	132,942.78)	.0
94-4900-8107	POSTER CONSTRUCTION	.00	2,000.00	.00 (	2,000.00)	.0
94-4900-8109	SARAH SMITH	.00	5,220.00	.00 (	5,220.00)	.0
94-4900-8111	KMV BUILDERS	.00	12,827.49	.00 (	12,827.49)	.0
94-4900-8112	KIRSTEN RITZAU	.00	5,700.00	.00 (	5,700.00)	.0
	TOTAL OTHER EXPENDITURES	132,942.78	158,690.27	.00 (	158,690.27)	.0
	TOTAL DEVELOPMENT TRUST EXPENDITURES	132,942.78	158,690.27	650,000.00	491,309.73	24.4
	TOTAL FUND EXPENDITURES	132,942.78	158,690.27	650,000.00	491,309.73	24.4
	NET REVENUE OVER EXPENDITURES	( 132,935.66)	245,711.25	.00 (	245,711.25)	.0



City of Ketchum

## CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- The city supports community events and opportunities to highlight our culture and history.
- The proposed 6 and one-half hour closure on 4<sup>th</sup> Street, from Main Street to the alleyway between Washington Avenue and 1<sup>st</sup> Avenue North, will cause minimal traffic disruptions.
- This is a fundraising event for the City of Ketchum's Bike Park (700 2nd Avenue) and Ketchum is sponsoring the event.
- The requested street closure is classified as a "non-designated" event street closure, meaning it must be approved by the City Council.

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

Sustainability Impact:

Financial Impact:

None OR Adequate funds exist in account:	Money raised during this event will help fund future improvements at the Ketchum Bike Park
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Attachments:

1. Board Bin 4 <sup>th</sup> Street Block Party Event Application
2. Board Bin 4 <sup>th</sup> Street Block Party Street Closure



## SPECIAL EVENT LICENSE APPLICATION

### GENERAL INFORMATION APPLYING TO ALL EVENTS

Special Event: The temporary use of public property, including streets, parking lots, parks, and waterways, for the purpose of conducting certain public events such as, but not limited to, art shows, music concerts, fundraising events, amusement attractions, circuses, carnivals, rodeos, craft fairs, sporting events, contests, dances, tournaments, walk-a-thons, marathons, races, exhibitions or related activities. In addition, a "special event" is any public event which could reasonably be interpreted to cause significant public impact via disturbance, crowd, traffic/parking, or disruption of the normal routine of the community or affected neighborhood. (Ord. 1131, 2015)

Your event application is due twenty (20) days prior to the event if you are a small event or street party; thirty (30) days prior if you are a medium event; and sixty (60) days prior if you are a large event.

ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Please ensure that your Special Event Application has been approved by the City before you promote, market or advertise your event. Conditional approval may be made after the event organizer submits the application and it is initially screened by City staff. Acceptance of your Special Event Application is neither a guarantee of the date or location nor an automatic approval of your event.

Medium and large events must have a pre-application meeting with the City. It is recommended that all events do a walk-through with City Administration prior to submission of application.

Smoking is prohibited in the following outdoor public places: (Ord. 1105, 2013)

- On any "public property"
- Within twenty (20') feet of all designated bus stops
- On all school property, including public and private elementary, secondary, vocational, and trade schools or colleges
- Within any designated "special event zone," unless the "special event zone" has a designated and delineated smoking area identified in an approved Ketchum special event permit application

All events are required to attend a debrief with City staff within five (5) days following the event.

All fees are non-refundable.

Any violation of the conditions of approval for an event, or the event not operating in the manner identified in the event application, may result in the event being canceled or shut down. In addition, if the event is a reoccurring event, future application may be denied. (Ord. 1131, 2015)

Completed applications can be submitted via email to:  
 Box 2315 | 191 5th St. West, Ketchum, ID 83340.  
 If you have questions, please contact Cyndy King:

or by mail or hand delivery to City of Ketchum, P.O.  
 or 208-806.7005.

WHAT SIZE IS YOUR EVENT?			
<input type="checkbox"/> <b>Street Party (\$100.00)</b> <small>**RESIDENTIAL NEIGHBORHOOD LOCATION ONLY** A special event that requires a one-block street closure, no more than 6-hour road closure, is a single occurrence with anticipated attendance under three hundred (300) people, is self-organized by a local Ketchum organization, its publicity is focused on Wood River Valley residents and businesses, and a limited number of vendors (1 food, 1 beverage, 1 merchandise).</small>	<input type="checkbox"/> <b>Small Event (\$100.00)</b> <small>Special events that do not require a street closure, are a single occurrence, and have an anticipated attendance under one hundred (100) people.</small>	<input checked="" type="checkbox"/> <b>Medium Event* (\$400.00)</b> <small>Special events that require a street closure of one day or less; or have an anticipated attendance between one hundred (100) and four hundred (400) people; or a weekly event that takes place up to, but not more than, four (4) consecutive weeks.</small>	<input type="checkbox"/> <b>Large Event* (\$800.00)</b> <small>Special events requiring a street closure of more than one day; or have an anticipated attendance over four hundred (400) people; or a weekly event that takes place more than four (4) consecutive weeks.</small>
*City requires pre-application meeting prior to application submittal.			
GENERAL INFORMATION:			
Please provide a detailed narrative and timeline, including a description of activities to understand the theme, activities, purpose, and benefit of your event to the community. Applicant should provide a good faith estimate of expected number of participants. An alternate location should be listed if your event cannot be accommodated at your requested location. If fees are associated with your event, such as registration or entry fees, you must obtain a sales tax permit. Permit applications can be accessed at _____ or at the Ketchum City Hall.			
Event Name: <u>4th Street Block Party</u>		Event Date: <u>10/4/25</u>	
Event Description and Purpose (who is the event supposed to attract, what is the purpose of the event, etc.): <u>Block Party and fundraiser to support the Ketchum Skate and Snowboard Community. Includes stiletto skate race, Auction, Live music and food.</u>			
Location of Event: <u>4th Street East (Main Street to Alley behind 1st/Washington)</u>		Alternate Location: <u>N/A</u>	
Expected Number of Participants: <u>150</u>		Admission Fee* (per person): <u>free</u>	
*Ticket sales for entry, registration, etc. for events taking place within Ketchum city limits are subject to sales tax.			
Number of Staff Working at Event: <u>12</u>		Number of Volunteers Working at Event: <u>0</u>	
EVENT COORDINATION:			
Visit Sun Valley manages the event schedule for the City of Ketchum and its neighboring cities. Please contact them (726-3423) and make the City aware of events on or around the date of your proposed event.			
Have you contacted Visit Sun Valley for information on events taking place on or around the date of your event?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
List the events taking place on or around the date of your event: <u>N/A</u>			
EVENT SCHEDULE:			
Provide the date and time requested to set up and breakdown your event along with the date/time during which the event will take place.			
Set Up	Date: <u>10/5/25</u> 10/4/25	Time: <u>1:30 PM</u>	
Event Starts	Date: <u>10/5/25</u> 10/4/25	Time: <u>3:00 PM</u>	
Event Ends	Date: <u>10/5/25</u> 10/4/25	Time: <u>7:00 PM</u>	
Clean	Date: <u>10/5/25</u> 10/4/25	Time: <u>8:00 PM</u>	

**APPLICANT INFORMATION:**

The applicant must be the chief person of the organization, or an assigned representative authorized to apply on behalf of the organization and plan the event. This person must be available to work closely with the City throughout the permitting process and event.

On-site contact must always be accessible from set-up to breakdown of the event.

If your event has more than one contact, in addition to the applicant, please list their information under "Other Contact."

Organization Name: <u>Treats LLC DBA Board Bin</u>			
Are you a non-profit corporation?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Applicant Name: <u>Quinn Baser</u>		Title: <u>Owner</u>	
Organization Address: <u>180 4th Street E.</u>			
City: <u>Ketchum</u>		State: <u>ID</u>	Zip: <u>83746</u>
Phone: <u>208-721-1292</u>		Cell: <u>Same</u>	
Email: <u>Quinn@BoardBin.com</u>			
On-Site Contact: <u>Quinn Baser</u>		Title: <u>Owner</u>	
Address: <u>180 4th Street E.</u>			
City: <u>Ketchum</u>		State: <u>ID</u>	Zip: <u>83746</u>
Phone: <u>208-721-1292</u>		Cell: <u>Same</u>	
Email: <u>Quinn@BoardBin.com</u>			
Emergency Contact: <u>DAVID Kelso</u>			
Phone: <u>208-726-1222</u>		Cell: <u>208-726-1126</u>	
Email: <u>DAVID@BoardBin.com</u>			
Other Contact (such as media, professional event organizer, event service provider or commercial fundraiser hired for this event):			

**USE OF CITY FACILITIES, PARKS, AND STREETS:**

If you are requesting the use of a public park, the City will assist with your park reservation.

City will advise if applicant will be responsible for production, posting and removal of required signage, such as "No Parking," etc.

As an event organizer, you are required to comply with all City, County, State and Federal Disability Access requirements applicable to your event. All temporary venues, related structures and outdoor sites for special events shall be accessible to persons with disabilities. Disability access includes, but is not limited to, restrooms, clear paths of travel, vendor booth accessibility, building entrances, etc.

If your event includes a road closure request, please contact Jamie Canfield at Mountain Rides at 208-788-7433 (x106) or jamie@mountainrides.org **prior to submittal of application** to ensure the closure will not conflict with their bus schedules.

Temporary Traffic Control Plans (TTCP) must be prepared by a qualified firm for review by the Director of Streets and Facilities.

If your event requires a road closure on Main Street, please visit [www.ketchumidaho.org](#) for permit application.

If you are requesting use of city facilities, parks, or streets, please indicate below:

**PARKS AND TOWN SQUARE**

<input type="checkbox"/> Atkinson Park	<input type="checkbox"/> Forest Service Park
<input type="checkbox"/> Rotary Park	<input type="checkbox"/> Lucy Loken Park
<input type="checkbox"/> Other:	<input type="checkbox"/> Town Square
Daily Park Reservation Fees:	<input type="checkbox"/> Up to 100 People (\$160) <input type="checkbox"/> 101 People or More (\$320)

**DESIGNATED EVENT LOCATIONS\* (\$100.00)**

\*All other road closures are subject to a \$500 fee and City Council approval. Road closures on Main Street require an Idaho Transportation Department permit.

<input type="checkbox"/> Fourth Street between Leadville and East Avenues	<input type="checkbox"/> First Avenue between River and First Streets
<input type="checkbox"/> First Avenue between Second Street and Sun Valley Road	<input type="checkbox"/> First Avenue between Sun Valley Road and Fourth Street
<input type="checkbox"/> First Avenue between Fifth and Sixth Streets	<input type="checkbox"/> Picabo Street between Gates Road and Ritchie Drive
<input type="checkbox"/> Washington Avenue between River and First Streets	

Fees for non-designated locations:	Street Party \$100	Medium/Large Events \$500
List dates, times, and location for street closure requests: <div style="font-size: 1.2em; margin-top: 5px;">10/4/25                      3:00 - 8:00 PM</div>		
Name of person supervising street closure: <u>Quinn Base</u>		
Cell Phone: <u>208-721-1292</u>	Email: <u>Quinn@BoardBin.com</u>	
How many staff and volunteers will be managing the street closure? <u>5</u> <del>managing vendors, 2x Breakdown</del>		
How will staff and volunteers manage the street closure? (ex.: 1 staff person at entrance and 1 at exit of road closure to manage vendors, 2 staff people to make sure road closure signage is removed after event ends) <u>2x set up, 1x manage vendors, 2x Breakdown</u>		
<b>EVENT SITE PLAN:</b> <p>To ensure the appropriate review of your event, please submit your site plan including all checklist elements, utilizing indicators listed on application. Omission of any checklist elements constitutes an incomplete application. Your site plan must be scaled to accurately represent the location of ALL tents, vendors, etc. For events that have a route, such as races, please include a route map.</p> <p>Site plan locations of all temporary structures and large vehicles must be approved by the City. Written approval is required for obstructions to visibility and access to businesses and property owners surrounding the event.</p> <p>Fire hydrants, sidewalk curb breaks used for ADA accessibility and alley entrances may not be blocked at any time.</p> <p>City review of your load-in, load-out schedule for all vendors, equipment, etc. is required.</p> <p>On a separate piece of paper, provide a Site Plan of the event. Site Plan must be scaled to accurately represent the location of all items listed below (if applicable).</p>		
<input checked="" type="checkbox"/> Alcohol Vendors (A)	<input checked="" type="checkbox"/> Barricades (B)	<input checked="" type="checkbox"/> Beverage Vendors (BV)
<input type="checkbox"/> Bleachers (BL)	<input type="checkbox"/> Electricity/Generator (EL)	<input type="checkbox"/> Fire Extinguishers (EX)
<input type="checkbox"/> Fire Lane (FL)	<input type="checkbox"/> First Aid/EMS (FA)	<input checked="" type="checkbox"/> Food Vendors (FV)
<input checked="" type="checkbox"/> Garbage Receptacles (G)	<input type="checkbox"/> Hand Washing Sink (HWS)	<input checked="" type="checkbox"/> Portable Toilets (T)
<input checked="" type="checkbox"/> Recycling Receptacles (RR)	<input type="checkbox"/> Retail Merchants (RM)	<input type="checkbox"/> Security (P)
<input checked="" type="checkbox"/> Stages or Amplified Sound (SO)	<input checked="" type="checkbox"/> Tents (X)	<input type="checkbox"/> Trailers, Vehicles, Storage (TR)
Have you contacted Mountain Rides to advise of the street closure request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p><b>*NOTE:</b> The State of Idaho adopted the Manual for Uniform Traffic Control Devices (MUTCD) as a minimum standard for traffic control. The city is legally obligated to require a temporary traffic control plan (TTCP) pursuant to MUTCD standards for anyone using the rights-of-way for any purpose, including special events. A TTCP must be submitted for Street Division review.</p> <p><i>Applications will not be accepted without a TTCP prepared by a qualified firm.</i></p>		

### TEMPORARY STRUCTURES:

All temporary structures are subject to inspection by the city to assure compliance with building and International Fire Code regulations. (Ord. 1125, 2014)

Tent stakes are not allowed in any City parks, including Town Square. All tents must be weighted down.

All tents having an area more than 200 square feet shall require advance permitting through the Fire Department unless open on all sides. Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location, and type of heating and electrical equipment.

Tents, canopies, or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines.

Tents must meet the flame propagation performance criteria of NFPA 701.

Combustible materials shall not be located within any tent, canopy, or membrane structure in use for public assembly.

All open flame devices are strictly prohibited within tents unless approved by the fire code official.

Any cooking performed within tents shall require advance approval by the Fire Department.

Will your event have temporary structures, including 10' x 10' pop-up tents? ☒ Yes\* ☐ No

\*Describe the size, number, use and assembly and disassembly plan:

1-2 6x6 tents if needed for weather

### TRANSPORTATION AND PARKING:

Parking for event organizers, volunteers, vendors and others associated with the production of the event is restricted to long-term parking areas and may not use 2-hour parking spaces.

Where will you direct event attendees to park vehicles?

Street parking in West Ketchikan

Will the event provide transportation services to the event? ☐ Yes\* ☒ No

\*Describe the transportation services:

### CITY SERVICES REQUESTS:

Please let us know what City services you need so that we can help you find a solution.

