



****SPECIAL MEETING" KETCHUM URBAN RENEWAL AGENCY**

**Wednesday, August 26, 2026 at 4:00 PM
191 5th Street West, Ketchum, Idaho 83340**

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch KURA Meetings via live stream.

You will find this option on our website at <https://www.ketchumura.org/kura/meetings>.

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

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

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/88440963865>

Webinar ID: 884 4096 3865

Join us at City Hall.

Submit your comments in writing at info@ketchumura.org (by noon the day of the meeting).

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

CALL TO ORDER: By Chair Tyler Davis Jeffers

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

COMMUNICATIONS FROM THE BOARD OF COMMISSIONERS:

NEW BUSINESS:

1. Recommendation to complete purchase of 700 North Washington for future Community Housing project - Jade Riley, Executive Director
2. Recommendation to proceed with power undergrounding project in alley between Washington Street and First Avenue - Ben Whipple, Director of Public Works
3. Recommendation to proceed with maintenance project in alley behind Town Square - Ben Whipple, Director of Public Works

ADJOURNMENT:



Ketchum Urban Renewal Agency

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

August 26, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

FUNDING REQUEST FOR ALLEY UNDERGROUNDING PROJECT

Introduction/History

Staff requests approval of additional Ketchum Urban Renewal Agency (KURA) funding for the Alley Undergrounding Project located within the KURA Urban Renewal District.

The project will underground existing overhead utility facilities within the alley, improving the appearance, reliability, and long-term functionality of the alley. As part of the project, the City will also address an existing drainage issue at the southern end of the alley.

The total estimated cost of the project is \$243,207. KURA previously agreed to fund 50% of the project cost, or \$121,603.50. Staff worked with property owners along the alley to obtain voluntary contributions toward the remaining project cost.

Affected property owners were provided with information regarding the project, the estimated cost, and the proposed contribution methodology. Property owners have committed a total of \$102,683.98 toward the project.

Two property owners have also agreed to allow Idaho Power to locate transformers on their properties. These locations are necessary to facilitate undergrounding of the existing overhead utilities and allow the project to proceed as designed. The cooperation of these property owners is a generous and important component of completing the project.

Analysis

The property owner contributions represent commitments from the neighboring properties that have agreed to participate in funding the project. Despite outreach to all affected properties, not all property owners were able or willing to make a financial contribution. Some property owners chose not to participate, some had previously made substantial contributions associated with the construction of their buildings and did not wish to make an additional contribution, and some property owners were unable to contribute.

The secured commitments totaling \$102,683.98 from participating property owners leaves a remaining funding gap of \$18,919.52 between the total project cost and the combined KURA and property owner funding previously described.

Staff is requesting KURA provide the additional \$18,919.52 necessary to fully fund the project which is available from budget savings on the separately approved First and Washington Parking lot undergrounding project.

The proposed funding is summarized below:

Funding Source	Amount
Original KURA commitment – 50%	\$121,603.50
Property owner commitments	\$102,683.98
Additional KURA funding requested	\$18,919.52
Total Project Funding	\$243,207.00

If approved, KURA's total contribution to the project would be \$140,523.02, approximately 57.8% of the total project cost.

The City will be the customer contracting with and paying Idaho Power for the undergrounding work. Once the full project funding is secured, the City will collect the committed contributions from participating property owners and apply those funds toward the project cost. KURA funding will be provided to the City through the Agency's reimbursement process for eligible project expenditures.

The City will manage the project, including project coordination, construction administration, and oversight. The City will also complete the drainage repairs at the southern end of the alley as part of the project.

Financial Impact

The total estimated cost of the project is \$243,207. KURA previously agreed to fund \$121,603.50, 50% of the project cost. Property owners have committed \$102,683.98, leaving a funding deficit of \$18,919.52.

Staff requests that KURA approve an additional \$18,919.52 in funding to fully fund the project, bringing KURA's total project contribution to \$140,523.02.

Recommendation and Motion

Staff recommends approval of the additional \$18,919.52 in KURA funding for the Alley Undergrounding Project.

