



CITY OF KETCHUM, IDAHO

CITY COUNCIL MEETING

Monday, July 17, 2023, 4:00 PM

191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

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

- Join us via Zoom (*please mute your device until called upon*)
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/86514340971>
Webinar ID:865 1434 0971
- Address the Council in person at City Hall.
- Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*)

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

CALL TO ORDER: By Mayor Neil Bradshaw

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

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

1. Public comments submitted

CONSENT AGENDA:

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

2. Recommendation to approve minutes of July 3, 2023 – City Clerk Trent Donat
3. Authorization and approval of the payroll register – Treasurer Shellie Gallagher
4. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills – Treasurer Shellie Gallagher

- [5.](#) Recommendation to receive and file monthly Treasurer’s financial reports – Treasurer Shellie Gallagher
- [6.](#) Recommendation to approve alcohol beverage licenses - Business & Tax Specialist Kelsie Choma
- [7.](#) Recommendation to approve Memorandum of Understanding 23-016 with Sun Valley Museum of Art - City Administrator Jade Riley
- [8.](#) Recommendation to review and approve the Sage Mountainside Townhomes Townhouse Preliminary Plat and Adopt the Findings of Fact, Conclusions of Law and Decision - Associate Planner Adam Crutcher
- [9.](#) Recommendation to approve Right-of-Way Encroachment Agreement 22870 for the maintenance of existing landscaping features in the public right-of-way at 130 E River St. - Associate Planner Adam Crutcher
- [10.](#) Recommendation to approve Purchase Order 23121 with HDR Engineering for Weyyakin Storage Pond Seepage Testing - Wastewater Division Supervisor Mick Mummert
- [11.](#) Recommendation to approve Purchase Order 23122 for the Northwood Well Pump House Standby Power Modifications with Lloyd Construction, Inc. - Water Utilities Supervisor Gio Tognoni

PUBLIC HEARING:

- [12.](#) Recommendation to hold public hearing and approve the 425 River Run Drive Lot Line Shift Application - Senior Planner Abby Rivin
- [13.](#) Public hearing on amended fiscal year 2023 budget – Treasurer Shellie Gallagher and City Administrator Jade Riley
- [14.](#) Public hearing on fiscal year 2024 budget - City Administrator Jade Riley
- [15.](#) Recommendation to hold public hearing and adopt Resolution 23-009 adopting Fees and Fee Schedules for all City departments - Treasurer Shellie Gallagher

NEW BUSINESS:

- [16.](#) Recommendation to continue the Lease to Locals Program through contract for services with Placemate - Housing Director Carissa Connelly
- [17.](#) Discussion to provide direction on Ownership and Preservation Program - Housing Director Carissa Connelly

ADJOURNMENT:

From: [James Hungelmann](#)
To: [Neil Bradshaw](#); [Amanda Breen](#); [Michael David](#); [Courtney Hamilton](#); [Jim Slanetz](#); [Participate](#)
Subject: Public Comment / KCC Mtg July 3 2023
Date: Monday, July 3, 2023 9:58:47 PM

Ketchum City Council
Meeting July 3 2023

Public Comment

General – I second Megan Dawson comments re ebikes and scooters – Serious concern, disaster about to happen. Please get on it now, without hiring more consultants.
I second the positions advanced by Mr P Boyle in his June 27th public comment and especially the need for this council to implement zero based budgeting.

Agenda Item 6 – OPPOSE proposed White Peterson extension, on grounds that the 2016 Agreement must be attached and published before this one year addendum can be considered.

Agenda Item 8 – COMMENT re Webb Landscape PO / finish SV road – Please make sure “green only” same as parks and schools – NO ROUNDUP and the like

Agenda Item 9 – OPPOSE PO with GGLO for the town square – This community can do this evaluation on our own, for much less money, using volunteer and local design pros.

Thank you,

Jim

City of Ketchum, Idaho

In regards to your plans to take over the resurfacing and alignment of Main Street (aka Idaho 75, a major North/South route) I hope you will consider the necessity to manage for the use.

I had hoped that your plans to stipe for one lane moving traffic in each direction were dead, but that is not the impression one gets from the options still on the table as per your simulations. Should space allow, turn lanes at Sun Valley Road would be welcomed, but not at the expense of no longer having two travel lanes in each direction

Please reconsider allowing the ITD to bring four lanes into the city by expanding the highway corridor north of Serenade Lane. The daily back ups morning and evening would be lessened. The horror of the impact of going from two lanes down to one is felt by most commuters daily at the East Fork/Greenhorn area as well as North of the Elkhorn light. It is time you manage for the use and not the pipe dream of the small town feel that has been lost with the four planned and existing Hotels at towns entrance and all the steel now being used to build homes in town.

Thank you for the opportunity to comment.

Steve Haims
svshaims@gmail.com

From: [Maya Blix](#)
To: [Participate](#); [Lisa Enourato](#); [Jade Riley](#); [Neil Bradshaw](#)
Cc: [Whitney Slade](#)
Subject: Digital messaging board for SVTdF Event, July 22nd, for the record
Date: Monday, July 10, 2023 8:32:39 AM

Hi Council Members,

We are excited to host our 6th Annual Sun Valley Tour de Force on July 20-22nd, benefiting The Hunger Coalition and root causes of food insecurity in our valley. Our 2022 event raised \$600k - a record we hope to beat this year :)

We are hosting our No Speed Limit event at Phantom Hill on Saturday, July 22nd between 7am-3pm. The event is permitted by Idaho Transportation Department. We will be closing down the highway on/off for 20 mins at a time throughout this day, which will result in traffic delays of up to 20 minutes.

There are normally high volumes of people traveling in both directions on this day - travelers, visitors, residents of the Wood River valley. We would like to inform the public of the traffic delays and will be communicating on all available platforms ahead and prior to the event. In past years, we have communicated 'Special Event Ahead - 20 mins delays expected' on digital messaging boards owned by the City of Ketchum/street department.

For 2023, we have contacted Road Work Ahead (no messaging boards available), United Rentals (don't deliver to our area, they are based in Boise) as well as the City of Sun Valley (don't own messaging boards).

The City of Ketchum's response to our inquiry of renting digital messaging boards is: 'The City declined, they do not wish to make an exception to their policy'.

We are unaware of any policy that prevents the City of Ketchum to help inform the public of 20 minutes traffic delays on one of the busiest roads in our area in one of the busiest months through the year. We have seen other public messaging which benefits the public including the Farmers' Market, poisonous plants and wildlife alerts.

We respect the city's decision and wanted to get our attempt to inform visitors and travelers on public record. This is a service to the general public visiting our area.

All the best,
Maya

--
Maya Blix | Executive Director
(ph) 208.309.3395
Sun Valley Tour de Force
P.O. Box 3658, Ketchum ID, 83340
sunvalleytourdeforce.com



From: [Amy Johnson](#)
To: [Participate](#)
Subject: Potholes
Date: Monday, July 10, 2023 2:39:22 PM

Hi! I totally agree with the recent comments in the newspaper about the roads and gianormous need for road improvements. Potholes all over town are damaging my little Subaru suspension. Are they patching the holes? Honestly, it's a really rough ride through town and beyond. If IDOT is trying to push people to use the bike paths, their strategy is working. Bike paths are great! But come 'on, IDOT, the roads are in bad shape. How can we wait until 2025?

Amy
Help us have a better ride!

Thank you.
Amy Johnson
c. 650.207.6265

From: [Jodi Sanders](#)
To: [Participate](#)
Subject: Saddle Rd and Sun Valley Rd traffic Light
Date: Wednesday, July 12, 2023 2:41:03 PM

Good afternoon;

I swung by the Ketchum Police station today to alert the city to a situation at the blinking light on Saddle and Sun Valley roads. The gal I chatted with suggested I send a comment via this website. I realize that technically that blinking light is in Sun Valley but I think it affects all of our residents. I am a 30 year Ketchum resident but our post office box is in Sun Valley so we travel those roads frequently. I am also a biker, using that intersection 2-3 times per week. Just this week I witnessed a near collusion of car and bike. As I biker, it is nearly impossible to cross at that intersection because we no longer can push the “walk” button on the traffic signal. I also watched a couple of young children pedestrians trying to cross. The cars are so focused on who arrived in the intersection first that they are not paying attention to bikers or pedestrians. I realize bikers should dismount but I rarely see that happen. After the incident on Monday I am fearful that there will be an unfortunate collision due to inattentiveness. I understand that there is some discussion that that light will remain a blinking light. Until just recently I thought that sounded like a good idea, but now I’m just not sure.

Thanks for “listening”.

Jodi Sanders
Blue Grouse
Ketchum

From: [H Boyle](#)
To: [Participate](#)
Subject: For City Council Item 7 7/17/23
Date: Sunday, July 16, 2023 12:46:59 PM

Council,

Does it make sense to provide SVMoA with an apartment for artists in Forest Service Park when we have a long-term housing shortage for essential workers?

Perry Boyle
Ketchum

From: [H Boyle](#)
To: [Participate](#)
Subject: For Council Item 10 7/17/23 meeting
Date: Sunday, July 16, 2023 12:49:50 PM

Council:

Why are Ketchum taxpayers paying \$10,500 for the sole benefit of Sun Valley residents in Weyyakin? Shouldn't HDR be billing City of Sun Valley for this?

Perry Boyle
Ketchum

From: [H Boyle](#)
To: [Participate](#)
Cc: [Andrew Guckes](#)
Subject: Public Comment on Lease to Locals Council Meeting 7/17 Item 16
Date: Sunday, July 16, 2023 6:55:15 PM

Council:

I am concerned that staff has not presented the full information on this program. Before voting for renewal, the Council should receive all the facts of the program, not the selective facts presented by staff.

The purpose of the Housing Action Plan is to provide Ketchum workforce housing. Does this program accomplish that? Based on what criteria?

The program has housed 30 people. That is fantastic news. However, where do they work? Are they, indeed, working in the City of Ketchum?

Which employers are benefiting from the taxpayer subsidy? Is it local employers or is it major corporations like Sun Valley, Aspen Ski Co, and Caldwell Banker?

Additionally, the staff memo does not provide any metrics on the cost per housing year per worker, which seems like the right metric with which to judge the efficacy of taxpayer dollars. The staff memo indicates that the cost of the program to house the 30 people (which we do not know how many are workers) is \$84,500. That is not accurate. It does not include the amounts paid to and through the contractor. It looks like those costs were an additional \$94,000 for a total program cost of \$178,500. And even that is on the low side, as it does not include staff time dedicated to this program.

Is this total cost in line with the Council's expectations and prior program cost approvals? That is not addressed in the staff memo. This program may well be a great use of taxpayer money, but it is not possible to discern that from what the staff has provided. The Council could direct staff to provide it with the information the Council needs to make fully informed decisions on behalf of the people it represents.

One of the flaws in the HAP is that it does not prioritize essential workers (e.g., teachers, first responders, health care workers, city employees). I urge the Council to update the HAP to prioritize essential workers with the limited funds available.

Thank you,

Perry Boyle
Ketchum

From: [James Hungenmann](#)
To: [Neil Bradshaw](#); [Amanda Breen](#); [Michael David](#); [Courtney Hamilton](#); [Jim Slanetz](#); [Participate](#)
Subject: Re: Public Comment / KCC Mtg July 3 2023
Date: Sunday, July 16, 2023 10:09:58 PM

Ketchum City Council
Meeting July 17 2023

Public Comments

Agenda items 16 and 17 – I Oppose the “lease to locals” program and the “ownership and preservation” programs as being far illegal and unwarranted interference with the free market by stumbled municipal government that seriously worsens issues of housing affordability and that seeks to justify what has been a costly and pointless expansion of city administration of these programs at great cost to the taxpayer. Lease to Locals is especially offensive - \$90K a year plus plus for the contract plus \$200K from the city coffers to fund it? I call on the city to properly account to the public and show the true cost of projected housing inclusive of all investment and overhead. The result: Ketchum “affordable housing” is wildly expensive and provides no solution.

If this council were serious about affordable housing, it would back off the phony, fluffy programs; fire city housing authority; collapse KURA as an illegal and worthless entity; assure supply-demand conditions are not artificially thrown out of whack such as by the accelerating inflow of illegals which this Council should address in cooperation with other municipalities and all businesses in the valley; and impose reasonable restrictions on short-term residential rentals.

General public comments

1

As follow-up to last meeting (July 7, 2023) Agenda Item 6, re the proposed White Peterson law firm contract extension, the public was not provided access to the initial 2016 Agreement to which the one-year addendum extends. Please provide that to the public as required by open meeting law or this contract must be considered illegal as not having been made transparent to the public as the law requires before approval.

2

For the last three years the Council has denied to the public the opportunity to attend the meetings in person and make general public comment on items not part of the formal agenda which is required by the spirit if not the letter of the Idaho Open Meeting law. Please open the meetings effective immediately. No more cowering in your covid corners: *Open That Door*.

3

This Council’s advanced Pondering of Navel (PON) with its affordable housing, Kura! Kura! Kura!, and other assorted high violations, has served to distract and deny its responsibility for the catastrophic damage it inflicted through the years of covid19 aka to many, covidScam, where this mayor and Council assumed the role of the mighty and declared Emergency! by which it isolated, locked up, and shut down people and businesses while it thrilled at granting *carte blanche* approval for the installation of exceptionally dangerous 5G facilities on

mountain tops and around, and also imposing for our own good as they saw it, orders of masking that Choked Out and Poisoned every breath of the public for two years causing ruination of mind, body and spirit, together with push to *Just Say Yes* to the filthy covidNeedle.

As many insisted from the start, every aspect of the covid Narrative is absolute deception perpetrated by deviant racketeers and implemented gleefully through savagely soiled sycophants in this and other councils in this valley. I call on this mayor and Council to admit the gravity of their wrongdoing and to take steps to reverse the damage including coming to the aid of the mounting casualties in the vaccine Killing Fields.

Also, where are you on the follow-up to “Claud Seeding” concerns previously communicated to you on the record? Now that the globally efite elite have left, the chem trailing has started back up. *Please get on it.*

4

Electric bus terminal contribution from Ketchum City of \$500K: What a scam. This mayor and council are duty bound to investigate the extent of the savagely aggravated rape of environment and human rights butchery of native peoples and people of color involved in “green energy”. Start by watching the documentary “Planet of the Humans”.

From an economic perspective, the transition to electric buses raises serious concerns regarding cost-effectiveness. Electric buses have much higher upfront costs compared to diesel-powered buses, primarily due to the expensive battery technology and charging infrastructure required. Additionally, the limited range and charging time of electric buses results in operational inefficiencies, leading to increased downtime and reduced service reliability. These factors contribute to much higher maintenance and operational costs that are not accounted for in the glee to dump existing capabilities.

Moreover, the transition to electric buses does not yield the anticipated environmental benefits due to the energy sources used for electricity generation. In many regions, the power grid relies on fossil fuels such as coal or natural gas, which produce greenhouse gas emissions. Therefore, the apparent reduction in emissions from the electric bus fleet is offset by the emissions associated with electricity production. This highlights the need for a comprehensive assessment of the entire lifecycle emissions of electric buses, including both manufacturing and energy generation.

One significant aspect overlooked is the substantial additional capital investment required for establishing a comprehensive network of charging stations to support electric bus fleets. The costs associated with installing, maintaining, and upgrading charging stations is considerable.

Another critical aspect to consider is the potential danger to the public resulting from the reduced noise levels of electric buses. Diesel buses emit noticeable engine noise, serving as an audible warning for pedestrians, cyclists, and other road users. Electric buses, on the other hand, operate silently, posing a safety risk, particularly in urban environments with high pedestrian activity. The lack of audible cues can lead to serious accidents or incidents where pedestrians and other road users may not be aware of the presence of electric buses, increasing the likelihood of collisions.

Lastly, the availability of government grants for this and similar endeavors must be rejected.

Federal money is ours, and to be allowed to spend it only on sheer Tomfoolery is criminal. The biggest investors in “green energy” are the oil and gas folk, who are horse-laughing at the ease of the pillage and plunder that will serve only to enrich their coffers while seriously worsening environmental and climate deterioration.

Thank you for attending to these matters.

Jim

El lun, 3 jul 2023 a las 21:58, James Hungelmann (<jim.hungelmann@gmail.com>) escribió:

Ketchum City Council

Meeting July 3 2023

Public Comment

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I second the positions advanced by Mr P Boyle in his June 27th public comment and especially the need for this council to implement zero based budgeting.

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Thank you,

Jim

From: [HP Boyle](#)
To: [Participate](#)
Cc: [Andrew Guckes](#)
Subject: Public Comment on 7/17/23 Council meeting Item 17--Housing
Date: Sunday, July 16, 2023 11:21:07 PM

Council:

As you think about Ownership and Preservation Programs, one thing should stick in your mind: we need housing for essential workers, not retirees or employees of big companies. We don't need housing entitlements for people just because they are "local." The point of the HAP is to create workforce housing. And that was the language in the LOT referendum. Whether that housing is in Ketchum or down valley should depend on where the taxpayer gets the biggest bang for the buck in achieving this goal.

Page 9 of the staff memo may be the most important. It shows that housing in Hailey is significantly cheaper than in Ketchum. And in Bellevue, even more affordable. Why would Ketchum spend 2x as much to house a worker in Ketchum than it can spend housing a working down valley? Especially if the worker has a family and might prefer to live down valley. Is the point of the HAP to house the employees that Ketchum lacks? Or is it just to house people who want to live in Ketchum, even at 2x the cost?

Appreciation Cap: this is a bad idea. It disincent people from participating in the program and can result in under-maintained homes (see the famous Aspen situation), It denies the homeowner to build equity and reduced the likelihood of them graduating out of subsidized housing, And it is unnecessary, as a deed-restricted home can only be sold to someone who meets the deed restriction. This keeps the home price in line with local wages. The staff memo provides some theoretical debate on this but provides the Council with no data to make an informed decision.

One of the arguments for OPP is rising property taxes. That is unlikely to be the case with deed-restricted homes if properly valued by the County Assessor as being outside the "free market" that the assessor uses for valuations. This issue needs input from the Assessor.

The City is flying blind with no knowledge of what kind of workers employers need housing for. One of the significant flaws in the HAP is that it did no statistically valid survey of employers or workers. The "needs survey" it cites would not hold up to scrutiny by a statistician. This seems like it could be easily remedied so that the council could make decisions informed by data rather than anecdotes.

The staff cites a preference for families to own rather than rent. But the staff has no idea if families prefer Ketchum or Hailey or how many fit into which income levels. The fact that "staff do not share concerns of the realtor group regarding families preferring a larger unrestricted home in Hailey shows their lack of understanding of how families live. It is based on their opinion, not on any data. One would think that realtors would understand buyers more than the housing staff. Referring to a statistically invalid survey to support their opinion does not make it relevant.

The staff is pursuing the spaghetti method of throwing things against the wall to see what sticks. The memo cites what subsidized housing is being built at what income levels. How is that relevant to what Ketchum workers need?

In sum,

- before the Council makes policy and spending decisions, they should require the staff to provide the data they need to make those decisions.
- the goal should be to spend the LOT money legally—it was raised for workforce housing and should be spent accordingly
- the Council should be getting the taxpayer the most working housing it can for the taxpayer's dollar

Thank you,

Perry Boyle



CALL TO ORDER: *(00:00:14 in video)*

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

ROLL CALL:

Mayor Neil Bradshaw

Michael David – via teleconference

Amanda Breen – via teleconference

Courtney Hamilton

Jim Slanetz

ALSO PRESENT:

Trent Donat—City Clerk & Business Manager

Lisa Enourato—Public Affairs & Administrative Services Manager

Matt Johnson—City Attorney

Bailee Ancona—Deputy City Treasurer

Morgan Landers—Director of Planning and Building

Aly Swindley—Management & Communications Analyst

Adam Crutcher—Associate Planner – arrived at 4:43 p.m.

Rachel Shindman—Economic & Planning Systems *(via teleconference)*

Harry Griffith—Executive Director for Sun Valley Economic Development

COMMUNICATIONS FROM MAYOR AND COUNCIL:

- Courtney Hamilton reminded everyone about the permanent ‘No Fireworks’ Ordinance in Ketchum. *(00:00:47 in video)*
- Amanda Breen complimented the mural on the wall in council chambers. *(00:01:15 in video)*
- Mayor Neil Bradshaw acknowledged the inconvenience of having this council meeting on July 3, on the eve of the 4th of July Holiday. *(00:01:33 in video)*

CONSENT AGENDA:

- Mayor Bradshaw requested the council to discuss item #5. *(00:01:59 in video)*

Motion to approve consent agenda items #2 - #13. (00:26:10 in video)

MOVER: Jim Slanetz

SECONDER: Courtney Hamilton

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: ADOPTED UNANIMOUS

NEW BUSINESS:

14. Permanent Ordinance Status Update—Discussion of Commercial Demand Analysis and Financial Feasibility Model Initial Findings.

Presented by: Morgan Landers (00:26:56 in video)

Joined by: Rachel Shindman (00:28:43 in video)

Questions, comments, and discussion by Council (00:47:41 in video)

Presentation Continued – Feasibility Analysis (00:58:15 in video)

Questions, comments, and discussion by Council (01:15:55 in video)

15. Budget Workshop follow up items.

Presented by: Mayor Neil Bradshaw (01:37:44 in video)

Questions, comments, and discussion by Council (01:41:34 in video)

EXECUTIVE SESSION:

16. Enter executive session to consider item under Idaho Code 74-206(1)(b).

Motion to go into executive session. (01:43:37 in video)

MOVER: Courtney Hamilton

SECONDER: Jim Slanetz

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: ADOPTED UNANIMOUS

Executive Session ended: (01:44:08 in video)

ADJOURNMENT:

Motion to adjourn (01:44:33 in video)

MOVER: Courtney Hamilton

SECONDER: Amanda Breen

AYES: Michael David, Courtney Hamilton, Jim Slanetz, Amanda Breen

RESULT: UNANIMOUS

Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk

Report Criteria:

Invoices with totals above \$0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"-9648008200,"9910000000"-9911810000"
Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
GENERAL FUND				
01-2175-9000 P/R DEDUC PBL--EMP CAF FSA-DC				
NBS-NATIONAL BENEFIT SERVI	CP351766	FSA TOTAL	974.11	
01-3700-3600 REFUNDS & REIMBURSEMENTS				
BALLET SUN VALLEY	071123	REFUND FOR BANNER	175.00	
ENGELMAN PARTNERS	062923	REFUND FOR ROW ENCROACHMENT PERMIT	150.00	
DUDUNAKIS SV LLC	062823	REFUND BUILDING/REROOF PERMIT FEE	1,387.00	
Total :			2,686.11	
LEGISLATIVE & EXECUTIVE				
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Medical	443.92	
Total LEGISLATIVE & EXECUTIVE:			443.92	
ADMINISTRATIVE SERVICES				
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Medical	236.58	
01-4150-3100 OFFICE SUPPLIES & POSTAGE				
CHATEAU DRUG CENTER	27115504	BATHROOM LIGHT BULB	18.99	
CHATEAU DRUG CENTER	2716435	FRAMER WIRE AND HOOKS FOR PICTURES FOR CITY HALL	20.84	
CHATEAU DRUG CENTER	2716718	FRAMER WIRE AND HOOKS FOR PICTURES FOR CITY HALL	30.32	
COPY CENTER LLC	2775	FISCAL YEAR BUDGET BOOK	927.01	
GEM STATE PAPER & SUPPLY	1099713	COFFEE CREAMER AND PAPER TOWEL	87.15	
US BANK	6235 062623	RUPERT'S AT HOTEL MCCALL; GIFT CARD	100.00	
US BANK	6235 062623	MOO PRINT	257.97	
01-4150-4200 PROFESSIONAL SERVICES				
KETCHUM COMPUTERS, INC.	19751	ADMINISTRATION	1,595.55	
MOUNTAIN FIRE SPRINKLER	3704	Annual Fire Sprinkler Inspections	245.00	
SENTINEL FIRE & SECURITY, IN	88916	ORE WAGON MUSEUM MONITORING	87.00	
SENTINEL FIRE & SECURITY, IN	88990	CITY HALL PANIC SYSTEM MONITORING AND AES FIRE ALARM MONITORING	164.70	
US BANK	6235 062623	JOHNNY G'S	227.70	
CLEARMINDGRAPHICS	5818	WEB DESIGN AND DEVELOPMENT, GRAPHIC DESIGN	261.25	
KVH STRATEGIES	203	PLANNING MEETINGS, PREP WORK, FOLLOW-UP NOTES	1,962.50	
WESTERN RECORDS DESTRUCT	0649215	SERVICE 060123-063023	67.00	
BALCOM, JAKE	23.06.23_KET	PROFESSIONAL SERVICES	3,200.00	
VALLEY TEMP SERVICES INC	00053	ELIZABETH INSINGER 070223	56.00	
VALLEY TEMP SERVICES INC	INVONO33	ELIZABETH INSINGER 043023	208.00	
BD CONSULTING LLC	KET 2023-09	GF CIP, CONSOLIDATED BUILDING DEPT PROJECT	297.50	23048.1
RAVEN ART SERVICES LLC	839	ART DELIVERY AND INSTALLATION	300.00	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH				
US BANK	2745 062623	TRELLO.COM SUBSCRIPTION	137.50	
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG				
ASSOCIATION OF IDAHO CITIES	200010433	ADULT DELEGATE FEE - TRENT, AWARDS BANQUET GALA	407.00	
US BANK	4026 062623	GROVE HOTEL JUNE 20-23	651.81	
US BANK	4026 062623	YOI TOMO-DINNER	33.65	
US BANK	9749 062623	CHINA PANDA; TREASURY TEAM LUNCH	37.96	
DONAT, TRENT	062323	AIC CONFERENCE TRAVEL REIMBURSEMENT	213.36	
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST				
ENOURATO, LISA	071023	Travel Expenses--AIC CONFERENCE	184.71	
US BANK	6235 062623	THE GROVE HOTEL	334.11	
01-4150-5100 TELEPHONE & COMMUNICATIONS				
CENTURY LINK	2087265574 24	2087265574 240B 061323	68.62	
SYRINGA NETWORKS, LLC	23JUL0314	020303 070123	4,205.69	
US BANK	5030 062623	8X8	18.93	
US BANK	5030 062623	8X8	291.16	
COX BUSINESS	0012401047131	0012401047131901 062423	81.99	
AT&T MOBILITY LLC	287310798935	287310798935 062323	80.08	
LUMEN	645089341	74754376 062423	.36	
01-4150-5110 COMPUTER NETWORK				
KETCHUM COMPUTERS, INC.	19751	ADMIN HARDWARE	4,892.25	
US BANK	5030 062623	ZOOM	79.00	
US BANK	5030 062623	MSFT	20.32	
US BANK	5030 062623	MSFT	138.52	
US BANK	9749 062623	GO DADDY MEMBERSHIP	21.17	
LEAF	15004545	100-6877711-001 070823	833.10	
SPEED GOAT TECHNOLOGY LLC	2230061	CYBERSECURITY/NETWORK MEETING, CORE SWITCH DESIGN	1,260.00	
01-4150-5150 COMMUNICATIONS				
COPY CENTER LLC	2775	CHIP SEAL POSTERS	396.00	
US BANK	5030 062623	MAILCHIMP	193.00	
US BANK	6235 062623	GOOGLE/YOUTUBE PREMIUM	11.99	
US BANK	6235 062623	FACEBOOK ADS	20.00	
US BANK	6235 062623	LATER.COM INSTAGRAM	15.00	
US BANK	6235 062623	A FRAME SIDEWALK SANDWICH BOARD	1,061.40	
SNEE, MOLLY	2316	MONTHLY RETAINER RATE	5,000.00	
01-4150-5200 UTILITIES				
CITY OF KETCHUM	070123	208	401.05	
CITY OF KETCHUM	070123	772	66.88	
CITY OF KETCHUM	070123	9994	185.64	
CITY OF KETCHUM	070123	360	56.39	
IDAHO POWER	2206452274 06	2206452274 062223	283.92	
IDAHO POWER	2224128120 06	2224128120 062223	856.71	
01-4150-6510 COMPUTER SERVICES				
CASELLE, INC.	125901	Contract Support & Maintenance for AUGUST 2023	2,483.00	
Total ADMINISTRATIVE SERVICES:			<u>35,373.33</u>	