Police services request for (indicate dates and times needed):

☐ Security ☐ Traffic Control ☐ Parking Control ☐ Escort ☒ N/A

The Chief of Police will determine the number of police officers to staff the event. The Chief of Police also determines if police services will be needed at a special event for public safety concerns. Fees may be associated with the need for additional police services.

Fire/EMS services request (indicate dates and times needed):

☐ Ambulance ☐ Fire Engine ☒ N/A

The Fire Chief will determine availability and approval of the request. The Fire Chief also determines if Fire/EMS services will be needed at a special event for public safety concerns. Fees may be associated with the need for Fire/EMS services.

Will your event use city infrastructure such as bathrooms and trash receptacles? ☐ Yes\* ☒ No

\*If Yes, a fee of \$150/day will be associated with the use of city bathrooms and trash receptacles.

### PORTABLE RESTROOMS AND HANDWASHING:

Applicant may be required to provide an adequate number of portable restrooms and handwashing stations at the event. The city's public restrooms should not be included in the calculation. Please utilize the Satellite Industries Restroom Calculator at [www.satelliteindustries.com](#) to assist in estimating the needs for your event.

Applicant is responsible for ensuring all equipment is placed where located on site plan.

Restroom Company: Clear Creek

Number of Portable Restrooms: 2 (1 handicap) Number of Handwashing Stations: 0

Restroom Drop Off Date: 10/4/25 Time: 1:30 PM

Restroom Pick Up Date: 10/4/25 Time: 8:00 PM

**ELECTRICITY, MUSIC AMPLIFICATION AND LICENSING:**

Electricity is available at most designated event locations. The Facilities and Maintenance Division can assist with your electrical needs. Please request a walk-through to ensure the City can accommodate your needs.

Noise generated by special events must meet the conditions outlined in the Ketchum Municipal Code, Section 9, chapter 08.040, Loud or Unnecessary Noises.

Zone	10 p.m. to 7:30 a.m.	7:30 a.m. to 7 p.m.	7 p.m. to 10 p.m.
LR, LR-1, LR-2, GR-L, GR-H, T, T-3000, T-4000	50 dBA	90 dBA	55 dBA
MH, STO-4, STO-1, STO-H, RU, AF, FP, A, ADU, AHO	50 dBA	90 dBA	55 dBA
CC	60 dBA	90 dBA	65 dBA
LI-1, LI-2, LI-3	70 dBA	90 dBA	75 dBA

The City of Ketchum is licensed with three major performing rights organizations; ASCAP, BMI and SESAC. Anyone playing live or prerecorded music on Ketchum's public property is required to pay a license fee of \$10.00 to be covered under Ketchum's license. The fee may be waived for applicants showing proof of license with the appropriate organization or by certifying that all music played or performed is original and free of licensing requirements.

Do you have electrical needs? ☐ Yes\* ☒ No

\* The Facilities and Maintenance Division will assist with the request based upon availability. Please note that some areas do not have electricity access.

Will your event have amplified sound? ☒ Yes\* ☐ No

\*Please review approved noise levels stated in guidelines.

Will live or prerecorded music be played? ☒ Yes\* ☐ No

\*Licensing fee of \$10.00 is required. Fee may be waived for applicants showing proof of license with the appropriate organization or by certifying that any and all music played or performed is original and free of licensing requirements.

**TRASH AND RECYCLING:**

The trash receptacles located on public property, including city parks and Town Square, and public restrooms should not be included in the waste removal plan.

As an event organizer, you are responsible for the waste generated by your participants, spectators, and vendors, as well as the associated costs of disposal. All designated staff and volunteers for trash and recycling management during and after your event must wear identifiable clothing, such as t-shirts of a similar color labeled event management. For assistance in estimating your dumpster and recycling needs, contact the Environmental Resource Center (recycling) and Clear Creek Disposal or Independent Rubbish Service (trash).

Applicants are responsible for cleaning during and after the event and restoring the site immediately following the event. Please pick up all trash associated with your event including but not limited to paper, bottles, cans, signs, course markings, etc. **All city trash cans must also be left empty.** The cost of any employee overtime incurred because of an applicant's failure to clean/restore the site following the event, which exceeds the applicant's \$250 deposit, will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event, please state this in your plan.

City requires all special events to strive to be sustainable in our community and for our environment. We have partnered with ERC to offer opportunities to help your special event to be as "green" as possible. The City requires a plan for collection and removal of recyclable materials during and after event. Recycling receptacles located in the City's parks and public right of ways and public restrooms should not be included in the recycling collection and removal plan. See contacts listed above for assistance in formulating your recycling plan. Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event, please state this in your plan.

Have you contracted for trash dumpster(s)? ☐ Yes ☒ No

How many? What size?

Have you contracted for recycling dumpster(s)? ☒ Yes ☐ No

How many? *4* What size? *ERC Provided*

If you need assistance with calculations for trash and recycling dumpsters, please contact Environmental Resource Center for recycling information and Clear Creek Disposal or Independent Rubbish Service for waste disposal information.

If you marked "no," describe how you will handle trash and recycling materials at the end of your event.

*Trash will be disposed through Board Bins Dumpster Recycling will be taken to ERC*

Name of person supervising trash and recycling: *Quinn Baser*

Cell Phone: *208-721-1292* Email: *Quinn@BoardBin.com*

How many staff and volunteers will be managing trash and recycling? 2

How will staff and volunteers manage trash and recycling during and after the event?(ex.: 2 staff dedicated to monitoring containers, all staff members making a sweep through premises after event ends)

2 staff dedicated to monitoring containers, all staff members making a sweep through premises after event ends.

#### CONCESSIONS:

The City of Ketchum's Resolution 19-013 prohibits the sale and distribution of single-use plastic water bottles, plastic straws, plastic bags, or to-go food containers made of plastic or Styrofoam at all city-owned properties and facilities and city events. The Applicant is responsible to ensure vendors do not distribute these items on City property. Applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked, and ID bracelet system may be required. Sales tax permits are required for all vendor sales. Catering permits are required for sales of food and alcoholic beverages. These permits are not included in the special event application. Permit applications can be accessed at \_\_\_\_\_ or from the City Clerk office at City Hall. Please contact South Central Public Health District at 208-788-4335 information on requirements for food vendors.

Will any of the following be served at your event:

☒ Alcoholic Beverages

☒ Food

☒ Merchandise

All vendors should collect state and local sales tax. Vendors serving alcoholic beverages and food must hold a Catering Permit. Sales Tax information and Catering Permits can be obtained from the City Clerk office. A LIST OF VENDORS PARTICIPATING IN YOUR EVENT MUST BE ATTACHED TO THIS APPLICATION OR SUBMITTED TEN (10) DAYS PRIOR TO EVENT.

#### BANNERS:

If you would like to reserve space for an over the road banner, please submit complete application to the Special Events Manager. Application can be found here: [www.ketchumidaho.org/forms](http://www.ketchumidaho.org/forms)

#### BUSINESS AND/OR PROPERTY OWNER NOTIFICATION

- Please start the notification process within five (5) days of the city deeming your application complete.
- Special events are required to notify businesses and/or property owners of the date, time, venue, and purpose of event within five (5) days of city receipt of the special event application. Written notice shall be emailed, mailed or hand-delivered to property owners and businesses adjoining the proposed venue. City staff will provide the list and available contact information. Property owners and businesses have seven (7) days in which to submit comments regarding the proposed special event to the city.
- For all events, City staff may elect to provide additional noticing based on the size, location, and scope of the event. Additional noticing may include, but is not limited to, newspaper advertisements and physical mailing to adjacent property owners or business owners. (Ord. 1151, 2015)
- Producer is required to submit acknowledgements of notices to the city, from businesses and property owners adjoining the proposed venue and additional noticing that may be required, within 15 days of the city's certification of a complete application. This may be done by providing an email response or a written signature response from the recipient.

\*For events with amplified sound, producer must notice businesses and property owners in a 250-foot radius of the event location. Contact list will be provided by the city. Those businesses and properties owners outside of the adjacent and required additional notice locations may receive their notification via U.S. Postal Service. Producer must provide the city with certification that those notices have been mailed.

#### BUSINESS AND/OR PROPERTY OWNER NOTIFICATION

City Staff may require additional noticing based on the size, location, and scope of the event. Additional noticing may include, but is not limited to, newspaper advertisements and physical mailing to adjacent property owners or business owners. (Ord. 1151,2015)

**INSURANCE REQUIREMENTS**

Attach a certificate of public liability insurance pursuant to the following requirements of Title 12, Chapter 12.32 of the Ketchum Municipal Code. Every applicant, at its sole cost and expense, shall obtain and maintain in full force and effect throughout the entire term of the licensed special event public liability insurance in the amount of one million dollars (\$1,000,000.00) per person and one million dollars (\$1,000,000.00) per accident. In addition, every applicant, at its sole cost and expense, shall obtain and maintain public liability insurance for property damage in the amount of one million dollars (\$1,000,000.00). Certificates of such insurance shall be filed concurrently with the application for the special event and will include an endorsement stating that the City of Ketchum is named as an additional insured and that said insurance will not be canceled or altered by the insurance company or applicant without ten (10) days prior written notice of such intended alteration or cancellation to the City. Current certificates of such insurance shall be always kept on file during the term of the special event. (Ord. 669 § 7, 1995)

**SIGNIFICANT EVENT CHANGES**

Has this event been approved in the City of Ketchum in previous years? ☒ Yes\* ☐ No

\*If yes, please indicate any significant changes to the event request since its last approval:

None

**HAVE YOU ATTACHED OR OBTAINED THE FOLLOWING?**

<input type="checkbox"/> Payment & Deposit	<input checked="" type="checkbox"/> Proof of Insurance	<input checked="" type="checkbox"/> Temporary Traffic Control Plan
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> ITD Permit	<input checked="" type="checkbox"/> Alcohol Beverage Catering Permit
<input checked="" type="checkbox"/> City Sales Tax Permit	<input type="checkbox"/> Notification Form	<input type="checkbox"/> Health Department Permit
<input type="checkbox"/> Vendor List	<input type="checkbox"/> Proof of Music License	<input type="checkbox"/> Other

It is the applicant's responsibility to contact agencies outside of Ketchum that may be involved in the permit, inspection, sales, convenience, or assistance process connected with your event. Those agencies may include but are not limited to the Idaho Power Company, Intermountain Gas, Idaho Alcohol Beverage Control Board, Idaho Highway Patrol and Blaine County Recreation District (a separate permit is required for use of any portion of the Wood River Trail System).

**AUTHORIZATION OF APPLICANT**

I have reviewed the completed application and know the contents thereof to be true. I represent and warrant that I have the lawful authority and authorization to execute this application and attached indemnity agreement, for and on behalf of the entity applying for the special event license. I have reviewed the conditions of the Ketchum Municipal Code, Title 12, Chapter 12.32 and do hereby agree to the terms set forth therein. Furthermore, I acknowledge that if I fail to so comply with the criteria and conditions set forth in Title 12, Chapter 12.32, my special event license will be revoked.

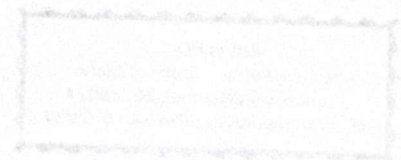
Pursuant to Resolution No. 08-123, any direct costs incurred by the city of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to engineer review, noticing, and copying costs associated with the application. The city will require a retainer to be paid by the applicant at the time of application submittal to cover said associated costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the city.

Signature of Applicant: \_\_\_\_\_

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

8/7/25

LICENSE FEES		
Event Category	Event Fees	Amount or N/A
Application Fee	\$100, \$400 or \$800	\$
Road Closure Fee	\$100 or \$500	\$
Park Reservation Fee (per day)	\$160 or \$320	\$
Facility Fee (per day)	\$150 or N/A	\$
Music License Fee	\$10 or attach proof of licensure	\$
Deposit	\$250 (Street Party / Small Event) \$500 (Medium / Large Events)	\$
	TOTAL FEES	\$ 0



INDEMNIFICATION AGREEMENT

In connection with sponsoring the event described in the attached application, a "Special Event" to be held in Ketchum, and as a condition of obtaining a license therefore, Quinn Baser (hereafter referred to as "Applicant"), agrees that Applicant shall indemnify and save and hold harmless the City of Ketchum, (hereafter referred to as "City"), 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. In addition, Applicant shall maintain and specifically agrees that it will maintain, throughout the course of the "Special Event" liability insurance in which City shall be named insured in the minimum amount as specified in Title 12, Chapter 12.32. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and save and hold harmless City from and for all such losses claims, actions, or judgments for damages or liability to persons or property. Applicant shall provide City with a Certificate of Insurance evidencing Applicant's compliance with the requirements of this paragraph and file such proof of insurance with City Administration.

DATED this 7 day of August, 2025.

Signature of Applicant: \_\_\_\_\_

STATE OF IDAHO

County of Blaine

On this 7<sup>th</sup> day of August, 2025, before me, a Notary Public in and for the State of Idaho, personally appeared Quinn Thomas Baser known to me, or proved to me upon satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal.



Notary Public: \_\_\_\_\_

Residing at: \_\_\_\_\_

Commission expires: \_\_\_\_\_

Misti Holt

Bannock County Idaho

1/9/29

# AFFIDAVIT

This affidavit certifies that the Board Bn special event taking place at 180<sup>th</sup> St E. on 10/4/21 meets the following description of a special event as defined in Ketchum Municipal Code Chapter 12.32.010 Definitions.

Special event: The temporary use of public property, including streets, parking lots, parks and waterways, for the purpose of conducting certain public events such as, but not limited to, art shows, music concerts, fundraising events, amusement attractions, circuses, carnivals, rodeos, craft fairs, sporting events, contests, dances, tournaments, walkathons, marathons, races, exhibitions or related activities. In addition, a "special event" is any public event which could reasonably be interpreted to cause significant public impact via disturbance, crowd, traffic/parking or disruption of the normal routine of the community or affected neighborhood.

This affidavit further certifies that the following documents will be provided to complete the application no later than 10 (ten) days prior to the event or on \_\_\_\_\_. Please check all that apply.

- Site Plan ☒
- Certificate of Insurance ☐
- ITD Permit ☐
- Temporary Traffic Control Plan (TTCP) ☒

Quinn Baser  
Event Organizer's Name

Quinn Baser  
Event Organizer's Name

Board Bn  
Organization or Business Name

9/7/21  
Date

## NOTARY ACKNOWLEDGEMENT

On this 7<sup>th</sup> day of August, 2021, before me, Misti Holt, personally appeared Quinn Thomas Baser, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Affidavit, and, being first duly sworn on oath according to law, deposes and says he/she has read the forgoing Affidavit subscribed by him/her, and that the matter stated herein are true best of his/her information, knowledge and belief.

Official seal:



Misti Holt  
Notary Public

Bannock County Idaho  
Address:

My Commission expires: 1/9/29

## Ketchum Fire Department – Temporary Use Permit Fees

All inspections and fees must be set up and processed through the  
Ketchum Fire Department – 208.726.7805

### PERMIT(S) ISSUED DIRECTLY FROM THE KETCHUM FIRE DEPARTMENT

Temporary use permit fees include one plan review and one inspection during normal business hours. Expedited plan reviews, additional inspections, inspections outside normal business hours, Firewatch personnel, standby personnel and apparatus require additional fees.