"I move to approve an additional \$18,919.52 in Ketchum Urban Renewal Agency funding for the Alley Undergrounding Project, bringing the Agency's total contribution to \$140,523.02, and authorize reimbursement to the City for eligible project expenditures in accordance with the Agency's reimbursement procedures."

CUSTOMER COST QUOTE FOR IDAHO POWER FACILITIES

Customer or Project Name: CITY OF KETCHUM-471 N WASHINGTON/KET RELOC FULL VERSION TO SWITCH

Construction Costs

Line Installation Costs		
1. Line Installation/Upgrade Charge		\$100,815
2. Customer Credits (Betterment, Metering, Salvage)		\$(344)
3. Customer Performed Construction Work Credit		\$0
4. Net Line Installation Cost		\$100,471
Unusual Conditions		
5. Unusual Conditions		\$100,999
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)		\$0
7. Net Unusual Conditions		\$100,999
Terminal Facilities Costs		
8. Terminal Facilities		\$41,339
9. Terminal Facilities Allowances		\$(8,921)
10. Terminal Facilities Salvage		\$(2,305)
11. Net Terminal Facilities Cost		\$30,113
12. Underground Service and Attachment Charges		\$0
13. Engineering Charge		\$0
14. Permits		\$0
15. Relocation or Removal		\$11,624
16. Miscellaneous Charges/Adjustments		\$0
17. Net Construction Costs (Line Items 4, 7, 11, 12, 13, 14, 15, 16)		\$243,207
18. Prepaid Charges (Engineering, Permits & Right-of-Way)	\$0	
19. Vested Interest Charge		\$0
20. Customer Payment Due Prior to Construction Scheduling		\$243,207

This cost may not include all construction costs, see page 3 if additional service charges apply.

Notes: Please note that continual supply chain issues outside of Idaho Power's control may cause a shortage of certain materials and equipment necessary to complete the Work (as defined below) and may delay the timing of facilities being installed/constructed. Idaho Power shall keep the customer reasonably apprised of any anticipated delays in the Work.

Customer understands that charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Customer understands that Idaho Power determines the metering requirements at such time that Customer submits a service request and requested electrical load during final design of the Project as contemplated herein.

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use				Page 1 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00537966	2271135291	27679906	0000176956	005

By Initialing below, Customer acknowledges and agrees to the following:

Customer The Customer has received the Underground Residential Conduit Installation brochure/packet or will access
initials the information available online at
<https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

Customer **Final Grade:** The Customer understands that prior to commencement of the Work for the above-named
initials project, Customer's property will be prepared for the installation of Idaho Power facilities. All roadways and
cable routes shall have grading and sub grading completed prior to the commencement of Work. The project
shall be properly referenced and shall include grade stakes installed at all Idaho Power device locations, as
necessary, to establish proper elevations and burial depths for Idaho Power facilities. Customer shall notify
Idaho Power of any anticipated delays impacting required preparation of Work. Customer acknowledges
responsibility for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in
property, required relocation, repair, adjustment to elevations, grades, excavations, or profiles causing
improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

Customer **Unusual Conditions:** As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are
initials construction conditions not normally encountered, but which Idaho Power may encounter during construction
which impose additional, project-specific costs. These conditions include, but are not limited to: frost,
landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching,
boring, nonstandard facilities or construction practices, and other than available voltage requirements. The
total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will
be based on the actual costs incurred by Idaho Power related to the conditions encountered during
performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual
Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Internal use				Page 2 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
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The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants)

\$0

Customer Payment Due Prior to Scheduling Construction

\$243,207

Underground Service Attachment Charges to be billed separately

Customer
initials

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY
11831 Highway 75
Hailey, ID 83333

Customer Signature _____ Date _____

Idaho Power Representative Cheryl R. Barrett Quote Date 06/23/2026

Internal use				Page 3 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00537966	2271135291	27679906	0000176956	005