LEGAL

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4160-4270 CITY PROSECUTOR				
ALLINGTON, ESQ., FREDERICK	120300	Monthly Prosecutor Payment	3,883.33	
Total LEGAL:			3,883.33	
PLANNING & BUILDING				
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Medical	3,175.47	
01-4170-3100 OFFICE SUPPLIES & POSTAGE				
COPY & PRINT, L.L.C.	126657	AVERY SHEET PROTECTORS	22.77	
US BANK	6235 062623	MOO PRINT	147.36	
01-4170-3200 OPERATING SUPPLIES				
ATKINSONS' MARKET	03696281	LA CROIX, SPRING ROLLS, CHICKEN SALAD, FRUIT PLATTER	74.89	
US BANK	0172 062623	JOHNNY G'S	98.82	
US BANK	0172 062623	JAVA; TAG MEETING SUPPLIES	150.55	
01-4170-4200 PROFESSIONAL SERVICES				
FORSGREN ASSOCIATES, INC.	223279	Engineering Services	3,916.25	
KETCHUM COMPUTERS, INC.	19751	PLANNING & BUILDING	346.50	
JACOBS ENGINEERING GROUP, I	D3736801-001	SUPPLEMENTAL STAFFING SUPPORT	2,827.50	23078
HOLST ARCHITECTURE, INC	0030455	ARCHITECTURAL SERVICES RELATED TO EVALUTAION OF INTERIM ORD 1234	4,000.00	23077
ECONOMIC AND PLANNING SYS	233053-1	COMMERCIAL DEMAND ANALYSIS AND FINANCIAL FEASIBILITY STUDY	5,335.00	23079
ECONOMIC AND PLANNING SYS	233053-2	COMMERCIAL DEMAND ANALYSIS AND FINANCIAL FEASIBILITY STUDY	14,103.99	23079
01-4170-4210 PROFESSIONAL SERVICES - IDBS				
DIVISION OF OCCUPATIONAL	070723	JUNE 2023 BUILDING PERMIT FEES	24,402.09	
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM				
HARMONY DESIGN & ENGINEE	22910	18018 KETCHUM SAP REVIEW THROUGH 043023	4,800.00	
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO				
COPY CENTER LLC	2775	FLOODPLAIN MAILER, POSTAGE	236.80	
COPY CENTER LLC	2775	RIVER RUN DR LLS NOTICE MAILER	121.60	
01-4170-6910 OTHER PURCHASED SERVICES				
ATKINSONS' MARKET	05665648	SANDWICHES AND DRINKS	56.00	
Total PLANNING & BUILDING:			63,815.59	
NON-DEPARTMENTAL				
01-4193-4250 BLAINE CITY TOUR				
JAQUET, WENDY	070523	RESORT CITIES COALITION HOURS	455.00	
01-4193-4500 1ST/WASHINGTON RENT				
URBAN RENEWAL AGENCY	6893	URA RENT	3,000.00	
01-4193-6500 CONTRACT FOR SERVICE				
BLAINE COUNTY TREASURER	7	Sustainability	22,200.49	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4193-9910 MERIT/COMPENSATION ADJUSTMENTS				
BIGWOOD BREAD, LLC	178545	EMPLOYEE ENGAGEMENT LUNCH	1,173.81	
01-4193-9930 GENERAL FUND OP. CONTINGENCY				
POOLE PAINTING & FINISHING, I	6919	PRIME AND PAINT EXTRA, PO#23108	600.00	
Total NON-DEPARTMENTAL:			27,429.30	
FACILITY MAINTENANCE				
01-4194-3100 OFFICE SUPPLIES & POSTAGE				
US BANK	6235 062623	MOO PRINT	18.42	
01-4194-3200 OPERATING SUPPLIES				
A.C. HOUSTON LUMBER CO.	2305-581245	CAN GAS NO SPILL 5 GAL	52.99	
US BANK	4026 062623	STREAKWAVE-SKATE PARK CAMERA	126.93	
US BANK	4026 062623	STREAKWAVE-SKATE PARK CLOUD KEY	186.36	
01-4194-3500 MOTOR FUELS & LUBRICANTS				
CHRISTENSEN INC.	1022513	38950 061523	484.84	
01-4194-4200 PROFESSIONAL SERVICES				
IRISH ELECTRIC	64323	KD DESIGN WELDED STEEL PLUG BOLLARD	4,047.56	
IRISH ELECTRIC	70123	REPLACE BROKEN GARDEN BOLLARDS, 4 HRS @ 110.00	930.00	
KETCHUM COMPUTERS, INC.	19751	FACILITY MAINT	231.00	
01-4194-5200 UTILITIES				
CITY OF KETCHUM	070123	536	46.15	
CITY OF KETCHUM	070123	9991	65.15	
CITY OF KETCHUM	070123	560	14.55	
CITY OF KETCHUM	070123	1127	15.80	
CITY OF KETCHUM	070123	9995	47.40	
CITY OF KETCHUM	070123	532	65.65	
CITY OF KETCHUM	070123	456	14.55	
CITY OF KETCHUM	070123	1245	41.85	
CITY OF KETCHUM	070123	9996	56.40	
INTERMOUNTAIN GAS	44919030005 0	44919030005 062623	7.46	
INTERMOUNTAIN GAS	76053745030 0	76053745030 062623	46.47	
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS				
WOOD RIVER LOCK SHOP, LLC	20237	LOCK HELP - SERVICE CALL	95.00	
01-4194-5910 REPAIR & MAINT-491 SV ROAD				
CITY OF KETCHUM	070123	192	349.79	
SENTINEL FIRE & SECURITY, IN	89282	STARBUCKS VISITOR CENTER FIRE SYSTEM	78.00	
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR				
CHRISTENSEN INC.	1022513	38950 061523	21.59	
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI				
PERFECT APPEARANCE COLLISI	2210	2018 FORD F-350 REPAIRS-BOX, TAILGATE, LAMPS ETC	8,939.34	
01-4194-6950 MAINTENANCE				
A.C. HOUSTON LUMBER CO.	2306-592018	CONCRETE DRY MIX	11.26	
A.C. HOUSTON LUMBER CO.	2306-592909	BOLTS, WASHERS, ANCHOR, ANCHES	12.00	
A.C. HOUSTON LUMBER CO.	2306-594429	SPRAY PAINT- ORANGE, GREEN, WHITE	29.97	
A.C. HOUSTON LUMBER CO.	2306-594575	WOOD STAKE	25.99	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
A.C. HOUSTON LUMBER CO.	2306-596741	EYE SCREW, SCREW HOOK, BUNGEE CORD	20.53	
CHATEAU DRUG CENTER	2712901	HOSE CLAMP	3.02	
CHATEAU DRUG CENTER	2714674	FLOR WIRE FOR 4TH STREET	7.58	
IDAHO LUMBER & HARDWARE	951212	WATER FOUNTAIN PARTS	56.95	
L.L. GREEN'S HARDWARE	A706726	FASTENERS, SCREWS, WIRE	73.46	
L.L. GREEN'S HARDWARE	A706727	RETURNED WIRE	16.50	
LUTZ RENTALS	143606-1	DRILL, DRILL BIT, GARDEN HOSE	122.04	
MOSS GARDEN CENTER	214357	BARK	14.38	
PIPECO, INC.	S5063165.001	DRIP TUBE	7.43	
PLATT ELECTRIC SUPPLY	4D59057	WATER FOUNTAIN PARTS	45.24	
US BANK	6235 062623	GLOBAL INDUSTRIES; DRINKING FOUNTAIN	979.62	
US BANK	6235 062623	GLOBAL INDUSTRIES; WATER FILTER	51.63	
US BANK	9988 062623	LOWES; WATER FOUNTAIN PARTS	140.35	
US BANK	9988 062623	WEBSTAUARAUNT; FAUCETS	174.49	
US BANK	9988 062623	FERGUSON; FOREST SERVICE PARK WATER FOUNTAIN PARTS	102.57	
WEBB LANDSCAPING	B-IN-176624	SPRUCE TREES AND CHARCOAL FOR ARBOR DAY	772.40	
Total FACILITY MAINTENANCE:			18,617.66	
POLICE				
01-4210-3100 OFFICE SUPPLIES & POSTAGE				
CHATEAU DRUG CENTER	2715296	CSO OFFICE SUPPLIES	11.37	
01-4210-3500 MOTOR FUELS & LUBRICANTS				
RIVER RUN AUTO PARTS	6538-191571	Diesel Exhaust Fluid	28.95	
CHRISTENSEN INC.	1023597	39060 063023	147.61	
01-4210-4200 PROFESSIONAL SERVICES				
KETCHUM COMPUTERS, INC.	19752	MONTHLY WORKSTATION MAINT & SERVICES	998.25	
EASY TOWING LLC	54260	RELOCATING KIA AND TOYOTA TO 1ST AVE AND 1ST ST IN KETCHUM	250.00	
01-4210-4250 PROF.SERVICES-BCSO CONTRACT				
BLAINE COUNTY CLERK/RECOR	201066	BCSO Law Enforcement Services	145,144.75	
01-4210-5100 TELEPHONE & COMMUNICATIONS				
CENTURY LINK	2087267848 10	2087267848 105B 061323	155.87	
AT&T MOBILITY LLC	287310798935	287310798935 062323	175.22	
Total POLICE:			146,912.02	
FIRE & RESCUE				
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Medical	260.83	
01-4230-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Vision	85.57	
01-4230-3200 OPERATING SUPPLIES FIRE				
ATKINSONS' MARKET	03703317	WHITE CLOUD COFFEE	29.44	
DAVIS EMBROIDERY INC.	42648	SCREEN PRINT TEES FOR FIRE DEPT	205.48	
INTEGRATED TECHNOLOGIES	220296	CONTRACT FOR COPIES/PRINTS FROM 6/9 TO 7/8	8.61	
US BANK	3938 062623	ADOBE; MEMBERSHIP FOR KAT	358.80	
US BANK	5219 062623	BACKUP BATTERIES	271.25	
US BANK	6235 062623	MOO PRINT	23.64	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4230-3210 OPERATING SUPPLIES EMS				
ATKINSONS' MARKET	03703317	WHITE CLOUD COFFEE	29.44	
DAVIS EMBROIDERY INC.	42648	SCREEN PRINT TEES FOR FIRE DEPT	205.48	
INTEGRATED TECHNOLOGIES	220296	CONTRACT FOR COPIES/PRINTS FROM 6/9 TO 7/8	8.60	
NORCO	38098971	EMS SUPPLIES	75.60	
NORCO	38100080	EMS SUPPLIES	184.50	
NORTH AMERICAN RESCUE LLC	IN719262	NEEDLE DECOMPRESSION	154.46	
US BANK	3938 062623	HENRY SCHEIN; EXTENSION SET IV	244.33	
US BANK	3938 062623	HENRY SCHEIN; MEGA MOVER WITH POWER GRIPS	424.50	
US BANK	5219 062623	BACKUP BATTERIES	271.25	
HENRY SCHEIN	45145301	BANDAGE, NALOXONE, STERILE SPONGE, IV CATH	518.54	
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE				
RIVER RUN AUTO PARTS	6538-191802	DIESEL EXHAUST FLUID	43.42	
CHRISTENSEN INC.	1023457	37267 063023	357.28	
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS				
RIVER RUN AUTO PARTS	6538-191802	DIESEL EXHAUST FLUID	43.43	
RIVER RUN AUTO PARTS	6538-191808	Diesel Exhaust Fluid	57.90	
CHRISTENSEN INC.	1023457	37267 063023	357.28	
01-4230-4200 PROFESSIONAL SERVICES FIRE				
AIR ST. LUKE'S	063023	AIR ST LUKES MEMBERSHIP	112.50	
DIVISION OF OCCUPATIONAL	T001136-2023	2023 ANNUAL CERTIFICATION FEE DUE	112.50	
KETCHUM COMPUTERS, INC.	19751	FIRE & RESCUE	1,188.00	
01-4230-4210 PROFESSIONAL SERVICES EMS				
AIR ST. LUKE'S	063023	AIR ST LUKES MEMBERSHIP	112.50	
DIVISION OF OCCUPATIONAL	T001136-2023	2023 ANNUAL CERTIFICATION FEE DUE	112.50	
01-4230-5100 TELEPHONE & COMMUNICATION FIRE				
MTE COMMUNICATIONS	056983 070123	056983 070123	2.65	
US BANK	3938 062623	GARMIN	20.45	
VERIZON WIRELESS	9938032363	842054354-00001 062323	104.47	
AT&T MOBILITY LLC	287307161044	287307161044 062323	204.04	
01-4230-5110 TELEPHONE & COMMUNICATION EMS				
MTE COMMUNICATIONS	056983 070123	056983 070123	2.65	
US BANK	3938 062623	GARMIN	20.45	
VERIZON WIRELESS	9938032363	842054354-00001 062323	104.47	
AT&T MOBILITY LLC	287307161044	287307161044 062323	204.05	
01-4230-5200 UTILITIES				
CITY OF KETCHUM	070123	2307	148.85	
IDAHO POWER	2226144497 06	2226144497 062723	1,350.41	
INTERMOUNTAIN GAS	26223127833 0	26223127833 062623	141.25	
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS				
US BANK	3938 062623	ADEPT POWER SPORTS; SEAT SLIDER	123.26	
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ				
A.C. HOUSTON LUMBER CO.	2306-598114	HEX BOLTS AND WASHERS FOR FIRE DEPT	.76	
01-4230-6110 REPAIR & MAINT--MACHINERY & EQ				
A.C. HOUSTON LUMBER CO.	2306-598114	HEX BOLTS AND WASHERS FOR FIRE DEPT	.77	
US BANK	5219 062623	SLIME; BICYCLE TUBES	59.15	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
01-4230-6200 REPAIR & MAINT--FACILITY				
US BANK	5219 062623	CABLE ROPE WITH SWIVEL HOOK	357.43	
US BANK	5219 062623	WEATHERTECH FLOOR LINERS	142.95	
CONMAS CONSTRUCTION SUPP	5204859-00	WR MEADOWS INTRAGUARDS, SPRAYER DELUXE	4,716.16	
01-4230-6900 OTHER PURCHASED SERVICES FIRE				
US BANK	3938 062623	AIR ST. LUKES; MEMBERSHIP	292.50	
01-4230-6910 OTHER PURCHASED SERVICES EMS				
US BANK	3938 062623	AIR ST. LUKES; MEMBERSHIP	292.50	
Total FIRE & RESCUE:			14,146.85	
STREET				
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Medical	530.46	
01-4310-2515 VISION REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Vision	1,562.10	
01-4310-3200 OPERATING SUPPLIES				
D & B SUPPLY INC.	26476	SR MECHANIC WORK SHIRTS, PANTS AND BOOTS	527.91	
D & B SUPPLY INC.	52983	Work Shirts	59.98	
FASTENAL COMPANY	IDJER107485	SAFETY GLASSES	49.25	
US BANK	6235 062623	MOO PRINT	55.26	
01-4310-3400 MINOR EQUIPMENT				
A.C. HOUSTON LUMBER CO.	2306-594517	FASTENERS FOR PLATE COMPACTOR -- EQUIPMENT SUPPLIES	1.15	
A.C. HOUSTON LUMBER CO.	2306-595309	PINS FOR EXCAVATOR	6.18	
01-4310-3500 MOTOR FUELS & LUBRICANTS				
CHRISTENSEN INC.	10234593	37269 063023	849.51	
01-4310-4200 PROFESSIONAL SERVICES				
KETCHUM COMPUTERS, INC.	19751	STREETS	297.00	
01-4310-5100 TELEPHONE & COMMUNICATIONS				
SENTINEL FIRE & SECURITY, IN	88917	AES FIRE ALARM MONITORING	102.00	
SENTINEL FIRE & SECURITY, IN	89042	AES FIRE ALARM MONITORING - STREET DEPT	102.00	
01-4310-5200 UTILITIES				
CITY OF KETCHUM	070123	9993	99.47	
CITY OF KETCHUM	070123	9999	76.20	
IDAHO POWER	2204882910 06	2204882910 062823	367.38	
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ				
NAPA AUTO PARTS	152116	STARTER FOR SIGN TRUCK	101.93	
NAPA AUTO PARTS	152227	BELT FOR CRACK SEALER	49.93	
RIVER RUN AUTO PARTS	285482	BELT FOR CRACK SEALER, ATF FOR GEO VAL	33.90	
RIVER RUN AUTO PARTS	6538-191801	CAP GAS	10.66	
COMMERCIAL TIRE	09 - 156294	LOOSE FLAT REP; MED TRK	39.00	
01-4310-6910 OTHER PURCHASED SERVICES				
CINTAS	4159317010	BLACK MATS, COVERALLS	21.60	
CINTAS	4159978024	BLACK MATS, COVERALLS	21.60	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
CINTAS	4160546144	BLACK MATS, COVERALLS	21.60	
CINTAS	5163833127	CABINET ORGANIZED, DATES CHECKED, IBUPROFEN, BANDAGE, AND KNUCKLE BOX REPLACE	76.58	
NORCO	38019310	CO2 AND HANDLING CHARGE	46.31	
NORCO	38099051	CYLINDER RENTAL	250.50	
01-4310-6920 SIGNS & SIGNALIZATION				
ECONO SIGNS LLC	10-982810	STOP SIGNS AND STREET SIGNS	1,311.12	
GRAINGER, INC., W.W.	9731789864	BUNGEE CORDS FOR SIGNS	97.52	
GRAINGER, INC., W.W.	9736312886	HOG RINGS ANG PLIERS FOR SIGN BUNGEE	87.44	
01-4310-6930 STREET LIGHTING				
IDAHO POWER	2200749261 06	2200749261 062423	604.63	
IDAHO POWER	2201013857 06	2201013857 062223	9.99	
IDAHO POWER	2203855230 06	2203855230 062223	19.74	
IDAHO POWER	2204535385 06	2204535385 062223	20.76	
IDAHO POWER	2204882910 06	2204882910 061423	621.24	
IDAHO POWER	2206773224 06	2206773224 062223	8.43	
IDAHO POWER	2207487501 06	2207487501 062223	7.38	
IDAHO POWER	2208316659 06	2208316659 062223	10.86	
IDAHO POWER	2224304721 06	2224304721 061423	5.31	
01-4310-6950 MAINTENANCE & IMPROVEMENTS				
A.C. HOUSTON LUMBER CO.	2307-600974	320 GEORGIA FENCE REPAIR SUPPLIES	61.97	
A.C. HOUSTON LUMBER CO.	2307-600996	320 GEORGIA FENCE REPAIR - REFUND FOR ORDERING TOO MUCH	22.76-	
A.C. HOUSTON LUMBER CO.	2307-600998	320 GEORGIA FENCE REPAIR	17.89	
COLOR HAUS, INC.	DNAPR	320 GEORGIA FENCE REPAIR - STAIN	43.99	
COLOR HAUS, INC.	KCCD6	PAINT ROLLER COVERS FOR CURB PAINTING	17.99	
COLOR HAUS, INC.	SVHLM	YELLOW MARKING PAINT FOR MARKING PARKING ON STREET	95.92	
IDAHO LUMBER & HARDWARE	953217	320 GEORGIA FENCE REPAIR	8.99	
SUNSEAL, LTD	1919	5TH ST W STRIPING	2,339.00	
WALKER SAND AND GRAVEL	1168418	16.56 TONS CLEAN FILL @ \$7/TON	115.92	
IDAHO MATERIALS & CONSTRU	6106730	24.41 TONS OF ASPHALT	2,824.48	
Total STREET:			13,667.27	
RECREATION				
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Medical	65.42	
01-4510-3100 OFFICE SUPPLIES & POSTAGE				
US BANK	6235 062623	MOO PRINT	73.68	
01-4510-3250 RECREATION SUPPLIES				
A.C. HOUSTON LUMBER CO.	2306-598815	REGULAR LIME	16.64	
BUSINESS AS USUAL INC.	162588	INDEX CARDS, EXPO MARKERS, ERASERS	19.05	
BUSINESS AS USUAL INC.	162588	HAMMERMILL COVER	34.75	
CHATEAU DRUG CENTER	2714637	BIRD SNACK	9.49	
CHATEAU DRUG CENTER	2721229	LIGHTBULB, POLY NOZZLE, PUSH PINS, PENCILS	30.36	
NORCO	38019310	CO2 AND HANDLING CHARGE	51.03	
PIONEER MANUFACTURING CO	INV887460	Brite Stripe Paint, Quik Stripes	961.90	
US BANK	7926 062623	AWOL ADVENTURE SPORTS	583.70	
US BANK	7926 062623	SNOWBUNNY DRIVE-IN	51.97	
US BANK	7926 062623	TENNIS WAREHOUSE; ORANGE DOT BALLS, TENNIS BALLS	515.87	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
US BANK	7926 062623	TENNIS BALLS	69.98	
US BANK	7926 062623	GOSPORTS REPLACEMENT BALLS	12.99	
US BANK	7926 062623	BLAINE COUNTY REC DISTRICT; SWIM DAY PASSES	84.02	
US BANK	7926 062623	LACROSSE BALLS, FLAG FOOTBALL NETS	72.98	
US BANK	7926 062623	PICABO ANGLER; ICE CREAM	17.86	
US BANK	7926 062623	GROCERY OUTLET; VEGETABLE STARTS	53.28	
PETIT, JULIA	071023	FRIDAY ADVENTURE ACTIVITIES 7/7	68.52	
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY				
ATKINSONS' MARKET	05681281	BAKING ITEMS	30.82	
01-4510-3500 MOTOR FUELS & LUBRICANTS				
CHRISTENSEN INC.	1023458	37268 063023	78.50	
US BANK	7926 062623	VALLEY CAR WASH	17.00	
US BANK	7926 062623	SHELL; FUEL	70.46	
01-4510-4200 PROFESSIONAL SERVICE				
KETCHUM COMPUTERS, INC.	19751	PARKS	511.50	
BACKGROUND INVESTATION B	INV-29787	StND-P04	97.00	
BACKGROUND INVESTATION B	INV-29787	StND-P04	17.45	
01-4510-5200 UTILITIES				
INTERMOUNTAIN GAS	31904030009 0	31904030009 062623	41.88	
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU				
KEARNEY, JOHN	070623	REIMBURSEMENT CITY EXEMPT PLATES WITH PERSONAL CARD	23.69	
Total RECREATION:			3,681.79	
Total GENERAL FUND:			330,657.17	
WAGON DAYS FUND				
WAGON DAYS EXPENDITURES				
02-4530-3200 OPERATING SUPPLIES				
US BANK	6235 062623	WIX MEMBERSHIP	30.00	
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO				
US BANK	6235 062623	U PRINTING; VINYL BANNERS'	190.52	
US BANK	6235 062623	U PRINTING; RACK CARDS	257.66	
WOOD RIVER WEEKLY	1513	101 MAGAZINE - FULL GLOSSY SUMMER/FALL 2023	665.00	
Total WAGON DAYS EXPENDITURES:			1,143.18	
Total WAGON DAYS FUND:			1,143.18	
GENERAL CAPITAL IMPROVEMENT FD				
GENERAL CIP EXPENDITURES				
03-4193-7100 SUN VALLEY RD MILL & OVERLAY				
CITY OF SUN VALLEY	2023-5	SUN VALLEY RD RECONSTRUCTION (JACOBS)	194,982.61	22098
US BANK	9988 062623	GLOBAL INDUSTRIES; PEDESTAL GRILL	306.94	
JACOBS ENGINEERING GROUP, I	D3576100-018	Sun Valley Road Rehabilitation Engineering Design Services	275.00	22023
ROAD WORK AHEAD TRAFFIC S	TS--19823	CUSTOM STENCILS	3,060.00	
03-4193-7120 4TH STREET PAVER REP(MAIN/WAL)				
CANYON EXCAVATION. LLC	23095APP#2	4TH ST CORRIDOR HERITAGE PROJECT	160,316.39	23095

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
03-4193-7193 MAIN ST/WARM SPRINGS DESIGN				
COPY CENTER LLC	2775	POSTCARDS	65.00	
03-4193-7200 TECHNOLOGY UPGRADES				
DELL MARKETING L.P.	10684058206	POWEREDGE SERVER R350	2,683.74	
03-4193-7220 RECYCLING				
IRISH ELECTRIC	64423	LEWIS ST CARDBOARD COMPACTOR ELECTRIC	4,646.00	
IRISH ELECTRIC	69123	LEWIS ST HEATING, CONTROLS, LIGHTING, CAMERAS, ELECTRICAL EQUIP	4,846.00	
IRISH ELECTRIC	69223	LEWIS ST TRASH ELECTRICAL	856.00	
03-4193-9930 GENERAL FUND CIP CONTINGENCY				
BENCHMARK ASSOCIATES, INC.	0623-068	ADMIN SUPPORT, SCHEDULE AND SCOPE OF BID DOCUMENTS, CONSTRUCTION DRAWINGS, BOUISS & ASSOCIATES	4,152.75	
ECONO SIGNS LLC	10-983424	FOR W KETCHUM TRAFFIC CALMING BIRD -- 4TH AVE AREA	145.49	
SPECIALTY CONSTRUCTION SU	0231872-IN	DELINIATORS FOR WEST KETCHUM CALMING PROJECT	8,608.74	23107
Total GENERAL CIP EXPENDITURES:			384,944.66	
FIRE & RESCUE CIP EXPENDITURES				
03-4230-7115 FIREFIGHTIN EQ (TOOLS)				
IDAHO DEPARTMENT OF LANDS	320-8677-CDK	BILLING FOR CACHE SUPPLY ISSUE	1,414.93	
US BANK	5219 062623	FIRE HOSE DIRECT; NOZZLE GASKETS, JACKET HOSE	191.58	
03-4230-7120 RADIOS (PORTABLE)				
49 ER COMMUNICATIONS INC.	70518	DESKTOP CHARGER	113.90	
Total FIRE & RESCUE CIP EXPENDITURES:			1,720.41	
RECREATION CIP EXPENDITURES				
03-4510-7115 VAN/BUS FROM MT RIDES				
US BANK	4026 062623	BIG D- GAS	21.61	
US BANK	4026 062623	ALASKA AIRLINES-BOISE TO CHICAGO	367.90	
US BANK	4026 062623	MIDLAND-GAS	65.33	
US BANK	4026 062623	ECONO LODGE-JUNE 6-7	130.79	
US BANK	4026 062623	COUNTRY STORE AT THR-GAS	25.35	
US BANK	4026 062623	PERCH COFFEE	3.64	
US BANK	4026 062623	JACKALOPE TRAVEL STOP-GAS	55.98	
US BANK	4026 062623	DELAVAN-GAS	35.44	
US BANK	4026 062623	BJ WALL-GAS	17.63	
US BANK	4026 062623	STAGECOUACH INNS SUITES- JUNE 8	190.13	
US BANK	4026 062623	MOUNT RUSHMORE CONC- COFFEE	3.25	
US BANK	4026 062623	SPEEDWAY-GAS	37.26	
US BANK	4026 062623	KWIK TRIP-GAS	33.05	
US BANK	4026 062623	COWBOY CAFE-SALAD	39.81	
US BANK	4026 062623	SPEEDWAY-WATER	6.18	
US BANK	4026 062623	COUNTRY STORE A THR-WATER	3.65	
US BANK	4026 062623	BOISE AIRPORT-PARADIES LAGARDERE FOOD	4.75	
US BANK	4026 062623	BADLANDS SALOON AND GRILLE-DINNER	41.44	
US BANK	4026 062623	HOLIDAY INN EXPRESS-JUNE 6-7	134.69	
US BANK	4026 062623	DOMINOS-GF PIZZA	31.27	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
Total RECREATION CIP EXPENDITURES:			1,249.15	
Total GENERAL CAPITAL IMPROVEMENT FD:			387,914.22	
ORIGINAL LOT FUND				
ORIGINAL LOT TAX				
22-4910-6060 EVENTS/PROMOTIONS				
COPY CENTER LLC	2775	SS PARKING POSTERS	180.00	
WOOD RIVER MEDIA	MC1230661711	SUMMER SOLSTICE ADS	180.00	
HERBERT, ZACHARY	070623	KETCHUM ALIVE OPENER 072023	600.00	
MIKAELIAN, SARKIS V	070623	KETCHUM ALIVE ARTIST 072023	1,400.00	
HAWKES, JOSHUA	071123	SOUND ENGINEER FOR KETCH'EM ALIVE; JUNE 27, JULY 11, JULY 18	1,500.00	
Total ORIGINAL LOT TAX:			3,860.00	
Total ORIGINAL LOT FUND:			3,860.00	
ADDITIONAL1%-LOT FUND				
ADDITIONAL 1%-LOT				
25-4910-4220 SUN VALLEY AIR SERVICE BOARD				
SUN VALLEY AIR SERVICE BOA	070523	MAY MOS 2023	172,080.75	
Total ADDITIONAL 1%-LOT:			172,080.75	
Total ADDITIONAL1%-LOT FUND:			172,080.75	
FIRE CONSTRUCTION FUND				
FIRE FUND EXP/TRNFERS				
42-4800-7450 EQUIPMENT				
US BANK	5219 062623	FIRE PENNY; SUPER AUTO EJECTS	386.77	
US BANK	5219 062623	N-FAB; CAB STEP UPS	431.99	
Total FIRE FUND EXP/TRNFERS:			818.76	
Total FIRE CONSTRUCTION FUND:			818.76	
COMMUNITY HOUSING				
COMMUNITY HOUSING EXPENSE				
54-4410-3200 LIFT TOWER LODGE OPERATIONS				
US BANK	4026 062623	STREAKWAVE-LTL CLOUD KEY	186.36	
US BANK	4026 062623	STREAKWAVE-LTL CAMERA	251.84	
US BANK	9988 062623	KEYLESS ENTRY DEADBOLTS	1,351.74	
54-4410-4200 PROFESSIONAL SERVICES				
NEUROMEDIATION GROUP LLC	108	40 HOUR BASIC MEDIATION TRAINING, EVICTION PROGRAM MEDIATION SERVICES	11,083.33	
NEUROMEDIATION GROUP LLC	110	EVICTION MEDIATION PROGRAM SERVICES	3,083.33	
SANDEFER, ANN	070723	MAY 19- MAY 9	1,400.00	
SANDEFER, ANN	070723	JUNE 12-JUNE 30	1,400.00	
54-4410-4210 LEASE TO LOCALS INSENTIVES				
LIPOVSKY, DAVID	071223	LTL INITIAL PAYMENT	4,000.00	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
54-4410-4215 LEASE TO LOCALS PROF SERVICES				
PLACEMATE, INC	1549	MONTHLY L2L PROGRAM SUPPORT	7,500.00	
54-4410-4220 EMERGENCY HOUSING				
US BANK	2745 062623	LTL BELLEVUE HIGH COUNTRY MOTEL JUNE 24 - JULY 1	786.48	
US BANK	2745 062623	LTL BELLEVUE HIGH COUNTRY MOTEL JUNE 5-6	392.70	
US BANK	2745 062623	LTL BELLEVUE HIGH COUNTRY MOTEL JUNE 8-9	119.90	
US BANK	2745 062623	LTL BELLEVUE HIGH COUNTRY MOTEL JUNE 10-17	839.30	
US BANK	2745 062623	LTL BELLEVUE HIGH COUNTRY MOTEL JUNE 17-24	786.48	
54-4410-4250 LIFT TOWER LODGE PROFF SVCS				
FIRE SERVICES OF IDAHO	12514880	ANNUAL SERVICE OF FIRE EXT., B402 AMX 5# ABC W/WALL MT, FUEL CHARGE, METAL CABINET HOUSING	836.00	
KETCHUM COMPUTERS, INC.	19751		128.25	
54-4410-5110 COMPUTER NETWORK				
KETCHUM COMPUTERS, INC.	19751	LIFT TOWER LODGE	82.50	
54-4410-5200 LIFT TOWER LODGE UTILITIES				
CITY OF KETCHUM	070123	59	187.45	
COX BUSINESS	0012401037719	0012401037719502 061723	81.99	
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT				
US BANK	4026 062623	JANITORS CLOSET- DEHUMIDIFIER	1,048.00	
US BANK	9988 062623	LOWES; LIFT TOWER PARTS	145.22	
WOOD RIVER LOCK SHOP, LLC	19970	LTL MANAGER APARTMENT LAUNDRY RM DOOR	40.00	
Total COMMUNITY HOUSING EXPENSE:			35,730.87	
Total COMMUNITY HOUSING:			35,730.87	
WATER FUND				
WATER EXPENDITURES				
63-4340-3100 OFFICE SUPPLIES & POSTAGE				
US BANK	6235 062623	MOO PRINT	55.26	
63-4340-3200 OPERATING SUPPLIES				
CHATEAU DRUG CENTER	2718564	FILTERS	29.40	
CINTAS	4159978222	110 RIVER RANCH RD WATER	31.19	
CINTAS	4159978222	110 RIVER RANCH RD ADMIN	10.90	
RIVER RUN AUTO PARTS	6538-191906	WASH&WAX	26.95	
63-4340-3250 LABORATORY/ANALYSIS				
MAGIC VALLEY LABS, INC.	28077	Drinking Water Bacteria	118.00	
63-4340-3500 MOTOR FUELS & LUBRICANTS				
CHRISTENSEN INC.	1023461	37271 - WATER	266.04	
63-4340-3800 CHEMICALS				
GEM STATE WELDERS SUPPLY,I	E271756	55 Gallon Sodium Hypochlorite	316.00	
63-4340-4200 PROFESSIONAL SERVICES				
KETCHUM COMPUTERS, INC.	19751	WATER	602.25	
OPAL ENGINEERING, PLLC	399	CONTRACT ENGINEERING	1,707.50	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
63-4340-5100 TELEPHONE & COMMUNICATIONS				
SENTINEL FIRE & SECURITY, IN	88821	WATER & SEWER MONITORING	74.25	
AT&T MOBILITY LLC	287318858311	287318858311 - Water	90.57	
63-4340-5200 UTILITIES				
IDAHO POWER	2202458903 06	2202458903 110 RIVER RANCH RD OPTC	375.48	
IDAHO POWER	2203658592 06	2203658592 WATER WELLS & BOOSTERS	7,947.99	
IDAHO POWER	2206786259 06	2206786259 110 RIVER RANCH RD ADMIN	25.87	
63-4340-6100 REPAIR & MAINT-MACH & EQUIP				
FERGUSON ENTERPRISES, LLC	0858685	10X12 SS REP CLMP 9.95-10.35	593.65	
Total WATER EXPENDITURES:			12,271.30	
Total WATER FUND:			12,271.30	
WATER CAPITAL IMPROVEMENT FUND				
WATER CIP EXPENDITURES				
64-4340-7800 CONSTRUCTION				
FERGUSON ENTERPRISES, LLC	CM069583	1.5 OMNI+ R2 1000GA AMR OI:0855258	4,006.60-	
Total WATER CIP EXPENDITURES:			4,006.60-	
Total WATER CAPITAL IMPROVEMENT FUND:			4,006.60-	
WASTEWATER FUND				
WASTEWATER EXPENDITURES				
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)				
NBS-NATIONAL BENEFIT SERVI	CP351766	HRA Medical	2,087.33	
65-4350-3100 OFFICE SUPPLIES & POSTAGE				
US BANK	5198 062623	SPRAY PAINT	41.88	
US BANK	6235 062623	MOO PRINT	36.84	
65-4350-3200 OPERATING SUPPLIES				
ATKINSONS' MARKET	06656403	DISTILLED WATER	26.08	
CHATEAU DRUG CENTER	2720886	SUPER ROUNDUP, CONCENT WEEDCLEAR	148.16	
CINTAS	4159978222	110 RIVER RANCH RD ADMIN	10.89	
CINTAS	4159978222	110 RIVER RANCH RD WASTEWATER	63.92	
D & B SUPPLY INC.	25283	PANTS AND SHIRTS	198.92	
D & B SUPPLY INC.	36602	PANTS AND SHIRTS	186.95	
D & B SUPPLY INC.	36711	PANTS AND SHIRTS	192.93	
D & B SUPPLY INC.	45059	Work Shorts	52.98	
UPS STORE #2444	MMN7FR5E0	WATER SAMPLES	14.01	
UPS STORE #2444	MMN7FR5F8U	WATER SAMPLES	13.46	
US BANK	5198 062623	DULUTH TRADING; PANTS	166.95	
US BANK	5198 062623	PACKING TAPE	45.36	
65-4350-3400 MINOR EQUIPMENT				
PIPECO, INC.	S5091855.001	CREDIT ON INV: S5075143.001	139.47-	
65-4350-3500 MOTOR FUELS & LUBRICANTS				
CHRISTENSEN INC.	1023460	37270 - WASTEWATER	706.86	
65-4350-3800 CHEMICALS				
NORTH CENTRAL LABORATORI	488696	Chemicals	1,043.56	

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
THATCHER COMPANY, INC.	2023100115336	ALUMINUM SULFATE	7,845.92	23073
USA BLUEBOOK	INV00058430	PLANTPRO 30-LB	465.05	
65-4350-4200 PROFESSIONAL SERVICES				
ANALYTICAL LABORATORIES, I	2304561	WASTEWATER MONITORING	490.82	
KETCHUM COMPUTERS, INC.	19751	WASTEWATER	272.25	
65-4350-4201 IPDES PERMIT FEE				
IDAHO DEPT. OF ENVIRONMENT	23POT0019AN	2023 Annual Assessment	3,452.16	
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG				
US BANK	5198 062623	WWT4-23259	30.00	
US BANK	5198 062623	DWD3-18337	30.00	
US BANK	5198 062623	WWC3-20641	30.00	
US BANK	5198 062623	WWL1-16039	30.00	
US BANK	5198 062623	WWTLA-16530	30.00	
US BANK	5198 062623	UNIVERSITY INN MOSCOW ID	238.00	
65-4350-5100 TELEPHONE & COMMUNICATIONS				
CENTURY LINK	2087268953 40	2087268953 402B - Wastwater	63.34	
SENTINEL FIRE & SECURITY, IN	88821	WATER & SEWER MONITORING	24.75	
65-4350-5200 UTILITIES				
IDAHO POWER	2202703357 06	2202703357 1001 CHIEF JOSEPH CT WY EQU CTR	95.12	
IDAHO POWER	2206786259 06	2206786259 110 RIVER RANCH RD ADMIN	25.87	
INTERMOUNTAIN GAS	58208688554 0	58208688554 110 RIVER RANCH RD MECH BAR SCREE	9.79	
65-4350-6100 REPAIR & MAINT-MACH & EQUIP				
D-SWANER WELDING, INC.	20575	Labor and Material	238.62	
PIPECO, INC.	S5097294.001	SPRINKLER PARTS	66.29	
SHERWIN-WILLIAMS CO.	8859-0	Paint	64.19	
STANDARD PLUMBING SUPPLY	UDRV42	BRASS COUP	21.55	
US BANK	5198 062623	MANUFACTURERS EDGE	1,159.93	
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA				
A.C. HOUSTON LUMBER CO.	2306-589084	SLEDGE HAMMER	39.99	
NAPA AUTO PARTS	152616	EP GREASE CART	58.40	
RIVER RUN AUTO PARTS	6538-191122	DIESEL EXHAUST FLUID	57.90	
CHRISTENSEN INC.	1023460	37270 - WASTEWATER	292.53	
US BANK	5198 062623	FOAM SEALANT, DISPENSING GUN	138.82	
Total WASTEWATER EXPENDITURES:			20,168.90	
Total WASTEWATER FUND:			20,168.90	
WASTEWATER CAPITAL IMPROVE FND				
WASTEWATER CIP EXPENDITURES				
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)				
HDR ENGINEERING, INC.	1200535701	TASK ORDER #5 - SEWER COLLECTION MASTER PLAN	2,181.09	23007
Total WASTEWATER CIP EXPENDITURES:			2,181.09	
Total WASTEWATER CAPITAL IMPROVE FND:			2,181.09	

PARKS/REC DEV TRUST FUND

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number
93-3700-6800 KETCHUM ARTS COMMISSION				
O'NEIL BELLAMY, DARCY	062123	ART ON 4TH ARTIST	2,500.00	
JACOBSEN, SUE	070523	ART ON 4TH ARTIST	2,500.00	
Total :			5,000.00	
PARKS/REC TRUST EXPENDITURES				
93-4900-5910 WARM SPRINGS PRESR-RESTORATION				
COPY CENTER LLC	2775	PLEASE TREAD LIGHTLY POSTERS	5.10	
US BANK	6235 062623	U PRINTING; RACK CARDS	188.74	
US BANK	6235 062623	U PRINTING; VINYL BANNERS	315.55	
CLEARMINDGRAPHICS	5818	WEB DESIGN AND DEVELOPMENT, GRAPHIC DESIGN	2,030.00	
STUDIO SUPERBLOOM, LLC	WSP-010	RIO ASE SERVICES FOR WARM SPRINGS PRESERVE	7,179.80	
Total PARKS/REC TRUST EXPENDITURES:			9,719.19	
Total PARKS/REC DEV TRUST FUND:			14,719.19	
DEVELOPMENT TRUST FUND				
DEVELOPMENT TRUST EXPENDITURES				
94-4900-8094 ELIAS - 117 CORROCK #352				
ELIAS CONSTRUCTION	070623	REFUND OF PERFORMANCE BOND	1,275.00	
94-4900-8095 L.C. HOMEOWNERS ASSOC#2089				
L.C. HOMEOWNERS ASSOCIATIO	071123	PERFORMANCE BOND REFUND	350,550.00	
Total DEVELOPMENT TRUST EXPENDITURES:			351,825.00	
Total DEVELOPMENT TRUST FUND:			351,825.00	
Grand Totals:			1,329,363.83	

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "0110000000"- "9648008200", "9910000000"- "9911810000"
 Invoice Detail.Voided = No,Yes



City of Ketchum

MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to receive and file the Treasurer’s financial reports.

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.”

Idaho State Statute 50-1011 establishes an additional requirement for a quarterly financial report “indicating salaries, capital outlay and a percentage comparison to the original appropriation.” Such quarterly reports require publication on the City website within 30 days of the end of the quarter pursuant to 50-208. Finally, 50- 708 creates the requirement that “at least once in each quarter of each year, the council shall examine by review of a quarterly treasurer’s report included upon the city council agenda the accounts and doings subject to management by the chief financial officer of the city.”

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

Sustainability Impact:

There is to sustainability impact to this reporting.

Financial Impact:

There is no financial impact to this reporting.

Attachments:

- 1. Monthly Financial Report

FY 2023

**Monthly
Financial Reports**

As of June 30, 2023



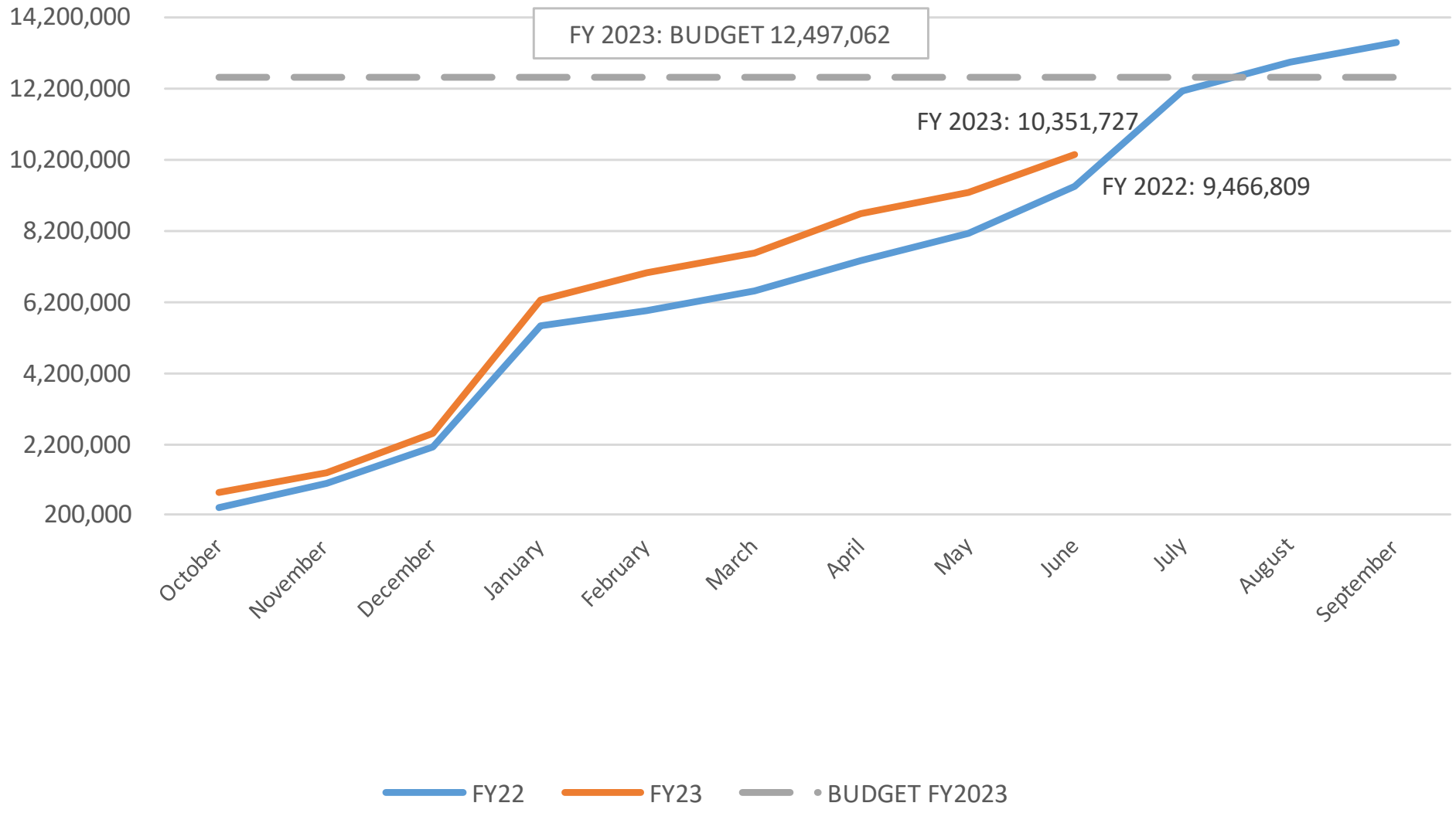
Summary

GENERAL FUND					
1. REVENUES	Year to Date	%	Remaining	%	
Approved Budget	12,497,062				
Year to Date (YTD)	10,351,727	82.8%	2,145,335	17.2%	
2. EXPENDITURES					
Approved Budget	12,497,062				
Year to Date (YTD)	9,398,659	75.2%	3,098,404	24.8%	
3. Net Position	953,068				
4. Fund Balance Carry Over FY22	3,642,413				
<i>17% assigned by Council</i>	<i>2,124,501</i>				