- Open Burning:
  - An operational permit shall be required for the kindling or maintaining of an open fire and is subject to the approval of the Fire Marshall. (\$100.00)
  
- Temporary Use:
  - Carnival, Fair, Circus, Haunt, or Other Public Special Event – 30 days (\$200.00)
  - Tent or Membrane Structure >400 sq. ft. (\$100.00)
    - Additional tent(s) per event \$50/each
  - Special Event Structure >400 sq. ft. (\$100.00)
  - Outdoor Assembly Event where planned attendance exceeds 1000 persons. (\$200.00)

*Groups*





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/6/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> HUB International Great Plains, LLC 6500 City West Parkway Suite 100 Eden Prairie MN 55344	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> 952-944-2929 <b>FAX (A/C, No):</b> 952-944-3091 <b>E-MAIL ADDRESS:</b>
<b>INSURED</b> Treats LLC DbA: Board Bin PO Box 6843 Ketchum ID 83340	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Valley Forge Insurance Company <b>INSURER B:</b> Continental Casualty Company <b>INSURER C:</b> American Casualty Co of Reading PA <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>

License#: 100187254  
TREATS0-01**COVERAGES****CERTIFICATE NUMBER:** 1569340668**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			7038409249	5/31/2024	5/31/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			7038409249	5/31/2024	5/31/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			7038409266	5/31/2024	5/31/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A	7038905510	7/12/2024	7/12/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

City of Ketchum is listed as an additional insured under the general liability policy if required by written contract subject to terms and conditions of actual policy. Solely as respects the negligence of the named insured with regard to street party event on 10/5/2024.

**CERTIFICATE HOLDER****CANCELLATION**City of Ketchum  
PO Box 2315  
Ketchum ID 83340

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# BOARD BIN STREET PARTY 4th St. Ketchum



Author: Chad Robinson CERT:799441

## Comments: NOT TO SCALE

- \*All equipment shall be MUTCD compliant
- \*All traffic control shall be managed by a ATSSA certified supervisor
- \*All work will be performed during daylight hours
- \*A minimum of 12' lane widths shall be maintained

## Legend

- North Indicator
- Safety Zone
- Sign Stand
- TY III BARRICADE (left)
- TY III BARRICADE (right)

SPEED LIMIT	TAPER LENGTH (L) FEET
40 MPH OR LESS	$L=WS/60$
45 MPH OR MORE	$L=WS$

L=taper length in feet  
W=width of offset in feet  
S=posted speed limit, or in off-peak 85th percentile speed prior to work starting, or the anticipated operating speed in mph

ROAD TYPE	DISTANCE BETWEEN SIGNS		
	A	B	C
URBAN (LOW SPEED) <35	100 FT	100 FT	100 FT
URBAN (HIGH SPEED) >35	350 FT	350 FT	350 FT
RURAL	500 FT	500 FT	500 FT
EXPRESSWAY/FREEWAY	1000 FT	1500 FT	2640 FT



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: September 15, 2025 Staff Member/Dept: Ramsy Hoehn/ Street Superintendent & Trent Donat/City Clerk

Agenda Item: Recommendation to approve surplus resolution 25-018 for 2003 Elgin Pelican Street Sweeper

#### Recommended Motion:

"I move to approve Surplus Resolution 25-018 for 2003 Elgin Pelican Sweeper."

#### Reasons for Recommendation:

- The 2003 street sweeper has undergone substantial downtime and repairs; impacting efficient street operations
- Council approved of a 2024 Elgin Pelican Sweeper yearly lease
- Public Surplus (online auction) will be used to auction the street sweeper

#### Sustainability Impact:

None OR state impact here: NONE

#### Financial Impact:

None OR Adequate funds exist in account: Funds to be received from auction.

#### Attachments:

1. Resolution 25-018

CITY OF KETCHUM

RESOLUTION 25-018

A RESOLUTION OF THE CITY COUNCIL DECLARING A 2003 ELGIN PELICAN SWEEPER AS SURPLUS AND DISPOSED OF AS CLERK DEEMS NECESSARY.

SECTION 1: FINDINGS

1.1 The City of Ketchum no longer needs the 2003 Elgin Pelican Sweeper.

1.2 The 2003 Elgin Pelican Sweeper has undergone substantial downtime and repairs, impacting efficient street operations

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

2.1. The City Council authorizes the City Clerk to dispose of 2003 Elgin Pelican Sweeper as deemed necessary.

PASSED BY THE CITY COUNCIL of the City of Ketchum, effective this 15<sup>th</sup> day of September 2025.

APPROVED:

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

ATTEST:

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



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	September 09, 2025	Staff Member/Dept:	Jeff Vert/Water Reclamation Facility Manager

Agenda Item:	Recommendation to Approve Purchase Order 26004 with HDR Engineering for Solids Dewatering Project, Resident Project Representative
--------------	--

#### Recommended Motion:

I move to approve Purchase Order 26004, Task Order #7 with HDR Engineering for Solids Dewatering Project, Resident Project Representative for the not to exceed amount of \$324,900.00
--

#### Reasons for Recommendation:

<ul style="list-style-type: none"><li>This is an ongoing project from the Water Reclamation Facilities Plan.</li></ul>
<ul style="list-style-type: none"><li>Detailed Plans and Specifications for Solids Dewatering Construction Upgrades have been submitted to and approved by IDEQ.</li></ul>
<ul style="list-style-type: none"><li>The scope of work for this task order will provide the necessary engineering oversight during the construction phase of the project.</li></ul>

#### 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:	This is a budgeted expense in the Capital Improvement Projects category of Wastewater Division Expenditures. This expense will be shared equally with the Sun Valley Water and Sewer District.
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#### Attachments:

1. Purchase Order 26004
2. HDR Task Order #7



# 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: 26004

<b>To:</b> 2319 HDR ENGINEERING, INC. BOX 74008202 CHICAGO IL 60674-8202	<b>Ship to:</b> CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
--	---

P. O. Date	Created By	Requested By	Department	Req Number	Terms
09/10/2025	CCHING	CCHING			

Quantity	Description	Unit Price	Total
1.00	TO 7: Resident Project Representative 67-4350-7818	324,900.00	324,900.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		324,900.00

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



## **TASK ORDER NO. 07**

### **SERVICES DURING CONSTRUCTION (SDC) RESIDENT PROJECT REPRESENTATIVE (RPR) SOLIDS DEWATERING PROJECT CITY OF KETCHUM AND SVWSD**

This Task Order pertains to the Master Services Agreement by and between City of Ketchum, ID and Sun Valley Water & Sewer District, Sun Valley, ID (“OWNERS”), and HDR Engineering, Inc. (“HDR” or “ENGINEER”), dated May 1, 2023, (“Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by all parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

**TASK ORDER NUMBER:** Task Order #07

#### **PROJECT NAME:**

Ketchum/SVWSD Water Reclamation Facility (WRF) – Solids Dewatering Project - Services During Construction – Resident Project Representative (RPR)

#### **PART 1.0 TASK ORDER DESCRIPTION:**

Provide part-time resident project representative (RPR) services during construction (SDC) supporting 22 months of construction for the solids dewatering project (18 months of active construction).

#### **PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER:**

See Exhibit A.

#### **PART 3.0 OWNER’S RESPONSIBILITIES:**

See Exhibit A.

#### **PART 4.0 PERIOD OF SERVICE:**

September 2025 – June 2027

(22 months less 4 months for winter shutdown)

#### **PART 5.0 ENGINEER’S FEE:**

See Exhibit A for T&M fee breakdown.

Task Order #07: Solids Dewatering RPR

**\$324,900**

#### **PART 6.0 OTHER: N/A**



This Task Order #07 is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2025

**CITY OF KETCHUM, ID**

**“OWNER”**

BY: \_\_\_\_\_

NAME: Neil Bradshaw

TITLE: Mayor

ADDRESS: City of Ketchum  
P.O. Box 2315 (191 5<sup>th</sup> St. W.)  
Ketchum, ID 83340

**SUN VALLEY WATER & SEWER  
DISTRICT (SVWSD)**

**“OWNER”**

BY: \_\_\_\_\_

NAME: Peter Hendricks

TITLE: Chairman

ADDRESS SVWSD  
: P.O. Box 2410  
Sun Valley, ID 83353

**HDR ENGINEERING, INC.**

**“ENGINEER”**

BY: \_\_\_\_\_

NAME: City of Ketchum/SVWSD -  
Solids Dewatering

TITLE: Improvements Project  
Resident Project  
Representative – TO #7

ADDRESS: Page 2

Jon Osier

Vice President

HDR

412 E. Parkcenter Blvd, Ste 100 Boise, ID 83706

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*Scope of Services Sept 2025 – June 2027*

# Exhibit A

## Scope of Services

### Task 3 - Field Services – Resident Project Representative (RPR)

This RPR role proposes sharing an RPR primarily between the City of Ketchum and the City of Hailey. It is expected that the RPR will split time roughly 50/50 on a monthly basis between the Ketchum Solids Dewatering project and Hailey Headworks Improvements project. The shared time will be approximately eighteen (18) months. This sharing of the RPR allows part-time construction observation at each location with a sharing of lodging, per diem, and mileage. The Ketchum project construction has already started and has 22 months remaining. The final 4 months of construction will also be shared with miscellaneous HDR projects in the Magic or Treasure Valley. The role of the RPR is described below.

#### Subtask 3.1 Field Observations

##### Objective

Determine general conformance of the completed construction with the requirements of the Contract Documents through observation of the Work. A Resident Project Representative (RPR) shall relay information from the field to the ENGINEER. Actions taken by RPR shall be in conformance with ENGINEER'S direction.

##### Subtasks

- Provide general observation including:
  - Observe, record, and report Contractor's daily work progress to determine the Work observed is in general conformance with the requirements of the Contract Documents.
  - Document activities observed making notes of deficiencies and issues requiring resolution. Maintain work deficiency log in the daily monitoring sheet (DMS).
  - Create daily field reports defining specified work completed, discussions with the Contractor, direction given to Contractor, Contractor work force figures, progress made on the controlling activity established by the approved construction schedule, job site visitors, and weather conditions.
  - Review ENGINEER "approved" shop drawings, samples, and other submittals and apply them to the conducting of observations.
  - Photograph record construction to document progress or deficiencies, and label and log photos in the DMS.
  - Conduct or coordinate the conduct of specified inspections and testing and document results.
- Maintain copies of permits and a summary of their status on site.

- Maintain hard copies or electronic copies of correspondence, meeting minutes, original Contract Documents including Change Orders, Field Orders, Work Change Directives, Addenda, additional drawings issued after the execution of the Contract, ENGINEER's clarifications and interpretations of the Contract Documents, progress reports, shop drawing and sample submittals, and other Project-related documents.
- Monitor Contractor's compliance with permit conditions and Contractor's progress resolving identified violations of local ordinance and other specific permit conditions.
- Coordinate with the Materials Testing company (directed by Contractor to time, place, and testing method) to notify Owner when results from the Materials Testing company have been obtained stating that acceptable subgrade preparation has been provided for structures and ready to receive concrete for foundations and structural slabs on grade.
- Monitor the soils and concrete testing, and coordinate in-place moisture and density testing and the sampling and testing of concrete.
- Observe and document pressure testing of interior and exterior piping systems.
- Review stored materials and/or equipment for quantity determination for Contractor payment and document the Contractor's methods for protecting equipment and/or materials prior to installation. Notify Contractor if additional measures are required to protect the equipment.
- Coordinate with ENGINEER's Project Manager during site visitations by design team member(s) as defined in ENGINEER's scope of work.
  - Follow-up on deficiencies noted by design team members by either requiring immediate correction by the Contractor or adding items to a progressive work deficiency list.
- Develop and provide the Contractor an ongoing list of items requiring correction of noted construction deficiencies if it is believed that such Work does not conform generally to the Contract Documents.
- As deficiencies are corrected, revise the list by indicating corrected status.
- Issue Non-Conformance Reports twice per month for deficiencies not being acknowledged or addressed by Contractor with proposed corrective measures or corrective action plans.
- On a monthly basis, prior to ENGINEER signing off on the monthly payment request, review Contractor's red-lined drawings to verify the Contract Drawings are up to date with contract modifications and annotated to reflect actual construction. Review the Contractor's payment applications and make a recommendation to ENGINEER regarding payment.
- Review tagging of equipment for conformance with approved registers for equipment, valves, and other items designated to be tagged by the Contract Documents.
- Document observations made of property damage or personal injury accidents within the project construction limit lines and provide a written report to notify the ENGINEER and the OWNER.
- RPR will attend and participate in the pre-construction conference to be led by ENGINEER.
- RPR will attend and participate in coordination conference call meetings and the construction progress meetings to be led by ENGINEER.

- Recommend to ENGINEER necessary clarifications and interpretations of the Contract Documents as appropriate for the orderly completion of the Work. Such clarifications and interpretations will be consistent with the intent of and reasonably inferable from the Contract Documents. Based on these recommendations, ENGINEER may issue Field Orders, Work Change Directives, or Change Orders.
- The RPR shall not:
  - Authorize deviations from the Contract Documents or substitution of materials or equipment (including “or-equal” items).
  - Exceed limitation of ENGINEER’s authority as set forth in the professional services agreement with the OWNER.
  - Undertake the responsibility of Contractor, subcontractors, suppliers, or contractor’s superintendent.
  - Participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized.

#### **Assumptions**

- Duties being performed by ENGINEER in this scope of work are for role clarification. ENGINEER will invoice their efforts under the previously approved SDC task order.
- RPR will lead the part-time on-site construction observations.
- RPR on-site construction observer will have direct communication with the Contractor and with ENGINEER.
- ENGINEER will lead the issuing of substantial and final completion.
- ENGINEER will observe start-up and commissioning.
- ENGINEER’s observation or monitoring portions of the work performed under the construction contract shall not relieve Contractor from responsibility for performing work in accordance with applicable Contract Documents.
- ENGINEER will utilize the deficiencies list to aid in identifying appropriate retainage amounts near project completion. RPR will prepare the deficiency list and coordinate with ENGINEER to maintain and update the work deficiency list.
- ENGINEER and RPR shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction.
- ENGINEER and RPR shall not be responsible for the acts or omissions of construction Contractor(s) or other parties on the project.
- Observations will be performed in accordance with industry-recognized standard practices.
- RPR will use ENGINEER’s standard Construction Contract Administration forms for documenting construction observation and inspection activities.
- Contractor is responsible for compliance with permit conditions; therefore ENGINEER and RPR cannot ensure Contractor’s compliance with the permit conditions. ENGINEER will only notify OWNER of observed conditions and violations.
- Responsibilities for jobsite safety are the sole responsibility of Contractor. The failure of ENGINEER and RPR to report on safety violations will neither relieve Contractor from their

responsibility for safety on the project site nor shift this responsibility from Contractor to ENGINEER or RPR. Unsafe activity or activities shall be halted immediately until remedial actions take place. Contractor shall resume work only if Contractor deems jobsite conditions safe to work.

- The RPR onsite construction observer will be furnished with a computer, digital camera, cellular phone, and personal protective equipment.
- The OWNER will provide a workspace, including desk, table and chairs for meetings, and internet connection.
- Monitoring removal and/or disposal of contaminated materials is not included.
- This task order is based upon field observation from the RPR from September 2025 – February 2027. On average, it is estimated that RPR field observation will be present on-site for about 20 hours per week, as needed to monitor construction activities. Balancing of work between the City of Ketchum/SVWSD and City of Hailey projects will be monthly to allow flexibility in presence during key construction activities.
- Design team (ENGINEER) site visitations and RPR on-site observation will occur during active construction.
- Normal working hours for RPR inspection staff and Contractor will coincide with normal construction work hours: Monday through Friday, between 7:00 am to 5:00 pm.
- If Contractor schedule requires work outside of normal working hours (M-F), such as on Saturday, RPR will notify the ENGINEER that field observation may exceed ENGINEER's assumptions for field observation and may require adjustment. No work is allowed on Sundays and holidays.