Idaho Power Company
Service Request

Page: 1
Date: 6/24/2026

Service Request Number: 00537966

CITY OF KETCHUM-471 N WASHINGTON/KET RELOC OH TO UG NEW COMM BLD

Work Order Number:	27679906	Eng Hours:	
Request Type:	CS	Eng Fee Amount(Att98):	0.00
Rate Sch.:		Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	2271135291
Feeder:	KCHM16B		
Service Location:	471 N WASHINGTON AVE KETCHUM, ID 83340		
Required in Service Date:	4/25/2025		
Planning Center/Team:	HAILEY		

Contact Detail:

CUST	CITY OF KETCHUM	208 726 3841	
	PO BOX 2315, KETCHUM ID 83340		
IPCO	CHERYL BENNETT	208 788 8058	CBennett2@idahopower.com
	SR DISTRIBUTION DESIGNER, HAILEY ID 83333		
PYMT	PENG FEES PD - JACK BUNCE	208 725 0325	
	PO BOX 840, KETCHUM ID 83340		
RFND	CITY OF KETCHUM	208 726 3841	
	PO BOX 2315, KETCHUM ID 83340		

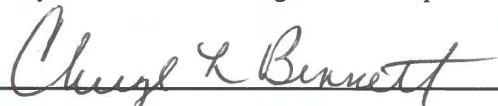
Attribute Information
RES/COM

Service Voltage	0	No. Of Meters	
Number of Phases	THREE	Meter Location	
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	OH
1 Phase KW Demand		Service OH/UG	UG
3 Phase KW Demand		Srv Owner	
Vested Int. Connected Load		Panel Amp Size	0
Commercial Deposit Amount		Service Pole Riser	
SIC Number			

Description

UNDERGROUND POWER LINES IN THE ALLEY BETWEEN WASHINGTON AND 1ST STREET AND 4TH TO 6TH. ALL SERVICES WILL BE UNDERGROUNDED AS WELL. EASEMENTS WILL BE NEEDED FOR ALL NEW DEVICE LOCATIONS ON PRIVATE PROPERTY.

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Customer Signature	Date	Idaho Power Representative Signature	Date
			6/23/24



Ketchum Urban Renewal Agency

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

August 26, 2026

Chair and Commissioners
Ketchum Urban Renewal Agency
Ketchum, Idaho

FUNDING REQUEST FOR KETCHUM TOWN SQUARE ALLEY PAVING

Introduction/History

Staff requests approval of Ketchum Urban Renewal Agency (KURA) funding for paving the alley adjacent to Ketchum Town Square.

Staff previously presented the Agency with pricing for paving the alley with asphalt. The Agency expressed a preference for a paver surface rather than asphalt. Staff has since obtained current pricing for both paving options.

The current pricing is as follows:

Asphalt:	\$44,550.00
Pavers:	\$94,855.50

Analysis

The alley adjacent to Ketchum Town Square is an important component of the Ketchum's downtown and is highly visible from the Town Square. While asphalt is the lower-cost option, staff recommends the use of pavers based on the Agency's previously expressed preference and the character and location of the alley.

A paver surface would provide a more finished appearance and complement the improvements and materials used throughout Ketchum Town Square and the surrounding downtown area.

The current cost of the recommended paver option is \$94,855.50, which is \$50,305.50 more than the asphalt alternative.

Staff is requesting KURA approval to proceed with the paver option at the current quoted cost.

Financial Impact

The total cost to pave the alley with pavers is \$94,855.50. The alternative asphalt paving cost is \$44,550.00, resulting in an additional cost of \$50,305.50 for the paver option.

Staff recommends that KURA approve funding in an amount not to exceed \$94,855.50 for the paver installation.

Recommendation and Motion

Staff recommends approval of \$94,855.50 in KURA funding for paving the alley adjacent to Ketchum Town Square with concrete pavers.

"I move to approve up to \$94,855.50 in KURA funding for paving the alley adjacent to Ketchum Town Square with concrete pavers and authorize reimbursement to the City for eligible project expenditures in accordance with the Agency's reimbursement procedures."