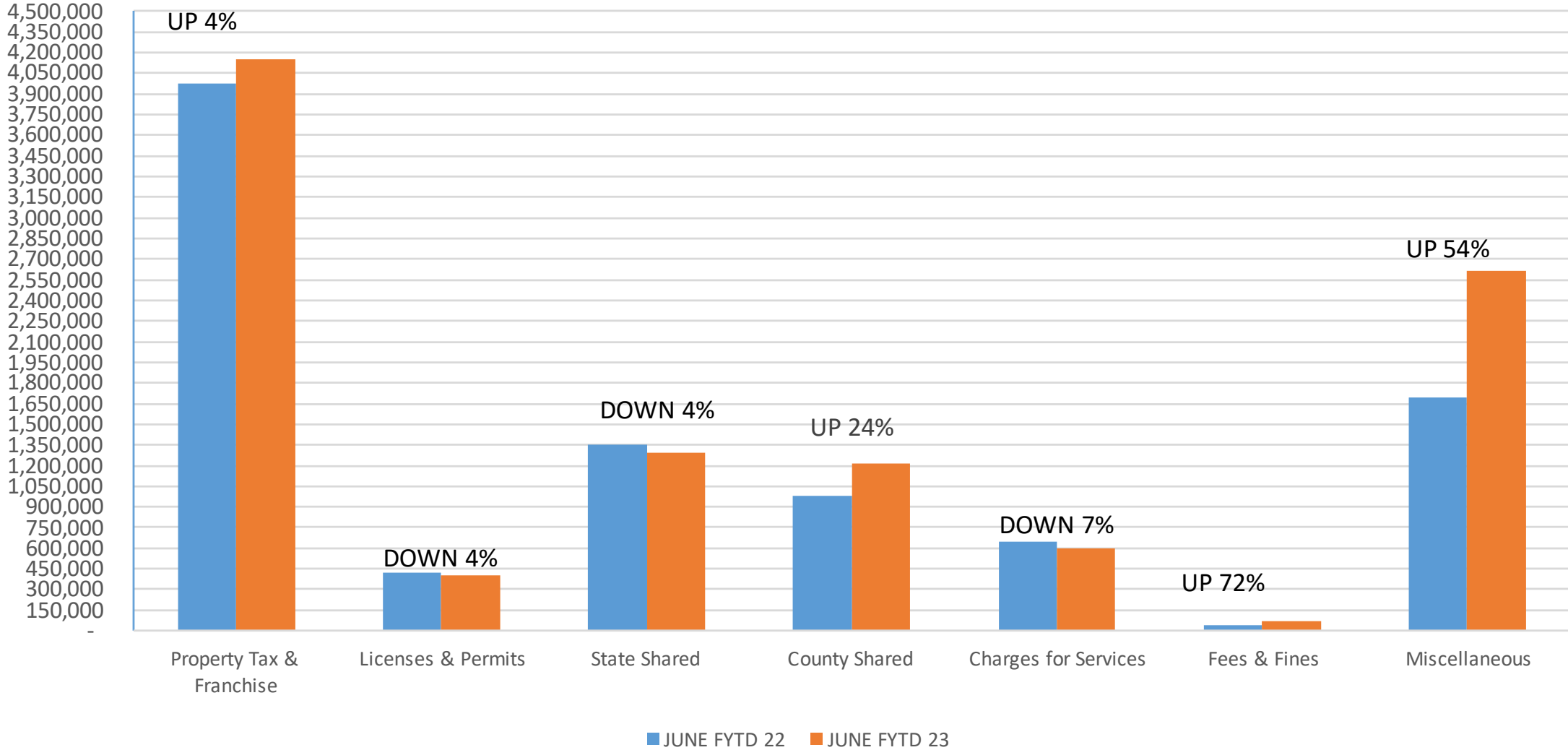
LOCAL OPTION TAX					
1. REVENUES	Year to Date	%	Remaining	%	
Approved Budget	2,846,469				
Year to Date (YTD)	2,789,402	98%	57,067	2%	
2. EXPENDITURES					
Approved Budget	2,846,469				
Year to Date (YTD)	2,626,237	92%	220,232	8%	
3. Net Position	163,165				
4. Fund Balance Carry Over FY22	400,563				

General Fund

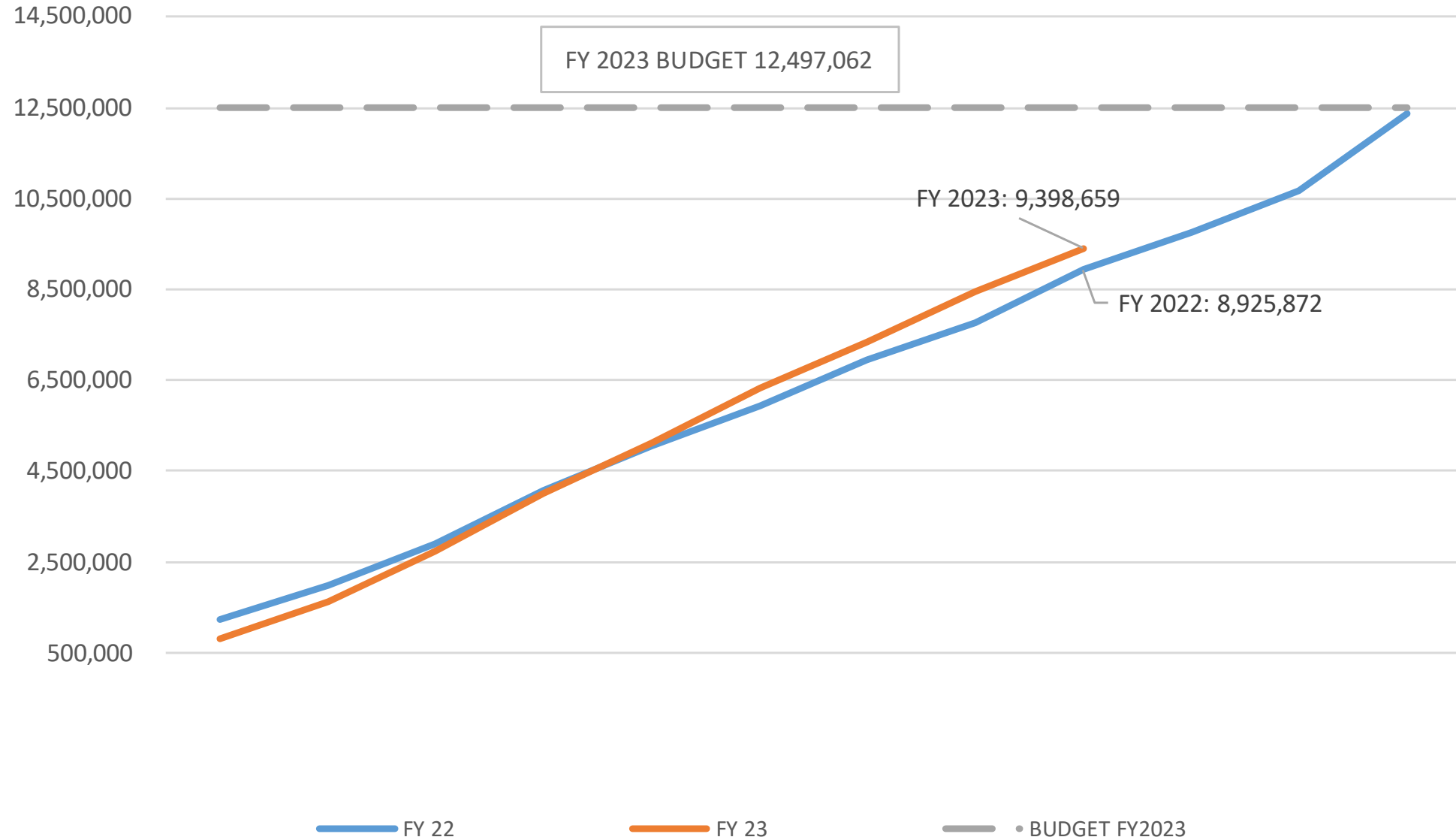
GENERAL FUND REVENUE



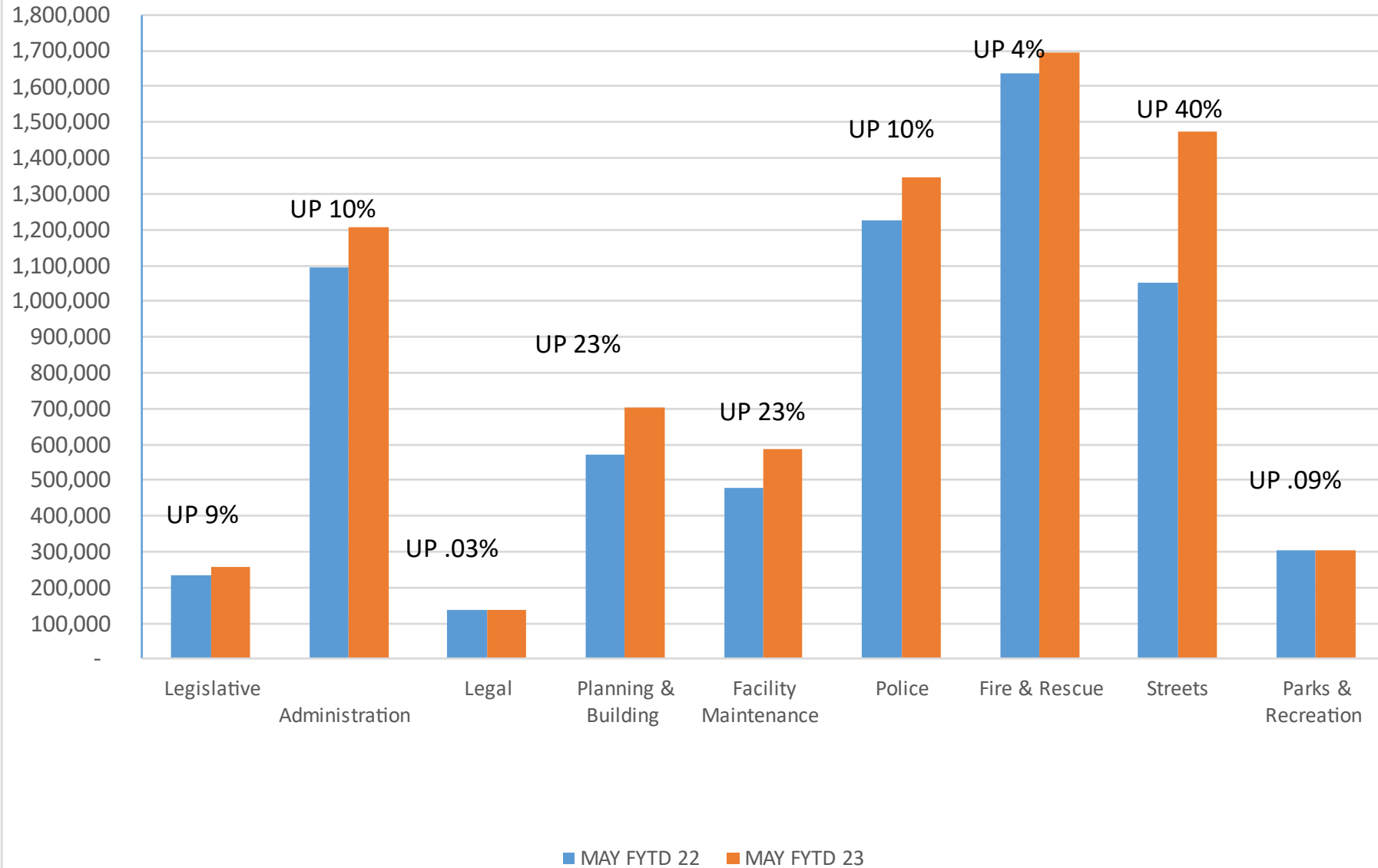
GENERAL FUND REVENUES by Category



GENERAL FUND EXPENDITURES

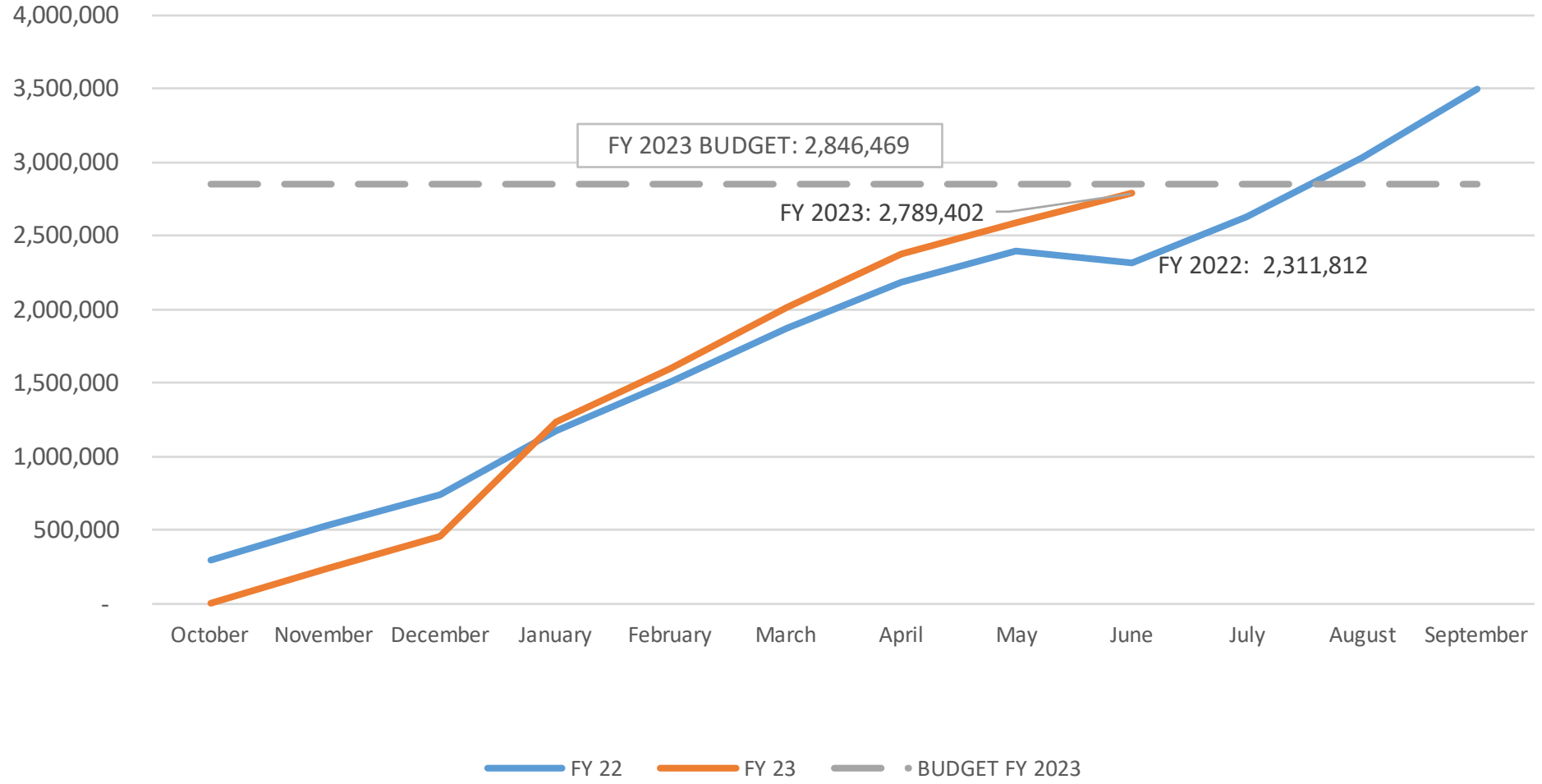


GENERAL FUND EXPENDITURES by Department



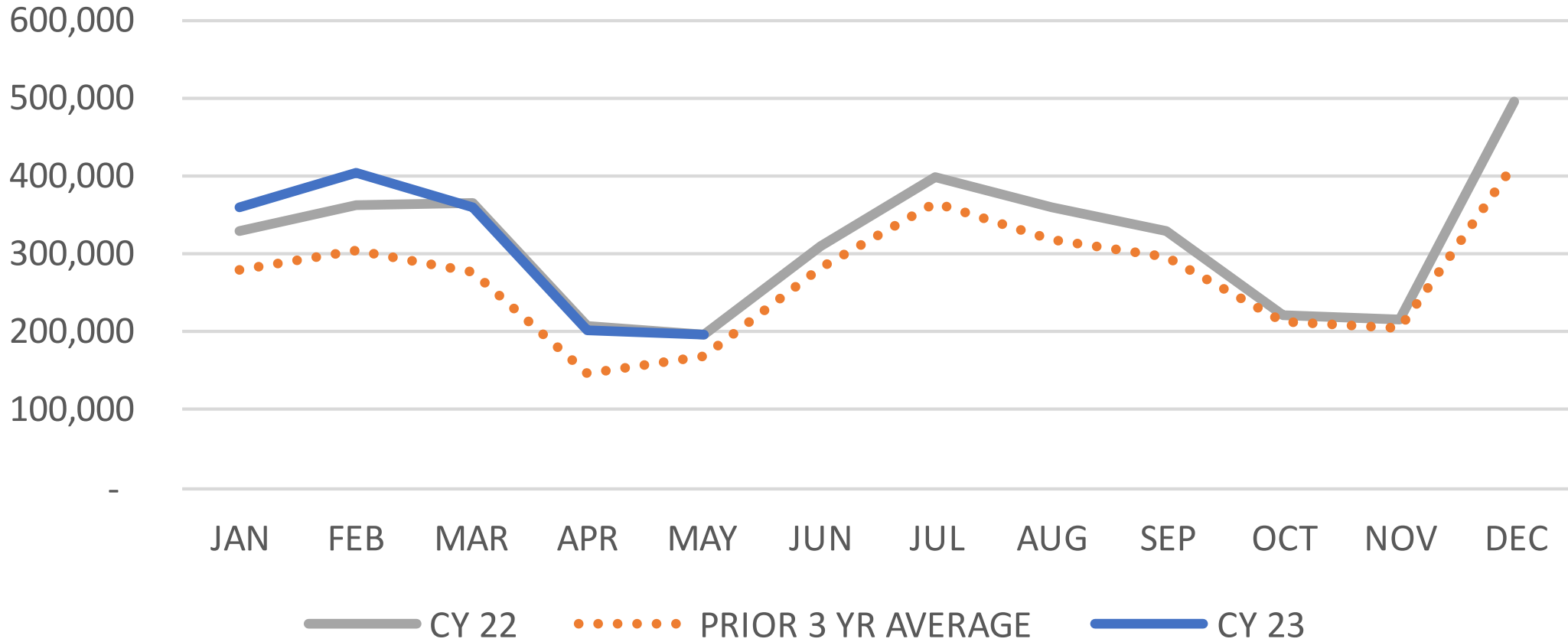
LOT Analysis

ORIGINAL LOT FUND REVENUE

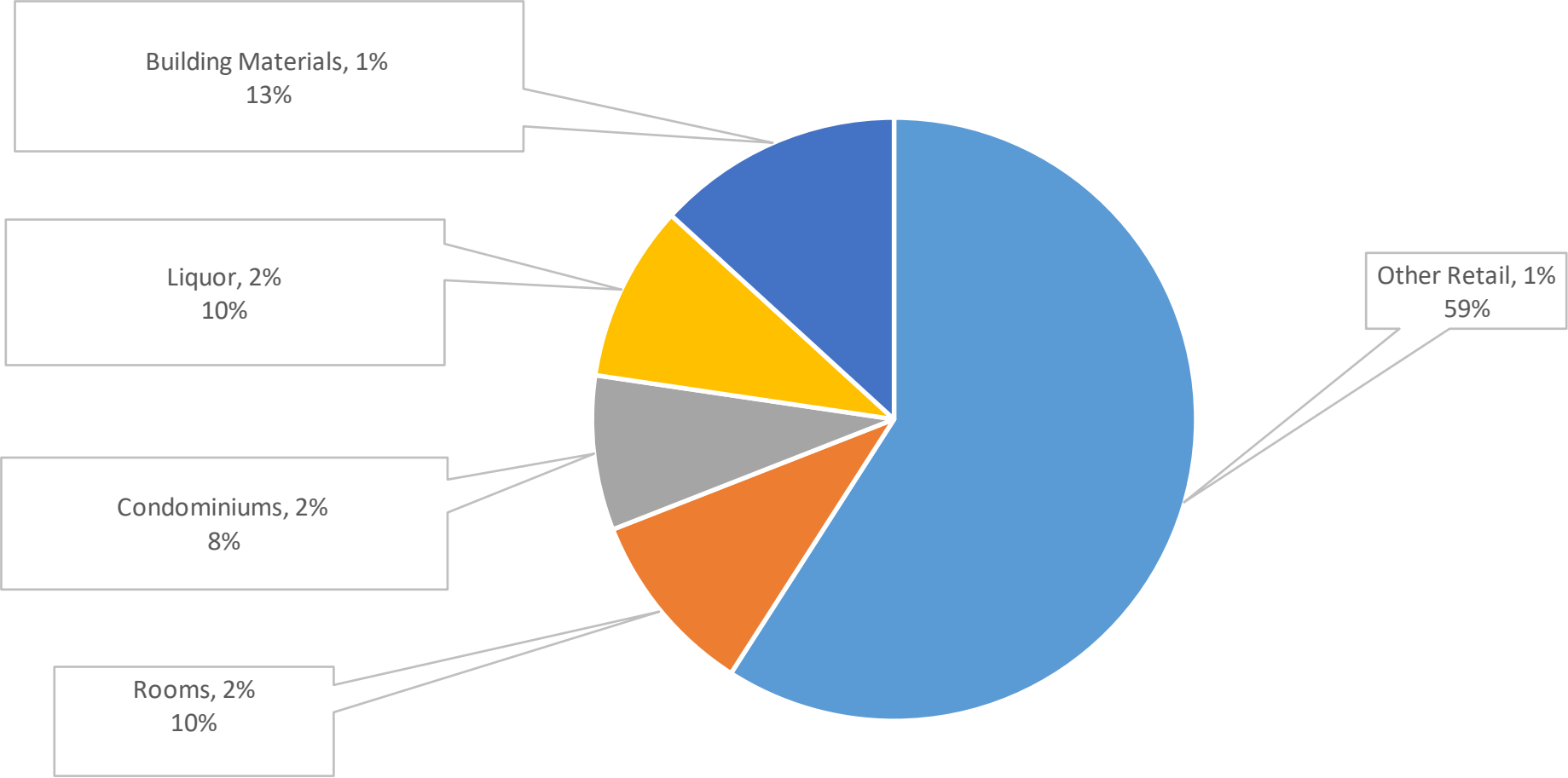


ORIGINAL LOT

(MONTH OF SALE CY 6 Month)

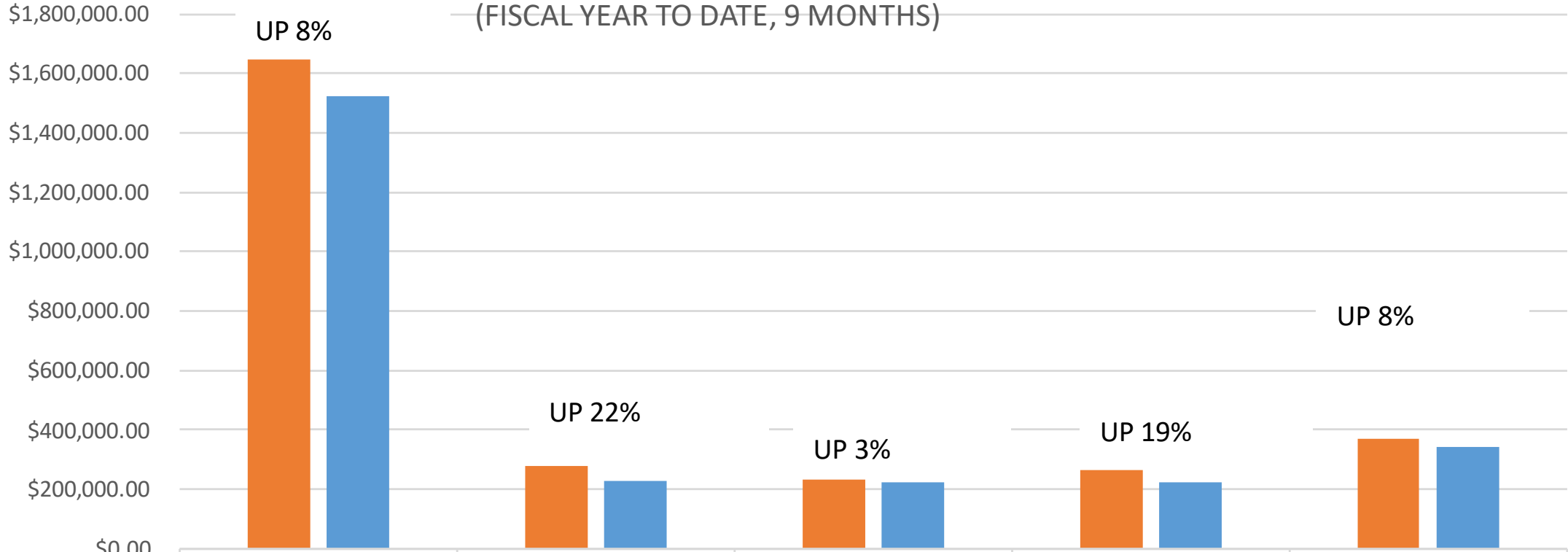


ORIGINAL LOT COLLECTIONS BY SECTOR
(FISCAL YEAR TO DATE, 9 MONTHS)



ORIGINAL LOT SECTOR COMPARISON

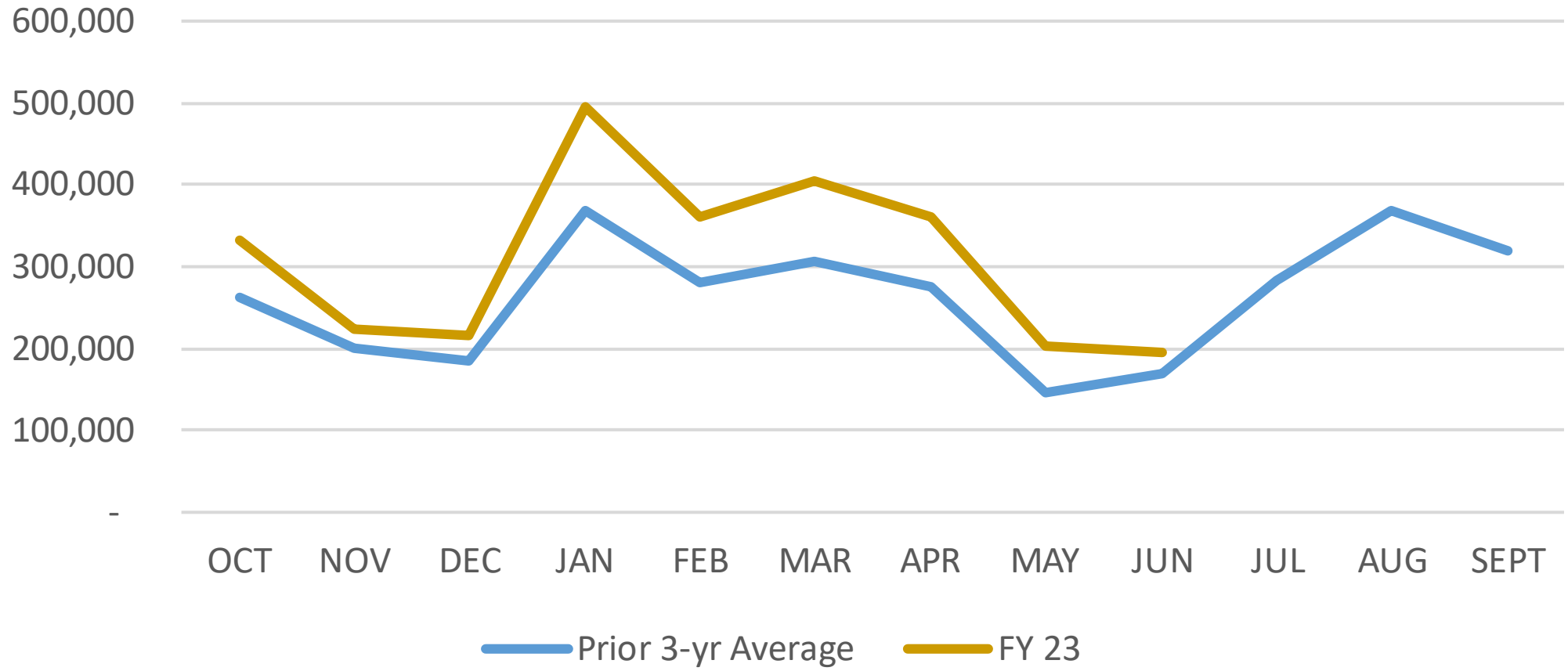
(FISCAL YEAR TO DATE, 9 MONTHS)



	Other Retail, 1%	Rooms, 2%	Condominiums, 2%	Liquor, 2%	Building Materials, 1%
FY 23	\$1,648,360.56	\$278,423.59	\$231,254.34	\$264,301.56	\$368,079.33
PRIOR 3YR AVERAGE	\$1,521,846.50	\$228,730.19	\$224,434.57	\$222,868.15	\$342,235.17

Original LOT Collections

(Month of Remittance)



In-Lieu Housing Fund

IN-LIEU HOUSING						
1.	REVENUES		Year to Date	%	Remaining	%
	Approved Budget		305,000			
	Year to Date (YTD)		491,846	161.3%	(186,846)	-61.3%
	Fund Balance YTD		283,117			
2.	EXPENDITURES					
	Approved Budget		305,000			
	Year to Date (YTD)		768,449	252.0%	(463,449)	-152.0%
3.	Net Position		6,514			
4.	Fund Balance Carry Over		2,366,255	to be used for Bluebird		
	FY 2022 Budgeted for projects		2,500,000			
	FY 2023 Bluebird Additional Funding		800,000			
			<u>3,300,000</u>			

Community Housing (City/County) Fund

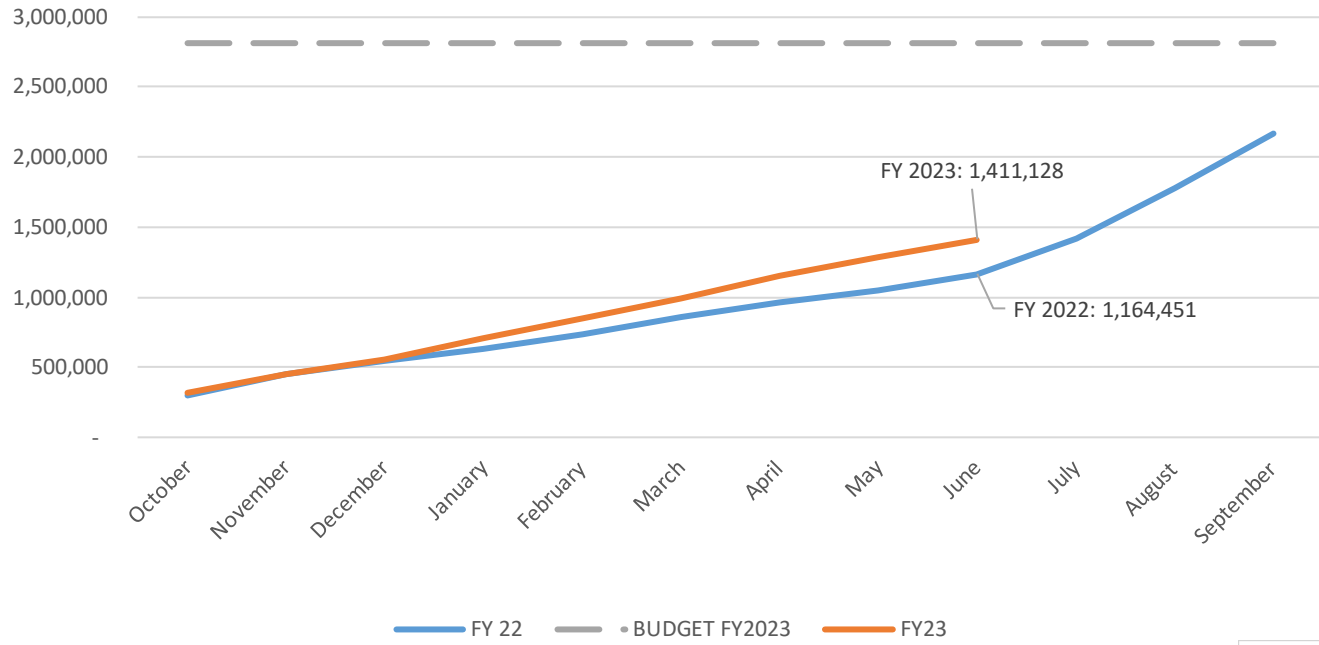
Community Housing (City/County) Fund

1.	REVENUES	Year to Date %		Remaining %	
	Approved Budget	848,349			
	Year to Date (YTD)	351,667	41.5%	496,682	58.5%
	Fund Balance YTD	217,110			
2.	EXPENDITURES				
	Approved Budget	848,349			
	Year to Date (YTD)	629,972	74.3%	218,377	25.7%
3.	Net Position	(61,194)			
4.	Fund Balance Carry Over	551,194			

Revenue			
Lift Tower Lodge	110,556	Budget amendment	
Blaine Couty for Housing	48,815	Budget amendment	
Blaine Couty for HA Ops & Program admin	151,185	Budget amendment	
LOT transfer .05 July thru September MOS	313,204	Budget amendment	
Purchase Orders/Contract Expenditures			
20701 Agnew & Beck	92,200		
22052 Sullivan & Reberger	25,000		
22038 Carissa Connelly	95,000		
22038 Carissa Connelly extention	38,000	400 hrs @95	
22071 Canyon Excavation	18,535	Lifftower Lodge	
22121 Rian Rooney	30,000		
22127 Neuromediation Group	50,000		
23049 Lilly Martin	1,000		
23069 Blaine Co Charitable	45,000		
23070 HOLST	57,500		
Communication to the public May election	15,000		
#20638 Nested	15,750		
BCHA City contribution	45,000		
Lift Tower Lodge	110,556		
Total PO/Contracts	638,541		

Enterprise Funds

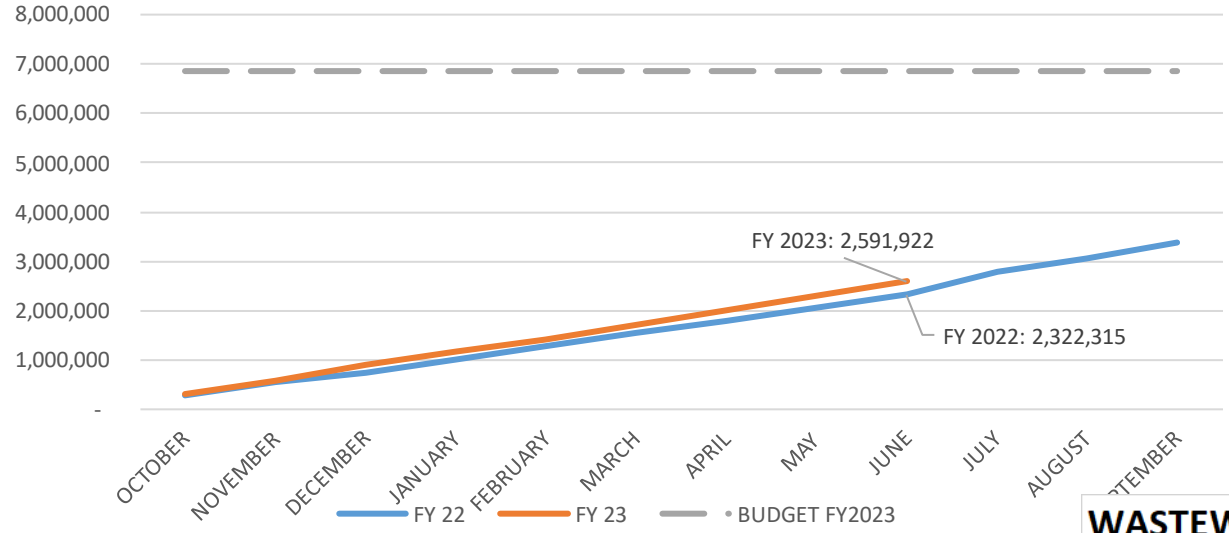
WATER FUND REVENUES



WATER						
1.	REVENUES		Year to Date	%	Remaining	%
	Approved Budget		2,815,101			
	Year to Date (YTD)		1,411,128	50.1%	1,403,973	49.9%
2.	EXPENDITURES					
	Approved Budget		2,815,101			
	Year to Date (YTD)		1,384,518	49.2%	1,430,583	50.8%
3.	Net Position		26,611			
4.	Fund Balance Carry Over FY22		2,691,566			
	less restricted					

WASTEWATER FUND REVENUES

FY2023 BUDGET: 6,868,120



WASTEWATER

		Year to Date	%	Remaining	%
1.	REVENUES				
	Approved Budget	6,868,120			
	Year to Date (YTD)	2,591,922	37.7%	4,276,198	62.3%
	Fund Balance YTD	1,352,198			
2.	EXPENDITURES				
	Approved Budget	6,868,120		2,239,867	32.6%
	Year to Date (YTD)	4,628,253	67.4%		
3.	Net Position	(684,133)			
4.	Fund Balance Carry Over FY22	1,392,135			
	less restricted				

WASTEWATER CIP						
1.	REVENUES		Year to Date	%	Remaining	%
	Approved Budget		4,248,090		(6,028,243)	-141.9%
	Year to Date (YTD)		10,276,333	241.9%		
2.	EXPENDITURES					
	Approved Budget		4,248,090		3,930,010	92.5%
	Year to Date (YTD)		318,080	7.5%		
3.	Net Position		9,958,253			
4.	Fund Balance Carry Over FY22		1,569,665			
	less restricted					
	*7,000,000 PROJECT CIP BOND					



**CITY OF KETCHUM
TREASURER'S QUARTERLY FINANCIAL REPORT
3rd QUARTER - June 30, 2023**

Attachment 2

FUND	BUDGET	PERSONNEL	OPERATING & ADM EXPENSES	CAPITAL OUTLAY	TRANSFERS	% EXP.	RECEIPTS
GENERAL	12,497,062	5,121,189	3,727,457	70,243	479,770	75.2%	10,351,727
WAGON DAYS	151,550	46	28,516	0	0	18.8%	106,719
GENERAL CIP	2,549,374	0	0	1,219,768	0	47.8%	1,316,627
CITY SALES TAX	2,846,469	0	803,422	0	1,822,815	92.3%	2,789,402
LOT-ADDITIONAL 1%	2,066,247	0	2,804,798	0	49,702	138.1%	2,463,773
FIRE GO BOND	611,769	0	148,384	0	0	24.3%	454,937
FIRE CONSTRUCTION	268,722	0	277,295	0	0	0.0%	5,360
IN-LIEU HOUSING	305,000	0	0	768,449	0	252.0%	491,846
CITY COUNTY HOUSING	848,349	146,188	483,684	0	0	74.2%	351,667
WATER	2,815,101	345,808	414,417	0	624,293	49.2%	1,411,128
WATER CIP	559,000	0	0	303,969	0	54.4%	525,030
WASTEWATER	6,868,120	609,124	580,940	0	3,438,189	67.4%	2,591,922
WASTEWATER CIP	4,248,090	0	0	318,080	0	7.5%	10,276,333
POLICE TRUST	7,500	0	0	0	0	0.0%	178
PARKS/REC DEV TRUST	1,122,456	0	249,035	14,556	0	23.5%	165,015
DEVELOPMENT TRUST	150,000	0	188,591	0	0	125.7%	640,339

CITIZENS ARE INVITED TO INSPECT THE DETAILED SUPPORTING RECORDS OF THE ABOVE FINANCIAL STATEMENTS AT: <https://ketchumidaho.org/administration/page/city-ketchum-financial-reports>.