#### **Deliverables**

- RPR's Daily Reports transmitted to ENGINEER via e-mail in .pdf format weekly.
- Photographs logged and filed in the DMS.
- Reports of property damage or personal injury accidents transmitted to ENGINEER via e-mail in .pdf format.
- Maintain information in DMS, including work deficiency logs.

### **Subtask 3.2 Materials Testing and Special Inspection (Supplied by CONTRACTOR as an Allowance)**

#### **Objective**

The contract documents provide an allowance by the CONTRACTOR for materials testing and special inspection. The CONTRACTOR shall manage the subcontractor's inspections. The allowance for testing includes: scheduling appropriate field personnel and providing oversight, forwarding reports from subcontractor to ENGINEER for materials testing results and special inspections. The RPR shall review the reports and relay observations to the ENGINEER and OWNER.

#### **Approach**

- Solids Dewatering Improvements - The general Scope of Services includes; 1) soils compaction, 2) rebar inspection and concrete testing, and 3) structural steel welding inspection.

- Summary Inspection – This item, as required by the construction documents, is produced in accordance with the latest edition of the International Building Code requiring a final report documenting required special inspections and correction of discrepancies noted.

#### **Assumptions**

A detailed scope of work is specified for testing/inspection items for the construction project and is summarized below:

- Concrete – “Special Inspection” of reinforcing steel and concrete is required. Please note testing of slump, air, and temperature are included in the materials inspection/testing allowance supplied by allowance by the CONTRACTOR.
- Structural Steel – “Special Inspection” of welded structural elements is required by the Contract Documents and the Building Permit. Periodic visual welding inspection will be performed on field welds. The final inspection should be performed at the completion of welding to inspect the finished product.

#### **Deliverables**

- CONTRACTOR shall supply Materials and Special Inspection Plan transmitted to ENGINEER and RPR via e-mail in .pdf format and one (1) hardcopy delivered to local building official.
- RPR will include in weekly summaries (Inspector’s Daily Reports) the materials testing results and special inspections transmitted to RPR and ENGINEER (via e-mail in .pdf format). RPR will communicate with the local building official to confirm receipt of relevant testing results (sent to building department by the CONTRACTOR).

### **Subtask 3.3 Construction Contract Close-out**

#### **Objective**

RPR will assist the ENGINEER with an orderly, well-documented closeout of the construction contract.

#### **Approach**

- Receive and review CONTRACTOR’S required substantial completion submittal, and determine if Project is ready for substantial completion inspection, including:
  - Develop substantial completion submittal checklist.
  - Verify submittal of required documents.
  - Review CONTRACTOR Record Drawings.
  - Review CONTRACTOR’s punch list and ENGINEER’s progressive list of incomplete and deficient items and determine if the substantial completion inspection is appropriate in accordance with Contract requirements.
  - Schedule substantial completion inspection or notify CONTRACTOR that the Work has not progressed to point of substantial completion as defined by the Contract Documents.
- Coordinate, conduct and document the substantial completion inspection and issuance of the Certificate of Substantial Completion including:

- Notify OWNER and design team members of date of substantial completion inspection.
- Prepare and distribute the punch list format to the parties conducting the inspection.
- Conduct the Substantial Completion Inspection.
- Compile the punch list and identify the tentative date of substantial completion and prepare and issue tentative Certificate of Substantial Completion to OWNER for review and concurrence.
- If there are multiple portions of the Work with different substantial completion dates, prepare a summary of the dates of expiration of the various Correction Periods.
- Upon concurrence of OWNER, issue the definitive Certificate of Substantial Completion and punch list setting the date of Substantial Completion.
- Review progress of corrective action on punch list items and update and re-issue the punch list up to three times. Issue a Certificate of Substantial Completion for the entire or designated portions of the Work.
- Receive and review CONTRACTOR's required final completion submittal.
- Coordinate and attend the final inspection meeting and physical walk-through of the Project, including:
  - Schedule the final inspection date and notify CONTRACTOR, OWNER and Regulatory Agency.
  - Assemble the various final completion submittal documents, required by the Contract Documents, for the final inspection meeting and review them with the various parties.
  - Conduct, document and distribute the findings of the final inspection.
- Collect closeout documents required by the Contract Documents and forward the documents along with CONTRACTOR's Final Application and Certificate for Payment to OWNER for processing by OWNER.
- Compile one set of construction project files (submittals, RFIs, change orders, record drawings, permits, written correspondence and documentation, digital photographs, test results, daily reports, work directives, warranties, operational manuals, etc.) and submit to OWNER (electronic).

#### **Assumptions**

- Project Closeout may start when CONTRACTOR is still on site, but CONTRACTOR will be offsite for majority of the closeout period.

#### **Deliverables**

- Certificate(s) of Substantial Completion and punch list(s) transmitted to OWNER and CONTRACTOR via e-mail in .pdf format.
- Certificate of Final Completion with CONTRACTOR's Final Application and Certificate for Payment transmitted to OWNER and Contractor via e-mail in .pdf format.
- One set of electronic construction project files delivered to OWNER on CD-ROM.



## Schedule

Assuming this RPR engineering authorization will be issued on or before September 15, 2025 with services beginning upon authorization according to the following schedule:

Task/Description	Schedule
Task 3 - Field Services	September 2025 through June 2027

\* If the construction NTP occurs after the assumed date, the schedule will be moved by an equal number of days.

## Compensation

RPR's time and per diem assumptions are as follows:

### Labor

- The shared construction period for the RPR with Hailey runs from September 2025 to March 2027 (~18 months). The general contractor for both construction projects is ESI, Inc. Each project will shut down for 4 months during the winter of 2025/2026 from mid-November to mid-March. The breakdown on labor hours during this period is shown below:
  - September 2025: 40 hrs (~10 hrs/wk)
  - October 2025: 80 hrs (~20 hrs/wk)
  - ½ November 2025 and ½ March 2026: 80 hrs (~20 hrs/wk for 4 weeks)
  - November 15, 2025 to March 15, 2026: 4-month winter shutdown; zero hours
  - April 2026 – March 2027: 250 workdays x 4 hrs = 1000 hrs (12 months @ 20 hr/wk)
- The actual construction period for Ketchum begun on July 14, 2025 and extends to July 14, 2027 (730 calendar days). The final 12 work weeks of Ketchum-SVWSD RPR work will be shared with other HDR projects in the Magic or Treasure Valley.
  - April 2027 – June 2027: 62 workdays x 4 hrs = 248 hrs (~20 hrs/wk)
- Total RPR labor hours: 1456 hrs

### Expenses

- Daily lodging per diem from September to mid-November 2025 will be local hotels at rate of \$200/night.
- Daily lodging per diem starting in April 2026 through March 2027 (12 months) is assumed to be \$100/day shared 50/50 with City of Hailey.
- Daily lodging per diem from April to June 2027 (3 months) is assumed to be \$125/day (Twin Falls) shared 50/50 with other HDR projects.
- The meal per diem is \$60/day (times workdays), shared 50/50 with City of Hailey and other HDR projects.
- The mileage is assumed to be approximately 50 miles/day (times workdays) for travel between the Ketchum and Hailey work sites in 2026, shared 50/50 with City of Hailey.



- Mileage in 2027 shall be 150 miles per day (between Ketchum and Twin Falls), shared 50/50 with others.
- Total expenses \$103,200 divided by two = \$51,600

ENGINEER's total compensation for professional services provided pursuant to the Agreement, is estimated to be \$324,900 (Three hundred twenty-four thousand nine hundred dollars).

Task/Description	Labor <sup>1</sup>	Expenses <sup>2</sup>	Budget
Task 3 - Field Services (Resident Project Representative)	\$273,300	\$51,600	\$324,900
<b>TOTAL</b>			<b>\$324,900</b>

1. Approximately twenty (20) hours per week from September 2025 to June 2027 (1456 hrs)
2. Ketchum's share of the 50/50 split with City of Hailey until March 2027; April thru June 2027 shared 50/50 with other HDR projects.

ENGINEER shall invoice OWNER monthly for ENGINEER's services described in this proposal on a time and materials basis.

**End of Task Order #07**





City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: September 15, 2025 Staff Member/Dept: Brent Davis – Director of Finance

Agenda Item: Budget Public Hearing  
FY 2025 Amended Budget Ordinance  
1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Reading of Ordinance #1268

Recommended Motion:

Motion to approve the first, second, and third reading by title only of Ordinance #1268.

Reasons for Recommendation:

Amendment of the FY 2025 Budget based on recent council decisions including property acquisition expenditures that were not part of the original or previously amended budget, and budget increases as a result of strong LOT revenues and the corresponding payment to the Air Service Board and the Community Housing Fund. In each case, the available current year revenue and/or fund balance is sufficient to cover the expenditure changes.

Sustainability Impact:

N/A

Financial Impact:

Budget increases as outlined in the Notice of Budget Hearing and Amending Budget Ordinance

Attachments:

1. FY 2025 Amended Budget Notice of Public Hearing
2. FY 2025 Amended Budget Ordinance #1268

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Ketchum, Idaho, will hold a Public Hearing for consideration of an amendment to the fiscal year 2025 budget. The Council will consider appropriation of additional monies received by the City of Ketchum, Idaho, during the fiscal year. Said hearing will be held at Ketchum City Hall, 191 W. 5th Street, at 4:00 p.m. on Setember 15, 2025.

That the following table sets forth the amounts appropriated to each fund for fiscal year 2025, the amount of the revised appropriation for each fund for the 2025 fiscal year, and the proposed adjustment amount.

CITY OF KETCHUM, IDAHO

EXPENDITURES

	FY 2025 ADOPTED	FY 2025 REVISED (02/25)	FY 2025 REVISED (09/25)	PROPOSED ADJUSTMENT
GENERAL FUND	14,446,021	16,836,417	19,084,763	2,248,346
WAGON DAYS FUND	163,000	188,000	188,000	-
GENERAL CAPITAL IMPROVEMENT FUND	3,359,750	7,534,411	6,994,411	(540,000)
ORIGINAL LOT FUND	3,578,226	4,603,226	4,603,226	-
ADDITIONAL 1%-LOT FUND	2,447,253	2,746,378	3,300,000	553,622
FIRE GO BOND FUND	617,019	617,019	617,019	-
COMMUNITY HOUSING IN-LIEU FUND	1,214,874	2,394,874	2,394,874	-
COMMUNITY HOUSING FUND	1,761,798	2,992,315	3,400,000	407,685
WATER FUND	2,814,908	2,814,908	2,814,908	-
WATER CAPITAL IMPROVEMENT FUND	1,015,000	1,088,000	1,088,000	-
WASTEWATER FUND	3,470,836	3,470,836	3,470,836	-
WASTEWATER CAPITAL IMP. FUND	4,729,135	5,382,850	5,382,850	-
POLICE TRUST FUND	7,500	7,500	7,500	-
PARKS & RECREATION TRUST FUND	1,130,650	1,130,650	5,630,650	4,500,000
DEVELOPMENT TRUST FUND	650,000	650,000	650,000	-
Total Expenditures	41,405,970	52,457,384	59,627,037	7,169,653

REVENUE

GENERAL FUND

GENERAL PROPERTY TAXES	5,258,549	5,258,549	5,258,549	-
OTHER REVENUE	9,187,472	9,747,591	9,747,591	-
FUND BALANCE APPLIED	-	1,830,277	4,078,623	2,248,346
TOTAL FUND	14,446,021	16,836,417	19,084,763	2,248,346

WAGON DAYS FUND

FUND BALANCE APPLIED	-	-	-	-
TOTAL FUND	163,000	188,000	188,000	-

GENERAL CAPITAL IMPROVEMENT FUND

FUND BALANCE APPLIED	2,027,500	3,937,678	3,387,678	(550,000)
TOTAL FUND	1,332,250	3,596,733	3,606,733	10,000
	3,359,750	7,534,411	6,994,411	(540,000)

ORIGINAL LOT FUND

FUND BALANCE APPLIED	3,244,835	3,244,835	3,244,835	-
TOTAL FUND	333,391	1,358,391	1,358,391	-
	3,578,226	4,603,226	4,603,226	-

ADDITIONAL 1%-LOT FUND

FUND BALANCE APPLIED	2,447,253	2,447,253	3,000,875	553,622
TOTAL FUND	-	299,125	299,125	-
	2,447,253	2,746,378	3,300,000	553,622

FIRE GO BOND FUND

FUND BALANCE APPLIED	617,019	617,019	617,019	-
TOTAL FUND	-	-	-	-
	617,019	617,019	617,019	-

COMMUNITY HOUSING IN-LIEU FUND

FUND BALANCE APPLIED	305,000	305,000	305,000	-
TOTAL FUND	909,874	2,089,874	2,089,874	-
	1,214,874	2,394,874	2,394,874	-

COMMUNITY HOUSING

FUND BALANCE APPLIED	1,696,045	3,074,045	3,100,000	25,955
TOTAL FUND	65,753	-	300,000	300,000
	1,761,798	3,074,045	3,400,000	325,955

WATER FUND

FUND BALANCE APPLIED	2,758,722	2,758,722	2,758,722	-
TOTAL FUND	56,186	56,186	56,186	-
	2,814,908	2,814,908	2,814,908	-

WATER CAPITAL IMPROVEMENT FUND

FUND BALANCE APPLIED	265,000	265,000	265,000	-
TOTAL FUND	750,000	823,000	823,000	-
	1,015,000	1,088,000	1,088,000	-

WASTEWATER FUND

FUND BALANCE APPLIED	3,621,609	3,621,609	3,621,609	-
TOTAL FUND	-	-	-	-
	3,621,609	3,621,609	3,621,609	-

WASTEWATER CAPITAL IMP. FUND

FUND BALANCE APPLIED	2,417,068	2,417,068	2,417,068	-
TOTAL FUND	2,312,068	2,965,783	2,965,783	-
	4,729,136	5,382,850	5,382,850	-

POLICE TRUST FUND

FUND BALANCE APPLIED	-	-	-	-
TOTAL FUND	7,500	7,500	7,500	-
	7,500	7,500	7,500	-

PARKS & RECREATION TRUST FUND

FUND BALANCE APPLIED	1,130,650	1,130,650	5,630,650	4,500,000
TOTAL FUND	-	-	-	-
	1,130,650	1,130,650	5,630,650	4,500,000

DEVELOPMENT TRUST FUND

	650,000	650,000	650,000	-
Total Revenue	41,556,743	52,689,887	59,777,810	7,087,923

ORDINANCE NO. 1268

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ORDINANCE NUMBER 1258, THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; APPROPRIATING ADDITIONAL MONIES TO BE RECEIVED BY THE CITY OF KETCHUM, IDAHO; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

SECTION 1. The Ordinance Number 1268 the Amended Annual Appropriation Ordinance for the City of Ketchum, Idaho, for the fiscal year commencing October 1, 2024, and ending September 30, 2025, be hereby amended as follows:

EXPENDITURES	FY 2025 CURRENT	FY 2025 REVISED	PROPOSED AMENDMENT
General Fund	16,836,417	19,084,763	2,248,346
Wagon Days Fund	188,000	188,000	
General Capital Improvement Fund	7,534,411	7,534,411	(540,000)
Original LOT Fund	4,603,226	4,603,226	
Additional 1% LOT Fund	2,746,378	3,300,000	553,622
Fire GO Bond Fund	617,019	617,019	
Community Housing In-Lieu Fund	2,394,874	2,394,874	
Community Housing Fund	2,992,315	3,400,000	407,685
Water Operating Fund	2,814,908	2,814,908	
Water Capital Improvement Fund	1,088,000	1,088,000	
Wastewater Operating Fund	3,470,836	3,470,836	
Wastewater Capital Improvement Fund	5,382,850	5,382,850	
Police Trust Fund	7,500	7,500	
Parks & Recreation Trust Fund	1,130,650	5,630,650	4,500,000
Development Trust Fund	650,000	650,000	
TOTAL	52,457,384	59,627,037	7,169,653

That the additional sum be appropriated out of the revenues received from:

REVENUES	FY 2025 ADOPTED	FY 2025 REVISED	PROPOSED AMENDMENT
General Fund	16,836,417	19,084,763	2,248,346
Wagon Days Fund	188,000	188,000	
General Capital Improvement Fund	7,534,411	7,534,411	(540,000)
Original LOT Fund	4,603,226	4,603,226	
Additional 1% LOT Fund	2,746,378	3,300,000	533,622
Fire GO Bond Fund	617,019	617,019	
Community Housing In-Lieu Fund	2,394,874	2,394,874	
Community Housing Fund	3,074,045	3,400,000	325,955
Water Operating Fund	2,814,908	2,814,908	
Water Capital Improvement Fund	1,088,000	1,088,000	
Wastewater Operating Fund	3,621,609	3,621,609	
Wastewater Capital Improvement Fund	5,382,850	5,382,850	
Police Trust Fund	7,500	7,500	
Parks & Recreation Trust Fund	1,130,650	5,630,650	4,500,000
Development Trust Fund	650,000	650,000	
TOTAL	52,689,887	59,777,810	7,087,923

Section 2. This Ordinance shall be in full force and effect from after its passage, approval, and publication.  
PASSED by the City Council and APPROVED by the Mayor of the City of Ketchum, Idaho, this 15<sup>th</sup> day of September.

ATTEST:

TRENT DONAT, CITY CLERK

NEIL BRADSHAW, MAYOR



## CITY COUNCIL MEETING AGENDA MEMO

<b>Meeting Date:</b>	September 15, 2025	<b>Staff Member/Dept:</b>	Allison Kennedy, Senior Planner Planning and Building Department
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<b>Agenda Item:</b>	Recommendation to hold a public hearing on a Lot Line Shift Application for the Bigwood Condominium No. III Garages and Adopt the Findings of Fact, Conclusions of Law, and Decision.
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### Recommended Motion:

"I move to approve the Bigwood Condominium No. III Garages Lot Line Shift Application and adopt the Findings of Fact, Conclusions of Law, and Decision."
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### Reasons for Recommendation:

- |  |
|--|
| <ul style="list-style-type: none"><li>• The request meets all applicable standards for Readjustment of Lot Lines as specified in the Ketchum Municipal Code's Subdivision (Title 16) regulations.</li></ul>  |
| <ul style="list-style-type: none"><li>• Consistent with Ketchum Municipal Code §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) changes are proposed to the existing platted property boundaries, (2) the amended Bigwood Condos 3 Common Area complies with all dimensional standards required in the Tourist Zone District, and (3) the proposal does not create additional lots or dwelling units.</li></ul> |
| <ul style="list-style-type: none"><li>• All city departments have reviewed the proposal and have no concerns with the proposed lot line shift.</li></ul>   |

### Policy Analysis and Background:

#### Application:

The Lot Line Shift Application (File No. P25-013) proposes to amend the Big Wood Condominiums No.3 (Instrument No. 152364) plat by adding building envelopes for 10 garage and 2 carport structures to the Bigwood Condominiums No. 3 Plat Limited Common area.

#### Background:

The applicants received design review approval on June 13, 2023 for additional garage and carports. However, after receiving approval, there were multiple minor changes to the June 13, 2024 application that received administrative design review approval. The changes included not net increase in the total square footage of the building envelopes but requested to convert approved carports to garages for Buildings D and E and the complete omission of the structure for Building F. The most recent administrative design review application was approved on May 23, 2025 and the *Big Wood Condominium No. 3, Amended* final plat dated February 2025 is updated to match this most recent design review approval.

## Analysis

Ketchum Municipal Code (KMC) §16.04.020, definition of Readjustment of Lot Lines:

*A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements and which does not create additional lots or dwelling units. "Readjustment of lot lines" includes other minor changes to a subdivision, condominium, or townhouse plat such as, but not limited to, notation changes and boundary shifts, each of which do not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements nor consolidate or create additional lots or dwelling units.*

The application complies with the definition of Readjustment of Lot Lines because:

- 1) The modification does not reduce the setbacks to below the minimum Tourist District zoning requirement of 15' front, 10' side, 15' rear. Proposed rear and side setbacks are based on the height of the structure, the greater of 1' for every 3' in building height, at least 10' (side) or 15' (rear). The proposed structure's height is 19' so the minimum side and rear setback would be required.

The structures are shown with the following setbacks:

- Front ~ 20' setback garage/carport unit D1 to Saddle Road
- Side: ~ 40' setback on Spur Lane garage/carport unit F3
- Rear: +150' unit D9.

- 2) Structures are not dwelling units

- 3) Modifications proposed are a minor change to a condominium plat and is within the existing parcel of land.

During Department Review, City staff reviewed the lot line shift application for conformance with Ketchum Municipal Code (KMC) Title 17.08-17.18, 16.04.020- *Definitions*, 16.04.030 – *Procedure for subdivision approval*, KMC 16.04.060 – *Readjustment of Lot Lines Procedures*, 16.04.070 *Condominiums*. Please see the draft Findings of Fact in Attachment 3 for the review of all requirements and standards. Where "N/A" is checked, the standard is not applicable as the standard applies to the creation of new subdivisions, new lots, or new infrastructure. As no new development is proposed, no upgrades to existing utility infrastructure or right-of-way improvements are required; however, utility easements are granted in plat note 9 for extensions within the plated parcel.

No concerns or issues were raised by other city departments during Department Review regarding the proposed lot line shift. As conditioned, the final plat meets the standards for Readjustment of Lot Lines under Title 16 of the Ketchum Municipal Code.

## Sustainability Impact:

This application has no impact on the City's ability to meet the Ketchum Sustainability Action Plan.

## Financial Impact:

None

There is no financial request to the City of Ketchum for the application and therefore no budget implications.

## Attachments:

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





City of Ketchum  
Planning & Building

Bigwood Comndimuiniuns No. 3 Gargages  
Lot Line Shift (Readjustment of Lot Lines)

Date: September 15, 2025

File Number: P25-013

KETCHUM CITY COUNCIL  
FINDINGS OF FACT, CONCLUSIONS OF LAW,  
AND DECISION

**PROJECT:** *The Bigwood Condominium No. 3, Garages Lot Line Shift*

**APPLICATION TYPE:** Lot Line Shift (Readjustment of Lot Lines)

**FILE NUMBER:** P25-013

**PROPERTY OWNER:** The Bigwood Condominiums No. 3 Association, Inc.

**REPRESENTATIVE:** Bruce Smith, Alpine Enterprises Inc.

**LOCATION:** 127 Saddle Road

**ZONING:** Tourist District (T)

#### RECORD OF PROCEEDINGS

The Planning and Building Department received the application for a Readjustment of Lot Lines for the Bigwood Condominiums No.3 garages on April 18, 2025 Consistent with KMC §16.04.060.B, the Readjustment of Lot Lines application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. No comments were made from city departments except the planning department. The planning department comments were provided to the applicant on July 25, 2025. The applicant submitted revised project plans on August 5, 2025. City department comments were resolved through revisions on the plat. A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on August 21, 2025. The public hearing notice was published in the Idaho Mountain Express on August 27, 2025. The public hearing notice was posted on the city's website on September 1, 2025. The Ketchum City Council reviewed and approved the Bigwood Condominiums No. 3, Garages Lot Line Shift application (File No. P25-013) during their regular meeting on September 15, 2025.

#### FINDINGS OF FACT

On September 15, 2025, the City Council approved the lot line shift application of The Bigwood Condominiums No 3., Garages Lot Line Shift Application.

### FINDINGS REGARDING READJUSTMENT OF LOT LINES

Consistent with KMC §16.04.020, the proposal meets the definition of *Readjustment of Lot Lines* because: (1) changes are proposed to the existing platted property boundaries, (2) the amended Bigwood Condos 3 Common Area complies with all dimensional standards required in the Tourist Zone District, and (3) the proposal does not create additional lots or dwelling units.

*Readjustment of Lot Lines: A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements and which does not create additional lots or dwelling units. "Readjustment of Lot Lines" includes other minor changes to a subdivision, condominium, or townhouse plat such as, but not limited to, notation changes, boundary shifts and removal of lot line(s), each of which do not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements nor create additional lots or dwelling units (KMC §16.04.020).*

All land, condominium, and townhouse subdivisions within the City of Ketchum are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision Regulations. Pursuant to KMC §16.04.010.D, the change or modification of boundary lines, whether or not any additional lot is created, shall comply with these regulations. Many subdivision standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated and maintained by the city. The standards for certain improvements (KMC §16.04.040), including street, sanitary sewage disposal, and planting strip improvements, are not applicable as the project proposes to modify the existing plat to include building envelopes for garages within the limited common area.

**TABLE 1: FINDINGS REGARDING CONTENTS OF FINAL PLAT**

Compliant			Standards and Council Findings	
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.
			<i>Council Findings</i>	<i>The point of beginning of the subdivision description is tied to two governmental survey corners as shown on sheet 1 of the Final Plat: GIS Monuments "K5th-Spruce" and "cemetery".</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	Location and description of monuments.
				<i>The location and description of monuments are provided on Sheet 1 of the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.

			<b>Council Findings</b>	<i>Sheet 1 of the final plat indicates property lines, street right of ways and centerlines for Spur Lane and Saddle Road, and building envelopes. The subject properties do not contain avalanche hazard area or floodplain.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	<b>Names and locations of all adjoining subdivisions.</b>
			<b>Council Findings</b>	<i>The subject property is adjacent to: Bigwood Condominiums No. 2 2<sup>nd</sup> Amendment, The Bigwood Condominiums No. 1, amended, and Lot 6 Saddle View Subdivision, Lot 8 Saddle View subdivision as indicated on sheet 1 of the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	<b>Name and right of way width of each street and other public rights of way.</b>
			<b>Council Findings</b>	<i>The final plat map indicates the existing Saddle Road and Spur Lane street right-of-way, both having a 60' Public ROW and a 24' roadway easement shown.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	<b>Location, dimension and purpose of all easements, public or private.</b>
			<b>Council Findings</b>	<i>Plat note 9 allows for future utilities easements to be expanded in limited common area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	<b>The blocks numbered consecutively throughout each block.</b>
			<b>Council Findings</b>	<i>N/A- The Subdivision is existing and not adding new blocks.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.8	<b>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.</b>
			<b>Council Findings</b>	<i>N/A -. This standard is not applicable as no dedications of this type are proposed or required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.9	<b>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.</b>
			<b>Council Findings</b>	<i>This standard has been met as shown on Sheet 1 of the final plat. The name of the subdivision was pre-existing and does not conflict with other subdivision names.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	<b>Scale, north arrow and date.</b>
				<i>The scale, north arrow, and date are shown on Sheet 1 of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.11	<b>Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision</b>
			<b>Council Findings</b>	<i>The Saddle Rd. and Spur Ln. rights-of-way are indicated on Sheet 1 of the Final Plat. No additional streets are being created or dedicated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.12	<b>A provision in the owner's certificate 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.</b>
			<b>Council Findings</b>	<i>N/A-This is a pre-existing subdivision and Plat note 3 makes reference to the pre-existing recorded instrument numbers for prior declarations and articles of incorporation of homeowners associations, Instrument No. 153442.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.13	<b>Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.</b>

			<b>Council Findings</b>	Sheet 3 of the Final Plat provides the certificate from the licensed Professional Land Surveyor certifying the accuracy of the plat survey.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.14	A current title report of all property contained within the plat.
			<b>Council Findings</b>	A title report by Sun Valley Title & Stewart Title Guarantee Company dated February 5, 2024 and a warranty deed Blaine County Instrument No. 149896 dated June 22, 1973, were submitted with the application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<b>Council Findings</b>	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
			<b>Council Findings</b>	Sheet 3 of the Final Plat includes the City Engineer's certificate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<b>Council Findings</b>	Sheet 3 of the Final Plat includes the certification and signature of the City Clerk verifying the subdivision has been approved by the City Council.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<b>Council Findings</b>	This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.

#### 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
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<b>Findings</b>	This standard is met as building envelopes are proposed within an underutilized grass and pavement area of the exiting common area.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.