SHELLIE GALLAGHER
CITY TREASURER



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to approve Alcohol Beverage Licenses for the applicants included in the staff report.

Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
- The attached applications are for the period of September 1, 2023 – August 31, 2024
- Council approval is requested to complete the process of issuing such beer, wine and liquor licenses

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

In accordance with Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any person to sell liquor, beer, or wine at retail or by the drink within the City without certain licenses as required pursuant to Ordinance 367. All City licenses for liquor, beer, and wine expire annually and require renewal by September 1st. The businesses will be vending beer, wine and liquor on premise (wine is included in the liquor fees) and not to be consumed on premise, per application.

Currently, the following businesses have filed for their license and Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

Sustainability Impact:

None

Financial Impact:

Revenue: The City will realize a revenue of \$4,960.52 from approval of these licenses in accordance with the current fee structure.

Attachments:

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

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor</u>	<u>Total Amount of Fees Paid</u>
Aroma LLC	X		X	X		\$600.00
Dirty Bird's LLC DBA Wise Guy Pizza	X	X	X			\$450.00
Fox Creek Realty LLC DBA Fox Creek Wines		X		X		\$250.00
Oasis Stop N Go DBA Base Camp Warm Springs		X		X		\$175.26 (had credit due to overpayment in prior year)
Oasis Stop N Go DBA Base Camp River Run		X		X		\$175.26 (had credit due to overpayment in prior year)
Atkinsons' Market Inc		X		X		\$250.00
Burita LLC DBA Cookbook Restaurant	X	X	X	X		\$650.00
Richkor Inc DBA Ketchum Grill	X	X	X	X		\$650.00
Lefty's Too Operations LLC DBA Lefty's Bar & Grill	X		X			\$400.00
Bigwood Bread LLC DBA Bigwood Bread Café	X		X	X		\$600.00
Ketchum Ventures LLC DBA Zinc & Ketchum Convention Center	X				X	\$760.00



City of Ketchum

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

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

APPLICANT INFORMATION	
Applicant Name: <u>Aroma LLC</u>	Doing Business As: <u>Aroma</u>
Physical Address where license will be displayed: <u>520 Sewonel street East Ketchum</u>	
Mailing Address: <u>P.O. Box 6839 Ketchum ID 83340</u>	
Recorded Owner of Property: <u>Cristina Cook</u>	
Applicant Phone Number: <u>2083093190</u>	Applicant Email: <u>juan@aromasv.com</u>
STATE LICENSE NO: <u>1781</u> (copy required)	COUNTY LICENSE NO: <u>23</u> (copy required)
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input checked="" type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: _____ _____ _____ _____
BEER LICENSE FEES	
Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
Wine, to be consumed on premises	\$200.00
Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due \$ <u>600.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] owner
Applicant Signature Relation to Business

06/29/23
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid: <u>\$600</u>	License No: <u>7045A</u>
<i>To the City Council, Ketchum, Idaho;</i> The undersigned, a Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input checked="" type="checkbox"/> , does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u>		
Approved by City of Ketchum Idaho by;		
_____ Mayor		



City of Ketchum

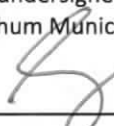
Beer, Wine & Liquor-by-the Drink License Application

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

APPLICANT INFORMATION	
Applicant Name: <u>DIRTY BEER'S LLC</u>	Doing Business As: <u>WISHGUY PIZZA PIG</u>
Physical Address where license will be displayed: <u>460 SUN VALLEY RD</u>	
Mailing Address: <u>PO BOX 4290, HAILLEY, ID 83333</u>	
Recorded Owner of Property: <u>ROKAN</u>	
Applicant Phone Number: <u>208-726-0564</u>	Applicant Email: <u>wishguy.pizza@gmail.com</u>
STATE LICENSE NO: _____ (copy required)	COUNTY LICENSE NO: _____ (copy required)
Corporation: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>ERIK HEDDEN PO BOX 4290</u> <u>FRED BURKE HAILLEY, ID</u> <u>BRENT ANDERSON 83333</u>
BEER LICENSE FEES	
Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
Wine, to be consumed on premises	\$200.00
Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due <u>\$ 450.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.


Applicant Signature
MEMBER
Relation to Business

6/19/23
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: 7/11/23	License Fee Paid: \$450.00	License No: 1209A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Individual <input type="checkbox"/> , does hereby make application for a license to sell during the year of September 1, 2023 August 31, 2024		
Approved by City of Ketchum Idaho by;		
_____ Mayor		



City of Ketchum

PD
7.7.23

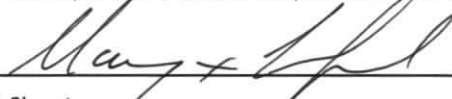
Beer, Wine & Liquor-by-the Drink License Application

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

APPLICANT INFORMATION	
Applicant Name: <u>Fox Creek Realty, LLC</u>	Doing Business As: <u>Fox Creek Wines</u>
Physical Address where license will be displayed: <u>360 East Ave suite 500</u>	
Mailing Address: <u>PO Box 739 Ketchum, ID 83340</u>	
Recorded Owner of Property: <u>Rolltide, LLC</u>	
Applicant Phone Number: <u>208.720.4342</u>	Applicant Email: <u>margaux.foxcreek@gmail.com</u>
STATE LICENSE NO: <u>16355</u> (copy required)	COUNTY LICENSE NO: <u>in process</u> (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Margaret "Margaux" Lunceford</u> <u>William Jonathan Lunceford</u> _____ _____
BEER LICENSE FEES	
Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
Wine, to be consumed on premises	\$200.00
Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due <u>\$ 250.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.


owner - member

 Applicant Signature Relation to Business

7.7.23

 Date

 City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/7/23</u>	License Fee Paid: <u>\$ 250.00</u>	License No: <u>1743A</u>
<p>To the City Council, Ketchum, Idaho;</p> <p>The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

Idaho State Police

Premises Number: 5B-16355 **Retail Alcohol Beverage License**

License Year: 2024

License Number: 16355

This is to certify, that Fox Creek Realty, LLC
doing business as: Fox Creek Wines

is licensed to sell alcoholic beverages as stated below at:
360 East Ave, Ste 500, Ketchum, Blaine County

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

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

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

TOTAL FEE: \$150.00



Signature of Licensee, Corporate Officer, LLC Member or Partner

FOX CREEK REALTY, LLC
 FOX CREEK WINES
 PO BOX 739

KETCHUM, ID 83340
Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024


Director of Idaho State Police





City of Ketchum

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

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

APPLICANT INFORMATION		
Applicant Name:	Oasis Stop NGO LLC	Doing Business As: Base Camp Warm Springs
Physical Address where license will be displayed:	980 Warm Springs Rd Ketchum ID 83340	
Mailing Address:	130 2nd Ave N, Twin Falls ID 83301	
Recorded Owner of Property:	Place Holder LLC	
Applicant Phone Number:	208-736-8503	Applicant Email: crystal@oasisstopngo.com
STATE LICENSE NO:	(copy required)	COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/> LLC	List names and addresses of corporation officers and/or partners: See Attached	
Partnership: <input type="checkbox"/>		
Individual: <input type="checkbox"/>		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ 175.26
ADDITIONAL INFORMATION		
<p>Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

T. J. Thi member
Applicant Signature Relation to Business

6/26/23
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid: <u>\$175.20</u>	License No: <u>6978A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Corporate Officers- **Oasis Stop N GO LLC** 28 Locations

(Name): Daniel L. Willie
4047 N Canyon Ridge Dr.
Twin Falls, ID 83301
(Title) Member

(Name): Troy Willie
4036 N 3320 E
Twin Falls, ID 83301
(Title) Member

(Name): Mont Willie
2837 Leeann Dr.
Twin Falls, ID 83301
(Title) Member

(Name): Patrick Lewis
308 Shoshone St. E # 7
Twin Falls, ID 83301
(Title) Member

Sonja E. Willie
4047 N Canyon Ridge Dr.
Twin Falls, ID 83301
(Title) Member

Idaho State Police

Cycle Tracking Number: 143079

Premises Number: 5B-14883 **Retail Alcohol Beverage License**

License Year: 2024

License Number: 14883

This is to certify, that Oasis Stop 'N Go LLC
doing business as: Base Camp Warm Springs

is licensed to sell alcoholic beverages as stated below at:
980 Warm Springs Road, Ketchum, Blaine County

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

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

Signature of Licensee, Corporate Officer, LLC Member or Partner

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

OASIS STOP 'N GO LLC
 BASE CAMP WARM SPRINGS
 130 2ND AVE N

 TWIN FALLS, ID 83301
Mailing Address

TOTAL FEE: \$150.00

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024

Director of Idaho State Police



2024

BLAINE COUNTY
STATE OF IDAHO

No. 41

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT OASIS STOP 'N GO LLC
 doing business as BASE CAMP WARM SPRINGS
 at 130 2ND AVE N. 980 WARM SPRINGS RD. KETCHUM. ID 83340
 a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

Draft and Bottled or Canned Beer	0.00
Bottled or Canned Beer to be consumed on premises	0.00
Bottled or Canned Beer not to be consumed on premises	25.00
Retail Liquor- 41	0.00
Retail Wine	100.00
Wine by the Drink	0.00
Special Wine (Sunday)	0.00

TOTAL FEE: 125.00

S. M. Doyle
 Clerk of the Board of County Commissioners

[Signature]
 Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE. VALID as of 08/01/2023 and EXPIRES 07/31/2024.
 Witness my hand and seal this 27th day of June, 2023.

[Signature] Chairman
[Signature] Commissioner
[Signature] Commissioner





Idaho State Department of Agriculture

P.O. Box 7249 Boise, Idaho 83707

P: 208.332.8690 F: 208.334.2378

www.agri.idaho.gov

PAID: 1/13/2023

OASIS STOP N GO CORP OFFICE
130 2ND AVE N
TWIN FALLS ID 83301

2023

IDAHO STATE DEPARTMENT OF AGRICULTURE
BUREAU OF WEIGHTS AND MEASURES
DEVICE LICENSE



FOR DEVICES LOCATED AT: **BASE CAMP WARM SPRINGS**
980 WARM SPRINGS RD
KETCHUM, ID 83340

LICENSE EXPIRES: 1/31/2024



Quantity

20

Description

G - Meter < 20 gpm

Chanel Tewalt

Chanel Tewalt - Director of Agriculture

License must be posted in a conspicuous place



City of Ketchum

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

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

APPLICANT INFORMATION		
Applicant Name:	Casio Stop N Go LLC	Doing Business As: Base Camp River Run
Physical Address where license will be displayed:	12728 Hwy 75 Ketchum ID 83340	
Mailing Address:	130 2nd Ave N Twin Falls ID 83301	
Recorded Owner of Property:	River Run Holdings	
Applicant Phone Number:	208-736-8503	Applicant Email: Crystal@casio-stopngo.com
STATE LICENSE NO:	(copy required)	COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/> LLC	List names and addresses of corporation officers and/or partners: <u>See Attached</u>	
Partnership: <input type="checkbox"/>		
Individual: <input type="checkbox"/>		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ 175.26
ADDITIONAL INFORMATION		
<p>Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] member
Applicant Signature Relation to Business

6/26/23
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid: <u>\$175.20</u>	License No: <u>6979A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Corporate Officers- **Oasis Stop N GO LLC** 28 Locations

(Name): Daniel L. Willie
4047 N Canyon Ridge Dr.
Twin Falls, ID 83301
(Title) Member

(Name): Troy Willie
4036 N 3320 E
Twin Falls, ID 83301
(Title) Member

(Name): Mont Willie
2837 Leeann Dr.
Twin Falls, ID 83301
(Title) Member

(Name): Patrick Lewis
308 Shoshone St. E # 7
Twin Falls, ID 83301
(Title) Member

Sonja E. Willie
4047 N Canyon Ridge Dr.
Twin Falls, ID 83301
(Title) Member

Idaho State Police

Cycle Tracking Number: 143266

Premises Number: 5B-74

Retail Alcohol Beverage License

License Year: 2024

License Number: 3453

This is to certify, that Oasis Stop 'N Go LLC
doing business as: Base Camp River Run

is licensed to sell alcoholic beverages as stated below at:
12728 Hwy 75, Ketchum, Blaine County

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

Signature of Licensee, Corporate Officer, LLC Member or Partner

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

OASIS STOP 'N GO LLC
 BASE CAMP RIVER RUN
 130 2ND AVE N

 TWIN FALLS, ID 83301
Mailing Address

TOTAL FEE: \$150.00

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024

Director of Idaho State Police



2024

BLAINE COUNTY
STATE OF IDAHO

No. 39

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT OASIS STOP 'N GO LLC
 doing business as BASE CAMP RIVER RUN
 at 12728 HWY 75, KETCHUM, ID 83340
 a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

Draft and Bottled or Canned Beer	0.00
Bottled or Canned Beer to be consumed on premises	0.00
Bottled or Canned Beer not to be consumed on premises	25.00
Retail Liquor- 39	0.00
Retail Wine	100.00
Wine by the Drink	0.00
Special Wine (Sunday)	0.00

TOTAL FEE: **125.00**

[Signature]
 Signature of Licensee or Officer of Corporation

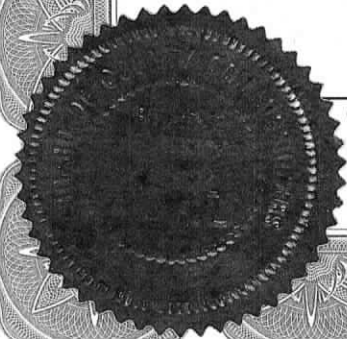
This license is TRANSFERABLE. VALID as of 08/01/2023 and EXPIRES 07/31/2024.
 Witness my hand and seal this 27th day of June, 2023.

[Signature] Chairman

[Signature] Commissioner

[Signature] Commissioner

[Signature]
 Clerk of the Board of County Commissioners





Idaho State Department of Agriculture

P.O. Box 7249 Boise, Idaho 83707

P: 208.332.8690 F: 208.334.2378

www.agri.idaho.gov

PAID: 1/13/2023

OASIS STOP N GO CORP OFFICE
130 2ND AVE N
TWIN FALLS ID 83301

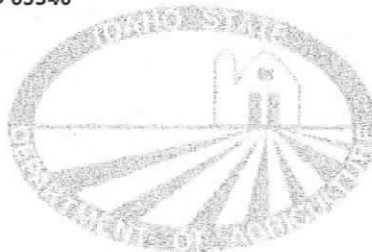
2023

IDAHO STATE DEPARTMENT OF AGRICULTURE
BUREAU OF WEIGHTS AND MEASURES
DEVICE LICENSE



FOR DEVICES LOCATED AT: **BASE CAMP RIVER RUN**
12728 HWY 75
KETCHUM, ID 83340

LICENSE EXPIRES: 1/31/2024



Quantity

28

Description

G - Meter < 20 gpm

License must be posted in a conspicuous place

Chanel Tewalt - Director of Agriculture



City of Ketchum

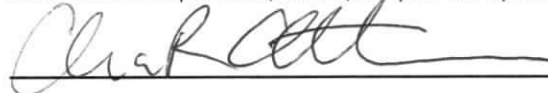
Beer, Wine & Liquor-by-the Drink License Application

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

APPLICANT INFORMATION		
Applicant Name: Atkinsons' Market, Inc		Doing Business As:
Physical Address where license will be displayed: 451 4th Street East		
Mailing Address: PO Box 2088		
Recorded Owner of Property: Giacobbi Square, LLC		
Applicant Phone Number: 208-726-5668		Applicant Email: chip@atkinsons.com
STATE LICENSE NO:	(copy required)	COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/>	List names and addresses of corporation officers and/or partners: Charles R. Atkinson _____ Whitney J. Atkinson _____ PO Box 2088, Ketchum, ID 83340 _____ _____	
Partnership: <input type="checkbox"/>		
Individual: <input type="checkbox"/>		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$250.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.



President

Applicant Signature

Relation to Business

7/6/2023

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid: <u>\$250</u>	License No: <u>114A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Idaho State Police

Premises Number: 5B-6

Retail Alcohol Beverage License

License Year: 2024

License Number: 1832

This is to certify, that Atkinson's Market Inc

doing business as: Atkinson's Market

is licensed to sell alcoholic beverages as stated below at:

Giacobbi Square, Ketchum, Blaine County

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

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

Signature of Licensee, Corporate Officer, LLC Member or Partner

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

ATKINSON'S MARKET INC
 ATKINSON'S MARKET
 PO BOX 2088

KETCHUM, ID 83340
Mailing Address

TOTAL FEE: \$150.00

License Valid: 08/01/2023 - 07/31/2024

***Expires:* 07/31/2024**

Director of Idaho State Police



2024

BLAINE COUNTY
STATE OF IDAHO

No. 19

RETAIL ALCOHOLIC BEVERAGE LICENSE

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

dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

Draft and Bottled or Canned Beer	0.00
Bottled or Canned Beer to be consumed on premises	75.00
Bottled or Canned Beer not to be consumed on premises	25.00
Retail Liquor- 19	0.00
Retail Wine	100.00
Wine by the Drink	0.00
Special Wine (Sunday)	0.00

TOTAL FEE: 200.00

[Signature]
 Signature of Licensee or Officer of Corporation

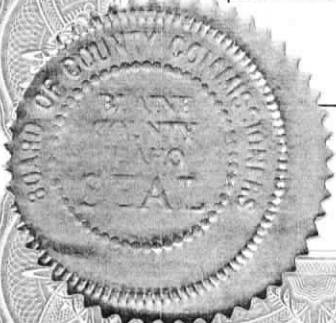
This license is TRANSFERABLE. VALID as of 08/01/2023 and EXPIRES 07/31/2024.
 Witness my hand and seal this 27th day of June, 2023.

[Signature]
 Chairman

[Signature]
 Commissioner

[Signature]
 Commissioner

[Signature]
 Clerk of the Board of County Commissioners





City of Ketchum

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

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

APPLICANT INFORMATION	
Applicant Name: <u>PURITA LLC</u>	Doing Business As: <u>COOKBOOK RESTAURANT</u>
Physical Address where license will be displayed: <u>271 7TH ST. E. KETCHUM</u>	
Mailing Address: <u>PO BOX 4913 KETCHUM, ID 83340</u>	
Recorded Owner of Property: <u>PIAZZA NAVONA LLC</u>	
Applicant Phone Number: <u>208 720 3260</u>	Applicant Email: <u>INFO@COOKBOOKKETCHUM.COM</u>
STATE LICENSE NO: <u>25244</u> (copy required)	COUNTY LICENSE NO: _____ (copy required)
Corporation: <input type="checkbox"/> Partnership: <input checked="" type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>PETER SMITH - PO BOX 4913</u> <u>KETCHUM</u> <u>VITA KRUMWISCHUK - PO BOX 4416</u> <u>KETCHUM</u>
BEER LICENSE FEES	
Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
Wine, to be consumed on premises	\$200.00
Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due <u>\$ 650.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] OWNER
Applicant Signature Relation to Business
6/20/23
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid <u>\$650.00</u>	License No: <u>2305A</u>
<p>To the City Council, Ketchum, Idaho; The undersigned, a Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____ Mayor</p>		

Idaho State Police

Premises Number: 5B-25244 **Retail Alcohol Beverage License**

License Year: 2024
License Number: 25244

This is to certify, that Burita LLC
doing business as: Cookbook Restaurant

is licensed to sell alcoholic beverages as stated below at:
271 7th Street East, Ketchum, Blaine County

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

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

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

BURITA LLC
COOKBOOK RESTAURANT
PO BOX 4913

KETCHUM, ID 83340
Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024

Director of Idaho State Police





City of Ketchum

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

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

APPLICANT INFORMATION	
Applicant Name: <i>Richkor Inc</i>	Doing Business As: <i>Ketchum Grill</i>
Physical Address where license will be displayed: <i>520 East Ave N Ketchum</i>	
Mailing Address: <i>P.O. Box 205 Ketchum ID 83340</i>	
Recorded Owner of Property: <i>Thomas + Andrea Molloy</i>	
Applicant Phone Number: <i>2087264660</i>	Applicant Email: <i>twochefs@ketchumgrill.com</i>
STATE LICENSE NO: <i>3364</i> (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <i>Scott MASON 109 W. Croy Hailey</i> <i>Anne MASON 109 W. Croy Hailey</i> <i>Kaafi HARIAMET 2581 Wintehaven Dr</i> <i>Hailey, ID 83333</i>
BEER LICENSE FEES	
<input checked="" type="checkbox"/> Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input checked="" type="checkbox"/> Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
<input checked="" type="checkbox"/> Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/> Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due	
\$ <u>650.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Scott Mason
Applicant Signature

Officer
Relation to Business

6/24/2023
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid: <u>\$150.00</u>	License No: <u>122A</u>
To the City Council, Ketchum, Idaho The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/> , does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u>		
Approved by City of Ketchum Idaho by;		
_____ Mayor		

Idaho State Police

Cycle Tracking Number: 143602

Premises Number: 5B-38

Retail Alcohol Beverage License

License Year: 2024

License Number: 3364

This is to certify, that Richkor Inc
doing business as: Ketchum Grill

is licensed to sell alcoholic beverages as stated below at:
520 East Ave North, Ketchum, Blaine County

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

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

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

TOTAL FEE: \$250.00


Signature of Licensee, Corporate Officer, LLC Member or Partner

RICKKOR INC
KETCHUM GRILL
PO BOX 205

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024




Director of Idaho State Police

2024

BLAINE COUNTY
STATE OF IDAHO

No. 52

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT RICKKOR INC
doing business as KETCHUM GRILL
at 520 EAST AVE NORTH, KETCHUM, ID 83340
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

Draft and Bottled or Canned Beer	100.00
Bottled or Canned Beer to be consumed on premises	0.00
Bottled or Canned Beer not to be consumed on premises	0.00
Retail Liquor- 52	0.00
Retail Wine	100.00
Wine by the Drink	100.00
Special Wine (Sunday)	0.00
TOTAL FEE:	300.00

[Signature]
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE. VALID as of 08/01/2023 and EXPIRES 07/31/2024.

Witness my hand and seal this 6th day of July, 2023.

[Signature]
Chairman

[Signature]
Commissioner

[Signature]
Commissioner

[Signature]
Clerk of the Board of County Commissioners



City of Ketchum

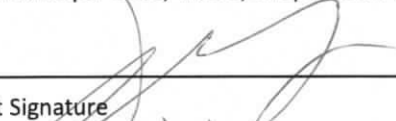
Beer, Wine & Liquor-by-the Drink License Application


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

APPLICANT INFORMATION	
Applicant Name: <u>Leftys Food Operations, LLC</u>	Doing Business As: <u>Lefty's Bar & Grill</u>
Physical Address where license will be displayed: <u>231 E 6th St, Ketchum, ID 83340</u>	
Mailing Address: <u>PO Box 284, Sun Valley, ID 83353</u>	
Recorded Owner of Property: <u>Leftys Food, LLC</u>	
Applicant Phone Number: <u>208-268-2516</u>	Applicant Email: <u>Robert@vip.companies.llc</u>
STATE LICENSE NO: <u>1895</u> (copy required)	COUNTY LICENSE NO: <u>60</u> (copy required)
Corporation: <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>Gavin Schlemmer</u> <u>240 Leadville Ave</u> <u>Ketchum, ID 83340</u>
BEER LICENSE FEES	
Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
Wine, to be consumed on premises	\$200.00
Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due <u>\$ 400.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.





Applicant Signature

Relation to Business



Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid: <u>\$400.00</u>	License No: <u>7116A</u>
<p><i>To the City Council, Ketchum, Idaho;</i></p> <p>The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <p>_____</p> <p>Mayor</p>		

State of Idaho

Idaho State Police

Cycle Tracking Number: 143235

Premises Number: 5B-75

Retail Alcohol Beverage License

License Year: 2024

License Number: 1895

This is to certify, that Lefty's Too Operations LLC
doing business as: Lefty's Bar & Grill

is licensed to sell alcoholic beverages as stated below at:
213 6th Street East, Ketchum, Blaine County

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



Signature of Licensee, Corporate Officer, LLC Member or Partner

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

TOTAL FEE: \$150.00

LEFTY'S TOO OPERATIONS LLC
LEFTY'S BAR & GRILL
PO BOX 284

SUN VALLEY, ID 83353

Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024



Director of Idaho State Police



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2024

BLAINE COUNTY
STATE OF IDAHO

No. 60

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT LEFTY'S TOO OPERATIONS LLC
doing business as LEFTY'S BAR & GRILL
at 213 6TH STREET EAST, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

dated: Beer: 12/16/1946 Retail Liquor: 06/27/1947 Retail Wine: 04/12/1947 Wine By Drink: 06/11/1973.

Draft and Bottled or Canned Beer	100.00
Bottled or Canned Beer to be consumed on premises	0.00
Bottled or Canned Beer not to be consumed on premises	0.00
Retail Liquor- 60	0.00
Retail Wine	0.00
Wine by the Drink	100.00
Special Wine (Sunday)	0.00

TOTAL FEE: 200.00

S. Madgill
Clerk of the Board of County Commissioners

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE. VALID as of 08/01/2023 and EXPIRES 07/31/2024.

Witness my hand and seal this 6th day of July, 2023.

Matt Davis
Chairman

Angus McCarty
Commissioner

Lindsay Mollenhaux
Commissioner



City of Ketchum

exp. 2024
Northwood 17292

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

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

APPLICANT INFORMATION		
Applicant Name:	<u>Bigwood Bread LLC</u>	Doing Business As: <u>Bigwood Bread Cafe</u>
Physical Address where license will be displayed:	<u>271 Northwood Way</u>	
Mailing Address:	<u>PO Box 6332 83340</u>	
Recorded Owner of Property:	<u>Bigwood Plaza LLC</u>	
Applicant Phone Number:	<u>(948) 463-1461</u>	Applicant Email: <u>rita@cloverly1.com</u>
STATE LICENSE NO:	<u>17292</u> (copy required)	COUNTY LICENSE NO: <u>17292</u> (copy required)
Corporation: <input checked="" type="checkbox"/> <u>LLC</u>	List names and addresses of corporation officers and/or partners: <u>Rita Golleher 50 Greenhorn Rd 83333</u> <u>George Golleher 50 Greenhorn Rd 83333</u>	
Partnership: <input type="checkbox"/>		
Individual: <input type="checkbox"/>		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
BEER LICENSE FEES		
<input checked="" type="checkbox"/>	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/>	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
<input checked="" type="checkbox"/>	Wine, to be consumed on premises	\$200.00
<input checked="" type="checkbox"/>	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
<input type="checkbox"/>	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>600.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Pat Galleher owner manager
Applicant Signature Relation to Business

6-29-2023
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid: <u>\$600.00</u>	License No: <u>149A</u>
<i>To the City Council, Ketchum, Idaho;</i> <i>The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></i>		
Approved by City of Ketchum Idaho by;		
_____ Mayor		

Idaho State Police

Premises Number: 5B-17292 **Retail Alcohol Beverage License**

License Year: 2024
License Number: 17292

This is to certify, that Bigwood Bread LLC
doing business as: Bigwood Bread Cafe

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

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

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

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

BIGWOOD BREAD LLC
 BIGWOOD BREAD CAFE
 P. O. BOX 6332

 KETCHUM, ID 83340
Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024


Director of Idaho State Police





City of Ketchum

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

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

APPLICANT INFORMATION	
Applicant Name: <u>KETCHUM VENTURES LLC</u>	Doing Business As: <u>ZINC & KETCHUM CONVENTION CENTER</u>
Physical Address where license will be displayed: <u>631 SECOND ST. EAST, KETCHUM</u>	
Mailing Address: <u>P.O. BOX 598</u>	
Recorded Owner of Property: <u>KETCHUM CENTER</u>	
Applicant Phone Number: <u>208-491-2999</u>	Applicant Email: <u>C.fisher@cox.net</u>
STATE LICENSE NO: <u>18763</u> (copy required)	COUNTY LICENSE NO: <u>53</u> (copy required)
Corporation: <input type="checkbox"/> Partnership: <input type="checkbox"/> <u>LLC</u> Individual: <input type="checkbox"/> If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes <input type="checkbox"/> No <input type="checkbox"/>	List names and addresses of corporation officers and/or partners: <u>George B. Fisher MANDARL</u> _____ _____ _____
BEER LICENSE FEES	
<input checked="" type="checkbox"/> Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
<input type="checkbox"/> Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES	
<input type="checkbox"/> Wine, to be consumed on premises	\$200.00
<input type="checkbox"/> Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES	
<input checked="" type="checkbox"/> Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due <u>\$ 760.00</u>	
ADDITIONAL INFORMATION	
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.


MANAGER

Applicant Signature Relation to Business

07-11-23

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received: <u>7/11/23</u>	License Fee Paid: <u>\$700.00</u>	License No: <u>1516A</u>
<p><i>To the City Council, Ketchum, Idaho;</i> The undersigned, a Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Individual <input type="checkbox"/>, does hereby make application for a license to sell during the year of September 1, <u>2023</u> - August 31, <u>2024</u></p> <p>Approved by City of Ketchum Idaho by;</p> <hr style="width: 30%; margin-left: 0;"/> <p>Mayor</p>		

Idaho State Police

Cycle Tracking Number: 143390
ISLD ID: 7538

Premises Number: 5B-18763 **Retail Alcohol Beverage License**
Resort City

License Year: 2024
License Number: 18763

This is to certify, that Ketchum Ventures LLC
doing business as: Zinc & Ketchum Convention Center

is licensed to sell alcoholic beverages as stated below at:
631 Second St East, Ketchum, Blaine County

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

Liquor	Yes	<u>\$300.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	

TOTAL FEE: \$350.00


Signature of Licensee, Corporate Officer, LLC Member or Partner

KETCHUM VENTURES LLC
ZINC & KETCHUM CONVENTION CENTER
PO BOX 598

SUN VALLEY, ID 83353
Mailing Address

License Valid: 08/01/2023 - 07/31/2024

Expires: 07/31/2024


Director of Idaho State Police





Sun Valley Museum of Art

Memo of Understanding 23-016

Sun Valley Center for the Arts (dba Sun Valley Museum of Art) and City of Ketchum

July 12, 2023

The Sun Valley Museum of Art (SVMoA) respectfully requests a one-year trial period to explore the possibility of leasing the three Forest Service Park buildings for \$1 a year over a 10-year period. The Museum seeks to repurpose the interior spaces to accommodate a range of arts, cultural and community activities including a public gathering space that can be used by the Museum, City and Community for lectures, gatherings, and educational purposes, artist residency studios. The central building would be co-managed by the City and SVMoA.

The Museum currently operates three spaces, one in Ketchum and two in Hailey and is interested in creating a campus or constellation of landmark buildings that provide excellent arts and creative programming for our community.

The one-year trial period would allow the Museum to complete a feasibility study and perform due diligence on the site and structures (on the National Register of Historic Places). During this period, the Museum intends to apply for a National Endowment for the Arts *Our Town* grant to support the preparation of architectural renderings for the interiors, diverse arts programming, and necessary consultants and staff to create a full-scale operating plan. If the City and Museum determine that the project is viable and will serve the Ketchum community, the City shall agree to a 10-year lease at \$1 a year.

During the first year, the Museum will work with the City to create pop-up cultural opportunities for the benefit of Ketchum residents and visitors.

CITY OF KETCHUM,
an Idaho municipal corporation

SUN VALLEY MUSEUM OF ART
an Idaho nonprofit corporation

By: _____
Neil Bradshaw, Mayor

By: _____
Jennifer Wells Green, Executive Director

ATTEST:

Trent Donat
City Clerk



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: 06/26/23 Staff Member/Dept: Adam Crutcher, Associate Planner
Planning and Building Department

Agenda Item: Recommendation to review and approve the Townhouse Subdivision Preliminary Plat for 402 Sage Rd and Adopt the Findings of Fact, Conclusions of Law, and Decision.

Recommended Motion:

I move to approve the Sage Mountainside Townhomes Townhouse Preliminary Plat and adopt the Findings of Fact, Conclusions of Law, and Decision.

Reasons for Recommendation:

- The request meets all applicable standards for Preliminary Plats & Townhouse Subdivisions contained in Ketchum Municipal Code (KMC) Subdivision (Title 16) regulations.
- The townhouse subdivision preliminary plat application for this project was reviewed and approved by the Planning & Zoning Commission on July 11, 2023.
- The proposed townhouse preliminary plat meets all the requirements of the preliminary plat approval, including conformance with all townhouse subdivision requirements.
- All city departments have reviewed the proposal and have no issue with the proposed subdivision.

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

[Empty box for Policy Analysis and Background]

Sustainability Impact:

None OR state impact here: Approval of the townhouse preliminary plat does not limit the ability of the city to reach the goals of the Ketchum Sustainability Action Plan – 2020.

Financial Impact:

None OR Adequate funds exist in account: None

Attachments:

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

Attachment A:
Application & Supplemental Materials



**City of Ketchum
Planning & Building**

OFFICIAL USE ONLY
Application Number:
Date Received:
By:
Fee Paid:
Approved Date:
By:

Subdivision Application

Submit completed application and payment to the Planning and Building Department, PO Box 2315, Ketchum, ID 83340 or hand deliver to Ketchum City Hall, 480 East Ave. N., Ketchum. If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: www.ketchumidaho.org and click on Municipal Code.

APPLICANT INFORMATION			
Name of Proposed Subdivision: <u>SAGE MOUNTAINSIDE TOWNHOMES</u>			
Owner of Record: <u>SAGE MOUNTAINSIDE LLC.</u>			
Address of Owner: <u>PO Box 3250, KETCHUM, ID 83340</u>			
Representative of Owner: <u>BRUCE SMITH, PLS, ALPINE ENTERPRISES INC.</u>			
Legal Description: <u>LIVING SPRINGS TOWNHOMES, SUBLOTS 1 + 2</u>			
Street Address: <u>402 SAGE ROAD, UNITS A + B</u>			
SUBDIVISION INFORMATION			
Number of Lots/Parcels: <u>2 TOWNHOUSE SUBLOTS</u>			
Total Land Area: <u>159,540 SQ. FT., 3.66 AC., CURRENTLY 2 TOWNHOUSE SUBLOTS OF 79,770 SQ. FT., 1.83 AC. EACH</u>			
Current Zoning District: <u>GENERAL RESIDENTIAL LOW DENSITY (GR-L)</u>			
Proposed Zoning District: <u>GENERAL RESIDENTIAL LOW DENSITY (GR-L)</u>			
Overlay District: <u>MOD, AVALANCHE, ELK WINTER RANGE</u>			
TYPE OF SUBDIVISION			
Condominium <input type="checkbox"/>	Land <input type="checkbox"/>	PUD <input type="checkbox"/>	Townhouse <input checked="" type="checkbox"/>
Adjacent land in same ownership in acres or square feet: <u>NONE</u>			
Easements to be dedicated on the final plat: <u>MUTUAL RECIPROCAL UTILITY EASEMENTS ON SUBLOTS 1 AND 2 FOR USE, MAINTENANCE, AND REPAIR.</u>			
Briefly describe the improvements to be installed prior to final plat approval: <u>CONSTRUCT 2 TOWNHOUSE BUILDINGS, AVALANCHE PROTECTION WALL, INFRASTRUCTURE, AND LANDSCAPING.</u>			
ADDITIONAL INFORMATION			
All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance			
One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations			
One (1) copy of current title report and owner's recorded deed to the subject property			
One (1) copy of the preliminary plat			
All files should be submitted in an electronic format.			

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

BRUCE SMITH, PLS ALPINE ENTERPRISES INC. 01/07/22
 Applicant Signature Date
 REPRESENTATIVE



October 29, 2021
Order No.: 790323

RE: 402 Sage Road, Unit A & B, Ketchum, ID 83340

Dear Valued Customer,

Thank you for giving Pioneer Title Company the opportunity to serve you. We appreciate your business and will strive to merit the confidence you have shown in us. Please find attached your title commitment. In it, you'll find your preliminary title report with supporting documentation related to the property at 402 Sage Road, Unit A & B.

Should you have any questions regarding the documents contained herein including concerns related to exceptions, legal descriptions, or vesting, please contact any one of your Pioneer Title Company team members:

Escrow Officer

Paige McAllister

Ph: (208) 726-6954

Email: pmcallister@pioneertitleco.com

Title Officer

Jeannie Dibble

Ph: (208) 726-6954

Email: jdibble@pioneertitleco.com

Best Regards,
Your Pioneer Title Co. Team



File No. 790323

Please review the following questions and contact your Escrow Officer or Title Officer if the answer to any is “Yes.”

- Are any principals using a Power of Attorney?
- Are any of the parties in title incapacitated or deceased?
- Has a change in marital status occurred for any of the principals?
- Is the property now vested, or will the property be transferred, to a new trust, partnership, or corporation?
- Has any construction or remodeling been done to the property in the last 90 days?

Escrow Officer

Title Officer

Paige McAllister

Jeannie Dibble

Ph: (208) 726-6954

Ph: (208) 726-6954

Email: pmcallister@pioneertitleco.com

Email: jdibble@pioneertitleco.com

Property Address: 402 Sage Road, Unit A & B, Ketchum, ID 83340

Buyer/Borrower: SK Casablanca LLC

Seller: Mary C. Handelsman



Title Fees & Breakdown

Policy Issuing Agent For:
Old Republic National Title Insurance Company

File No.: 790323

COVERAGE

Sales Price	\$1,753,270.00	Owner's Coverage	Standard
Loan Amount		Lender's Coverage	

TITLE POLICY CALCULATIONS FOR DISCLOSURE

Product	CD Disclosed Premiums	Actual Premiums	Premium Adjustments
Loan		\$0.00	(Title Premium Adjustment) \$0.00
Owners	\$4,558.00	\$4,558.00	(Short Term Discount – If Any) \$0.00

OTHER FEES

Owners Endorsements:

Lenders Endorsements:

Owners Inspection N/A

Owners Additional Chain N/A

Lenders Inspection: N/A

Lenders Additional Chain: N/A

Recording Fees:

- Deeds \$15.00 (up to 30 pages)**
- Deed of Trusts \$45.00 (up to 30 pages)**
- For all other documents the rate shall be:**
- \$10 for the first page / \$3 each additional page**

E-file Fee: An additional \$4.75 per document

CPL Fee: \$25.00

Please contact Jeannie Dibble at jdibble@pioneertitleco.com or (208) 726-6954 with any questions.

ALTA Commitment for Title Insurance



Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:

Pioneer Title Company of Blaine County
491 N. Main Street, Suite 102
Ketchum, ID 83340

*Authorized Agent for Old Republic National
Title Insurance Company*

Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attest

Secretary

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (a) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.



Title Insurance Commitment
First Report

Policy Issuing Agent For:
Old Republic National Title Insurance Company
Issuing Agent: Pioneer Title Company of Blaine County
Issuing Office: 491 N. Main Street, Suite 102

File No.: 790323
Reference No.:

Schedule A

1. Commitment Date: October 28, 2021 7:30AM
2. Policy or Policies to be issued:

(a) 2006 ALTA Owner's Policy - Standard	\$1,753,270.00	\$4,558.00
Proposed Insured: SK Casablanca LLC		
Endorsements:		\$0.00
Inspection Fee: N/A		
(b) 2006 ALTA Lender's Policy -		
Proposed Insured:		\$0.00
Endorsements:		\$0.00
Inspection Fee: N/A		
3. The estate or interest in the land described or referred to in this Commitment is:
FEE SIMPLE
4. Title to the estate or interest in the land is at the Effective Date vested in:
The heirs or devisees of Mary C. Handelsman, also shown of record as Mary Crutchfield Handelsman, deceased, their interest being subject to the administration of the estate of said Decedent in Blaine County, Probate Case No. CV07-21-00532, wherein Thomas Grebinski is appointed Personal Representative of said estate.
5. The land referred to in this Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Old Republic National Title Insurance Company

Authorized Signatory

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Schedule B-I

ALTA COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. We require a copy of the Certificate of Organization, Operating Agreement and Resolutions, and any amendments showing the power and authority of the party or parties who plan to execute the forthcoming conveyance or encumbrance on behalf of SK Casablanca LLC.
6. This Company will require the enclosed Seller or Borrower Affidavit (regarding State Liens and Indigent Care Services) be signed and returned in order to issue the policy herein.

Schedule B-II

ALTA COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings, whether or not shown by the records of such agency or by the public records.

(General Exceptions 1 through 7 will not appear as printed Exceptions on Extended Coverage Policies or the ALTA Homeowners Policy)

Special Exceptions:

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8. NOTE: General taxes for the year 2020, which were liens, are paid.

Parcel No.: RPK0348000010

Amount: \$2,673.18

Affects: Sublot 1

NOTE: General taxes for the year 2020, which were liens, are paid.

Parcel No.: RPK0348000020 Amount: \$3,367.86

Affects: Sublot 2

NOTE: The above taxes reflect a Home Owners Exemption. Any new buyer must re-apply to the Blaine County Assessor's office for said exemption.

Affects: Sublot 1

NOTE: The above taxes DO NOT reflect a Home Owners Exemption. Any new buyer must apply to the Blaine County Assessor's office for said exemption.

Affects: Sublot 2

9. General taxes for the year 2021, which are liens and are not yet due and payable.

Parcel No.: RPK0348000010 and RPK0348000020

10. Reservations in United States Patent or State Deeds.

11. Water rights, claims or title to water, whether or not the matters are shown by the public records.

12. Sewer charges and special assessments, if any, for the City of Ketchum.

No search made.

13. Covenants, conditions, restrictions and easements as set forth on the plat.

Name of Plat: Warm Springs Village Subdivision Fourth Addition

Instrument No.: [115701](#)

Deleting or omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

14. Reservations contained in an instrument

Document: Warranty Deed

Executed by: Mark B. Lloyd and Helen R. Lloyd, husband and wife

Recorded: March 11, 1966

Instrument No.: [124295](#)

15. Terms and conditions of the Affidavit as to Identification of Plats and Descriptions of Real Property, including but not limited to Ketchum Ordinance 302 regarding Avalanche Zones

Recorded: October 10, 1979

Instrument No.: [197578](#)

16. Covenants, Conditions, Restrictions, Reservations, and Easements

Dated: October 1, 2001

Executed by: Declaration, Reciprocal Easement and Party Wall Declaration

Recorded: October 3, 2001

Instrument No.: [456234](#)

Deleting or omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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17. Covenants, conditions, restrictions and easements as set forth on the plat.

Name of Plat: LIVING SPRINGS TOWNHOMES

Instrument No.: [453235](#)

Deleting or omitting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

18. A Deed of Trust with Adjustable Rate Rider to secure an indebtedness of \$665,000.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: January 8, 2003

Grantor: Mary Crutchfield Handelsman, an unmarried woman

Trustee: Sun Valley Title Company, an Idaho Corporation

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns

Lender: First Bank of Idaho, FSB

Recorded: January 15, 2003

Instrument No.: [476976](#)

MIN Number: 100174101000004048

Assignment of beneficial interest under said Deed of Trust by the following Instrument

To: 2010-2 SFR Venture, LLC, its successors and assigns

Recorded: August 8, 2011

Instrument No.: [589620](#)

Assignment of beneficial interest under said Deed of Trust by the following Instrument

To: Kirkland Financial LLC

Recorded: August 8, 2011

Instrument No.: [589621](#)

Assignment of beneficial interest under said Deed of Trust by the following Instrument

To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, its successors and assigns

Recorded: August 8, 2011

Instrument No.: [589622](#)

Assignment of beneficial interest under said Deed of Trust by the following Instrument

To: U.S. Bank Trust National Association, as Trustee for CVI LCF Mortgage Loan Trust I, its successors and assigns

Recorded: July 13, 2015

Instrument No.: [627942](#)

Affects: Sublot 1

19. A Deed of Trust with Adjustable Rate Rider, 1-4 Family Rider and Planned Unit Development Rider to secure an indebtedness of \$645,500.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.

Dated: June 20, 2005

Grantor: Mary C. Handelsman, a single woman and Vadim P. Kondratief, a single man

Trustee: First American Title

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns

Lender: Express Capital Lending

Recorded: June 30, 2005

Instrument No.: [522378](#)

MIN Number: 100360426010395274

Affects: Sublot 2

20. Any lien for federal or state estate tax payable by reason of the death of Mary C. Handelsman, also shown of record as Mary Crutchfield Handelsman.

End of Exceptions

NOTE: As an accommodation and not part of this Commitment, no liability is assumed by noting the following conveyances describing all or part of the subject property, which have been recorded within the last months:

None

NOTE: The County Records and/or the City Engineer's Office show the address to be:

402 Sage Road, Unit A & B, Ketchum, ID 83340

NOTE: There is no notice of record and therefore no search has been made for any unpaid assessments, charges, or fees for sewer, water, garbage, irrigation, or other possible utility services.

NOTE: If the proposed insured under the Policy to issue has any questions concerning the coverage or exclusions from coverage, the Company will be pleased to provide an explanation.

NOTE: Pursuant to the State of Idaho insurance regulations, a cancellation fee may be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the Commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

EXHIBIT A

Sublot 1 and Sublot 2 of LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 456235, records of Blaine County, Idaho.

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OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
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Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Questions?	Go to www.oldrepublictitle.com (Contact Us)
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Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver’s license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can’t I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates’ everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys’ Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn’t jointly market.</i>

Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				



Parcel Number

RPK0348000020

Property Year

2021

Legal Description
LIVING SPRINGS TOWNHOMES
SUBLOT 2

Tax Code Area 003-002

Property Address
402 SAGE RD # B
KETCHUM ID 83340

Parcel Status Active
Property Type Real Property
Sub Type

Owner/Contact Name Type Relationship Owner% HOE
HANDELSMAN MARY C OWNER SOLE OWNR 100.00%

Mailing Address
PO BOX 2596
KETCHUM ID 83340

Land Group LIVING SPRINGS (TOWNHOUSES)
Township Range Section
4N 17E 14
Location Code EERS
Parcel Type
Zoning

Associated Parcels
None

Building Permits
None

Reappraisal Year 2018
Inspection Date 07/11/2017
Appraiser Initials TLR

Parcel Exemption: None

CB: No NC: No

Tax Certification District Roll Type Units Amount

Instrument	Eff Date	Action	Source	Target	Comments
660501	05/31/2019	Ownership	2019		
602122	10/17/2012	Ownership	2012		

SCC	CHARACTERISTIC			ROLLS			ACRES	VALUATION SUMMARY			URBAN RENEWAL	
	Type	Suffix	Description	Assessed	Occupancy	Status	Quantity	Assessed Value	Exemption Amount	Net Taxable Value	Net Taxable Base	Net Taxable Incr
20	LAND			PRIMARY	NO	E	1.830	\$ 358,400	\$ 0	\$ 358,400	--	--
41	RES	1		PRIMARY	NO	E		\$ 401,223	\$ 0	\$ 401,223	--	--
TOTALS:							1.830	\$ 759,623	\$ 0	\$ 759,623	--	--

ROLL STATUS: E Equalized (Final)



BLAINE COUNTY TREASURER

JOHN DAVID DAVIDSON

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX HISTORY

PARCEL NUMBER

RPK0348000020

LEGAL DESCRIPTION

LIVING SPRINGS TOWNHOMES

SUBLOT 2

PRIMARY PROPERTY ADDRESS

402 SAGE RD # B

KETCHUM ID 83340

HANDELSMAN MARY C

PO BOX 2596

KETCHUM ID 83340

BALANCE DUE	INTEREST DATE 10/29/2021
Paid in Full	BALANCE AS OF 10/29/2021 09:54AM
TOTAL	

Year	Roll	Half	Type	Tax	Certification	Late Charge	Fee	Interest*	TOTAL
2020	Primary	1st	Charge	\$ 1,683.93	\$ -	\$ -	\$ -	\$ -	\$ 1,683.93
			Payment	\$ -1,683.93	\$ -	\$ -	\$ -	\$ -	\$ -1,683.93
		2nd	Charge	\$ 1,683.93	\$ -	\$ -	\$ -	\$ -	\$ 1,683.93
			Payment	\$ -1,683.93	\$ -	\$ -	\$ -	\$ -	\$ -1,683.93
2019	Primary	Charge	\$ 3,716.38	\$ -	\$ -	\$ -	\$ -	\$ 3,716.38	
		Payment	\$ -3,716.38	\$ -	\$ -	\$ -	\$ -	\$ -3,716.38	
2018	Primary	Charge	\$ 3,880.90	\$ -	\$ -	\$ -	\$ -	\$ 3,880.90	
		Payment	\$ -3,880.90	\$ -	\$ -	\$ -	\$ -	\$ -3,880.90	
2017	Primary	Charge	\$ 3,803.32	\$ -	\$ -	\$ -	\$ -	\$ 3,803.32	
		Payment	\$ -3,803.32	\$ -	\$ -	\$ -	\$ -	\$ -3,803.32	
2016	Primary	Charge	\$ 3,830.32	\$ -	\$ -	\$ -	\$ -	\$ 3,830.32	
		Payment	\$ -3,830.32	\$ -	\$ -	\$ -	\$ -	\$ -3,830.32	
2015	Primary	Charge	\$ 3,674.12	\$ -	\$ -	\$ -	\$ -	\$ 3,674.12	
		Payment	\$ -3,674.12	\$ -	\$ -	\$ -	\$ -	\$ -3,674.12	
2014	Primary	Charge	\$ 3,904.30	\$ -	\$ -	\$ -	\$ -	\$ 3,904.30	
		Payment	\$ -3,904.30	\$ -	\$ -	\$ -	\$ -	\$ -3,904.30	
2013	Primary	Charge	\$ 3,724.10	\$ -	\$ -	\$ -	\$ -	\$ 3,724.10	
		Payment	\$ -3,724.10	\$ -	\$ -	\$ -	\$ -	\$ -3,724.10	
2012	Primary	Charge	\$ 3,261.18	\$ -	\$ -	\$ -	\$ -	\$ 3,261.18	
		Payment	\$ -3,261.18	\$ -	\$ -	\$ -	\$ -	\$ -3,261.18	
2011	Primary	Charge	\$ 3,335.08	\$ -	\$ -	\$ -	\$ -	\$ 3,335.08	
		Payment	\$ -3,335.08	\$ -	\$ -	\$ -	\$ -	\$ -3,335.08	
2010	Primary	Charge	\$ 3,149.78	\$ -	\$ -	\$ -	\$ -	\$ 3,149.78	
		Payment	\$ -3,149.78	\$ -	\$ -	\$ -	\$ -	\$ -3,149.78	
2009	Primary	Charge	\$ 3,093.30	\$ -	\$ -	\$ -	\$ -	\$ 3,093.30	
		Payment	\$ -3,093.30	\$ -	\$ -	\$ -	\$ -	\$ -3,093.30	
2008	Primary	Charge	\$ 3,074.94	\$ -	\$ -	\$ -	\$ -	\$ 3,074.94	
		Payment	\$ -3,074.94	\$ -	\$ -	\$ -	\$ -	\$ -3,074.94	
2007	Primary	Charge	\$ 3,481.32	\$ -	\$ -	\$ -	\$ -	\$ 3,481.32	
		Payment	\$ -3,481.32	\$ -	\$ -	\$ -	\$ -	\$ -3,481.32	
2006	Primary	Charge	\$ 3,344.90	\$ -	\$ -	\$ -	\$ -	\$ 3,344.90	
		Payment	\$ -3,344.90	\$ -	\$ -	\$ -	\$ -	\$ -3,344.90	
2005	Primary	Charge	\$ 3,280.04	\$ -	\$ 32.80	\$ -	\$ 45.65	\$ 3,358.49	
		Payment	\$ -3,280.04	\$ -	\$ -32.80	\$ -	\$ -45.65	\$ -3,358.49	

Year	Roll	Half	Type	Tax	Certification	Late Charge	Fee	Interest*	TOTAL
2004	Primary		Charge	\$ 3,524.76	\$ -	\$ -	\$ -	\$ -	\$ 3,524.76
			Payment	\$ -3,524.76	\$ -	\$ -	\$ -	\$ -	\$ -3,524.76
2003	Primary		Charge	\$ 3,886.26	\$ -	\$ 38.86	\$ -	\$ 197.44	\$ 4,122.56
			Payment	\$ -3,886.26	\$ -	\$ -38.86	\$ -	\$ -197.44	\$ -4,122.56
2002	Primary		Charge	\$ 3,219.12	\$ -	\$ -	\$ -	\$ -	\$ 3,219.12
			Adjustment	\$ -622.90	\$ -	\$ -	\$ -	\$ -	\$ -622.90
			Payment	\$ -2,596.22	\$ -	\$ -	\$ -	\$ -	\$ -2,596.22



BLAINE COUNTY TREASURER

JOHN DAVID DAVIDSON

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX MASTER INQUIRY

PARCEL NUMBER

RPK0348000020

TAX CODE AREA

003-002

LEGAL DESCRIPTION

LIVING SPRINGS TOWNHOMES

SUBLOT 2

PRIMARY PROPERTY ADDRESS

402 SAGE RD # B

KETCHUM ID 83340

HANDELSMAN MARY C

PO BOX 2596

KETCHUM ID 83340

BALANCE DUE	INTEREST DATE 10/29/2021
Paid in Full	BALANCE AS OF 10/29/2021 9:54 am
TOTAL	

Tax Year Assessment Roll

Bill Number: 334472

2020 PRIMARY **FIRST HALF** **SECOND HALF** **FULL YEAR**

VALUATION

TAX / CERTIFICATION	FIRST HALF	SECOND HALF	FULL YEAR
Charges	\$ 1,683.93	\$ 1,683.93	\$ 3,367.86
Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ -1,683.93	\$ -1,683.93	\$ -3,367.86

TAXABLE VALUE: \$ 576,207

LATE CHARGE	FIRST HALF	SECOND HALF	FULL YEAR
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0

CHARGES

Tax Code Area: 003-002 Levy: 0.005844856

Tax Charge: \$ 3,367.86

Certifications: \$ 0

TOTAL CHARGES: \$ 3,367.86

FEE	FIRST HALF	SECOND HALF	FULL YEAR
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0

INTEREST	FIRST HALF	SECOND HALF	FULL YEAR
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0

AMOUNT DUE	FIRST HALF	SECOND HALF	FULL YEAR
	\$ 0	\$ 0	\$ 0



Parcel Number

RPK0348000010

Property Year

2021

Legal Description
LIVING SPRINGS TOWNHOMES
SUBLOT 1

Tax Code Area 003-002

Property Address
402 SAGE RD # A
KETCHUM ID 83340

Parcel Status Active
Property Type Real Property
Sub Type

Owner/Contact Name Type Relationship Owner% HOE
HANDELSMAN MARY C OWNER SOLE OWNR 100.00% Y

Mailing Address
PO BOX 2596
KETCHUM ID 83340

Land Group LIVING SPRINGS (TOWNHOUSES)
Township Range Section
4N 17E 14
Location Code EERS
Parcel Type
Zoning

Associated Parcels
None

Building Permits
None

Reappraisal Year 2018
Inspection Date 07/11/2017
Appraiser Initials TLR

Parcel Exemption: None

CB: No NC: No

Tax Certification District Roll Type Units Amount

Instrument	Eff Date	Action	Source	Target	Comments
660500	05/31/2019	Ownership		2019	
594060	01/24/2012	Ownership		2012	

SCC	CHARACTERISTIC			ROLLS			ACRES	VALUATION SUMMARY			URBAN RENEWAL	
	Type	Suffix	Description	Assessed	Occupancy	Status	Quantity	Assessed Value	Exemption Amount	Net Taxable Value	Net Taxable Base	Net Taxable Incr
20	LAND			PRIMARY	NO	E	1.830	\$ 358,400	\$ 0	\$ 358,400	--	--
41	RES	1		PRIMARY	NO	E		\$ 366,501	\$ -125,000 HO	\$ 241,501	--	--
TOTALS:							1.830	\$ 724,901	\$ -125,000 HO	\$ 599,901	--	--

ROLL STATUS: E Equalized (Final)

Homeowner's Exemption



BLAINE COUNTY TREASURER

JOHN DAVID DAVIDSON

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX HISTORY

PARCEL NUMBER

RPK0348000010

LEGAL DESCRIPTION

LIVING SPRINGS TOWNHOMES

SUBLOT 1

PRIMARY PROPERTY ADDRESS

402 SAGE RD # A

KETCHUM ID 83340

HANDELSMAN MARY C

PO BOX 2596

KETCHUM ID 83340

BALANCE DUE	INTEREST DATE 10/29/2021
Paid in Full	BALANCE AS OF 10/29/2021 09:52AM
TOTAL	

Year	Roll	Half	Type	Tax	Certification	Late Charge	Fee	Interest*	TOTAL
2020	Primary	1st	Charge	\$ 1,336.59	\$ -	\$ -	\$ -	\$ -	\$ 1,336.59
			Payment	\$ -1,336.59	\$ -	\$ -	\$ -	\$ -	\$ -1,336.59
		2nd	Charge	\$ 1,336.59	\$ -	\$ -	\$ -	\$ -	\$ 1,336.59
			Payment	\$ -1,336.59	\$ -	\$ -	\$ -	\$ -	\$ -1,336.59
2019	Primary	Charge	\$ 2,949.84	\$ -	\$ -	\$ -	\$ -	\$ 2,949.84	
		Payment	\$ -2,949.84	\$ -	\$ -	\$ -	\$ -	\$ -2,949.84	
2018	Primary	Charge	\$ 3,080.44	\$ -	\$ 30.80	\$ -	\$ 4.13	\$ 3,115.37	
		Payment	\$ -3,080.44	\$ -	\$ -30.80	\$ -	\$ -4.13	\$ -3,115.37	
2017	Primary	Charge	\$ 2,969.54	\$ -	\$ -	\$ -	\$ -	\$ 2,969.54	
		Payment	\$ -2,969.54	\$ -	\$ -	\$ -	\$ -	\$ -2,969.54	
2016	Primary	Charge	\$ 3,027.48	\$ -	\$ -	\$ -	\$ -	\$ 3,027.48	
		Payment	\$ -3,027.48	\$ -	\$ -	\$ -	\$ -	\$ -3,027.48	
2015	Primary	Charge	\$ 2,900.26	\$ -	\$ 29.00	\$ -	\$ 83.64	\$ 3,012.90	
		Payment	\$ -2,900.26	\$ -	\$ -29.00	\$ -	\$ -83.64	\$ -3,012.90	
2014	Primary	Charge	\$ 3,125.14	\$ -	\$ -	\$ -	\$ -	\$ 3,125.14	
		Payment	\$ -3,125.14	\$ -	\$ -	\$ -	\$ -	\$ -3,125.14	
2013	Primary	Charge	\$ 2,940.90	\$ -	\$ -	\$ -	\$ -	\$ 2,940.90	
		Payment	\$ -2,940.90	\$ -	\$ -	\$ -	\$ -	\$ -2,940.90	
2012	Primary	Charge	\$ 3,023.44	\$ -	\$ 30.23	\$ -	\$ 86.68	\$ 3,140.35	
		Payment	\$ -3,023.44	\$ -	\$ -30.23	\$ -	\$ -86.68	\$ -3,140.35	
2011	Primary	Charge	\$ 3,120.08	\$ -	\$ -	\$ -	\$ -	\$ 3,120.08	
		Payment	\$ -3,120.08	\$ -	\$ -	\$ -	\$ -	\$ -3,120.08	
2010	Primary	Charge	\$ 2,955.74	\$ -	\$ -	\$ -	\$ -	\$ 2,955.74	
		Payment	\$ -2,955.74	\$ -	\$ -	\$ -	\$ -	\$ -2,955.74	
2009	Primary	Charge	\$ 2,923.38	\$ -	\$ -	\$ -	\$ -	\$ 2,923.38	
		Payment	\$ -2,923.38	\$ -	\$ -	\$ -	\$ -	\$ -2,923.38	
2008	Primary	Charge	\$ 2,920.00	\$ -	\$ -	\$ -	\$ -	\$ 2,920.00	
		Payment	\$ -2,920.00	\$ -	\$ -	\$ -	\$ -	\$ -2,920.00	
2007	Primary	Charge	\$ 2,911.84	\$ -	\$ -	\$ -	\$ -	\$ 2,911.84	
		Payment	\$ -2,911.84	\$ -	\$ -	\$ -	\$ -	\$ -2,911.84	
2006	Primary	Charge	\$ 3,193.50	\$ -	\$ -	\$ -	\$ -	\$ 3,193.50	
		Payment	\$ -3,193.50	\$ -	\$ -	\$ -	\$ -	\$ -3,193.50	
2005	Primary	Charge	\$ 3,077.12	\$ -	\$ -	\$ -	\$ -	\$ 3,077.12	
		Payment	\$ -3,077.12	\$ -	\$ -	\$ -	\$ -	\$ -3,077.12	

Year	Roll	Half	Type	Tax	Certification	Late Charge	Fee	Interest*	TOTAL
2004	Primary		Charge	\$ 3,306.68	\$ -	\$ -	\$ -	\$ -	\$ 3,306.68
			Payment	\$ -3,306.68	\$ -	\$ -	\$ -	\$ -	\$ -3,306.68
2003	Primary		Charge	\$ 3,643.86	\$ -	\$ 36.44	\$ -	\$ 185.12	\$ 3,865.42
			Payment	\$ -3,643.86	\$ -	\$ -36.44	\$ -	\$ -185.12	\$ -3,865.42
2002	Primary		Charge	\$ 3,291.82	\$ -	\$ -	\$ -	\$ -	\$ 3,291.82
			Adjustment	\$ -622.90	\$ -	\$ -	\$ -	\$ -	\$ -622.90
			Payment	\$ -2,668.92	\$ -	\$ -	\$ -	\$ -	\$ -2,668.92

**BLAINE COUNTY TREASURER****JOHN DAVID DAVIDSON**

219 1ST AVE SOUTH SUITE 102

HAILEY ID 83333

TELEPHONE: (208) 788-5530

TAX MASTER INQUIRY**PARCEL NUMBER****RPK0348000010****TAX CODE AREA**

003-002

LEGAL DESCRIPTION

LIVING SPRINGS TOWNHOMES

SUBLOT 1

PRIMARY PROPERTY ADDRESS

402 SAGE RD # A

KETCHUM ID 83340

HANDELSMAN MARY C

PO BOX 2596

KETCHUM ID 83340

BALANCE DUE	INTEREST DATE 10/29/2021
Paid in Full	BALANCE AS OF 10/29/2021 9:52 am
TOTAL	

Tax Year Assessment Roll**Bill Number: 334471**

2020 PRIMARY	FIRST HALF	SECOND HALF	FULL YEAR
TAX / CERTIFICATION			
Charges	\$ 1,336.59	\$ 1,336.59	\$ 2,673.18
Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ -1,336.59	\$ -1,336.59	\$ -2,673.18
LATE CHARGE			
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0
FEES			
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0
INTEREST			
Charges/Adjustments	\$ 0	\$ 0	\$ 0
Payments	\$ 0	\$ 0	\$ 0
AMOUNT DUE	\$ 0	\$ 0	\$ 0

VALUATION	
Assessed Value:	\$ 557,358
Homeowner's Exemption:	\$ -100,000
TAXABLE VALUE:	\$ 457,358
CHARGES	
Tax Code Area: 003-002	Levy: 0.005844856
Tax Charge:	\$ 2,673.18
Certifications:	\$ 0
TOTAL CHARGES:	\$ 2,673.18

DRAWING NUMBER
LIVING SPRINGS TOWNHOMES #45235
S14 T4N R17E 2 of 2
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 075AR
PORTION DEAL OF PRINT ON THIS LINK

DRAWING NUMBER
Instrument # 45235
HAILEY, BLAINE, IDAHO 11:22:00 No. of Pages: 2
2001-10-03
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN Fee: 11.00
EX-OFFICIO Recorder Deputy
INDEX TO PLATS
RECORDER BY NUMBER 075AR
PORTION DEAL OF PRINT ON THIS LINK

DRAWING NUMBER
CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 075AR
PORTION DEAL OF PRINT ON THIS LINK

CERTIFICATE OF OWNERSHIP

This is to certify that I, the undersigned, am the owner in fee simple of the following described parcel of land:

A parcel of land located within Section 11, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Lot 22, Block 3, Warm Springs Village Subdivision Fourth Addition, according to the official plat thereof, recorded in Book 1 of Plats, Page 9, records of Blaine County, Idaho; to be replatted as Living Springs Townhomes.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

Townhouse Declaration of Covenants, Conditions and Restrictions and Party-Wall Agreement for Living Springs Townhomes is recorded in Blaine County as Instrument No. Att# 4516234.

It is the intent of the owner to hereby include said land in this plat.

Mary Crutchfield Handelsman
Mary Crutchfield Handelsman

ACKNOWLEDGMENT

STATE OF California }
COUNTY OF Los Angeles } ss

On this 13 day of Sept, 2001, before me, a Notary Public in and for said State, personally appeared Mary Crutchfield Handelsman, a widow, known or identified to me, to be the person whose name is subscribed to the Owner's Certificate and acknowledged to me that she executed the same.

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



Mohammad Kishawi
Notary Public
Los Angeles, California
Residing at
July 14, 2004
My Commission Expires

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat of LIVING SPRINGS, is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Jim W. Koonce
9/17/01

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Ketchum on this 25th day of September, 2001.

Sandra E. Coody
City Clerk



CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Richard Fosbury, City Engineer for the City of Ketchum on this 19 day of September, 2001.

Richard Fosbury
City Engineer

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat of Living Springs Townhomes is hereby approved this 19th day of September, 2001.

Licki Lick by D. Baird
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE


STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho, on this _____ day of _____, 2001, at _____ M., and duly recorded in Plat Book _____, at page _____.

Merla Payne
Ex-officio Recorder

Instrument # 45235
HAILEY, BLAINE, IDAHO 11:22:00 No. of Pages: 2
2001-10-03
Recorded for: SUN VALLEY TITLE
MARSHA RIEMANN Fee: 11.00
EX-OFFICIO Recorder Deputy
INDEX TO PLATS
MPP

Sun Valley Title

 A TitleOne Company

File # 19327126

Quitclaim Deed

For value received, Vadim P. Kondratief, an unmarried man,

Does hereby convey, release, remise, and forever quit claim unto

Mary C. Handelsman, an unmarried woman,

whose current address is P.O. Box 2596, Ketchum, ID 83340,

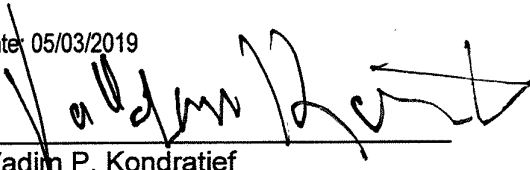
the following described premises:

Sublot 1 of LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 456235, records of Blaine County, Idaho.

This Deed is being recorded to extinguish any life estate interest.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.


Date: 05/03/2019



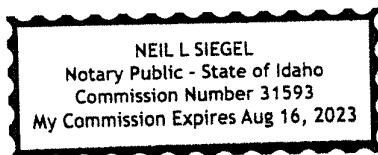
Vadim P. Kondratief

State of Idaho
County of Blaine, ss.


On this 10th day of May in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Vadim P. Kondratief known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public
Residing at: Ketchum, Idaho
My Commission Expires: 8/16/2023
(seal)



Sun Valley Title

 A TitleOne Company

File # 19327032

Quitclaim Deed

For value received, Vadim P. Kondratief, an unmarried man,

Does hereby convey, release, remise, and forever quit claim unto

Mary C. Handelsman, an unmarried woman,

whose current address is P.O. Box 2596, Ketchum, ID 83340,

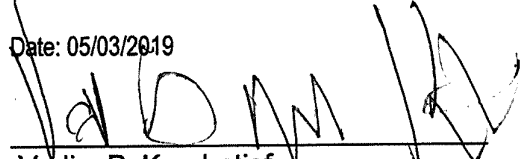
the following described premises:

Sublot 2 of LIVING SPRINGS TOWNHOMES, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 456235, records of Blaine County, Idaho.

This Deed is being recorded to extinguish any life estate interest.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.


Date: 05/03/2019



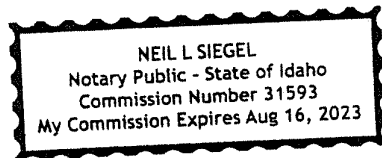
Vadim P. Kondratief

State of Idaho
County of Blaine, ss.

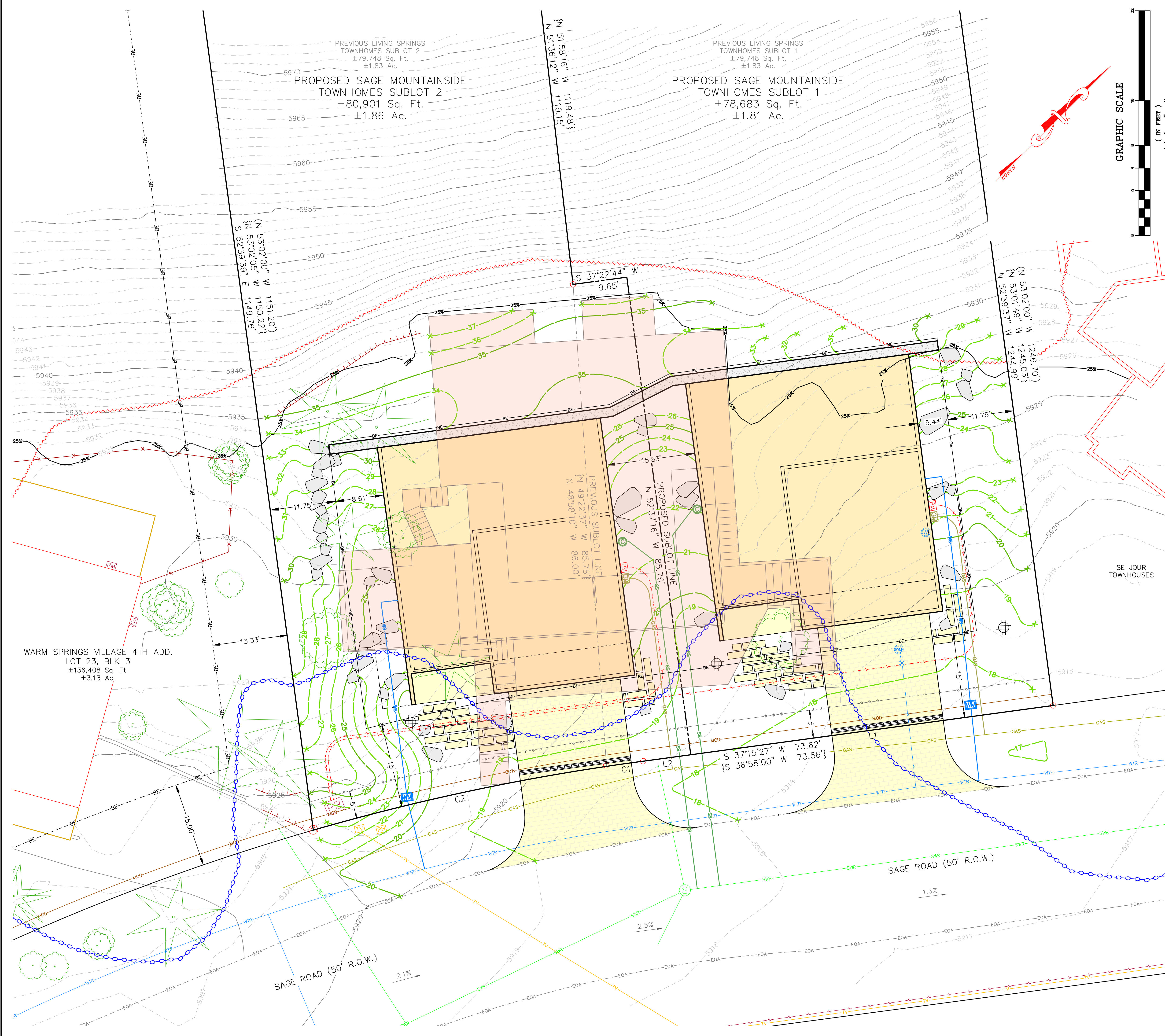
On this 10th day of May in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Vadim P. Kondratief known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public
Residing at: Ketchum Idaho
My Commission Expires: 8/16/2023
(seal)



Attachment B:
Townhouse Preliminary Plat



LEGEND

- Subject Boundary
- - - Existing/Proposed Sublot Line
- - - Previous Sublot Line
- - - Adjoiners Boundary
- - - EOA - - - EOA Existing Edge of Asphalt Roadway
- - - BE - - - BE Proposed Building Envelope
- - - * - - * Existing 5' Public Utility Easement
- - - MOO Mountain Overlay District (City of Ketchum)
- - - 25% 25% Slope Line (Alpine 2022)
- - - Existing 5' Major Contour Line (Alpine 2022)
- - - Existing 1' Minor Contour Line (Alpine 2022)
- - - Proposed 5' Major Contour
- - - Proposed 1' Minor Contour
- - - Existing Wooden Fence
- - - Existing Retaining Wall
- - - Existing Overhead Power
- - - Proposed Underground Power
- - - WTR - - - WTR Existing Water Main
- - - WS - - - WS Existing Water Service
- - - WS - - - WS Proposed Water Service (C2.0, Detail 4)
- - - SWR - - - SWR Existing Sewer Main
- - - SS - - - SS Existing Sewer Service
- - - SS - - - SS Proposed Sewer Service (C2.0, Detail 4)
- - - TV - - - TV Existing CA/TV
- - - GAS - - - GAS Existing Gas Main
- - - GAS - - - GAS Proposed Gas Service
- - - Red Red Avalanche Hazard Zone (Alpine 2022)
- - - Blue Blue Avalanche Hazard Zone (Alpine 2022)
- Found 1/2" Rebar
- Found Aluminum Cap
- Set 1/2" Rebar, PLS 7048
- Existing Power Pole
- Existing Sewer Manhole
- Proposed Sewer Cleanout
- Existing Water Meter
- Existing Water Valve
- Existing Well
- Proposed Water Meter (C2.0, Detail 1)
- Proposed Sewer Cleanout
- Existing Phone Box
- Existing CA/TV Box
- Existing Power Box
- Proposed Power Meter
- Proposed Gas Meter
- Existing Conifer Tree
- Existing Deciduous Tree
- Existing Road Grade
- Existing Structure/Deck
- Proposed Structure
- Proposed Concrete Avalanche Protection Wall
- Proposed Deck Line (See Arch. Plan)
- Proposed Paver Driveway
- Proposed Stone Entry
- Proposed Boulders
- Proposed Landscape Dry Well
- Proposed 6" Driveway Trench Drain

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	404.52'	6.60'	6.60'	S 36°58'27" W
(C1)	404.52'	(6.63')	(6.63')	(S 36°29'50" W)
C2	404.52'	53.44'	53.40'	S 32°43'21" W
(C2)	404.52'	(53.37')	(53.33')	(N 32°14'53" E)

LINE	LENGTH	BEARING
L1	65.09'	S 37°15'27" W
L2	8.53'	S 37°15'27" W

- NOTES**
- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
 - 2) Boundary Information is from the Plat of Living Springs Townhomes, Instrument Number 456235; Records of Blaine County, Idaho.
 - 3) Refer to the Plat Notes, Conditions, Covenants, & Restrictions on the Original Plat.
 - 4) Utility Locations shown are based on visual surface evidence and a DIGLINE INC. locate. Utility locations should be verified by DIGLINE INC. before any excavation.
 - 5) Current Zoning appears to be General Residential Low Density, (GR-L). Please refer to City of Ketchum Zoning Ordinances for more information about this Zone. Front Setbacks are as shown, Side Setbacks are the greater of 1' for every 3' in building height or 5'. Rear Setbacks are the greater of 1' for every 3' in building height or 15'.
 - 6) Subject Property lies within the City of Ketchum's Avalanche Zone District and Mountain Overlay Zoning District as defined in Zoning Code Title 15. Persons dwelling in this area should become familiar with these portions of the Ordinance and dwell here at their own risk.
 - 7) Subject property lies within the Blaine County Elk Winter Range Zone.
 - 8) Not all trees and vegetation are shown. Some locations are approximate.
 - 9) Avalanche Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.
 - 10) Name & Address of Owner/Subdivider
Sage Mountainside LLC.
P.O. Box 3250
Ketchum, ID 83340
 - 11) Sublots shall have Mutual Reciprocal Utility Easements, for Use, Maintenance, and Repair.