			<b>Findings</b>	<i>N/A-No additional improvements are proposed or required for this lot line shift application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<b>Findings</b>	<i>N/A- No additional improvements are proposed or required for this lot line shift application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<b>Findings</b>	<i>N/A-No additional improvements are proposed or required for this lot line shift application</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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: <ol style="list-style-type: none"> <li>1. All angle points in the exterior boundary of the plat.</li> <li>2. All street intersections, points within and adjacent to the final plat.</li> <li>3. All street corner lines ending at boundary line of final plat.</li> <li>4. All angle points and points of curves on all streets.</li> <li>5. The point of beginning of the subdivision plat description.</li> </ol>

			<b>Findings</b>	<i>Applicants shall comply with 16.04.04E as outlined in condition of approval number three.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p><b>Lot Requirements:</b></p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p>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.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>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.</p> <p>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.</p>
			<b>Findings</b>	<p><i>1. Lot size is not changing. The building envelope setbacks for garages are in accordance with the tourist zone setback standards. Required Setbacks: F-15', Side 1':3' in building height or 15', rear: 1'for every 3' in building height or 15'. Proposed setbacks for the 19' tall structures are above minimum standards:</i></p>

				<p><i>Front ~ 20' setback garage/carport unit D1 to Saddle Road, Side: ~ 40' setback on Spur Lane garage/carport unit F3, Rear: +150' unit D9.</i></p> <p><i>2.-6. N/A- No overlay districts exist on this lot.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p><b>G. Block Requirements:</b> The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>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.</li> <li>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</li> </ol>
			<i>Findings</i>	<i>N/A. This standard is not applicable as this project is within an existing residential subdivision. No additional blocks are being created.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p><b>Street Improvement Requirements:</b></p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</li> <li>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;</li> <li>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</li> </ol>

			<p>subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</p> <p>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;</p> <p>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;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>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;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>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;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>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;</p>
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				<p>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;</p> <p>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;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>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.</p>
			<b>Findings</b>	<i>N/A - This standard is not applicable as the proposal is for building envelopes within a lot line shift application and does not create a new street, private road, or bridge.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>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.</p>
			<b>Findings</b>	<i>N/A - This standard is not applicable as this is a platted subdivision project located in Tourist District</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>

				<p>easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>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.</p> <p>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.</p> <p>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.</p>
			<b>Findings</b>	<p><i>Application complies. The application is amending the location of building envelopes within the limited common area of a preexisting platted subdivision. Utilities are existing. Maintenance and power extension may be needed within the limited common area to future structures; this is noted as plat note 9; "Utility Easements necessary to allow for access and maintenance of utilities serving the Limited Common Areas shown hereon are hereby granted by this Plat."</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	<p><b>Sanitary Sewage Disposal Improvements:</b> 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.</p>
			<b>Findings</b>	<p><i>N/A-This standard is not applicable as this application is not proposing any building envelopes for habitable structures.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p><b>Water System Improvements:</b> 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.</p>

				<p>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.</p>
			<i>Findings</i>	<i>N/A-This standard is not applicable as this application is for building envelopes that are not habitable.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>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.</p>
			<i>Findings</i>	<i>N/A- The planting strip was designed and installed with the original construction of the Bigwood Condos and is preserved by the established setbacks.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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: <ol style="list-style-type: none"> <li>a. Proposed contours at a maximum of five foot (5') contour intervals.</li> <li>b. Cut and fill banks in pad elevations.</li> <li>c. Drainage patterns.</li> <li>d. Areas where trees and/or natural vegetation will be preserved.</li> <li>e. Location of all street and utility improvements including driveways to building envelopes.</li> <li>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</li> </ol> </li> <li>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.</li> <li>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.</li> <li>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas</li> </ol>

				<p>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.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> <li>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHTO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</li> <li>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</li> <li>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.</li> <li>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.</li> </ul>
			<b>Findings</b>	<i>Drainage has been addressed at time of building permit application. Locations were chosen to minimize impact to existing infrastructure and existing grade. No water resources or natural landforms exist within limited common area.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.O</b>	<p><b>Drainage Improvements:</b> 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.</p>
			<b>Findings</b>	<i>N/A- This standard was reviewed and approved during the building permit process. Preliminary Plat shows minimal topographic changes in locations of proposed structure locations.</i>
			<b>16.04.040.P</b>	<p><b>Utilities:</b> 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</p>

				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.
			<i>Findings</i>	<i>N/A - This standard is not applicable as utilities exist. Title 17.96.060 D. mandate that all future utilities are undergrounded.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Findings</i>	<i>N/A- This standard is not applicable as the application is for platted garage locations for existing vehicles and storage on site.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.
			<i>Findings</i>	<i>N/A-This site is not located in the MOD or Avalanche.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
			<i>Findings</i>	<i>Building envelopes are located in areas currently utilized for parking and open space and are not proposed in areas to displace mature trees and shrubs that would significantly alter the attractiveness of the existing land use.</i>

### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum 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. The Ketchum City Council has authority to hear the applicant's Lot Line Shift Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Lot Line Shift (Readjustment of Lot Lines) application is governed under Sections 16.04.010, 16.04.020, 16.04.030, 16.04.040, and 16.04.060 of Ketchum Municipal Code Chapter 16.04.
5. As conditioned, the proposed Lot Line Shift meets the standards for approval under Title 16 of Ketchum Municipal Code.

### DECISION

**THEREFORE**, the Ketchum City Council **approves** *The Bigwood Condominium 3, Amended Lot Line Shift Application for Final Plat, File No. P25-013* this Monday, September 15, 2025, subject to the following conditions:

### CONDITIONS OF APPROVAL

1. The Final Plat shall be recorded with the Blaine County Clerk and Recorder's Office within one year of approval by the Ketchum City Council.
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.
3. Following completion of construction of the garages and prior to certification of completion by the city engineer, 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 Sheet 1 of the final plat.

Findings of Fact **adopted** this 15<sup>th</sup> day of September 2025.

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Neil Bradshaw, Mayor  
City of Ketchum



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: **September 15, 2025** Staff Member/Dept: **Robyn Mattison/City Engineer**

Agenda Item: **Recommendation to Review and Provide Direction Regarding Right-of-Way Encroachment Application for Snowmelt and Pavers at 520 N Walnut Avenue.**

#### Recommended Motions:

**Motion Option #1:** I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 25982 between the City and Robert and Stacey Chess, owners of 520 N Walnut Ave, for heated pavers in the right-of-way.

**Motion Option #2:** I move to decline the application to install snowmelt in the right-of way and direct staff to revise Right-of-Way Encroachment Agreement 25982 to exclude snowmelt and authorize the Mayor to sign the revised agreement for pavers in the right-of-way.

#### Reasons for Recommendations:

- On August 18<sup>th</sup> City Council approved a proposed right-of-way snowmelt policy and directed staff to draft the ordinance. The ordinance currently in development by staff.
- Snowmelt in the right-of-way is not necessary for fire apparatus access.
- The improvements will not impact the use or operation of N Walnut Avenue.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

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

A building permit for this project was issued in October 2022. The approved plans did not include pavers or a snowmelt system within the public right-of-way (ROW). In August 2025, the applicant submitted a ROW encroachment application seeking approval to install heated pavers within the ROW. The driveway centerline slope in the ROW is 7 percent, which approaches the threshold at which staff would recommend snowmelt for safety. The project is nearing completion; deferring a decision on the snowmelt installation will postpone right-of-way improvements and, in turn, delay issuance of the Certificate of Occupancy.

Although the City Council has approved a proposed right-of-way snowmelt policy, the implementing ordinance has not yet been adopted. Staff requests that the City Council review the application and provide direction.

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

Municipal Code §12.12.060. The encroachments proposed for the N. Walnut Ave project complies with all standards.

**Sustainability Impact:**

None OR state impact here: For approximately 320 square feet of snowmelt in the ROW, CO2 emissions are estimated to be 571-857 lbs per year for a typical Ketchum winter snowfall assuming a heat flux of in the range of 100 to 150 BTU/hr\*sف.

**Financial Impact:**

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

1. Right-of-Way Encroachment Agreement 25982 with Exhibit "A"

**WHEN RECORDED, PLEASE RETURN TO:**

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

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**RIGHT-OF-WAY ENCROACHMENT AGREEMENT 25982**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and Robert Chess, Trustee and Stacey Chess, Trustee ("Owner") whose mailing address is 2430 Hyde St San Francisco, CA 94109.

*RECITALS*

WHEREAS, Owner is the owner of real property located at 520 N Walnut Avenue and legally described as KETCHUM LOT 2A BLK 90 ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit placement of heated pavers and a valley gutter with snowmelt system in the public right-of-way on N. Walnut Avenue. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

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

WHEREAS, the Owner will restore the sidewalk, street, curb and gutter and any landscaping back to the original condition acceptable to the Streets and Facilities Director;

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

*TERMS AND CONDITIONS*

1. Ketchum shall permit Owner to install heated pavers and a valley gutter with snowmelt system identified in Exhibit "A" within the public right-of-way on N. Walnut Avenue, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

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

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

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

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

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

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

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

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

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



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

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned Notary Public in and for said State, personally appeared \_\_\_\_\_, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

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

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

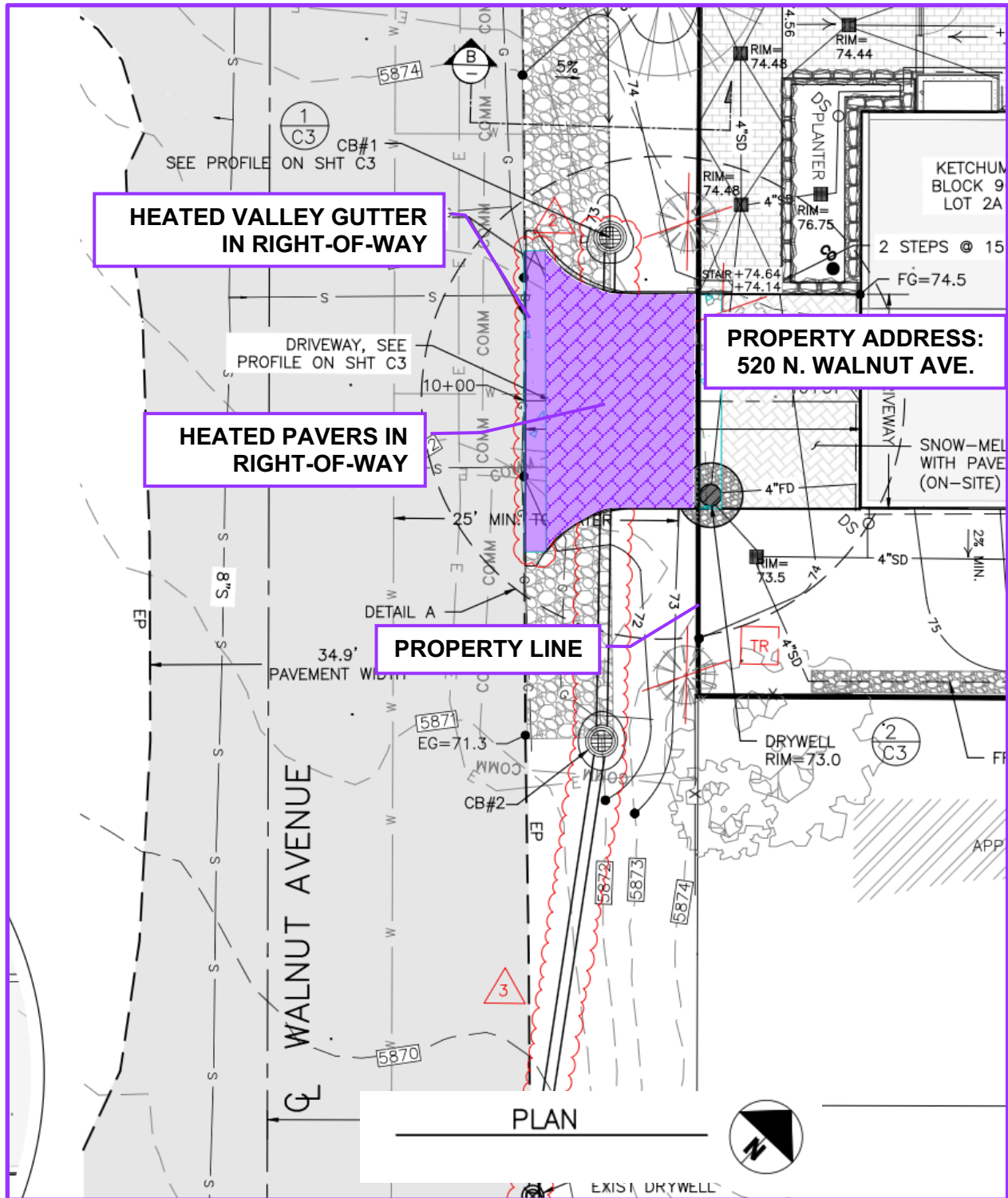
STATE OF IDAHO     )  
                                      ) ss.  
County of Blaine     )

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

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

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

## EXHIBIT "A"



Base figure provided by applicant, prepared by Benchmark Associates, Sheet C1, dated 9/1/2022  
 Figure annotated with purple textboxes by City Engineer Robyn Mattison to clarify improvements included in  
 Right-Of-Way Encroachment Agreement No. 25982



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: September 15, 2025 Staff Member/Dept: Morgan Landers, AICP – Director of Planning and Building

Agenda Item: Introductory presentation on the Consolidated Land Development Code

#### Recommended Motion:

No motion – no action is being taken

#### Reasons for Recommendation:

- As part of the Cohesive Ketchum project, parallel with the update to the comprehensive plan, city staff and Clarion Associates have been working since January 2024 to consolidate the city's land use regulations. Intended to improve usability, eliminate redundancies and contradictions, and clarify regulations, the draft consolidates and restructures Title 17, Zoning Regulations; Title 16, Subdivision Regulations; and portions of Title 12. The draft also updates the city's development review procedures.
- The draft was informed by Code User Survey conducted in 2024 and the Code Advisory Group (CAG), a small committee of representatives from professions that interact with the city's land use regulations most frequently, including architects, landscape architects, civil engineers, and realtors.
- The consolidated regulations provide a more usable foundation for upcoming changes to the land use regulations directed by the comprehensive plan.

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

The purpose of the September 15<sup>th</sup> meeting with council is to re-introduce this portion of the Cohesive Ketchum project and orient the council to the new document. The Planning and Zoning Commission made a recommendation of approval with additional revisions to the draft in July 2025. Those recommendations are summarized below but will be provided in more detail at a future council meeting.

As noted above, the purpose of consolidating the land use regulations was to improve usability, eliminate redundancies and contradictions, and clarify regulations. The city receives consistent feedback from users of the regulations that the document is confusing to navigate, often results in missed requirements or issues in process, and does not provide clear and predictable parameters for property owners. A memo providing an overview of the changes, structure of the new format, and an annotated outline can be found in Attachment 1. The full draft Land Development Code is linked as Attachment 2 below and can also be found by [CLICKING HERE](#).

Following meetings with the CAG, and multiple workshops with the Historic Preservation Commission and Planning and Zoning Commission, the draft Consolidated Land Development Code began public hearings

with the P&Z Commission in April of this year. The Planning and Zoning Commission conducted one informational session and two public hearings to review and discuss the draft regulations as follows:

- April 22<sup>nd</sup> information session: [LINK TO RECORDING](#)
- May 13th public hearing: no discussion, continued to June 10th
- June 10th public hearing: [LINK TO RECORDING](#)
- July 22<sup>nd</sup> public hearing: [LINK TO RECORDING](#)

At their meeting on July 22nd, the Planning and Zoning Commission recommended approval of the draft Consolidated Land Development Code with additional revisions. Revisions included:

- General formatting and grammatical corrections
- Clarification of approval languages
- Adjustments to the Zone District Use Matrix and descriptions
- Clarifications of non-conformities
- Clarifications of decision-making authority for parking reductions
- Clarifications of administration and procedures
- Clarifications of design review procedures
- Adjustments to the new neighborhood meeting requirements and how it is noticed and summarized

There was also extensive discussion with the Historic Preservation Commission and Planning and Zoning Commission, independently, of how the regulations should address the redevelopment of demolished historic buildings. Staff is finalizing a memorandum that outlines the Commission recommendations, with associated redlines, for presentation to the Council at a future meeting.

#### **NEXT STEPS**

Staff requests the council review the draft land development code and provide

#### **Sustainability Impact:**

Phase 3 of the Cohesive Ketchum updates to the land development code will directly implement sustainability goals outlined in the updated comprehensive plan.

#### **Financial Impact:**

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

1. Overview Memorandum - 9/10/25
2. [Draft Consolidated Land Development Code](#)



City of Ketchum

## **ATTACHMENT 1:**

### **Overview Memo – 9/10/25**

## MEMORANDUM

**TO:** Morgan Landers and Abby Rivin, City of Ketchum  
**FROM:** Matt Goebel, Goebel Partners  
**DATE:** **September 10, 2025**  
**RE:** **Ketchum Code Usability and Procedural Updates**

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As part of the Cohesive Ketchum project, parallel with the update to the comprehensive plan, city staff and Clarion Associates have been working since January 2024 to consolidate the city's land use regulations. Attached to this memorandum is a draft of the reorganized and reformatted "Ketchum Land Development Code". Intended to improve usability, eliminate redundancies, and clarify regulations, the draft consolidates and restructures Title 17, Zoning Regulations; Title 16, Subdivision Regulations; and portions of Title 12. The draft also updates the city's development review procedures.