PROJECT PATH AND PRINT DATE U:\LD3\214_L22B3WSV4_CS_214_SageMountainsideTHMS_PrePlat2023_Rev.dwg 6/9/2023 6:16:29 PM MST

ALPINE ENTERPRISES INC.
 Surveying, Mapping, Civil Engineering,
 and Natural Hazards Consulting
 660 Bell Dr., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 722-1988
 email: alpine@alpineenterprisesinc.com

A PRELIMINARY PLAT SHOWING
 SAGE MOUNTAINSIDE TOWNHOMES
 WITHIN S11 & S14, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR SAGE MOUNTAINSIDE LLC.

NO	DATE	BY
1	08DEC22	AHN
2	02MAR23	AHN
3	15JUN23	AHN

REVISIONS

PROFESSIONAL LAND SURVEYOR
 7048
 STATE OF IDAHO
 BRUCE H. HANSEN

SHEET 1 OF 1

**TOWNHOME DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SAGE MOUNTAINSIDE
TOWNHOMES**

THIS DECLARATION is made on the _____ Day of _____ 2022 by Sage Mountainside LLC, a limited liability, (collectively "Declarant").

RECITALS

- A. Declarant is the owner of certain real property described as Sage Mountainside Townhomes Sublot 1 and Sublot 2 according to the official plat thereof, recorded as Instrument No. _____, Blaine County, Idaho ("Property").
- B. The Property is presently improved by two unattached townhome residential family dwellings thereon described as Sublot 1 and Sublot 2, Sage Mountainside Townhomes, Blaine County, Idaho.
- C. The street address of Sublot 1 is 402 Sage Road #A, Ketchum, ID 83340. The street address of Sublot 2 is 402 Sage Road #B, Ketchum, ID 83340.
- D. Declarant intends that townhome subplot owners of Sage Mountainside Townhomes shall be subject to this Declaration and shall be members of the management body created hereby.

DECLARATION

NOW, THEREFORE, DECLARANT HEREBY DECLARES THAT:

1. Declaration. This Declaration is hereby established upon Sage Mountainside Townhomes in furtherance of a general plan for improvement and sale of townhome sublots within the Property for the purpose of enhancing and perfecting the value of each townhome unit therein, and for the benefit of each owner of a townhome unit in Sage Mountainside Townhomes.

a) Townhome sublots within Sage Mountainside Townhomes shall be held, conveyed, encumbered, leased, occupied or otherwise used, improved or transferred, in whole or in part, subject to this Declaration and any supplemental declaration.

b) This Declaration and any supplemental declaration shall run with Sage Mountainside Townhomes real property and all townhome sublots located therein, and shall be binding upon and inure to the benefit of all parties having or hereafter acquiring any right, title or interest in Sage Mountainside Townhomes or any portion thereof.

2. Definitions.

a) Townhome Sublot. A "townhome sublot" means an estate in real property with a fee interest in a townhome sublot shown and described on the plat for Sage Mountainside Townhomes.

b) Townhome Unit. A "townhome unit" means a building on a townhome sublot shown and described on the plat for Sage Mountainside Townhomes.

3. Property Rights.

a) Utilities. All townhome sublot owners shall have mutual non-exclusive reciprocal easements for existing and future water, cable tv, sewage, telephone and electrical lines under and across their townhome units and townhome sublots for the repair, maintenance and replacement thereof subject to the restoration of the easement premises for any damage resulting from such repair or replacement.

b) Encroachments. If any portion of a townhome sublot or unit encroaches on the other townhome sublot or unit, regardless of the cause, a valid easement exists for such encroachment and for the maintenance of it so long as it remains.

c) Drywells. There are approximately four (4) dry wells located on the Property as shown on Exhibit "A" attached hereto and by this reference made a part hereof. A reciprocal easement for maintenance and repair exists for the dry wells and connecting underground conduit. Each sublot owner is responsible to keep the dry well and connecting conduit on their sublot free from debris. Both sublot owners are equally responsible to keep the dry wells on their common sublot property boundary free from debris.

d) Shared Avalanche Wall. Owners of sublot 1 and sublot 2 agree to share in the maintenance and repairs of the avalanche wall.

4. Use Restrictions.

a) Residential Use. The townhome sublots are restricted to residential uses

permitted by the Ketchum Zoning Ordinance as amended from time to time.

b) Maintenance. Each owner of a townhome subplot shall be responsible for maintaining their townhome subplot landscaping and all improvements thereon in a clean, sanitary, and attractive condition.

c) Offensive Conduct. No noxious or offensive activities shall be conducted within a townhome unit or townhome subplot. Nothing shall be done on or within the townhome units or townhome sublots that may be or may become an annoyance or nuisance to the residents of the townhome sublots, or that in any way interferes with the quiet enjoyment of the occupants of townhome units.

5. Parking Restrictions. No inoperative vehicle, unsightly vehicle, or any improperly parked or stored vehicle shall be located on a townhome subplot.

6. External Fixtures. No television or radio poles, antenna, flag poles, clotheslines, or other external fixtures other than those originally installed by Declarant or unanimously approved by the subplot owners shall be constructed, erected or maintained on or within Sage Mountainside Townhomes.

7. Trash. Trash, garbage or other waste shall be keep only in sanitary containers situated within the garage of the townhome unit. No owner shall permit or cause any trash or refuse to be keep on any portion of the Sage Mountainside Townhomes other than receptacles customarily used for it, which shall be located in the garage of the townhome unit, except on the scheduled day for trash pickup.

8. Architectural Control.

a) Architectural Committee. The architectural committee shall be the subplot owners of Sage Mountainside Townhomes as constituted from time to time. The architectural committee shall exercise its best judgment to see that all improvements, construction, landscaping and alterations that affect the exterior of Sage Mountainside Townhomes conform and harmonize with the existing structures as to external design, materials, color and topography.

b) Approval. No improvements of any kind or of any nature shall ever be altered, constructed, erected or permitted, nor shall any excavating, clearing or landscaping be done on any townhome subplot within Sage Mountainside Townhomes unless the same are approved by the architectural committee prior to the commencement of such work. The management body shall consider the materials to be used on the exterior features of said proposed improvements, including exterior colors and harmony of the exterior design with existing structures within Sage Mountainside Townhomes.

9. Insurance. The townhome subplot owners shall provide and be responsible for their

own townhome subplot casualty, liability and property damage insurance.

10. Amendment. This Declaration shall not be revoked nor shall any of its provisions herein be amended without the unanimous written consent of the townhome subplot owners, duly and properly recorded with the Blaine County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this instrument on the day and year first above written.

DECLARANT:

Tim Carter

Joe Marx

ACKNOWLEDGMENTS

STATE OF IDAHO)
) ss:
County of Blaine)

On this.____ day of_____ 2022, before me, the undersigned, a Notary

Public, personally appeared SAM JADALLAH, known or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC for Idaho
Residing at _____
Commission Expires_ _ _ _

Attachment C:
Draft Findings of Fact Conclusions of Law &
Decision



City of Ketchum
Planning & Building

IN RE:)
)
Sage Mountainside Townhomes) KETCHUM CITY COUNCIL
Townhouse Preliminary Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
File Number: P22-070A) DECISION
)
Date: July 17, 2023)
)

PROJECT: Sage Mountainside Townhomes
APPLICATION TYPE: Townhouse Preliminary Plat
FILE NUMBER: P22-070A
ASSOCIATED APPLICATIONS: Mountain Overlay Design Review & Conditional Use Permit Applications
(File No. P22-070 & P22-070B)
PROPERTY OWNER: Sage Mountainside LLC
REPRESENTATIVE: Shilpa Sushil, Connect Homes (Architect)
LOCATION: 400 & 402 Sage Road (Living Springs Townhomes)
ZONING: General Residential – Low Density (GR-L) & Mountain Overlay (MO)

RECORD OF PROCEEDINGS

The Planning and Zoning Commission considered the Sage Mountainside Townhomes Mountain Overlay Design Review Application File No. P22-070 during their meeting on May 9, 2023. The meeting was continued to June 27, 2023. The application was considered concurrently with Townhouse Preliminary Plat and Conditional Use Permit Applications File No. P22-070A & P22-070B and the public hearings were combined in accordance with Idaho Code §67-6522.

Public Hearing Notice & Public Comment

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on April 19, 2023. The public hearing notice was published in the Idaho Mountain Express on April 19, 2023. A notice was posted on the project site and the city’s website on April 24, 2023. The story pole was installed on the project site on May 2, 2023.

FINDINGS OF FACT

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

BACKGROUND

The applicant is proposing to demolish an existing attached townhouse and construct two new detached modular townhomes (the “project”) located at 400 & 402 Sage Road (the “subject property”) within the General Residential – Low Density Zoning District (the “GR-L Zone”) and Mountain Overlay District (the “MOD”). The proposed townhomes are 4,820 square feet each and contain four bedrooms and a two-car garage. A conditional use permit is required for the project as an avalanche protective wall spanning the length of the two townhomes is proposed. A townhouse preliminary plat to vacate the existing Living Springs Townhomes subdivision and reestablish new townhouse sublots.

The subject property is comprised of one lot subdivided into two townhouse sublots. The lot is part of the Warm Springs Village Subdivision, Fourth Addition that was created in 1961 under the jurisdiction of Blaine County. The attached townhouse was constructed in 1966 under Blaine County’s development standards prior to the subject property being annexed into the City of Ketchum. At the time of construction, there were no development standards specific to hillside development. After annexation into the City of Ketchum, approval for the townhouse subdivision was granted in 2001.

While the existing attached townhome is more than 50 years old, the building is not designated on the city’s adopted Historic Building/Site List. Review by the Historic Preservation Commission is not required; however, a demolition permit cannot be issued for the existing residence until a 60-day waiting period has concluded (KMC §15.16.040.B3) and a complete building permit application for a replacement project on the property has been accepted by the city and required fees have been paid (KMC §17.20.010.B).

All improvements to the right-of-way have been preliminarily reviewed by the Streets Department and City Engineer with no comments on the proposed access and right-of-way improvements. Final review of the proposed improvements will be conducted by the City Engineer and Streets Department prior to issuance of a building permit.

FINDINGS REGARDING COMPLIANCE WITH TOWNHOUSE SUBDIVISION REQUIREMENTS

Townhouse Plat Requirements				
Compliant			Standards	
Yes	No	N/A	City Code	City Standards
<input type="checkbox"/>	<input type="checkbox"/>	X	16.04.080.B	Townhouse Owners' Documents: The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of such documents and shall file such documents prior to recordation of the plat, which shall reflect the recording instrument numbers.

			<i>Commission Findings</i>	The applicants have provided draft covenant documents as part of the application materials. The party wall agreement for the shared avalanche protective wall is shown in section 3.d of the draft covenant documents
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.1	<p>Preliminary Plat Procedure: Townhouse developments shall be administered consistent with the procedures and design and development regulations established in §16.04.030 and §16.04.040 and the standards of this subsection.</p> <p>All townhouse developments shall be platted under the procedures contained in the subdivision ordinance in effect and shall be required to obtain design review approval prior to building permit issuance.</p>
			<i>Commission Findings</i>	The applicant submitted a Design Review application for the project in conjunction with the townhouse subdivision application. Both applications were reviewed by the Planning & Zoning Commission.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.2	<p>The subdivider may apply for preliminary plat approval from the commission pursuant to subsection 16.04.030D of this chapter at the time application is made for design review approval pursuant to title 17, chapter 17.96 of this code. The commission may approve, deny or conditionally approve such preliminary plat upon consideration of the action taken on the application for design review of the project.</p>
			<i>Commission Findings</i>	The applicant submitted a Design Review application for the project in conjunction with the townhouse subdivision application. Both applications were reviewed by the Planning & Zoning Commission.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.C.3	<p>The preliminary plat, other data, and the commission's findings may be transmitted to the council prior to commencement of construction of the project under a valid building permit issued by the City. The council shall act on the preliminary plat pursuant to subsection 16.04.030E and F of this chapter.</p>
			<i>Commission Findings</i>	Following adoption of the Findings of Fact for the Townhouse Subdivision application, staff will transmit the application and findings to the City Council for review and approval prior to issuance of a building permit for the project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.080.C.4	<p>4. In the event a phased townhouse development project is proposed, after preliminary plat is granted for the entirety of a project, the final plat procedure for each phase of a phased development project shall follow §16.04.030.G and comply with the additional provisions of §16.04.110 of this code.</p>
			<i>Commission Findings</i>	No phased development agreement is proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.D	<p>D. Final Plat Procedure:</p> <p>1. The final plat procedure contained in subsection 16.04.030G of this chapter shall be followed. However, the final plat shall not be signed by the city clerk and recorded until the townhouse has received either:</p> <p>a. A certificate of occupancy issued by the city of Ketchum for all structures in the townhouse development and completion of all design review elements as approved by the planning and zoning administrator; or</p> <p>b. Signed council approval of a phased development project consistent with §16.04.110 herein.</p> <p>2. The council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to title 17, chapter 17.96 of this code.</p>

			<i>Commission Findings</i>	Following receipt of a certificate of occupancy, the applicant shall submit an application for final plat following all procedures as outlined in Title 16 of the Ketchum Municipal Code.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.1	<p>E. Required Findings: In addition to all Townhouse Developments complying with the applicable provisions of Title 17 and this Subdivision Chapter (§16.04), the Administrator shall find that</p> <p>All Townhouse Developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district.</p>
			<i>Commission Findings</i>	The maximum building coverage in the GR-L zone district is 35% of the lot. The subject property is 159,529 square feet. The proposed detached townhomes have a building coverage of 10,158 square feet. This results in a total building coverage of 6% of the lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.2	<p>Garage: All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided, that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p>
			<i>Commission Findings</i>	Both sublots include two car garages.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.080.E.3	<p>General Applicability: All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions. (Ord. 1061 § 3, 2009; Ord. 879 § 4, 2001; Ord. 460 § 2, 1987)</p>
			<i>Commission Findings</i>	During department review of the Design Review application, staff reviewed the project for compliance with the Zoning Regulations, dimensional standards, and development standards for the City of Ketchum. As conditioned, the townhouse subdivision application meets all applicable regulations.

FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Requirements				
Compliant				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			<i>Commission Findings</i>	The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on December 8, 2022.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			<i>Commission Findings</i>	The subdivision application was deemed complete on April 13, 2022.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.
			<i>Commission Findings</i>	This standard is met as shown on Sheet 1 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			<i>Commission Findings</i>	As shown on Sheet 1 of the preliminary plat, the subdivision is named "Sage Mountainside Townhomes" which is not the same as any other subdivision in Blaine County, Idaho.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Commission Findings</i>	As shown on Sheet 1, the owner and subdivider is Sage Mountainside LLC. The plat was prepared by Bruce Smith of Alpine Enterprises.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			<i>Commission Findings</i>	The legal description of the area platted is shown on the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Commission Findings</i>	The preliminary plat indicates the boundary lines of the adjoining lots including townhouse lots and lots within Warm Springs Village 4 th Addition.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			<i>Commission Findings</i>	The preliminary plat shows the contour lines for the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I 7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Commission Findings</i>	The preliminary plat shows the location of the proposed units and all adjacent streets and easements.
			16.04.030.I .8	Boundary description and the area of the tract.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Commission Findings</i>	The preliminary plat provides the boundary description of the area and includes square footage and acreage of both sublots.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			<i>Commission Findings</i>	Plat note #5 of the preliminary plat lists the existing zoning of the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Commission Findings</i>	The preliminary plat shows the locations and lot lines for the proposed townhouse sublots. No new streets or blocks are being proposed with this application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Commission Findings</i>	This standard is not applicable as there is no requirement or proposal for land dedicated for public or common use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Commission Findings</i>	As shown on Sheet 1, each detached townhouse will have separate services for water and sewer from the main lines in Sage Road
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .13	The direction of drainage, flow and approximate grade of all streets.
			<i>Commission Findings</i>	This standard does not apply as no new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Commission Findings</i>	This standard does not apply as no new drainage canals or structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Commission Findings</i>	This standard does not apply as no addition tests are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			<i>Commission Findings</i>	This standard does not apply as there will not be a homeowner's association for the two properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Commission Findings</i>	The project plans includes a vicinity map that satisfies this requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Commission Findings</i>	The subject property is not within a floodplain or floodway district. Avalanche district boundaries are shown on preliminary plat.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			<i>Commission Findings</i>	Building envelope is shown on preliminary plat as the lot contains 25% slope.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			<i>Commission Findings</i>	As shown on Sheet 1 of the preliminary plat, the area of Sublot 1 is 78,686 square feet and the area of Sublot 2 is 80,843 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			<i>Commission Findings</i>	As shown on the preliminary plat, there are a variety of trees and shrubs existing on the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			<i>Commission Findings</i>	The applicant provided a title commitment issued by Pioneer Title Co. dated October 29, 2021 and a warranty deed recorded at Instrument Number 691850 with the initial application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Commission Findings</i>	The City of Ketchum received hard and digital copies of the preliminary plat at the time of application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.
			<i>Commission Findings</i>	All proposed improvements to the public right-of-way are shown in the project plans. The applicant also submitted a set of preliminary construction design plans for review by the City Engineer. Final review and approval of the right-of-way improvements will be conducted during building permit review per the conditions of approval. The subject property does not include any watercourses, rock outcroppings, shrub masses or historic areas.
<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.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<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

				<p>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.</p>
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p>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.</p>
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p>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:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			<i>Commission Findings</i>	This standard does not apply as this is a preliminary plat application, not a final plat application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of

			<p>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> <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. <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>
		<p><i>Commission Findings</i></p>	<ol style="list-style-type: none"> 1. The proposed townhouse subdivision meets all dimensional standards as outlined in the GR-L zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot is 159,529 square feet. The new detached townhouses meet minimum setback requirements in the GR-L for the front, side, and rear. There are no minimum setbacks to the interior lot line of a townhouse lot. 2. A building envelope is required as the lot contains areas greater than 25%. A waiver has been granted for the building envelope to encroach into the 25% slope area as it is believed the site was previously entirely within the 25% slope area. The Commission found the siting of the structures to meet the Mountain Overlay standards and therefor were willing to allow the development to encroach further into the 25% slope. 3. The subject property is not a corner lot. 4. The parent lot of the townhouse subdivision and the newly created subplot lot line is within 20 degrees to a right angle to the street lot line along Sage Road. 5. The subject property is not a double frontage lot. 6. Both Sublots have a minimum of 20 feet of frontage on Sage Road.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
<i>Commission Findings</i>			This standard does not apply as no new blocks are being created.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum

				<p>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> <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>
				This standard does not apply as no new streets are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not

				less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			<i>Commission Findings</i>	This standard does not apply as there are no alleys adjacent to the subject property.
<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 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>
			<i>Commission Findings</i>	No new easements are required. However a 5' public utility easement from the living springs townhome subdivision is being carried over to the subject preliminary plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the

				<p>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>
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. Both sublots are directly connected to the City of Ketchum sewer system main found in Sage Rd.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<i>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. Both sublots are directly connected to the City of Ketchum sewer system main found in Sage Rd.
<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>Commission Findings</i>	This standard does not apply as this application does not create a new subdivision. There are no incompatible uses adjacent to the proposed townhouse sublots.
<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"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations.

				<p>c. Drainage patterns.</p> <p>d. Areas where trees and/or natural vegetation will be preserved.</p> <p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</p> <p>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.</p> <p>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.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <p>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</p> <p>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>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.</p> <p>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.</p>
			<i>Commission Findings</i>	This standard does not apply as this application is the subdivision of an existing lot. On-site grading for the new detached townhouses meet all grading requirements and all disturbance will be revegetated per the landscape plan included in the project plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage

				courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			<i>Commission Findings</i>	The applicant submitted a site grading and drainage plan with the townhouse subdivision application showing drainage for each subplot. No common drainage courses are utilized or disturbed. The grading and drainage plan meets all requirements and each subplot is managing stormwater runoff independently, not impacting adjacent properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Commission Findings</i>	All utilities are proposed underground per the KMC requirements.
<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>Commission Findings</i>	The proposed townhouse development does not create substantial additional traffic, therefore, no improvements are required.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant’s Townhouse Preliminary Plat application for the development and use of the project site.
2. The City Council has authority to review and recommend approval of the applicant’s Townhouse Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.
4. The Townhouse Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.

5. The Sage Mountainside Townhouse Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the City Council **approves** of this Townhouse Preliminary Plat Application File No. P22-070 this Tuesday, July 17, 2023 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The preliminary plat is subject to all conditions of approval associated with Mountain Overlay Design Review Approval P22-070.
2. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Findings of Fact **adopted** this 17th day of July 2023.

Neil Bradshaw, Mayor
City of Ketchum



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: 07/17/23 Staff Member/Dept: Adam Crutcher, Associate Planner
Planning and Building Department

Agenda Item: Recommendation to review and approve Right-of-Way Encroachment Agreement #22870 for the maintenance of existing landscaping features in the public right-of-way at 130 E River St.

Recommended Motion:

I move to approve Right-of-Way Encroachment Agreement #22870 for the maintenance of existing landscaping features in the public right-of-way at 130 E River St.

Reasons for Recommendation:

- The existing landscaping and curb and gutter have been in place since the original construction of the residence on the subject property back in 1995. No ROW Encroachment Agreement was submitted for the improvements.
- The existing paver rings around both trees will be removed and replaced with pavers which don't encroach into sidewalk.
- All city departments have reviewed the proposal and have no issue with the proposed subdivision, security agreement, or right-of-way encroachment agreement.

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

[Empty box for Policy Analysis and Background]

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account: None

Attachments:

1. Application and Supporting Materials
2. Right-of-Way Encroachment Agreement



City of Ketchum

E23-013

OFFICIAL USE ONLY
Date Received: 6.30.23
By: JMcCain
Permit Fee: \$150.-
Date Paid: 6.30.23

RIGHT-OF-WAY ENCROACHMENT PERMIT APPLICATION

Property Owner: Elizabeth W. Shoemaker
 Owner Mailing Address: 151 4th St W, Ketchum 83340 PO. 2716
 Project Contact: Elizabeth Shoemaker
 Contact Email: elizshoe@aol.com
 Contact Phone Number: (310-962-1008)
 Property Street Address: 130 River St E, Ketchum ID

Encroachment(s) in Right-of-Way (be specific as possible):
River Street for the right of way affected

Name or Description of Right-of-Way Affected: River St. E.

Width of Right-of-Way: 80 feet

Dimensions of Right-of-Way Encroachment(s): existing trees & curb & gutter

Attach diagram identifying streets and/or alleys, total width of right-of-way, dimensions of right-of-way encroachment, types(s) of encroachment and visual aids sufficient to show the impacts of the encroachment.

Owner's Signature: Elizabeth Shoemaker Date: 6/30/2023

Once your application has been received, we will review it and contact you with next steps.
 No further action is required at this time.

Administrative Use Only

Date Received: _____ Date of Council Meeting: _____
 Meeting: _____ Council Meeting Date: _____
 Action Taken by Council: _____
 Date approved: _____ Date Denied: _____

191 5th St. West | P.O. Box 2315 | Ketchum, ID 83340 | main 208.726.7801 | fax 208.726.7812

Facebook/CityofKetchum | twitter.com/Ketchum_Idaho | www.ketchumidaho.org

**RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:**

City Clerk, City of Ketchum
PO Box 2315
Ketchum Idaho, 83340

(Space Above Line For Recorder's Use)

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 22870

THIS AGREEMENT, made and entered into this ____ day of ____, 2023, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho 83340 and ELIZABETH SHOEMAKER, ("Owner"), whose mailing address is Post Office Box 2716 Ketchum, Idaho 83340 and who owns real property located at 130 E River Street, Ketchum, ID 83340 ("subject property").

RECITALS

WHEREAS, curb and gutter and landscaping in the right of way adjacent to the subject property were installed in 1995 when the subject property was developed. These improvements were installed without a Right-of-Way Encroachment Agreement;

WHEREAS, Owner wishes to maintain existing landscaping adjacent to the subject property from the property line to the curb and gutter on River Street. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements") and;

WHEREAS, Owner will ensure landscaping features, including paver ring, do not encroach on adjacent sidewalk;

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, following construction of the Improvements, the Owner will restore the right-of-way, as shown in Exhibit "A", acceptable to the Streets and Facilities Director;

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

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to maintain the Improvements identified in Exhibit "A" within the public right-of-way adjacent to 130 E River Street until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall repair said improvements within 48 hours upon notice from Ketchum that repairs are needed. Any

modification to the improvements identified in Exhibit "A" shall be approved by the City prior to any modifications taking place.

3. Owner shall be responsible for restoring the street, 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.

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

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

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

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

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

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

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

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

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

OWNER:
By: _____

CITY OF KETCHUM:
By: _____

Elizabeth Shoemaker
Owner

Neil Bradshaw
Its: Mayor

STATE OF _____)
) ss.
County of _____)

On this ____ day of _____, 2023, before me, the undersigned Notary Public in and for said State, personally appeared ELIZABETH SHOEMAKER, known or identified 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 _____, 2023, 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







City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to approve Purchase Order #23121 with HDR Engineering for Weyyakin Storage Pond Seepage Testing.

Reasons for Recommendation:

- IDEQ requires seepage testing of the lined reuse storage pond every ten (10) years.
- HDR has a Master Services Agreement with the City for engineering projects
-

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

Sustainability Impact:

None OR state impact here: Utilizing reuse water for irrigation reduces the amount of water being pumped from the aquifer.

Financial Impact:

None OR Adequate funds exist in account:	This is a budgeted expense in the professional services category of the Wastewater Expenditures.
--	--

Attachments:

1. Purchase Order #23121
2. HDR Task Order #16
- 3.



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: 23121

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

P. O. Date	Created By	Requested By	Department	Req Number	Terms
07/05/2023	BANCONA	BANCONA	Utilities/Wastewater	0	

Quantity	Description	Unit Price	Total
1.00	TASK ORDER #16 SEEPAGE TESTING-WEYYAKIN POND 65-4350-4200	10,500.00	10,500.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		10,500.00

 Authorized Signature

TASK ORDER

This Task Order pertains to an Agreement by and between the City of Ketchum, ID (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated January 21, 2014, (“the 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 both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 16

PROJECT NAME: Seepage Testing – Weyyakin Storage Pond

- PART 1.0 PROJECT DESCRIPTION: See attached proposal dated March 13, 2023
- PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT: See attached proposal dated March 13, 2023
- PART 3.0 OWNER’S RESPONSIBILITIES: See attached proposal dated March 13, 2023
- PART 4.0 PERIODS OF SERVICE: See attached proposal dated March 13, 2023
- PART 5.0 ENGINEER’S FEE: See attached proposal dated March 13, 2023
- PART 6.0 OTHER:

This Task Order is executed this _____ day of _____, 2023.

CITY OF KETCHUM, ID

“OWNER”

BY: _____

NAME: Neil Bradshaw

TITLE: Mayor

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

HDR ENGINEERING, INC.

“ENGINEER”

BY: _____



NAME: Robert R. Hardgrove

TITLE: Vice President

ADDRESS: 412 E. Parkcenter Blvd,
Suite 100
Boise, ID 83706



March 13, 2023

Mick Mummert
City of Ketchum
P.O. Box 2315

Ketchum, ID 83340

Via email: mmummert@ketchumidaho.org

Subject: Scope of Work and Cost Proposal for Seepage Testing of Weyyakin Storage Pond Class A Reuse Water from Ketchum / SVWSD

Dear Mr. Mummert:

HDR is pleased to submit the following proposal for lined pond seepage testing for the Weyyakin Development receiving the City of Ketchum / Sun Valley Water & Sewer District Class A reuse water.

BACKGROUND

Ketchum/SVWSD has requested a proposal for seepage testing of the lined Weyyakin reuse storage pond, last tested in 2011. HDR proposes the following approach to meeting IDEQ seepage testing requirements for the lagoon, which are set forth by IDAPA 58.01.16.493.

SCOPE OF WORK

IDEQ requires that seepage tests be conducted on lagoons that are hydraulically isolated (zero inflow or outflow). The Weyyakin reuse water supply must be closed and the circulation / irrigation pumps shut off. HDR proposes to schedule testing for the Weyyakin storage pond in October 2023 after the irrigation season.

Task 1. Submit Seepage Test Procedure

Idaho Wastewater Rules (IDAPA 58.01.16.493) requires existing lined lagoons constructed prior to April 15, 2007 do not leak at a rate greater than 1/4 inch (0.25 inches) per day at a 95% confidence interval. We understand the pond to be tested was constructed prior to this date. Per these requirements, HDR will submit a proposed combined Seepage Test Procedure (STP) to Idaho Department of Environmental Quality (IDEQ). The STP must be approved by IDEQ prior to commencing the lagoon testing.

Task 2. Weyyakin Storage Pond Seepage Testing

Once the Weyyakin storage pond is filled to its design high water level, HDR will begin the seepage testing. The seepage test involves measuring and recording the water level in the pond over the course of several days and collecting weather data at the site. The data are then used to correct for evaporative losses and calculate the estimated loss in the lagoon due to leakage. In general, the seepage test consists of the following steps:

- Fill the Weyyakin storage pond to the design high water level (performed by the City of Ketchum/Weyyakin).
- Perform seepage test over several days by remotely measuring evaporation, precipitation, wind, water levels in the lagoon and in a 48-in diameter evaporation pan (equipment provided by HDR) via cellular telemetry.
- Perform daily statistical analysis to demonstrate that enough data points have been collected to achieve a 95% confidence interval associated with the calculated seepage rate.
- Summarize seepage test results in a report and submit to IDEQ.
- IDEQ approval of leak test report for the Weyyakin storage pond, resume normal Weyyakin storage pond operations.

A properly constructed HDPE liner would generally be expected to meet the IDEQ seepage requirements. But occasionally damage occurs and repairs are required. In the event the seepage rate is found to exceed 1/4-in per day, the lagoon would need to be retested. Re-testing costs will consider if testing equipment can be retained on-site or a complete new mobilization performed at a later time.

The number of days required to perform the test depends on two factors:

1. Favorable weather - If HDR encounters a day with sustained wind speeds greater than 9 mph, excessive precipitation (either in amount or number of days with precipitation), or freezing temperatures, the testing will need to be extended to collect additional data during favorable weather.
2. Real-time results – The number of days of testing required to demonstrate that the seepage limit is less than 1/4-inch per day with a confidence interval of 95% is a statistical exercise. In general, the closer the measured seepage rate is to the regulatory limit, the more samples (testing days) are needed to prove the limit has not been exceeded. With a properly constructed liner and favorable weather, it should be feasible to meet the statistical requirements in 3 - 6 days.

Additional days due to weather disruption, or to meet statistical requirements, if required, would cost an additional \$300 per day. HDR will keep Weyyakin/City of Ketchum up to date on the progress of testing and notify each in advance if it appears additional days are needed and an estimate of the number of added days.

HDR RESPONSIBILITIES

HDR will be responsible for the following:

- Provide weather and water level monitoring instrumentation
- Preparation of STP and submittal to IDEQ
- Processing and analyzing continuously recorded data via cellular telemetry
- Preparation and submittal of seepage test reports to IDEQ and the City of Ketchum (See Deliverables, below)
- Coordination to schedule the seepage tests

DELIVERABLES

The following schedule of deliverables reflects our projected level of effort and documentation requirements for permitting and field work (see Table 1).

Table 1. Schedule of Deliverables

Item No.	Description/Drawing	Document Type	Estimated Sheets/Pages
Task 1	SEEPAGE TESTING PROCEDURE	PDF	45
Task 2	IDEQ REPORT FOR WEYYAKIN POND	PDF	65

ASSUMPTIONS

HDR's proposed scope is based on the following assumptions:

- The City of Ketchum will be responsible for filling the pond prior to testing.
- The Owner will be responsible for hydraulically isolating the pond prior to testing.
- IDEQ approval of Seepage Testing Procedure.
- HDR will address one round of review comments from IDEQ and the City of Ketchum for the reports submitted.
- Cellular telemetry functions properly from the pond location and City personnel can do daily observations of equipment when testing.

SCOPE OF WORK EXCLUSIONS - NOT INCLUDED IN PROPOSAL

HDR's proposed scope of work does not include the following items:

- Hydraulically isolating the lagoons prior to testing
- Seepage re-testing
- Liner leak location survey
- Liner repairs
- Supplying water to or filling the lagoon
- Subsurface testing or investigation
- Additional testing days due to weather or other anomalies
- Additional site visits due to telemetry communication issues

If any of the services above are needed and not covered by others, they can be added to HDR’s scope of work upon request.

SCHEDULE

The schedule for completing seepage testing of the Weyyakin storage pond is anticipated for early October 2023. It should be understood that IDEQ prefers lagoon testing be performed between June and the end of the September but will typically approve testing in October.

While it is not recommended to plan to schedule these tests in October, they typically can be accomplished in early October. HDR will coordinate to begin the seepage testing immediately following irrigation season (assumed to be September 30, 2023). HDR can schedule Tasks 1 upon receiving a signed task order. HDR will coordinate the scheduling of Task 2 immediately following the irrigation season. It should be noted that if the testing of the Weyyakin storage pond is delayed or in the absence of favorable weather in early October, the testing may have to be delayed until the spring of 2024.

ESTIMATED COSTS

HDR proposes to perform the scope of work on a lump sum basis, as detailed on the attached schedule of fees and conditions. Based on the tasks and deliverable schedule outlined above, we anticipate incurring costs for our services of \$10,500. This fee is based on the work occurring in Summer/Fall of 2023.

Table 2. Engineering Fees

Task 1 – Submit combined STP to IDEQ	\$ 3,000.00
Task 2 – Pond Testing and Report*	\$ 7,500.00
TOTAL	\$ 10,500.00
Contingency Testing***	\$ 300.00/day

** Assumes up to a 6-day testing program for the Weyyakin storage pond.*

****Data will be collected and checked daily for suitability throughout the testing period. A contingency testing amount of \$300 per day will be charged on a lump sum basis should data analysis fail to meet statistical requirements, or due to weather disruption. Client will be notified of the daily checks in order to plan for additional days of testing should they be required.*

AGREEMENT

If this proposal meets with your approval, please sign the attached task order document. This signature will be considered as a notice to proceed with a fixed fee of \$10,500.

Please return a signed copy of the task order to our office. We look forward to working with you on this project.

Respectfully submitted,

HDR ENGINEERING, INC

By 

Robert Hardgrove, P.E.
Vice President



Pete Vidmar, P.E.
Senior Project Engineer



City of Ketchum

PROCUREMENT MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to approve Purchase Order 23122 in a not to exceed amount of \$250,000 for the Northwood Pump Station Standby Power bid package w/ Lloyd Construction, Inc.

Summary of Procurement Process:

Bidder	Bid Price
Lloyd Construction Inc.	\$250,000.00
(No other bidders submitted a bid)	

Low Bid Contractor	Bid Price	Budget Account/Number
Lloyd Construction Inc.	\$250,000.00	64-4340-7806

Background (if necessary):

- Bid number reflects current inflation, supply, and demand.
- This Project is a requirement of Idaho DEQ.
- City has a good standing relationship with the contractor and sub-contractors.

Sustainability Impact:

This Project has been budgeted for in both the 2023 and 2024 budget cycles.

Attachments:

1. Staff Report
2. Purchase order 23122
3. Engineers' recommendation Letter
4. Lloyd Construction, Inc. Bid Package



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: 23122

To: 2876 LLOYD CONSTRUCTION INC. BOX 265 KETCHUM ID 83340	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
--	---

P. O. Date	Created By	Requested By	Department	Req Number	Terms
07/07/2023	BANCONA	BANCONA		0	

Quantity	Description	Unit Price	Total
1.00	NORTHWOOD BACKUP GENERATOR PROJECT-BID PACKAGE 64-4340-7806	250,000.00	250,000.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		250,000.00

 Authorized Signature



DC ENGINEERING

Careful listening. Dynamic solutions.

440 E. Corporate Dr., Suite 103,
Meridian, ID 83642
www.dceengineering.net

July 7, 2023

Trent Donat
City Clerk & Business Manager
City of Ketchum
191 5th St. W
Ketchum, Idaho 83340

Dear Mr. Donat,

Re: Northwood Well Pumphouse Standby Power Modifications

DC Engineering reviewed the Lloyd Construction bid sent to us on July 5, 2023. Although only one bid was submitted, the bid was responsive, addresses the specified Contract Document requirements, and appears to be reasonably priced at \$250,000 given the current construction market conditions.

DC Engineering recommends awarding the contract to Lloyd Construction based upon bid price and bid responsiveness as the primary selection criteria.

Please let us know if you have any questions or concerns.

Respectfully,
DC Engineering, Inc.

John Barrutia, P.E.

Cc: Giovanni Tognoni, City of Ketchum



June 29th, 2023

**Northwood Pump Station Standby Power
21KET01**

Below is a list of contractors and suppliers for the Northwood Pump Station Standby Power Project

Contractors:

- **Roberts Electric**
- **Lunceford Excavation**
- **Merrick Construction**

Suppliers:

- **Western States Equipment (Caterpillar)**
- **Platt Electric**
- **CCS (Concrete)**
- **Idaho Materials & Construction (Concrete)**

Please feel free to reach out with any questions or clarifications on the above.

**Sincerely,
Chris Helgeson**



June 29th, 2023
Northwood Pump Station Standby Power
21KET01

Below is a list of past commercial / public works projects completed recently

- Mountain School, 2007 - \$407,000
- Café Glow Restaurant, 2009 - \$122,500
- BCRD – Galena Lodge, 2009 - \$245,700
- USFS Ketchum Ranger Station, 2010 - \$67,900
- USFS Stanley Ranger Station, 2014 - \$50,000
- USFS Ketchum Ranger Station, Bathrooms, 2015 - \$110,000
- Zenergy Spa, 2012 - \$800,000
- BCSD – Bellevue Elementary, 2012 - \$240,000
- BCSD – Silver Creek HS, 2013 - \$45,000
- Sun Valley Pump Station, 2013 - \$250,000
- Falls Medical Tenant Improvement, 2019 - \$200,000
- Hailey Cemetery District, 2014 - \$140,000
- Mountain Rides – East Fork Bus Station, 2013 - \$100,000
- Sturtevant's, 2013 - \$175,000

Please feel free to reach out with any questions or clarifications on the above.

Sincerely,
Chris Helgeson

BID FORM

FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

- 1.01 This Bid is submitted to: Ketchum City Hall located at 191 5th St. W., Ketchum, Idaho 83340.
- 1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

- 2.01 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid security; ✓
 - B. List of Proposed Subcontractors; ✓
 - C. List of Proposed Suppliers; ✓
 - D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids; ✓
 - E. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids; and ✓
 - F. Required Bidder Qualification Statement with supporting data.

ARTICLE 3—BASIS OF BID—LUMP SUM BID

- 3.01 *Lump Sum Bids*
- A. Bidder will complete the Work in accordance with the Contract Documents for the following lump sum (stipulated) price. Amount shown shall be in both words and figures. In case of discrepancy, the amount shown in words shall govern:

1. Lump Sum Price (Single Lump Sum):

TWO HUNDRED FIFTY THOUSAND $\frac{00}{100}$ Dollars

Lump Sum Bid Price	\$ 250,000
--------------------	------------

ARTICLE 4—TIME OF COMPLETION

- 4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of days indicated in the Agreement.

- 4.02 Bidder agrees that the Work will be substantially complete within 330 calendar days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within 365 calendar days after the date when the Contract Times commence to run.
- 4.03 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER’S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

- 5.01 *Bid Acceptance Period*
- A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.
- 5.02 *Instructions to Bidders*
- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.
- 5.03 *Receipt of Addenda*
- A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date
ADD #1	JUNE 16, 2023

ARTICLE 6—BIDDER’S REPRESENTATIONS AND CERTIFICATIONS

- 6.01 *Bidder’s Representations*
- A. In submitting this Bid, Bidder represents the following:
1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
 2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
 4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
 5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in

the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

- A. The Bidder certifies the following:
 1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
 2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
 3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
 4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:
 - a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

- c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.
- d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

BIDDER hereby submits this Bid as set forth above:

Bidder:

LLOYD CONSTRUCTION INC.

(typed or printed name of organization)

By:

I-S-S

(individual's signature)

Name:

IAN SUNDBY

(typed or printed)

Title:

PARTNER

(typed or printed)

Date:

6-29-23

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:

Toni M. Damalas

(individual's signature)

Name:

Toni M. Damalas

(typed or printed)

Title:

General Manager

(typed or printed)

Date:

06/29/23

(typed or printed)

Bidder's Address for giving notices:

120 LEADVILLE AVE N
KETCHUM, ID 83340

Bidder's Contact Person:

Name:

CHRIS HELGESON

(typed or printed)

Title:

PROJECT MANAGER

(typed or printed)

Phone:

(208) 720-3208

Email:

CHRIS@LLOYDCONSTRUCTIONINC.COM

Address:

120 LEADVILLE AVE N
KETCHUM, ID 83340

Bidder's Contractor License No.: (if applicable)

RCE-294

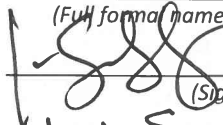

PW: 008554, CLASS A

EJCDC® C-410, Bid Form for Construction Contract.

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and American Society of Civil Engineers. All rights reserved.

00 41 13 - Page 5 of 5

BID BOND (PENAL SUM FORM)

Bidder Name: <u>LLOYD CONSTRUCTION INC.</u> Address (principal place of business): <u>120 N LEADVILLE AVE</u> <u>KETCHUM, ID 83340</u>	Surety Name: <u>SEE ENCLOSED BID BOND</u> Address (principal place of business):
Owner Name: <u>City of Ketchum, Idaho</u> Address (principal place of business): <u>191 5th St. W.</u> <u>Ketchum, Idaho 83340</u>	Bid Project: <u>Northwood Well Pumphouse Standby Power Modifications</u> Bid Due Date: <u>June 29, 2023</u>
Bond Penal Sum: Date of Bond:	
Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder <u>LLOYD CONSTRUCTION INC.</u> <small>(Full formal name of Bidder)</small>	Surety <u>SEE ENCLOSED BID BOND</u> <small>(Full formal name of Surety) (corporate seal)</small>
By: <u></u> <small>(Signature)</small>	By: _____ <small>(Signature) (Attach Power of Attorney)</small>
Name: <u>IAN SUNDBY</u> <small>(Printed or typed)</small>	Name: _____ <small>(Printed or typed)</small>
Title: <u>PARTNER</u>	Title: _____
Attest: <u></u> <small>(Signature)</small>	Attest: _____ <small>(Signature)</small>
Name: <u>Toni Damalas</u> <small>(Printed or typed)</small>	Name: _____ <small>(Printed or typed)</small>
Title: <u>General Manager</u>	Title: _____
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
 - 3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2. All Bids are rejected by Owner, or
 - 3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

BID BOND

AMCO Insurance Company
Nationwide Mutual Insurance Company
Allied Property & Casualty Insurance Company
1100 Locust St., Dept 2006 Des Moines, IA 50391-2006
(866) 387-0457

CONTRACTOR:
Lloyd Construction, Inc.
PO Box 265
Ketchum, ID 83340

SURETY:
Nationwide Mutual Insurance Company
1100 Locust St., Dept. 2006
Des Moines, IA 50391-2006

OWNER:
City of Ketchum
191 5th St., West
Ketchum, ID 83340

BOND AMOUNT: 5% Five percent of bid amount.

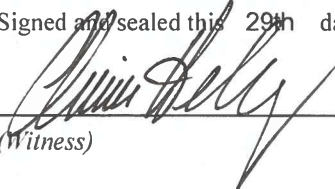
PROJECT:
21KET01 Northwood Pump Station Standby Power Project

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

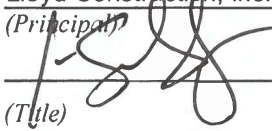
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be a Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this bond shall be construed as a statutory bond and not as a common law bond.

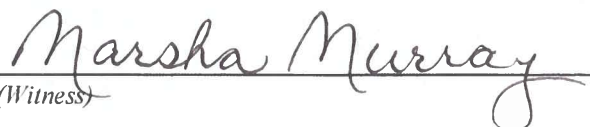
Signed and sealed this 29th day of June 2023



(Witness)

Lloyd Construction, Inc.
(Principal) _____ (Seal)
 PARTNER

(Title)



(Witness)

Nationwide Mutual Insurance Company
(Surety) _____ (Seal)


(Title) Michael Hillman , Attorney-in-Fact



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint: AMY GWEN WILSON; GARY A WINTERS; MICHAEL D HILLMAN;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,500,000.00)

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 20th day of August, 2021.

[Handwritten signature of Antonio C. Albanese]

Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK: ss

On this 20th day of August, 2021, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



Stephanie Rubino McArthur
Notary Public, State of New York
No. 02MC6270117
Qualified in New York County
Commission Expires October 19, 2024

[Handwritten signature of Stephanie Rubino McArthur]

Notary Public
My Commission Expires
October 19, 2024

CERTIFICATE

I, Laura B. Guy, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 29th day of JUNE 2023.

[Handwritten signature of Laura B. Guy]

Assistant Secretary

BDJ 1(08-21)00



0005215785



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only
-FILED-
 File #: 0005215785
 Date Filed: 5/1/2023 2:48:30 PM

Entity Name and Mailing Address:

Entity Name: LLOYD CONSTRUCTION, INC.
 The file number of this entity on the records of the Idaho Secretary of State is: 0000278160
 Address: PO BOX 265
 KETCHUM, ID 83340-0298

Entity Details:

Entity Status: Active-Good Standing
 This entity is organized under the laws of: IDAHO
 If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C89501

The registered agent on record is:

Registered Agent: JAMES R LASKI
 Registered Agent
 Physical Address: 675 SUN VALLEY RD SUITE A
 KETCHUM, ID 83340
 Mailing Address:

Corporate Officers and Directors:

Name	Title	Business Address
DAVID J LLOYD	President	P. O. BOX 265 KETCHUM, ID 83340
IAN SUNDBY	Vice President	P. O. BOX 265 KETCHUM, ID 83340
TONI M DAMALAS	Secretary	PO BOX 265 KETCHUM, ID 83340

The annual report must be signed by an authorized signer of the entity.
 Job Title: General Manager

Toni Damalas _____ 05/01/2023
 Sign Here _____ Date

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- [Contact us](#)

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Company Name	License Number	Work Category(s)	License Type	License Class	Status	Applicant Name
Lloyd Construction, Inc.	008554	00003	3	A	ACTIVE	Lloyd Construction, Inc

Page: 1 of 1

Details - License Number: 008554

Lic Info

Registration #: 008554
Issue: 5/31/2023
Expire: 5/31/2024
Type: PUBLIC WORKS
Sub-Type: A
Status: ACTIVE
Company: Lloyd Construction, Inc.
Phone: (208) 726-4263
Cell: (208) 720-8703
Pager:
Fax: (208) 726-7518
Owner Name:

Linked Activities:

<input type="button" value="Permit(s)"/>			
BLD1703-00024	BUILDING	ACTIVE	
BLD1312-00020	BUILDING	ACTIVE	

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208-334-3233, 11341 W Chinden Blvd., Boise ID 83714

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City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- The 425 River Run Drive Line Shift (Application File No. P23-025) proposes to relocate an existing water line easement on the Sun Valley Subdivision 1st Addition: Lot 21B plat that was recorded in error. No changes are proposed to the existing property boundaries, lot area, or lot configuration. The change proposed with this Lot Line Shift is limited to: (1) the relocation of the existing water line easement and (2) decreasing the width of the existing easement from 10 feet to 5 feet.
- The Lot Line Shift corrects the error on the Lot 21 subdivision plat and relocates the easement to align with the location of the existing water line. The full length of the existing water line on the subject property is contained within the relocated easement area. The Utilities Department and City Engineer have reviewed the Lot Line Shift application and have deemed the reduced easement width to be sufficient for the provision of water service.
- As conditioned, the proposed Sun Valley Subdivision First Addition: Lot 21BB subdivision plat meets the standards for Readjustment of Lot Lines under Title 16 of Ketchum Municipal Code.

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

The 425 River Run Drive Line Shift (Application File No. P23-025) proposes to relocate an existing water line easement on the Sun Valley Subdivision 1st Addition: Lot 21B plat that was recorded in error. No changes are proposed to the existing property boundaries, lot area, or lot configuration. The change proposed with this Lot Line Shift is limited to: (1) the relocation of the existing water line easement and (2) decreasing the width of the existing easement from 10 feet to 5 feet.

The owner of Lot 21 within Sun Valley Subdivision First Addition granted the City of Ketchum a water line easement on June 19, 1978. The description of the easement area specified in the water line easement agreement recorded as Instrument Number 185870 was, “a 10 foot waterline easement lying northerly of and adjacent to the southerly line of Lot 21 of the First Addition of Sun Valley Subdivision, as filed at the Blaine County Records Office, Blaine County Idaho.” The existing water line is contained within the easement area described in the agreement. Shortly after this water line easement agreement was recorded, Lot 21 was subdivided into two separate lots—Lot 21A and Lot 21B. The plat for the Lot 21 subdivision was recorded on November 16, 1978 as Instrument Number 188733. The Lot 21 subdivision plat shows the

incorrect location of the water line easement. The existing water line is outside of the easement area shown on the Lot 21 subdivision plat.

The Lot Line Shift corrects the error on the Lot 21 subdivision plat and relocates the easement to align with the location of the existing water line. The location of the water line easement specified on the proposed Lot 21BB plat matches the correct easement area specified in the original water line easement agreement. The full length of the existing water line on the subject property is contained within the relocated easement area. In addition to showing the correct location of the water line easement, the Lot Line Shift proposes to decrease the width of the water line easement from 10 feet to 5 feet. The Utilities Department and City Engineer have reviewed the Lot Line Shift application and have deemed the reduced easement width to be sufficient for the provision of water service.

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) no changes are proposed to the existing property boundaries or lot configuration, (2) the proposed Lot 21BB plat does not reduce the area, frontage, width, depth, or building setback lines below the minimum requirements, 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).

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. The city department comments were provided to the applicant on May 18, 2023. The applicant submitted revised project plans on June 8, 2023. All city department comments were addressed and resolved on the revised project plans.

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. As conditioned, the proposed Sun Valley Subdivision First Addition: Lot 21BB subdivision plat meets the standards for Readjustment of Lot Lines under Title 16 of Ketchum Municipal Code.

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account: None

Attachments:

1. Draft Findings of Fact, Conclusions of Law, and Decision
2. 425 River Run Drive Lot Line Shift Application File No. P23-025 Submittal

Attachment 1

Draft

Findings of Fact, Conclusions of Law, and
Decision



IN RE:)
)
 425 River Run Drive) KETCHUM CITY COUNCIL
 Lot Line Shift (Readjustment of Lot Lines)) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
 Date: July 17, 2023) DECISION
)
 File Number: P23-025)

Findings Regarding Application Filed

PROJECT: 425 River Run Drive Lot Line Shift

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

FILE NUMBER: P23-025

OWNER: Ben & Hillary Whipple

REPRESENTATIVE: Bruce Smith, PLS, Alpine Enterprises

REQUEST: Relocate a water line easement on the Sun Valley Subdivision 1st Addition: Lot 21B that was recorded in error

LOCATION: 425 River Run Drive (Sun Valley Subdivision First Addition: Lot 21B)

NOTICE: A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on June 28, 2023. The public hearing notice was published in the Idaho Mountain Express on June 28, 2023. The public hearing notice was posted on the city’s website on July 2, 2023.

ZONING: Limited Residential (LR)

FINDINGS OF FACT

The 425 River Run Drive Line Shift (Application File No. P23-025) proposes to relocate an existing water line easement on the Sun Valley Subdivision 1st Addition: Lot 21B plat that was recorded in error. No changes are proposed to the existing property boundaries, lot area, or lot configuration. The change proposed with this Lot Line Shift is limited to: (1) the relocation of the existing water line easement and (2) decreasing the width of the existing easement from 10 feet to 5 feet.

The owner of Lot 21 within Sun Valley Subdivision First Addition granted the City of Ketchum a water line easement on June 19, 1978. The description of the easement area specified in the water line

easement agreement recorded as Instrument Number 185870 was, “a 10 foot waterline easement lying northerly of and adjacent to the southerly line of Lot 21 of the First Addition of Sun Valley Subdivision, as filed at the Blaine County Recorders Office, Blaine County Idaho.” The existing water line is contained within the easement area described in the agreement. Shortly after this water line easement agreement was recorded, Lot 21 was subdivided into two separate lots—Lot 21A and Lot 21B. The plat for the Lot 21 subdivision was recorded on November 16, 1978 as Instrument Number 188733. The Lot 21 subdivision plat shows the incorrect location of the water line easement. The existing water line is outside of the easement area shown on the Lot 21 subdivision plat.

The Lot Line Shift corrects the error on the Lot 21 subdivision plat and relocates the easement to align with the location of the existing water line. The location of the water line easement specified on the proposed Lot 21BB plat matches the correct easement area specified in the original water line easement agreement. The full length of the existing water line on the subject property is contained within the relocated easement area. In addition to showing the correct location of the water line easement, the Lot Line Shift proposes to decrease the width of the water line easement from 10 feet to 5 feet. The Utilities Department and City Engineer have reviewed the Lot Line Shift application and have deemed the reduced easement width to be sufficient for the provision of water service.

FINDINGS REGARDING READJUSTMENT OF LOT LINES

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal meets the definition of *Readjustment of Lot Lines* because: (1) no changes are proposed to the existing property boundaries or lot configuration, (2) the proposed Lot 21BB plat does not reduce the area, frontage, width, depth, or building setback lines below the minimum requirements, 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).

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. The city department comments were provided to the applicant on May 18, 2023. The applicant submitted revised project plans on June 8, 2023. All city department comments were addressed and resolved on the revised project plans.

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 relocate an existing water line easement that was recorded in error on the Sun Valley Subdivision First Addition: Lot 21B plat. As conditioned, the proposed Sun Valley Subdivision First Addition: Lot 21BB subdivision plat meets the standards for Readjustment of Lot Lines under Title 16 of Ketchum Municipal Code.

TABLE 1: FINDINGS REGARDING CONTENTS OF FINAL PLAT

Findings Regarding Contents of Final Plat and Subdivision Design & Development Requirements			
Compliant			Standards and Council Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.030.K</p> <p>Contents Of Final Plat: The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following:</p>
			<p><i>Council Findings</i></p> <p><i>The final plat mylar paper shall be prepared following Ketchum City Council review and approval of the lot line shift application and shall meet these standards.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.030.K.1</p> <p>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.</p>
			<p><i>Council Findings</i></p> <p><i>Sheet 1 of the final plat shows that the point of beginning of the subdivision is tied to two governmental survey corners. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.030.K.2</p> <p>Location and description of monuments.</p>
			<p><i>Sheet 1 of the final plat provides the location and description of monuments. This standard has been met.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>16.04.030.K.3</p> <p>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.</p>
			<p><i>Council Findings</i></p> <p><i>The amended plat shows the property lines of Lot 21BB, which are proposed to remain unchanged with this lot line shift application. The area of Lot 21BB, which remains unchanged from the existing lot area, is shown on the final plat. The River Run Drive right-of-way is specified on sheet 1 of the final plat. The property does not contain avalanche hazard area or floodplain.</i></p>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	Names and locations of all adjoining subdivisions.
			<i>Council Findings</i>	<i>The plat map indicates neighboring Lots 21A, 22B, and 22B within Sun Valley Subdivision First Addition; Sun Valley Subdivision: Lot 40; Warm Springs Tennis Condominiums No. 2; Country Club Townhomes: Lots 3 and 4; and Warm Springs Townhouse Condominiums.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	Name and right of way width of each street and other public rights of way.
			<i>Council Findings</i>	<i>This standard has been met. The final plat map specifies the existing 50-foot-width of the River Run Drive right-of-way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	Location, dimension and purpose of all easements, public or private.
			<i>Council Findings</i>	<i>The lot line shift corrects the error on the Sun Valley Subdivision First Addition: Lot 21B plat recorded as 21B that shows the incorrect location of the water line easement. The final plat corrects this error by showing the accurate location of the water line easement as specified in the water line easement agreement recorded as Instrument Number 185870. The final plat shows two private easements—the access easement on Lot 22A recorded as Instrument number 579881 and the 20-foot-wide access easement on Lot 21BB recorded as Instrument Number 512400. No changes are proposed to the two existing private access easements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	The blocks numbered consecutively throughout each block.
			<i>Council Findings</i>	<i>N/A. The adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. The lot line shift application does not create a new block.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.8	The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
			<i>Council Findings</i>	<i>N/A 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	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.
			<i>Council Findings</i>	<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	Scale, north arrow and date.
				<i>This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
			<i>Council Findings</i>	<i>This standard has been met. Sheet 1 of the final plat shows the existing 50-foot-wide River Run Drive right-of-way.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.12	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.
			<i>Council Findings</i>	<i>N/A as the existing residential subdivision is not governed by a homeowners' association.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.13	Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
			<i>Council Findings</i>	<i>Sheet 2 of the preliminary plat provides the certificate from the licensed Professional Land Surveyor certifying the accuracy of the plat survey.</i>
<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.
			<i>Council Findings</i>	<i>This standard has been met. A title report and warranty deed were submitted for the property.</i>
<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.
			<i>Council Findings</i>	<i>Sheet 2 of the final plat provides the certification of owners of record with regard to the subject property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all city requirements.
			<i>Council Findings</i>	<i>Sheet 2 of the final plat provides the certification of the surveyor verifying the subdivision and design standards meet all city requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.17	Certification and signature of the city engineer verifying that the subdivision and design standards meet all city requirements.
			<i>Council Findings</i>	<i>Sheet 2 of the final plat provides the certification of the City Engineer verifying that the subdivision and design standards meet all city requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.18	Certification and signature of the city clerk of the city of Ketchum verifying that the subdivision has been approved by the council.
			<i>Council Findings</i>	<i>The signature block page on sheet 2 of the final provide includes the certification of the City Clerk.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.19	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
			<i>Council Findings</i>	<i>This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.L	Final Plat Copies: Both a hard copy and a digital copy of the final plat shall be filed with the administrator prior to being placed upon the Council's agenda. A digital copy of the final plat as approved by the council and signed by the city clerk shall be filed with the administrator and retained by the city. The Applicant shall also provide the city with a digital copy of the recorded document with its assigned legal instrument number.
			<i>Council Findings</i>	<i>This standard has been met.</i>

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	<p>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.</p>
			<i>Findings</i>	<i>This standard is not applicable as this project combines three lots within the original Ketchum townsite. No improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	<p>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.</p>
			<i>Findings</i>	<i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. No additional improvements are proposed or required for the lot line shift.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	<p>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.</p>

			<i>Findings</i>	<i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. No additional improvements are proposed or required for the lot line shift.</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.
			<i>Findings</i>	<i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. No additional improvements are proposed or required for the lot line shift.</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"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			<i>Findings</i>	<i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.F	Lot Requirements: <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed

			<p>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> <p>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.</p> <p>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.</p> <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>
			<p><i>Findings</i></p> <p><i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. No changes to the existing property boundaries or existing lot configuration are proposed with this lot line shift application.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.G</p> <p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements.

				<p>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.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
			<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. This application does not create a new block.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p> <p>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;</p> <p>6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</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.</p> <p>When such a dead end street serves more than two (2) lots, a temporary</p>

			<p>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> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and</p>
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				<p>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>
			<i>Findings</i>	<i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. Lot 21BB is accessed from the existing River Run Drive right-of-way. This proposal 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>
			<i>Findings</i>	<i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. Alleys are not required in residential neighborhoods.</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 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>
		<p><i>Findings</i></p>	<p><i>The 425 River Run Drive Line Shift (Application File No. P23-025) proposes to relocate an existing water line easement on the Sun Valley Subdivision 1st Addition: Lot 21B plat that was recorded in error. No changes are proposed to the existing property boundaries, lot area, or lot configuration. The change proposed with this Lot Line Shift is limited to: (1) the relocation of the existing water line easement and (2) decreasing the width of the existing easement from 10 feet to 5 feet.</i></p> <p><i>The owner of Lot 21 within Sun Valley Subdivision First Addition granted the City of Ketchum a water line easement on June 19, 1978. The description of the easement area specified in the water line easement agreement recorded as Instrument Number 185870 was, "a 10 foot waterline easement lying northerly of and adjacent to the southerly line of Lot 21 of the First Addition of Sun Valley Subdivision, as filed at the Blaine County Recorders Office, Blaine County Idaho." The existing water line is contained within the easement area described in the agreement. Shortly after this water line easement agreement was recorded, Lot 21 was subdivided into two separate lots—Lot 21A and Lot 21B. The plat for the Lot 21 subdivision was recorded on November 16, 1978 as Instrument Number 188733. The Lot 21 subdivision plat shows the incorrect location</i></p>

				<p>of the water line easement. The existing water line is outside of the easement area shown on the Lot 21 subdivision plat.</p> <p>The Lot Line Shift corrects the error on the Lot 21 subdivision plat and relocates the easement to align with the location of the existing water line. The location of the water line easement specified on the proposed Lot 21BB plat matches the correct easement area specified in the original water line easement agreement. The full length of the existing water line on the subject property is contained within the relocated easement area. In addition to showing the correct location of the water line easement, the Lot Line Shift proposes to decrease the width of the water line easement from 10 feet to 5 feet. The Utilities Department and City Engineer have reviewed the Lot Line Shift application and have deemed the reduced easement width to be sufficient for the provision of water service.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			<i>Findings</i>	<p><i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. Sewer system improvements are not required for this lot line shift.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating</p>

				<p>bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<i>Findings</i>	<p><i>The 425 River Run Drive Line Shift (Application File No. P23-025) proposes to relocate an existing water line easement on the Sun Valley Subdivision 1st Addition: Lot 21B plat that was recorded in error. No changes are proposed to the existing property boundaries, lot area, or lot configuration. The change proposed with this Lot Line Shift is limited to: (1) the relocation of the existing water line easement and (2) decreasing the width of the existing easement from 10 feet to 5 feet.</i></p> <p><i>The owner of Lot 21 within Sun Valley Subdivision First Addition granted the City of Ketchum a water line easement on June 19, 1978. The description of the easement area specified in the water line easement agreement recorded as Instrument Number 185870 was, “a 10 foot waterline easement lying northerly of and adjacent to the southerly line of Lot 21 of the First Addition of Sun Valley Subdivision, as filed at the Blaine County Records Office, Blaine County Idaho.” The existing water line is contained within the easement area described in the agreement. Shortly after this water line easement agreement was recorded, Lot 21 was subdivided into two separate lots—Lot 21A and Lot 21B. The plat for the Lot 21 subdivision was recorded on November 16, 1978 as Instrument Number 188733. The Lot 21 subdivision plat shows the incorrect location of the water line easement. The existing water line is outside of the easement area shown on the Lot 21 subdivision plat.</i></p> <p><i>The Lot Line Shift corrects the error on the Lot 21 subdivision plat and relocates the easement to align with the location of the existing water line. The location of the water line easement specified on the proposed Lot 21BB plat matches the correct easement area specified in the original water line easement agreement. The full length of the existing water line on the subject property is contained within the relocated easement area. In addition to showing the correct location of the water line easement, the Lot Line Shift proposes to decrease the width of the water line easement from 10 feet to 5 feet. The Utilities Department and City Engineer have reviewed the Lot Line Shift application and have deemed the reduced easement width to be sufficient for the provision of water service.</i></p>
<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>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. Planting strip improvements are not required for this lot line shift.</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"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: <ol style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American

				<p>Association of State Highway Officials) and ASTM D698 (American standard testing methods).</p> <p>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</p> <p>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.</p> <p>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.</p>
			<i>Findings</i>	<i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. No grading improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	<p>Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p>
			<i>Findings</i>	<i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. No drainage improvements are proposed or required.</i>
			16.04.040.P	<p>Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe</p>

				across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Findings</i>	<i>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. No utility improvements are proposed or required.</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>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision. Off-site improvements are not required or proposed with this lot line shift.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 as this property is not located within the Avalanche Zone or Mountain Overlay.</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>This standard is not applicable as the adjustment proposed with this lot line shift is limited to relocating an existing water line easement on an existing lot within an existing residential subdivision.</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 425 River Run Drive Lot Line Shift Application File No. P23-025 this Monday, July 17, 2023 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 recorded of the final plat with the Blaine County Clerk and Recorder's Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.

Findings of Fact **adopted** this 17th day of July 2023.

Neil Bradshaw, Mayor
City of Ketchum

Attachment 2
425 River Run Drive
Lot Line Shift

Application File No. P23-025 Submittal



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
File Number:	P23-025
Date Received:	4/18/23
By:	HLN
Fee Paid:	\$475
Approved Date:	
Denied Date:	
By:	

Lot Line Shift Application

OWNER INFORMATION	
Owner Name: Stephen Whipple	
Mailing Address: PO Box 6769 Ketchum, ID 83340	
Phone: 208-721-4943	
Email: bennettwhipple1@gmail.com	
PROJECT INFORMATION	
Name of Proposed Plat: Stephen & Hillary Whipple	
Representative of Owner: Stephen Whipple	
Phone: 208-721-4943	
Mailing Address: PO Box 6769 Ketchum, ID 83340	
Email: bennettwhipple1@gmail.com	
Legal Land Description: SUN VALLEY SUB 1st ADD LOT 21 B 14,	
Project Address: 425 River Run Drive, Ketchum, ID 83340	
Number of Lots: 1	Number of Units: 1
Total Land Area in Square Feet: 14810SF	Current Zoning District: LR
Overlay District: <input type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly): Water line easement correction	
ATTACHMENTS	
Attachments Necessary to Complete Application:	
1. A copy of a current lot book guarantee and recorded deed to the subject property;	
2. One (1) copy of preliminary plat; and,	
3. A CD or email of an electronic (.pdf) of the plat.	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Lot Line Shift Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

Signature of Owner/Representative 

04/03/2023
Date

Once your application has been received, we will review it and contact you with next steps. No further action is required at this time.

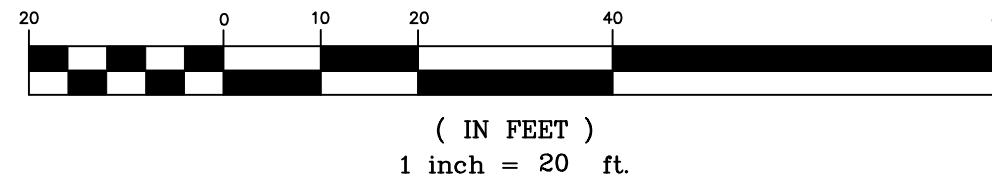
191 5th St. West | P.O. Box 2315 | Ketchum, ID 83340 | main 208.726.7801 | fax 208.726.7812

Facebook/CityofKetchum | twitter.com/Ketchum_Idaho | www.ketchumidaho.org

A PLAT SHOWING LOT 21BB, FIRST ADDITION, SUN VALLEY SUBDIVISION

WHEREIN A WATER LINE EASEMENT IS RELOCATED CREATING LOT 21BB AS SHOWN HEREON
LOCATED WITHIN SECTION 12, T.4N., R.17E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
APRIL 2023

GRAPHIC SCALE



LEGEND

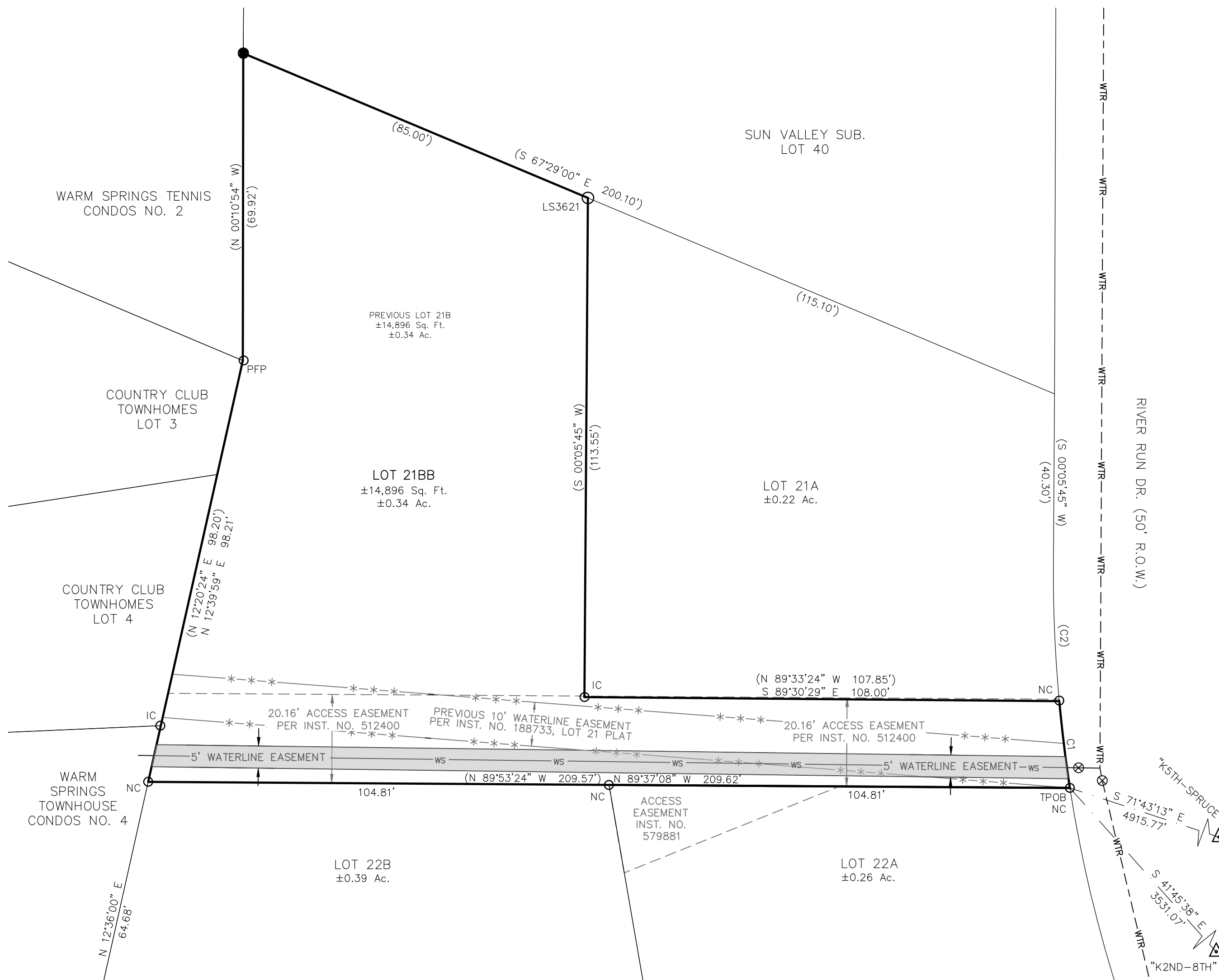
- Subject Boundary
- Adjoiner Lot Lines
- Water Main
- Water Service
- Relocated Waterline Easement
- Access Easements as Shown
- Previous Waterline Easement
- Found 1/2" Rebar as Shown
- Found 5/8" Rebar as Shown
- Set 5/8" Rebar, PLS 7048
- Existing Water Valve
- () Record Bearing and Distance, Inst. No. 188733

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet. Combined Project Scale Factor is 0.9996818. Ground distances will be slightly longer.
- 2) Documents used or considered include:
 - First Addition Sun Valley Subdivision, Instrument Number 93769;
 - Subdivision of Lot 21, First Addition of Sun Valley Subdivision, Instrument Number 188733;
 - Sun Valley Subdivision, 1st Addition Lots 22A and 22B, Instrument Number 658920;
 - Easement Instrument Numbers 185870, 512400 and 579881 all Records of Blaine County, Idaho.
- 3) Please refer to the Plat Notes, Easements, Reservations, Dedications, Conditions, Covenants, and Restrictions on Original Plat and subsequent surveys that may affect the Subject Boundary.

SURVEYOR NARRATIVE

The purpose of this Survey is to amend an existing waterline easement, as shown on the Subdivision of Lot 21, First Addition of Sun Valley Subdivision, Instrument Number 188733, across Lot 21B, First Addition Sun Valley Subdivision. After research, a site survey and utility locate by the City of Ketchum, it was discovered that the existing waterline is located outside of the waterline easement shown on the Plat of Lot 21B, Instrument Number 188733. The waterline easement shown on Instrument Number 188733 appears to be in error when compared to a previous easement for the same waterline, Instrument Number 185870 that describes the easement to be "...northerly and adjacent to the Southerly Line of Lot 21..." Since the City of Ketchum was the beneficiary of said easement and the city utility department located the waterline and stated that only 5 feet of width was necessary for maintenance and repair, this Plat should replace Instrument Number 185870 and the waterline easement is hereby relocated to reflect the utility path on the ground.



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	19.88'	298.00'	19.88'	S 06°54'06" E
(C1)	(20.16')	(298.00')	(20.16')	(S 07°29'30" E)
(C2)	(29.38')	(298.00')	(29.37')	(S 02°43'44" E)

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____

South Central Public Health District, EHS

LOT 21BB, 1ST ADD., SV SUBD.
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcel of land:

A parcel of land located within Section 12, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

Lot 21B of SUBDIVISION OF LOT 21, FIRST ADDITION OF SUN VALLEY SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 188733, records of Blaine County, Idaho, to be Replatted as Lot 21BB as shown hereon.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. We do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owners to hereby include said land in this plat, to be amended as shown hereon.

Steven B. Whipple

Hillary Whipple

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2023, before me, a Notary Public in and for said State, personally appeared Stephen B. Whipple and Hillary Whipple, husband and wife, as community property with right of survivorship, known or identified to me, to be the persons whose names are subscribed to the Owner's Certificate and acknowledged to me that they executed the same.

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

Notary Public in an for said State

Residing At

My Commission Expires

SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat of Lot 21BB, First Addition, Sun Valley Subdivision, is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys and is in accordance with the City of Ketchum Subdivision Standards..



COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Sam Young, PLS 11577
County Surveyor

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 2023, this plat was duly accepted and approved.

City Clerk, City of Ketchum

CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer, in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this _____ day of _____, 2023, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

City Engineer, City of Ketchum

CITY PLANNER CERTIFICATE

I, the undersigned, Planner, in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this _____ day of _____, 2023, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

City Planner, City of Ketchum

COUNTY TREASURER'S APPROVAL

I, the Undersigned, County Treasurer in and for Blaine County, State of Idaho, per the Requirements of Idaho Code 50-1308, do hereby Certify that any and all Current and/or Delinquent County Property Taxes for the Property included in this Plat of Lot 21BB, First Addition, Sun Valley Subdivision, have been paid in full on this _____ day of _____, 2023. This Certification is valid for the next thirty (30) days only.

Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing Plat was Filed in the Office of the Recorder of Blaine County, Idaho, and Duly Recorded at the Time, Date, and Instrument Number shown below.