The draft was informed by the Code Advisory Group (CAG), a small committee of representatives from professions that interact with the city's land use regulations most frequently, including architects, landscape architects, civil engineers, and realtors. Committee members brought technical expertise and detailed knowledge of the city's existing land use regulations. Planning and Zoning Commissioner Susan Passavoy participated as a member of the CAG as well. The CAG initially participated in a code user survey to identify the biggest issues in navigating the current regulations. Following that survey, staff and Clarion Associates met with the CAG three times over the course of the project to address feedback. The CAG will continue to support the city during Phase 3 of the code update following adoption of the comprehensive plan.

The following memorandum provides some general comments on how to navigate the draft and provides an overview of each chapter in the new reorganized code. At the end of the memo, there is a table that includes the new table of contents and what chapters and sections from our current code are included in each new chapter. The majority of the content was carried over from the current regulations with little change. However, based on feedback from the CAG, the draft does include substantive updates to the land use application procedures (located in Chapter 16.07 of the newly reorganized draft Ketchum Code), which are more specifically described in this memo.

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## General Comments

### General Format Updates

A variety of general format updates in this draft help clarify and improve the presentation of material. These include but are not limited to:

- Improved page layout with dynamic headers that show chapter, section, and subsection on each page.
- Consistent formatting and location of tables and graphics.
- Clear and prominent hierarchy of heading titles (using color and/or bold fonts).
- Consistent indentation and nested text.

- Consistent use of Oxford comma (the current code is inconsistent here; we have begun making this correction but will need to continue this edit in subsequent drafts).

### **Footnotes**

Footnotes serve several purposes in this draft. They are used to indicate new content, or the source of material that has been carried forward from various titles in the Ketchum Municipal Code (Title 12, Title 16 and Title 17) along with notation of changes or edits to that content. These footnotes are included as information and navigation purposes during the review and will not be carried forward in the final adoption version.

### **Cross-References**

Cross-references to content within this draft (generally shown as “§X.X.X,” or chapter, section, and subsection) are hyperlinked to other relevant sections within the document. If the link leads to material within the same subsection, we generally do not include the section name. If the link leads to material in another section, the reference is generally followed by the name of the section, so users know where they will end up if they click the link.

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## **Chapter-by-Chapter Overview**

The remainder of this memo summarizes each chapter in the attached draft of the Ketchum Code.

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### **Chapter 16.01 General Provisions**

This article includes general provisions that apply citywide in any zone district and include the following:

- The overall purpose, intent, and applicability of the Code;
- How prior approvals, violations, and pending applications are processed;
- Regulations addressing nonconformities, including the ability to continue, enlarge, or restore nonconforming uses, buildings, and lots (these standards have been cleaned up, but should be considered for more substantive revisions in Phase 3; and
- Enforcement of the Code, including violations and penalties.

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### **Chapter 16.02: Zoning Districts**

This chapter is now organized by district category (e.g., residential, mixed-use, or other) with a summary table of the zoning districts at the beginning of the chapter for ease of use. Each zoning district includes the purpose statement and an individual summary table describing the various lot and building standards for the district. In this draft, there is a placeholder for a future district graphic that will show the intended character of a zoning district and include key information related to the lot and building standards, such as building setbacks and building height. These graphics will be prepared in Phase 3 of the Code update following review and refinement of the districts.

Additionally, the overlay districts have been significantly restructured, including the separation of procedural content from the Planned Unit Development, Floodplain, and Avalanche Overlays and the consolidation of both Warm Springs Base Area Districts into one section due to the duplicative content in the current regulations. The Floodplain Overlay district received some streamlining and reorganization, however, more substantive revisions as a part of Phase 3 are necessary to make this district truly user-friendly by the public.

The chapter concludes with the measurements and exceptions sections that includes the supplementary setback regulations (e.g., allowed encroachments) and the maximum FAR regulations associated with the community housing incentive.

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### **Chapter 16.03: Use Regulations**

Though the current Code includes a Table of Permitted Uses, the updated version in this draft introduces new use categories and subcategories to better organize the individual uses. Providing this hierarchy of uses is a more logical way to organize uses and allows the City to make decisions on future proposed uses that are unlisted in the table. Minor revisions within the Use Table include:

- Adding community housing units as a use type for additional clarity;
- Allowing Work/Live units by-right in the LI districts; and
- Adding semi-public recreation facility and bar/lounge (and associated use-specific standards) uses.

The draft also introduces a “Use-Specific Standards” section in which all requirements related to particular uses (e.g., multi-family dwellings, food service, home occupation, accessory dwelling unit, etc.) have been moved from various locations throughout the current Code, including definitions, and organized by major use category in this section. Some additional text has been added or minor revisions made for clarification throughout (e.g., removing the term “harmonious” to increase objectivity of standards). All use-specific standards are cross-referenced with a hyperlink in the right-hand column of the Table of Permitted Uses for easy navigation.

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### **Chapter 16.04 Development Standards**

This chapter includes information relevant to the overall site and building design for a development. The sections are arranged following a “ground-up” approach, beginning with the basic infrastructure of a site, moving into the parking and landscaping regulations, then building-related elements such as Design Review requirements, and ending with exterior lighting (Dark Skies). Minor revisions necessary for clarifying regulations or consistency have been made throughout including, but not limited to the application of the current one-family dwelling landscaping requirements to all development, the consolidation of minimum parking and loading space requirements in a summary table, clarifying that Design Review is required for major landscaping alterations, and the integration of content from Title 12 of the Ketchum Municipal Code related to public rights-of-way.

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### **Chapter 16.05 Signs**

This chapter carries forward current Chapter 17.127 largely unchanged and includes the purpose, applicability, permit requirements, general standards (e.g., safety, computations, and lighting), number and size specifications, nonconforming regulations, and violation and enforcement for signage throughout the City. Minor revisions for clarification or consistency have been made throughout, including the addition of a Historic/Landmark sign type to the Sign Specifications Matrix.

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### **Chapter 16.06 Subdivision**

The primary update to the subdivision regulations is the separation of procedures and development standards. This chapter includes the purpose, jurisdiction, scope, exceptions and development/design standards for subdivisions as well as specific regulations related to condominiums, townhouses, mobile home subdivisions, and the requirements for impact statements and the area of city impact. Minor revisions for clarification or consistency have been

made throughout to reflect current City interpretations and practices. Some substantive requirements, including open space, storage, condo/townhomes were moved to other generally applicable locations in the new unified code structure.

## **Chapter 16.07: Administration and Procedures**

Generally, this chapter describes the process for reviewing and approving development applications in Ketchum. Some procedures are grouped into larger categories, such as floodplain and subdivision procedures, while others are individually listed (e.g., Conditional Uses). Where applicable, procedural content has been separated from specific standards related to a particular procedure. For example, the Design Review procedures are in Chapter 16.07 whereas the improvement standards and CC District standards remain in Chapter 16.04.

### **16.07.010: Summary Table of Review Procedures**

This introductory summary table overviews the review procedures, the review and decision-making authorities, and public notice requirements. The summary table is organized into the larger categories of procedures mentioned above: Development Permits, Signs, Floodplain Permits and Procedures, Historic Preservation, and Subdivision Procedures. The column to the right of the procedure name includes a hyperlinked section reference that directs the reader to the specific procedure when clicked. Each specific procedure includes a flowchart depicting the steps for review and approval.

### **16.07.020: Common Review Procedures**

This new section consolidates general procedures that apply to all types of applications, unless specified otherwise. These basic steps are scattered in the current ordinance, and the level of detail for each is inconsistent and many key details are left unanswered.

The content in this section codifies existing practices and introduces best practices. Generally, this is intended to help Code users better understand the City's basic procedural steps and requirements, avoid unnecessary duplication of text, ensure consistent application of generally applicable procedural steps and requirements, and eliminate the need to amend multiple sections of the Code if a process is revised. The specific procedures that follow this section refer back to the common review procedures, noting any deviations from the general rules. Common review procedures include:

- **Preapplication Staff Meeting.** This section contains new content that expands upon the City's current practices including adding requirements for certain application types to schedule a preapplication staff meeting and establishing the procedural and submittal details for the meeting.
- **Preapplication Neighborhood Meeting.** This section introduces a preapplication neighborhood meeting process to identify key concerns or potential issues early in the development review process. This procedure allows public involvement earlier in the review process to allow residents an opportunity to speak with developers to voice concerns and learn about the project. It is required for Conditional Use Permits, Planned Unit Development Conditional Use Permits, Preapplication Design Review, and Design Review applications that require a public hearing.
- **Application Submittal and Process.** This section establishes the procedure for initial review and acceptance of applications including the determination of application completeness.

- **Review and Action: Administrative Approvals.** This section identifies the procedures for reviewing administrative applications (those applications that do not require a public hearing or review by the Planning and Zoning Commission, Historic Preservation Commission, or City Council), provide for interdepartmental coordination, commenting on applications, and preparing decisions.
- **Review and Action: Public Hearing Approvals.** This section identifies the procedures for reviewing applications that require public hearings, provide for interdepartmental coordination, commenting on applications, preparing recommendations and staff reports, and identifying the types of public hearings and the associated noticing requirements.
- **Notice of Final Decision.** This section establishes the requirement for staff to issue a written decision (via email) for all applications.
- **Recordation.** This section establishes the requirement to record documents such as Final Plats, Minor Subdivisions, Plat Amendments, Vacations, easements, and development agreements with the Blaine County Recorder.
- **Appeal.** This section describes the procedure by which an applicant can appeal a decision made on an application and establishes the review criteria for appeals. The appeal provisions are unchanged from the current Code, however, phase 3 will include further cleanup of the appeal provisions for clarity.

### 16.07030: Development Permits

This Section includes the specific procedures for the following application types:

- Conditional Use Permit (CUP)
- Conditional Use Permit for Planned Unit Development (PUD CUP)
- Design Review
- Dig Permit
- Right-of-way Encroachment Permit
- Temporary Use of Right-of-Way Permit
- Variances
- Wireless Communication Facility Permit

In addition to the general restructuring of current procedural content into the new organization and minor revisions for consistency and clarity or to reflect current City practices, notable changes include adding purpose statements for each procedure, establishing expiration and approval provisions for each application type, and removing review timelines (these are better suited to be located outside of the Code so that they can be updated as needed based on staff capacity).

### 16.07.04: Signs

This section includes the specific procedures for Master Sign Plans and Sign Permits. Notable changes include adjusting the decision-making body for Master Sign Plans from City Council to Planning and Zoning Commission and removing review timelines (these are better suited to be located outside of the Code so that they can be updated as needed based on staff capacity).

**16.07.050: Floodplain**

This section carries forward the current procedures from current Section 17.88.050 and 17.88.110 with no major substantive changes. The section is organized as follows:

- Purpose of all Floodplain Procedures
- Emergency Riparian Alteration
- Emergency Stream Bank Stabilization
- Floodplain Development Permit
- Riparian Alteration Permit
- Temporary Flood Control Barrier
- Floodplain Development Variance

**16.07.060: Historic Preservation**

This section carries forward the historic preservation procedures from the current Chapter 17.20 with minor revisions made to clarify current interpretations by the Historic Preservation Commission and new review criteria for alterations and demolitions of historic structures based on the Secretary of the Interior's Standards for Rehabilitation. Staff worked with the HPC over a series of meetings to develop the new criteria. Note that the current Code references that alteration/demolition applications go through the Design Review procedure, but to avoid confusion we have not maintained that language as it is duplicative with the Design Review chapter and the HPC does not review alteration/demolition applications against Design Review criteria. The section is organized as follows:

- Purpose
- Applicability
- Maintenance
- Procedure – Alterations
- Procedure – Demolitions
- Designation of a Historic Building/Site

**16.07.070: Ordinance Amendments**

This section includes the Code Amendment, Zoning Map Amendment (Rezoning), and new Comprehensive Plan Amendment procedures. Both sets of review criteria for Code Amendments and Rezonings have been updated to provide a clearer, more objective set of standards for the Planning and Zoning Commission to make a recommendation and City Council to decide.

**16.07.080: Subdivision Procedures**

This section consolidates all of the procedures related to the division of land and includes major subdivision (preliminary and final plat), minor subdivision, plat amendment, subdivision exception, and vacations and dedications. Similar to other sections, the subdivision procedures have been restructured to follow the same organization and flow of other development procedures. Notable changes include the following:

- Clarifying when a preliminary plat is required;

- Confirming plat expirations and extensions;
- Allowing Final Plats to be approved administratively (to support Planning and Zoning Commission's comments);
- Introducing a Minor Subdivision process that allows for small divisions of land (e.g., creating four or fewer lots) to be approved by the Planning and Zoning Commission (whereas the current code essentially applies the same involved procedure to all sizes of subdivision, big and small); and
- Introducing a Plat amendment process that expands upon and clarifies the current lot line shift procedure and shifts the decision-making body for such Plat Amendments from the City Council to the Administrator.

#### **16.07.090: Review and Decision-Making Bodies**

This new section consolidates the descriptions of the review and decision-making bodies including City Council, Planning and Zoning Commission, the Planning and Zoning Administrator, and the Floodplain Administrator.

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#### **Chapter 16.08: Rules of Interpretation and Definitions**

This section includes general rules of construction that are essential in understanding the context and general terminology used throughout the Code. It also includes a consolidated and alphabetized list of definitions for terms that are currently located in multiple chapters of the Code to simplify the ease of looking up a particular definition.

## Annotated Outline

The table below provides an overview of the structure and general content of the reorganized Ketchum Land Development Code. The far-right column indicates which sections of the current municipal code were incorporated into the new structure.

Summary of Proposed Code		
SECTION NUMBER	SECTION TITLE	CURRENT CODE SECTIONS TO BE INCORPORATED
<b>CHAPTER 16.01</b>	<b>GENERAL PROVISIONS</b>	
16.01.010	Title and Effective Date	<ul style="list-style-type: none"> <li>Chapter 16.04.010: General Provisions</li> <li>Chapter 17.04: Introductory Provisions</li> <li>17.20.060D: Relief from Regulations (Historic Preservation)</li> <li>17.128.010: Supplementary Lot Area and Lot Width Regulations</li> <li>Chapter 17.136: Nonconforming Uses and Nonconforming Buildings</li> <li>Chapter 17.156: Enforcement (and various other enforcement-related provisions in other sections)<sup>1</sup></li> </ul>
16.01.020	Purpose	
16.01.030	Authority, Applicability, and Jurisdiction	
16.01.040	Transition from Prior Regulations	
16.01.050	Nonconformities	
16.01.060	Enforcement and Penalties	
16.01.070	Severability	
<b>CHAPTER 16.02</b>	<b>ZONING DISTRICTS</b>	
16.02.010	Established Zoning Districts	<ul style="list-style-type: none"> <li>17.12.010: Zoning Map Districts</li> </ul>
16.02.020	Residential Districts	<ul style="list-style-type: none"> <li>17.12.030: Dimensional Standards, Districts Matrix</li> <li>17.18.020-060 (Residential Districts)</li> <li>17.18.070-090 (Short-Term Occupancy Districts)</li> </ul>
16.02.030	Mixed-Use Districts	<ul style="list-style-type: none"> <li>17.12.030: Dimensional Standards, Districts Matrix</li> <li>17.12.040: Dimensional Standards, CC Districts Matrix</li> <li>17.12.050: Dimensional Standards, Light Industrial Districts Matrix</li> <li>17.18.100-160 (Tourist, Community Core, Light and Industrial Districts)</li> </ul>
16.02.040	Other Districts	<ul style="list-style-type: none"> <li>17.18.170-180 (Recreation Use, and Agricultural and Forestry Districts)</li> </ul>
16.02.050	Planned Unit Development (PUD)	<ul style="list-style-type: none"> <li>Chapter 16.08: Planned Developments <sup>2</sup></li> </ul>
16.02.060	Overlay Districts	<ul style="list-style-type: none"> <li>Chapter 17.88: Floodplain Management Overlay District (procedural content to be relocated to Chapter 16.07)</li> <li>Chapter 17.92: Avalanche Zone District (procedural content to be relocated to Chapter 16.07)</li> <li>Chapter 17.100: Warm Springs Base Area Overlay District (WSBA)</li> </ul>

<sup>1</sup> Section 16.04.150: Enforcement, Violations, and Penalties (Subdivision)  
 Section 16.08.190: Criminal Violation and Penalty and Civil Enforcement (PUD)  
 Section 17.20: Enforcement and Maintenance (Historic Preservation)  
 Section 17.154.050: Enforcement (Development Agreement Zoning)

<sup>2</sup> For the initial reorganization, PUD procedures will stay here, but they may be relocated into general procedures during that first part of the substantive rewrite.

Summary of Proposed Code		
SECTION NUMBER	SECTION TITLE	CURRENT CODE SECTIONS TO BE INCORPORATED
		<ul style="list-style-type: none"> <li>Chapter 17.101: Warm Springs Base Area Overlay District-1 (WSBA-1)</li> <li>Mountain Overlay Zoning District (MO) (procedural content to be relocated to Chapter 16.07)</li> </ul>
16.02.070	Measurements and Exceptions	<ul style="list-style-type: none"> <li>17.124.040: Floor Area Ratios and Community Housing</li> <li>17.128.20-30 (Supplementary yard and building height regulations)</li> </ul>
<b>CHAPTER 16.03</b>	<b>USE REGULATIONS</b>	
16.03.010	Purpose	
16.03.020	Table of Allowed Uses	<ul style="list-style-type: none"> <li>Section 17.12.020: District Use Matrix</li> </ul>
16.03.030	Use-Specific Standards	<ul style="list-style-type: none"> <li>17.124.050: Hotels</li> <li>17.124.090: Residential, Light Industrial Districts</li> <li>17.124.120: Daycare Businesses</li> <li>17.124.160: Commercial and Neighborhood Off-Site Snow Storage</li> <li>17.124.170: Minimum Standards for One-Family Dwelling</li> <li>16.04.090: Mobile Home Subdivisions</li> </ul>
16.03.040	Accessory and Temporary Uses	<ul style="list-style-type: none"> <li>17.124.020: Accessory Buildings and Uses</li> <li>17.124.030: Home Occupations</li> <li>17.124.070: Accessory Dwelling Units</li> <li>17.124.080: Urban Agriculture</li> <li>17.124.110: Residential Equestrian Facilities and Household Pets</li> <li>17.124.120: Daycare Businesses</li> <li>17.124.150: Commercial Studio Events</li> </ul>
<b>CHAPTER 16.04</b>	<b>DEVELOPMENT STANDARDS</b>	
16.04.010	Purpose	<ul style="list-style-type: none"> <li>17.124.010: Purpose</li> </ul>
16.04.020	Access, Connectivity, and Circulation	<ul style="list-style-type: none"> <li>Chapter 12.04: Design and Construction Repair</li> <li>17.124.140: Sidewalks, Curbs, and Gutters</li> </ul>
16.04.030	Excavations and Improvements of City Rights-of-Way and Easements	<ul style="list-style-type: none"> <li>Chapter 12.08</li> </ul>
16.04.040	Temporary Use of Public Rights-of-Way	<ul style="list-style-type: none"> <li>Chapter 12.12</li> </ul>
16.04.050	Off-Street Parking and Loading	<ul style="list-style-type: none"> <li>Chapter 17.20.060C: Relief from Regulations (Historic Preservation)</li> <li>Chapter 17.125: Off-Street Parking and Loading</li> </ul>
16.04.060	Landscaping, Buffering and Screening	<ul style="list-style-type: none"> <li>13.08.0130: Implementation of Municipal Water Conservation Measures</li> <li>17.124.100: Landscaped Yards, Light Industrial Districts</li> <li>17.124.130: Fences, Hedges, and Walls</li> </ul>
16.04.070	Minimum Residential Densities and Commercial Requirements	<ul style="list-style-type: none"> <li>17.04.030.D: Applications: No Net Loss of Units</li> </ul>

Summary of Proposed Code		
SECTION NUMBER	SECTION TITLE	CURRENT CODE SECTIONS TO BE INCORPORATED
		<ul style="list-style-type: none"> <li>17.124.180: Minimum residential densities and commercial requirements</li> </ul>
16.04.080	Design Review	<ul style="list-style-type: none"> <li>17.96.010: Applicability</li> <li>17.96.020: Purpose</li> <li>17.96.060: Improvements and Standards</li> <li>17.96.070: Community Core (CC) Projects</li> </ul>
16.04.090	Dark Skies	<ul style="list-style-type: none"> <li>17.124.060: Outdoor Illumination</li> <li>Chapter 17.132: Dark Skies</li> </ul>
<b>CHAPTER 16.05</b>	<b>SIGNS</b>	
16.05.010	Purpose	<ul style="list-style-type: none"> <li>Chapter 17.127: Signage (procedural content for sign permit and master sign plan to be relocated to Chapter 16.07)</li> </ul>
16.05.020	Applicability	
16.05.030	General	
16.05.040	Sign Specifications Matrix	
16.05.050	Existing Conforming, Nonconforming, Illegal and Allowable Signs	
16.05.060	Violations and Enforcement	
<b>CHAPTER 16.06</b>	<b>SUBDIVISION</b>	
16.06.010	Purpose	<ul style="list-style-type: none"> <li>Chapter 16.04: Subdivisions (procedural content to be relocated to Chapter 16.07)</li> <li>Subdivision content from Chapter 17.88: Floodplain Management Overlay District and Chapter 17.92: Avalanche Zone District</li> <li>Chapter 16.12: Area of City Impact</li> </ul>
16.06.020	Jurisdiction	
16.06.030	Scope	
16.06.040	Exceptions	
16.06.050	Development and Design	
16.06.060	Condominiums	
16.06.070	Townhouses	
16.06.080	Mobile Home Subdivisions	
16.06.090	Impact Statement	
16.06.100	Area of City Impact	
<b>CHAPTER 16.07</b>	<b>ADMINISTRATION &amp; PROCEDURES</b>	
16.07.010	Summar Table of Review Procedures	<ul style="list-style-type: none"> <li>17.20.010-.050: Historic Preservation</li> <li>17.96.030: Authority of the Administrator and the Commission</li> <li>17.96.040: Application</li> <li>17.96.050: Criteria, Conditions and Security</li> <li>17.96.80: Notice</li> <li>17.96.90: Terms of Approval</li> <li>17.96.100: Fees and Costs</li> <li>Chapter 17.116: Conditional Uses</li> <li>Chapter 17.140: Wireless Communication Facilities</li> <li>Chapter 17.144: Appeals</li> <li>Chapter 17.148: Variances</li> <li>Chapter 17.152: Amendment and Reclassification</li> <li>Chapter 17.254: Development Agreement Zoning</li> </ul>
16.07.020	Common Review Procedures	
16.07.030	Development Permits	
16.07.040	Signs	
16.07.050	Floodplain	
16.07.060	Historic Preservation	
16.07.070	Ordinance Amendments	

Summary of Proposed Code		
SECTION NUMBER	SECTION TITLE	CURRENT CODE SECTIONS TO BE INCORPORATED
16.07.080	Subdivision Procedures	
16.07.090	Review and Decision-Making Bodies	
CHAPTER 16.08	RULES OF INTERPRETATION & DEFINITIONS	
16.08.010	Rules of Interpretation	<ul style="list-style-type: none"> <li>• Section 17.08.010: Rules of Interpretation</li> </ul>
16.08.020	Terms Defined	<ul style="list-style-type: none"> <li>• Section 12.04.020.D</li> <li>• Section 12.08.020</li> <li>• Section 12.12.030</li> <li>• Section 16.04.020: Definitions (Subdivision)</li> <li>• Section 16.08.030</li> <li>• Chapter 17.08: Definitions</li> </ul>



City of Ketchum

## **ATTACHMENT 2:**

# **Draft Consolidated Land Development Code**

**[CLICK HERE](#)**



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: September 15, 2025 Staff Member: Rian Rooney, Heather Nicolai / Housing Dept

Agenda Item: 141 Bird Drive Interim Rent Rate and Prioritization Policies

#### Recommended Motion:

I move to approve the interim rent and prioritization policies for 141 Bird Drive as presented in the staff report.

#### Reasons for Recommendation:

- Establish a clear policy on rent setting and prioritization to enable lease up of vacant units and provide clarity for existing tenants.
- No rent increase for existing tenants in first year, with up to 4% increase for some in second year, based on income category. Adjust rents downward for other tenants to ensure their housing costs are affordable for their income category.

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

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

##### ***Evergreen Apartments Context***

The City of Ketchum acquired the Evergreen Apartments at 141 Bird Drive in August 1, 2025, an 11-unit apartment building in West Ketchum. Current rents range from \$800 - \$1,250 per month. Eight apartments are on month-to-month leases; two are on long-term leases; and one is currently vacant.

Staff plans to prioritize two of the apartments for City of Ketchum employees and first responders.

The individual apartments are not designated for a specific income category, including those set-aside for employees. For the non-employee apartments, staff proposes opening available rentals first to “essential workers” and then to households in income Categories 3 and above (60% AMI and up) that meet BCHA’s prioritization for community housing, as a Local Employee, Local Senior, or Local Person with a Disability. This will ensure broad eligibility for the apartments and that tenants can afford rent while the City maintains revenue projections to support operations.

Tenants interested in continuing to reside in 141 Bird Drive have provided staff with self-reported estimated gross annual income. Self-reported annual incomes range from \$46,000 (Category 3) to \$90,000 (Category 6).

Staff is working with tenants on transitioning to the City’s lease. Tenants can choose to either a) execute a new, 12-month lease or b) execute a new month-to-month lease. As previously shared with tenants, rents will not be increased the first twelve months.

As apartments become available for rent, staff seeks to establish clear policies for setting rents and prioritizing new tenants. Staff proposes adhering to BCHA's rent calculations, application and compliance procedures.

### ***BCHA Rent Setting Policy***

BCHA annually publishes allowable Maximum Housing Costs for rental homes in the BCHA portfolio by income category and housing unit size. These figures establish the maximum costs renters of homes in each category can pay per month for all housing costs, including rent, essential utilities and any other housing fees. The Maximum Housing Costs are derived from the Area Median Income published by the U.S. Department of Housing and Urban Development (HUD) annually and the individual income limits for each income category and household size that are adopted each spring by the Blaine County Housing Authority.

The goal of establishing Maximum Housing Costs is to ensure that a household does not pay more in total housing costs than what is "affordable" to it, using the national housing affordability standard of 30% of gross income. Because the BCHA income categories include a range of incomes (e.g. Category 4 is 80% - 100% of AMI), Maximum Housing Costs are calculated for incomes at the bottom of the range (e.g. 80%), ensuring that all households in the range are paying 30% or less on housing costs each month.

To derive Maximum Rents from Maximum Housing Costs, BCHA uses a standard utility deduction based on unit size. For 1-bedroom apartments, the standard monthly utility deduction is \$240. If any utility costs are included in the rent, the property manager can work with BCHA to establish a reduced deduction.

Additionally, BCHA has established a requirement that managers/owners of restricted rentals cannot raise rents more than 4% year over year. This additional requirement guards against significant year-over-year increases in rent that could otherwise be allowed when the Area Median Income increases substantially between years. A 3% annual increase is a common assumption in financial real estate modeling to ensure coverage of increases in operational costs.

### ***BCHA Maximum Housing Costs 2025***

<b>Unit Size</b>	<b>Category 1 up to 50% of Median</b>	<b>Category 2 50% to 60% of Median</b>	<b>Category 3 60% to 80% Median</b>	<b>Category 4 80% to 100% of Median</b>	<b>Category 5 100% to 120% of Median &amp; Category Local</b>
<b>Studio</b>	\$ 504	\$ 840	\$ 1,008	\$ 1,344	\$ 1,680
<b>1</b>	\$ 540	\$ 900	\$ 1,080	\$ 1,439	\$ 1,799
<b>2</b>	\$ 612	\$ 1,019	\$ 1,223	\$ 1,631	\$ 2,038
<b>3</b>	\$ 683	\$ 1,139	\$ 1,367	\$ 1,822	\$ 2,278
<b>4</b>	\$ 777	\$ 1,295	\$ 1,554	\$ 2,072	\$ 2,590

BCHA's portfolio does not include any Category 6 rentals. Category 5 Maximum Housing Costs are used for Categories 5 and above, including Category Local.

### ***Proposed Rent Policy***

Because the apartments at 141 Bird Drive are not individually designated for specific income categories, staff proposes to determine rents based on the income category that each tenant falls into, while honoring the current rents that each existing tenant is paying and adjusting downward if appropriate.

#### ***For Existing Tenants***

- For current month-to-month renters, rent rates will not increase in the first 12 months after lease execution.
- At lease expiration, a new lease may be executed with up to a 4% increase in rent if the tenant's current rent is below the Maximum Rent allowed for their income category at the time of renewal.
- Existing leases will be honored through the lease term.
- Upon completing full income verification, any current renters who are currently paying more than is affordable for their income category will have their rent adjusted down to align with the Maximum Rent allowed for their income category.
- Tenant's income and local status for continued qualification will be verified annually.

#### ***For New Tenants***

- Verification of income will determine tenant's income category.
- Rent (Maximum Housing Costs less utilities) will be established based on determined income category and included in a 12-month lease.
- At lease expiration, a new lease may be executed with up to a 4% increase in rent if the tenant's current rent is below the Maximum Rent allowed for their income category at the time of renewal.

### ***Proposed Prioritization Policy and Rental Process***

Lease up and annual compliance will follow BCHA processes and policies, including use of the BCHA waitlist and full application for income and prioritization verification.

Staff proposes that two apartments will be prioritized for City of Ketchum employees and first responders. The apartments will be prioritized in the following order:

1. City of Ketchum recruitment needs and/or Property Manager
2. CoK employee involved in winter snow plowing & first responders (fire, police, EMT)
3. Length of employment with CoK
4. If no CoK employee is interested, then offer as Community Housing to BCHA's applicant database, first prioritizing essential workers.

For the remaining apartments, when units become vacant, households meeting BCHA's local qualifications for community housing will be invited to apply with the following priority:

1. *Essential workers* – first responders (fire, police, EMT), healthcare, case workers of non-profit service providers, groceries, public service workers (postal service, mountain rides, city/county employees, forest service), regardless of income category. (Selected occupations from Department of Homeland Security)
2. *Category 3+ (60% AMI and Up)* – Aligns with current tenant income levels.

**Next Steps**

With Council approval, staff will implement the rental rate and prioritization policies and begin to application review and lease up for available apartments. Staff will bring back policies for Council review in the future if amendments are determined to be necessary.

**Sustainability Impact:**

n/a

**Financial Impact:**

None OR Adequate funds exist in account:

Potential rent reductions associated with the proposed policy will not substantially impact feasibility of operational costs.

Attachments: None