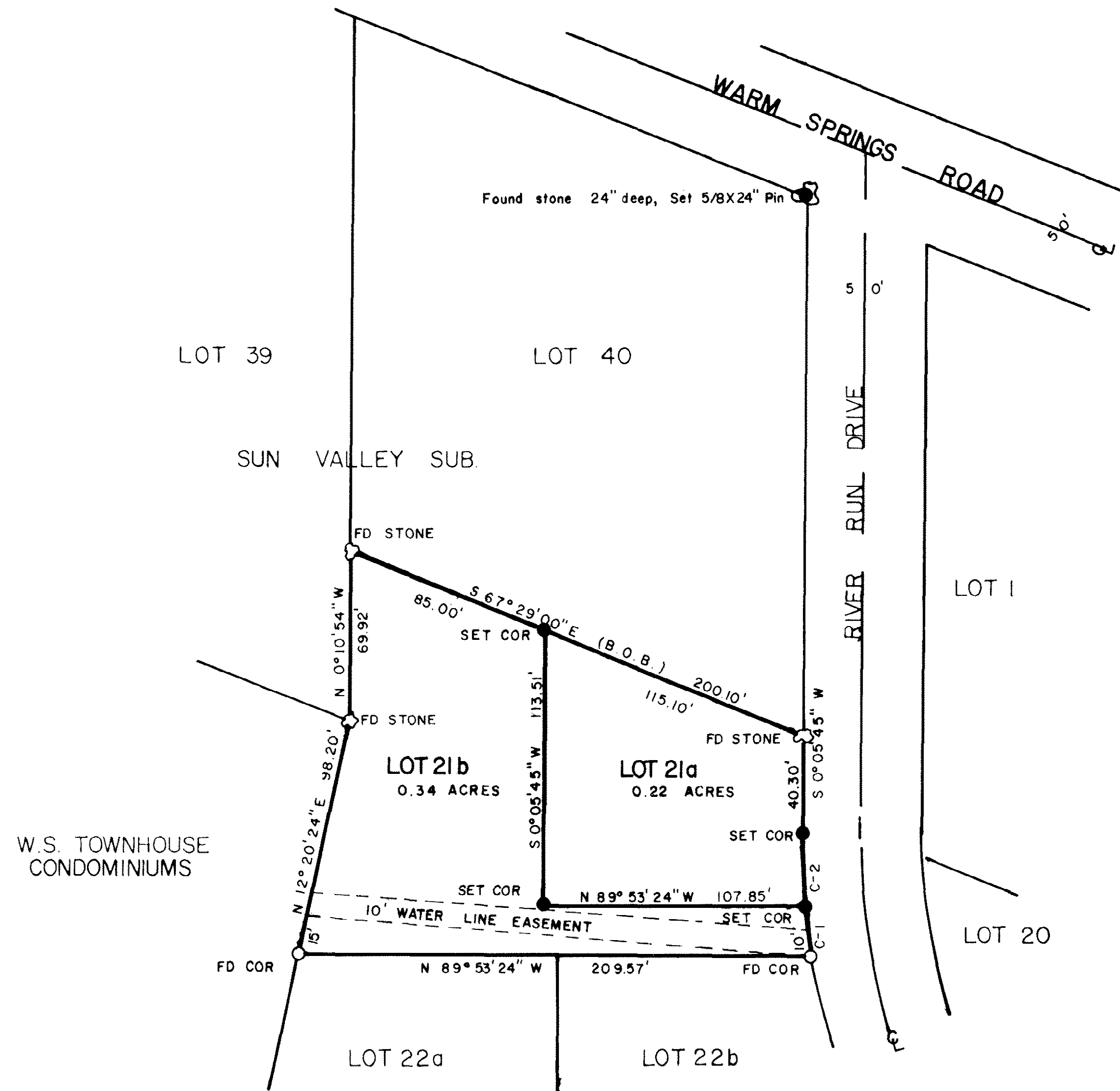
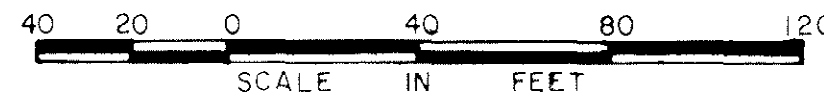
Ex-officio Recorder

LOT 21BB, 1ST ADD., SV SUBD.
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 2 OF 2

PLAT SHOWING SUBDIVISION OF LOT 21 FIRST ADDITION OF SUN VALLEY SUBDIVISION

SE 1/4, SW 1/4, SECTION 12, T. 4N., R. 17 E., B.M., KETCHUM, IDAHO

1978



CURVE DATA						
CURVE	Δ	R	T	L	Ch.	Ch. Brng.
C-1	3°52'34"	298.00	10.08	20.16	20.16	S 7°29'30"E
C-2	5°38'58"	298.00	14.70	29.38	29.37	S 2°43'44"E

LEGEND

- FOUND STONE 12" DEEP WITH "X"
- FOUND 1/2" IRON PIN
- SET 5/8" X 24" IRON PIN
W/ YELLOW PLASTIC CAP "LS 3621"



W.S. TOWNHOUSE
CONDOMINIUMS

SAWTOOTH ENGINEERING
KETCHUM, IDAHO

CERTIFICATE OF OWNERSHIP

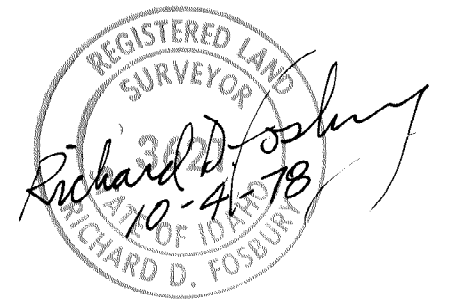
This is to certify that I, Stephen D. Ballentine, am the owner of the following described parcel of land; Lot 21 of the First Addition of Sun Valley Subdivision, Ketchum, as platted and recorded in the Blaine County Recorder's Office, Blaine County, Idaho.

Stephen D. Ballentine

Stephen D. Ballentine

SURVEYOR'S CERTIFICATE

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that this plat of Subdivision of Lot 21, First Addition of Sun Valley Subdivision is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.

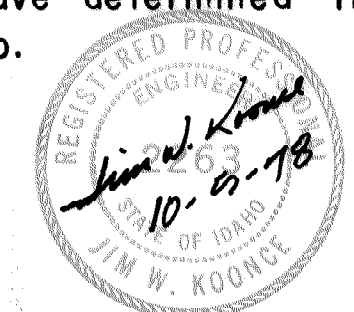


SANITARY RESTRICTIONS

11-16-78

COUNTY ENGINEER'S APPROVAL

I, Jim W. Koonce, County Engineer for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.



APPROVAL OF CITY ZONING COMMISSION

The foregoing plat was approved by the City Zoning Commission on this 25th day of September, 1978.

Chairman

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Ketchum on this 5th day of October, 1978.

City Clerk

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Wesley K. Nash, City Engineer for the City of KETCHUM on this 8th day of November, 1978.

City Engineer

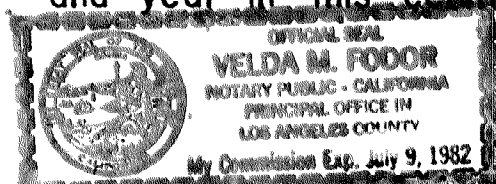
ACKNOWLEDGEMENT

STATE OF California }
COUNTY OF Los Angeles } ss

On this 10 day of October, 1978, before me, a Notary Public in and for said state personally appeared the person whose name is subscribed to the Owner's Certificate 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 in this certificate above written.

Velda M. Fodor
Notary Public



COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss

This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho on this 16 day of Nov, 1978, at 2:32 P.M., and duly recorded in Plat Book _____, at page _____, Book No: 188733

Ex-officio Recorder

Wayne Barber, Deputy

WATER LINE EASEMENT

THIS EASEMENT executed this 19th day of June,
1978, by and between Stephen D. Ballentine

hereinafter called the Grantor (s), and the CITY OF KETCHUM,
a municipal corporation, Blaine County, Idaho, hereinafter referred
to as Grantee;

WHEREAS, the Grantor (s), own Lot 21,
Sun Valley Subdivision, First Addition

within the City of Ketchum, Blaine County, Idaho; and

WHEREAS, the Grantor (s) and the City of Ketchum
believe that they would be mutually benefited by the grant of
a water line easement to the Grantee to enable the Grantee to
construct and maintain said water line and allow other individuals
wishing to connect to same;

WITNESSETH:

1. The Grantor (s) hereby grant to the Grantee forever
a ten (10) foot water line easement for construction, maintain,
connection and repair of an underground water line across the
Grantor (s) property over and under the area described as follows:

a 10 foot waterline easement lying northerly of and
adjacent to the southerly line of Lot 21 of the First
Addition of Sun Valley Subdivision, as filed at the
Blaine County Recorders Office, Blaine County, Idaho.

This permanent easement includes all necessary access for the
Grantee to enable Grantee or its employees and agents to do any
necessary repair, maintain or connection work on the water line
installed in the area of this easement.

2. It is expressly understood and agreed by and between
the parties hereto that the Grantee will timely complete the work
of installing the water line and restore the premises used thereof
to a condition comparable with that existing prior to exercising
this easement;

that in making future repairs the Grantee will expeditiously replace and restore the premises to a condition comparable to that existent prior to undertaking such repairs and replacement.

3. The Grantor hereby covenants and agrees that they will not allow to be placed any permanent structures on the area described for this easement which could interfere with the use of said described easement for the purposes stated herein.

4. The Grantor (s) grant to the Grantee an additional ten (10) foot temporary construction easement for excavation, storage and construction of the within line across the Grantor's property over and under the area described as follows:

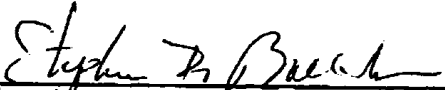
A 10 foot temporary construction easement lying northerly of and adjacent to the northerly line of the above described permanent waterline easement.

This temporary easement shall automatically terminate ninety (90) days after completion of the initial installation and backfilling of said water line.

5. It is understood and agreed that the Grantee will restore said temporary construction easement to a condition comparable to that existent prior to the undertaking of the construction of such water line.

6. It is further understood and agreed that any valves and other allied facilities installed by the Grantee on the property of the Grantor will be buried and will not materially interfere with the Grantor's surface use of the property.

This easement shall bind the heirs, personal representatives and assigns of the Grantor (s).


Grantor

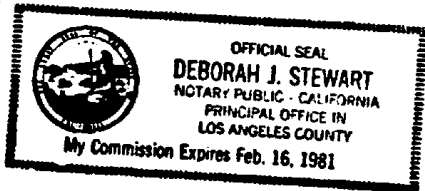
Grantor

STATE OF California }
County of Los Angeles } ss.

On this 19th day of June, 1978, personally
appeared before me, the undersigned, a Notary Public in and for
said State, ***STEPHEN D. BALLENTINE***

known to me to be the signer (s) of the within instrument, who
duly acknowledged to me that he executed the same.

Deborah J. Stewart
Notary Public for
Residing at: Palos Verdes




James Phillips
3:40 P.
Aug 23, 1978

Deeds
MARIE IVE LILYA

Hazel Barber
3:00 P.

110: 185-870

Sun Valley Title

 A TitleOne Company

File # 19343927

Quitclaim Deed

For value received, **Hillary Whipple and Stephen Whipple, wife and husband**

Does hereby convey, release, remise, and forever quit claim unto

Stephen B. Whipple and Hillary Whipple, husband and wife, as community property with right of survivorship

whose current address is PO Box 6769, Ketchum, ID 83340,

the following described premises:

Lot 21B of SUBDIVISION OF LOT 21, FIRST ADDITION OF SUN VALLEY SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 188733, records of Blaine County, Idaho.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page left intentionally blank.

Date: 10/04/2019

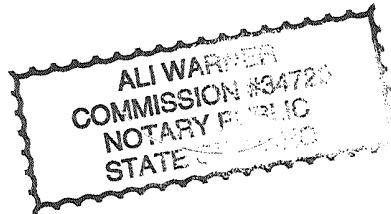
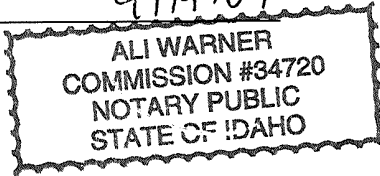
Hillary Whipple
Hillary Whipple

Stephen Whipple
Stephen Whipple

State of Idaho, County of Blaine, ss.

On this 9th day of October in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Hillary Whipple known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

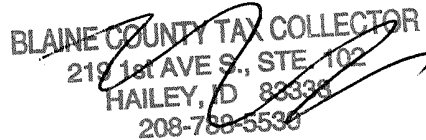
[Signature], Notary Public
Residing at: Ketchum ID
My Commission Expires: 9/19/24
(seal)



State of Idaho, County of Blaine, ss.

On this 9th day of October in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen Whipple known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

[Signature], Notary Public
Residing at: Ketchum ID
My Commission Expires: 9/19/24
(seal)





CLTA GUARANTEE

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

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

GUARANTEES

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

Dated: December 14, 2022

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

Countersigned by:

Authorized Countersignature

TitleOne
Company Name


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

City, State





Frederick H. Eppinger
President and CEO



David Hisey
Secretary

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

GUARANTEE CONDITIONS AND STIPULATIONS

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

GUARANTEE CONDITIONS AND STIPULATIONS

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

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price. Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company of cancellation.

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

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

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

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

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

- (a) the amount of liability stated in Schedule A;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability

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

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

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

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

11. Payment Loss

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

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

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

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

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

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

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

14. Liability Limited to This Guarantee; Guarantee Entire Contract

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

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

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

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

LOT BOOK GUARANTEE
Issued By
Stewart Title Guaranty Company

SCHEDULE A

File No. 22467820
State: ID
County: Blaine

<u>Guarantee No.</u>	<u>Liability</u>	<u>Date of Guarantee</u>	<u>Fee</u>
G-0000891071248	\$1,000.00	December 14, 2022 at 7:30 a.m.	\$140.00

Name of Assured:
Alpine Engineering Inc.

The assurances referred to on the face page hereof are:

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

Lot 21B of SUBDIVISION OF LOT 21, FIRST ADDITION OF SUN VALLEY SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 188733, records of Blaine County, Idaho.

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

Deed Type: Quit Claim Deed
Grantors: Hillary Whipple and Stephen Whipple, wife and husband
Grantees: Stephen B. Whipple and Hillary Whipple, husband and wife, as community property with right of survivorship
Recorded Date: October 15, 2019
Instrument: 664013
[Click here to view](#)

3. There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.
4. There are no (homesteads, agreements to convey, attachments, notices of non-responsibility, notices of completion, tax deeds) which purport to affect title to said land, other than shown below under Exceptions.
5. No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.
6. No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

EXCEPTIONS:

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

425 River Run Dr, Ketchum, ID 83340

2. Taxes, including any assessments collected therewith, for the year 2022 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2023.

Parcel Number: [RPK0545000021B](#)
Original Amount: \$6,349.04

3. The land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.
4. Easements, reservations, restrictions, and dedications as shown on the official plat of [Sun Valley Subdivision First Addition](#).

5. Easements, reservations, restrictions, and dedications as shown on the official plat of Subdivision of [Lot 21, First Addition of Sun Valley Subdivision](#).

6. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded March 21, 1887 in Book 1 of Patents, at Page [189](#), records of Blaine County, Idaho.

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

8. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Water Line Easement.

Granted to: City of Ketchum

Purpose: Waterline

Recorded: August 23, 1978

Instrument No.: [185870](#), records of Blaine County, Idaho.

9. Exceptions and Reservations as contained in a/an Warranty Deed .

Executed by: Earl Weatherhead and Ethel Weatherhead, husband and wife

Purpose: Restrictions

Recorded: May 24, 1949

Instrument No.: [95403](#), records of Blaine County, Idaho.

10. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:

Amount: \$699,100.00

Trustor/Grantor: Stephen B. Whipple and Hillary Whipple, husband and wife

Trustee: Pioneer Title Company

Beneficiary: U.S. Bank National Association

Dated: October 9, 2019

Recorded: October 15, 2019

Instrument No.: [664015](#), records of Blaine County, Idaho.

Sun Valley Title

By:



Nick Busdon, Authorized Signatory

JUDGMENT AND TAX LIEN GUARANTEE

Issued By
Stewart Title Guaranty Company

SCHEDULE A

Amount of Liability: \$1,000.00

Fee Amount: \$0.00

Guarantee No.: G-0000891071248

Name of Assured: Alpine Engineering Inc.

Date of Guarantee: December 14, 2022

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

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

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

The parties referred to in this guarantee are as follows:

Stephen B. Whipple and Hillary Whipple, husband and wife, as community property with right of survivorship

Sun Valley Title

By:



Nick Busdon, Authorized Signatory

SCHEDULE B

Exceptions:

NONE



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

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

Sustainability Impact:

Financial Impact:

None OR Adequate funds exist in account:	Expenditures – Amended amount = \$7,385,240 Revenues – Amended amount = \$14,385,240 (including \$7m wastewater bond)
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Attachments:

- | |
|--|
| 1. Notice of Public Hearing |
| 2. '7.17.23_FY23 Amended Budget public hearing' slide deck |

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 2022-23 fiscal year 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 5th Street, at 4:00 p.m. on July 17, 2023.

That the following table sets forth the amounts appropriated to each fund for the current 2022-23 fiscal year, the amount of the revised appropriation for each fund for the 2022-23 fiscal year, and the proposed adjustment amount.

CITY OF KETCHUM, IDAHO

	ADOPTED FY 2022-	AMDENDED FY	PROPOSED
	2023	2022- 2023	ADJUSTMENT
GENERAL FUND	12,497,062	1,640,159	14,137,221
GENERAL CAPITAL IMPROVEMENT FUND	2,549,374	0	2,549,374
PARKS & RECREATION TRUST FUND	1,122,456	0	1,122,456
POLICE TRUST FUND	7,500	0	7,500
DEVELOPMENT TRUST FUND	150,000	100,000	250,000
ORIGINAL LOT FUND	2,846,469	791,466	3,637,935
ADDITIONAL 1%-LOT FUND	2,066,247	1,604,900	3,671,147
FIRE CONSTRUCTION FUND	268,722	0	268,722
FIRE GO BOND FUND	611,769	0	611,769
COMMUNITY HOUSING IN-LIEU FUND	305,000	2,366,256	2,671,256
COMMUNITY HOUSING (CITY/COUNTY)	848,349	593,085	1,441,434
WAGON DAYS FUND	151,550	17,854	169,403
WATER FUND	2,815,101	0	2,815,101
WATER CAPITAL IMPROVEMENT FUND	559,000	271,520	830,520
WASTEWATER FUND	6,868,120	0	6,868,120
WASTEWATER CAPITAL IMP. FUND	4,248,090	0	4,248,090
Total Expenditures	37,914,809	7,385,240	45,300,048

REVENUE

GENERAL FUND			
GENERAL PROPERTY TAXES	4,895,073	0	4,895,073
OTHER REVENUE	7,512,033	1,295,229	8,807,262
FUND BALANCE APPLIED	89,956	344,930	434,886
TOTAL GENERAL FUND	12,497,062	1,640,159	14,137,221
GENERAL CAPITAL IMPROVEMENT FUND	1,131,128	0	1,131,128
FUND BALANCE APPLIED	1,418,246	0	1,418,246
TOTAL GENERAL CAPITAL IMPRVMT FUND	2,549,374	0	2,549,374
PARKS & RECREATION TRUST FUND	1,122,456	0	1,122,456
FUND BALANCE APPLIED	0	0	0
TOTAL PARKS & RECREATION TRUST FUND	1,122,456	0	1,122,456
POLICE TRUST FUND	7,500	0	7,500
FUND BALANCE APPLIED	0	0	0
TOTAL POLICE TRUST FUND	7,500	0	7,500
DEVELOPMENT TRUST FUND	150,000	100,000	250,000
ORIGINAL LOT FUND	2,700,000	390,903	3,090,903
FUND BALANCE APPLIED	146,469	400,563	547,032
TOTAL ORIGINAL LOT FUND FUND	2,846,469	791,466	3,637,935
ADDITIONAL 1%-LOT FUND	2,066,247	700,000	2,766,247
FUND BALANCE APPLIED	0	904,900	904,900
TOTAL ORIGINAL LOT FUND FUND	2,066,247	1,604,900	3,671,147
GO BOND DEBT SERVICE FUND	0	0	0
FIRE CONSTRUCTION FUND	0	0	0
FUND BALANCE APPLIED	268,722	0	268,722
TOTAL ORIGINAL LOT FUND FUND	268,722	0	268,722
FIRE GO BOND FUND	611,769	0	611,769
FUND BALANCE APPLIED	0	0	0
TOTAL ORIGINAL LOT FUND FUND	611,769	0	611,769
COMMUNITY HOUSING IN-LIEU FUND	305,000	0	305,000
FUND BALANCE APPLIED	0	2,366,256	2,366,256
TOTAL ORIGINAL LOT FUND FUND	305,000	2,366,256	2,671,256
COMMUNITY HOUSING (CITY/COUNTY)	266,349	623,085	889,434
FUND BALANCE APPLIED	582,000	-30,000	552,000
TOTAL ORIGINAL LOT FUND FUND	848,349	593,085	1,441,434
WAGON DAYS FUND	151,550	17,854	169,404
FUND BALANCE APPLIED	0	0	0
TOTAL ORIGINAL LOT FUND FUND	151,550	17,854	169,404
WATER FUND	2,393,268	0	2,393,268
FUND BALANCE APPLIED	421,833	0	421,833
TOTAL ORIGINAL LOT FUND FUND	2,815,101	0	2,815,101
WATER CAPITAL IMPROVEMENT FUND	559,000	0	559,000
FUND BALANCE APPLIED	0	271,520	271,520
TOTAL ORIGINAL LOT FUND FUND	559,000	271,520	830,520
WASTEWATER FUND	5,515,922	0	5,515,922
FUND BALANCE APPLIED	1,352,198	0	1,352,198
TOTAL ORIGINAL LOT FUND FUND	6,868,120	0	6,868,120
WASTEWATER CAPITAL IMP. FUND	4,248,090	7,000,000	11,248,090
FUND BALANCE APPLIED	0	0	0
TOTAL ORIGINAL LOT FUND FUND	4,248,090	7,000,000	11,248,090
Total Revenue	37,914,809	14,385,240	52,300,049

Shellie Gallagher
City Treasurer



Fiscal Year 2023 Amended Budget – Public Hearing

July 17, 2023

State statute establishes requirements for amending the budget in Section 50-1003



General Fund Revenue Adjustments	
Ambulance contract #22813	\$277,062
Planning & Building fees	\$430,000
Blaine County Sherriff refund FY21 & FY22	\$253,802
Interest on investment	\$175,000

General Fund Expense Adjustments	
Sustainability one-time	\$88,802
Planning & Building Comp & Zoning Plan	\$80,000
Transfer Blaine County Sheriff refunds to CIP	\$253,802
Transfer In-Lieu fees FY2021	\$201,061
Ambulance contract #22813	\$277,062
Snow hauling & overtime	\$294,645
HVAC City Hall	\$26,821
Transfer to Community Housing (City/County)	\$266,349

*missed in original budget



Capital Improvement Plan - Fund Revenue Adjustments	
No amendments.	\$0

Capital Improvement Plan - Fund Expense Adjustments	
No amendment.	\$0



Local Option Tax Fund - Revenue Adjustments	
Fund balance transfer to CIP	\$531,691
Fund balance NGO one-times	\$268,000

Local Option Tax Fund - Expense Adjustments	
Transfer to GF CIP sidewalks	\$400,563
Transfer to GF CIP other projects	\$131,128
Mountain Rides one-time	\$242,000
Sun Valley Economic Development one-time	\$15,000
Idaho Dark Skies one-time	\$2,500
Friends of the Sawtooth Avalanche Center one-time	\$4,000
Mountain Humane one-time	\$4,500



Local Option Tax Add'l 1% Fund - Revenue Adjustments	
Fund Balance FY2022 release to SVASB	\$904,900
Fund Balance anticipated over budget	\$700,000

Local Option Tax Add'l 1% Fund - Expense Adjustments	
SVASB release FY2022 audited fund balance	\$904,900
FY2023 anticipated fund balance	\$387,000
FY2023 fund balance transfer to Community Housing	\$313,000



Enterprise Fund – Water – Revenue Adjustments	
Fund balance	\$271,520

Enterprise Fund – Water – Expense Adjustments	
CIP replace water line (SV Road)	\$271,520



Enterprise Fund – Wastewater – Revenue Adjustments	
Debt Service Series 2023 wastewater projects	\$7,000,000

Enterprise Fund – Wastewater – Expense Adjustments	
No amendments.	\$0



Public Hearing



Council Feedback



Motion

“I move to direct staff to schedule the first, second and third readings of the amended budget.”



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Option #1 – *“I move to adopt the proposed budget as presented and schedule for the 1st reading.”*
Option #2 – *“I move to adopt the proposed budget as presented with the following amendments:”*

Reasons for Recommendation:

On June 26 the annual budget workshop was held where staff presented the draft budget for Council feedback. Overall, the Council supported the draft budget with the following homework items:

- Mountain Rides grant capital match request (\$600,000)
- General Fund contribution to Housing

Under Idaho Law, the formal public budget hearing is required with the date listed on the county tax assessment notices. Staff welcomes further policy guidance from the Council regarding any other amendments to the proposed budget.
The next step is the first reading on the budget ordinance on August 7.

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

Sustainability Impact:

The budget currently allocates funds (\$50,000) for sustainability activities in the Capital Improvement Fund.

Financial Impact:

None OR Adequate funds exist in account:	The FY24 proposed budget is \$39,687,376 in total planned expenses and \$39,687,376 in revenues.
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Attachments:

- | |
|-------------------------------------|
| 1. Notice of Public Hearing |
| 2. Budget public hearing slide deck |
| 3. FY24 Proposed Budget Book |

NOTICE OF PUBLIC HEARING

Public Notice is hereby given that the City Council of the City of Ketchum, Idaho will meet on **Monday, July 17, 2023 at 4:00 P.M.** at the City Hall, 191 5th Street, Ketchum, Idaho, for the purpose of considering and fixing a final budget and making appropriations to each fund for the next fiscal year (2023-24) at which time any public may appear and be heard upon any part or parts of said budget; and

That the following table sets forth the amount proposed to be appropriated to each fund for the 2023-24 fiscal year, the amounts appropriated to each fund for the current 2022-23 fiscal year, and the amounts expended by each fund during the previous 2021-22 fiscal year, to-wit:

CITY OF KETCHUM, IDAHO

EXPENDITURES	Actual FY 21-22	Adopted Budgeted FY 22-23	Proposed FY 23-24
GENERAL FUND	12,364,479	12,497,062	14,487,699
GENERAL CAPITAL IMPROVEMENT FUND	2,959,176	2,549,374	2,102,563
ESSENTIAL SERVICES FACILITIES TRUST FUND	337,162	-	-
WAGON DAYS FUND	162,417	151,550	171,250
FIRE CONSTRUCTION FUND	490,874	268,722	-
ORIGINAL LOT FUND	4,678,850	2,846,469	3,299,890
ADDITIONAL 1%-LOT FUND	2,266,247	2,066,247	2,682,842
FIRE GO BOND DEBT SERVICE FUND	615,019	611,769	610,769
COMMUNITY HOUSING IN-LIEU FUND	845,011	305,000	1,320,000
COMMUNITY HOUSING (CITY/COUNTY)	312,906	848,349	1,833,708
WATER FUND	2,182,339	2,815,101	3,168,928
WATER CAPITAL IMPROVEMENT FUND	383,428	559,000	785,000
WASTEWATER FUND	3,291,231	6,868,120	3,576,024
WASTEWATER CAPITAL IMP. FUND	685,054	4,248,090	3,923,653
POLICE TRUST FUND	95,000	7,500	7,500
PARKS & RECREATION TRUST FUND	171,385	1,122,456	1,067,550
DEVELOPMENT TRUST FUND	344,252	150,000	650,000
Total Expenditures	32,184,830	37,914,809	39,687,376
REVENUE			
GENERAL FUND			
GENERAL PROPERTY TAXES	4,783,073	4,895,073	5,076,932
OTHER REVENUE	8,713,804	7,512,033	8,735,932
FUND BALANCE APPLIED	-	89,956	674,835
TOTAL GENERAL FUND	13,496,877	12,497,062	14,487,699
GENERAL CAPITAL IMPROVEMENT FUND	3,058,868	1,131,128	782,563
FUND BALANCE APPLIED	-	1,418,246	1,320,000
TOTAL GENERAL CAPITAL IMPRVMT FUND	3,058,868	2,549,374	2,102,563
WAGON DAYS FUND	140,272	151,550	171,250
FUND BALANCE APPLIED	-	-	-
TOTAL WAGON DAYS FUND	140,272	151,550	171,250
FIRE CONSTRUCTION FUND	2,211	-	-
FUND BALANCE APPLIED	-	268,722	-
TOTAL FIRE CONSTRUCTION FND	2,211	268,722	-
ORIGINAL LOT FUND FUND	3,784,297	2,700,000	3,195,890
FUND BALANCE APPLIED	-	146,469	104,000
TOTAL ORIGINAL LOT FUND FUND	3,784,297	2,846,469	3,299,890
ADDITIONAL 1%-LOT FUND	3,137,741	2,066,247	2,566,247
FUND BALANCE APPLIED	-	-	116,595
TOTAL ADDITIONAL 1%-LOT FUND	3,137,741	2,066,247	2,682,842
FIRE GO BOND DEBT SERVICE FUND	625,300	611,769	610,769
COMMUNITY HOUSING IN-LIEU FUND	362,861	305,000	1,320,000
FUND BALANCE APPLIED	-	-	-
TOTAL COMMUNITY HOUSING IN-LIEU FND	362,861	305,000	1,320,000
COMMUNITY HOUSING (CITY/COUNTY)	864,100	848,349	1,685,556
FUND BALANCE APPLIED	-	-	148,152
TOTAL COMMUNITY HOUSING IN-LIEU FND	864,100	848,349	1,833,708
WATER FUND	2,158,405	2,393,268	2,629,045
FUND BALANCE APPLIED	-	421,833	539,883
TOTAL WATER FUND	2,158,405	2,815,101	3,168,928
WATER CAPITAL IMPROVEMENT FUND	756,465	559,000	785,000
FUND BALANCE APPLIED	-	-	-
TOTAL WATER CAPITAL IMP. FUND	756,465	559,000	785,000
WASTEWATER FUND	3,370,783	5,515,922	3,552,473
FUND BALANCE APPLIED	-	1,352,198	23,551
TOTAL WASTEWATER FUND	3,370,783	6,868,120	3,576,024
WASTEWATER CAPITAL IMP. FUND	1,326,227	4,248,090	2,425,427
FUND BALANCE APPLIED	-	-	1,498,226
TOTAL WASTEWATER CAPITAL IMP. FUND	1,326,227	4,248,090	3,923,653
POLICE TRUST FUND	426	7,500	7,500
FUND BALANCE APPLIED	-	-	-
TOTAL POLICE TRUST FUND	426	7,500	7,500
PARKS & RECREATION TRUST FUND	1,207,690	1,122,456	1,067,550
FUND BALANCE APPLIED	-	-	-
TOTAL PARKS & RECREATION TRUST FUND	1,207,690	1,122,456	1,067,550
DEVELOPMENT TRUST FUND	344,252	150,000	650,000
Total Revenue	34,636,774	37,914,809	39,687,376

Shellie Gallagher
City Treasurer

Publish: Idaho Mountain Express
July 5, 2023 and July 12, 2023



Fiscal Year 2024 Budget – Public Hearing

July 17, 2023



Agenda

- FY24 Overview
 - General Fund
 - Local Option Tax
 - Other Funds
 - Capital Improvement Plan
- Public Hearing
- Feedback from Council and Preliminary Motions
- Adjournment

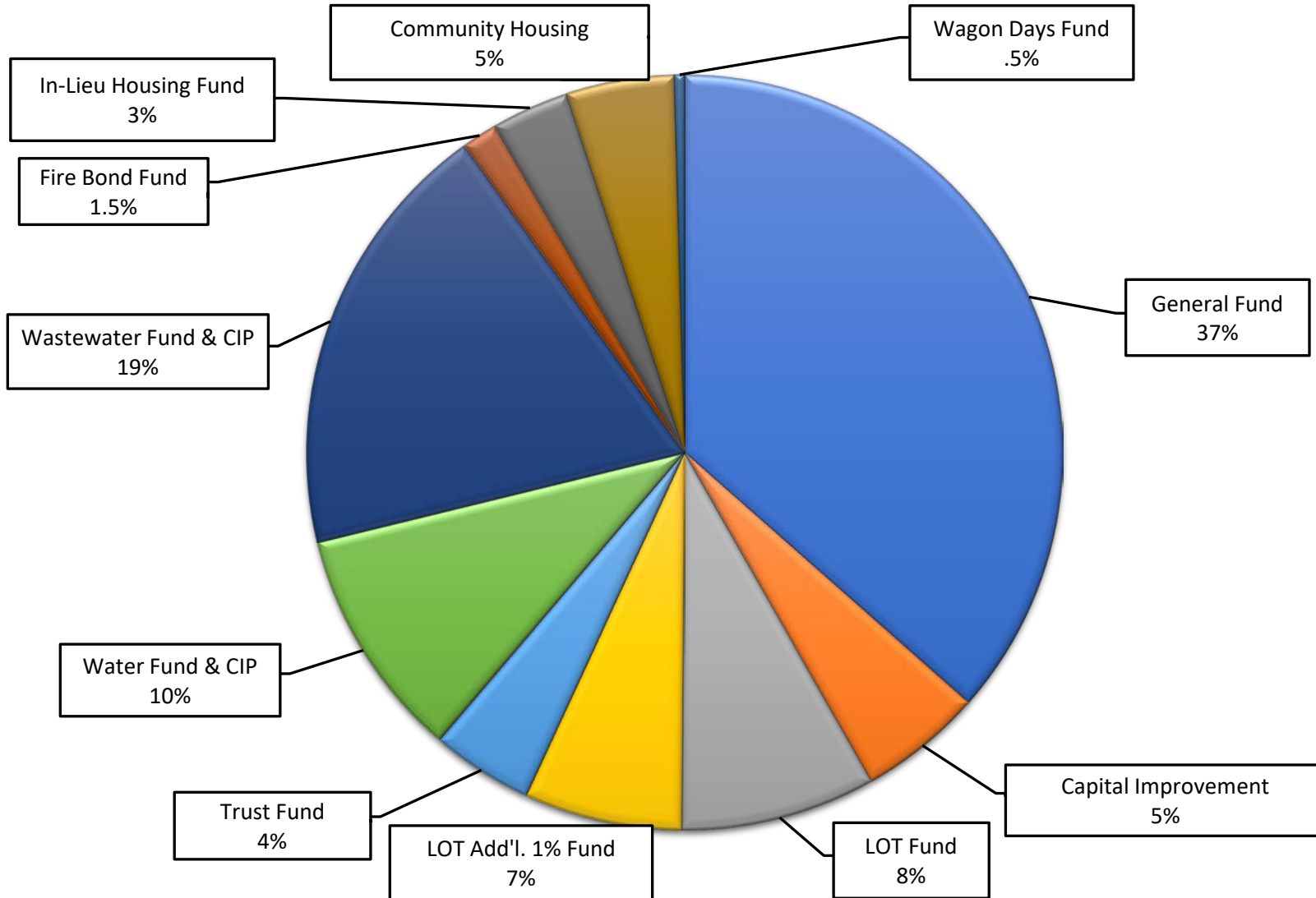


Fiscal Year 2024



City of Ketchum | FY24 Public Hearing

Total Budget Overview - \$39,687,376 (vs. \$45,275,754 in FY23)



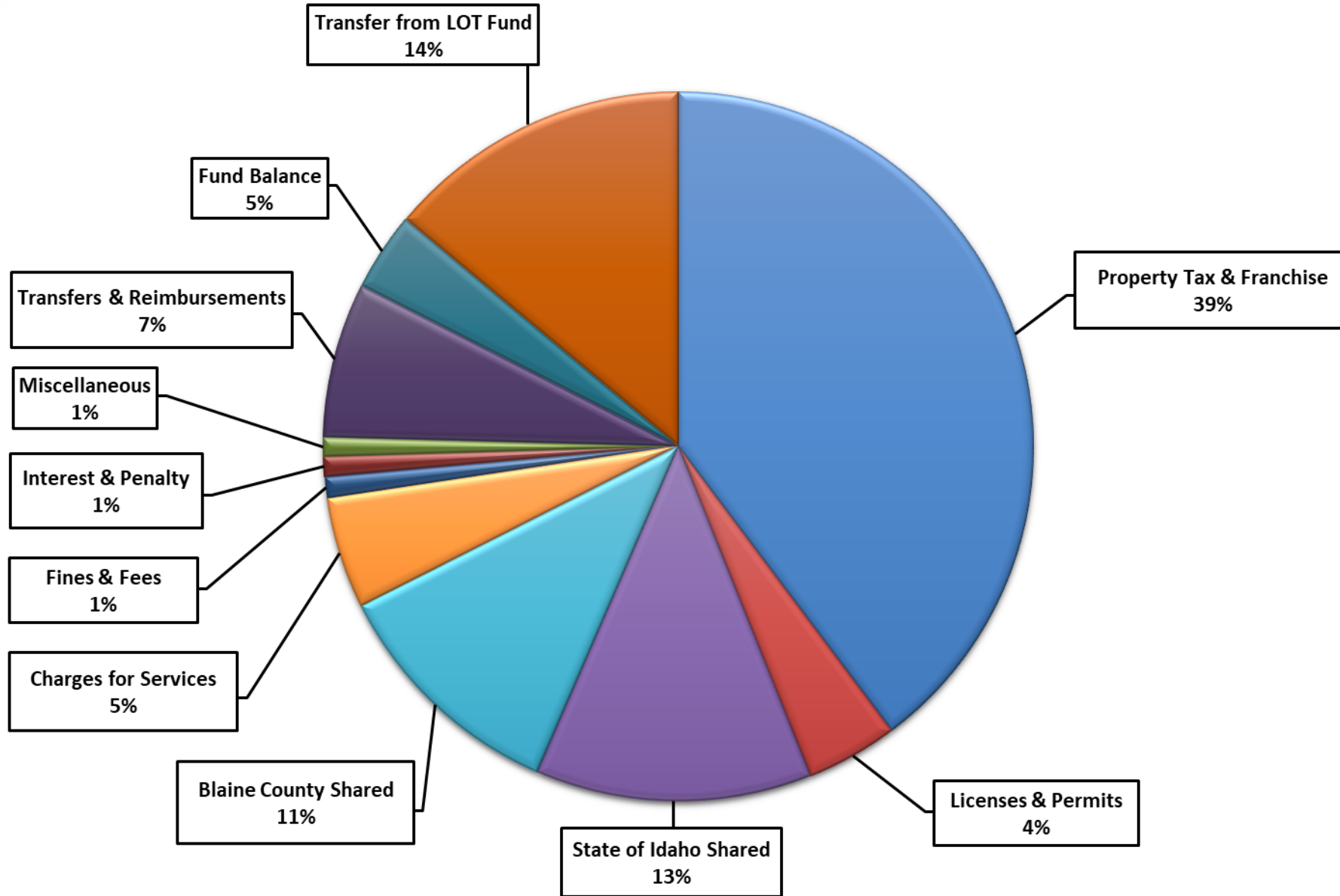


General Fund

(page 5)



FY24 General Fund Resources - \$14,487,698 (vs. \$14,137,221 in FY23 amended)





FY24 Revenue Changes to General Fund

Miscellaneous Material Changes

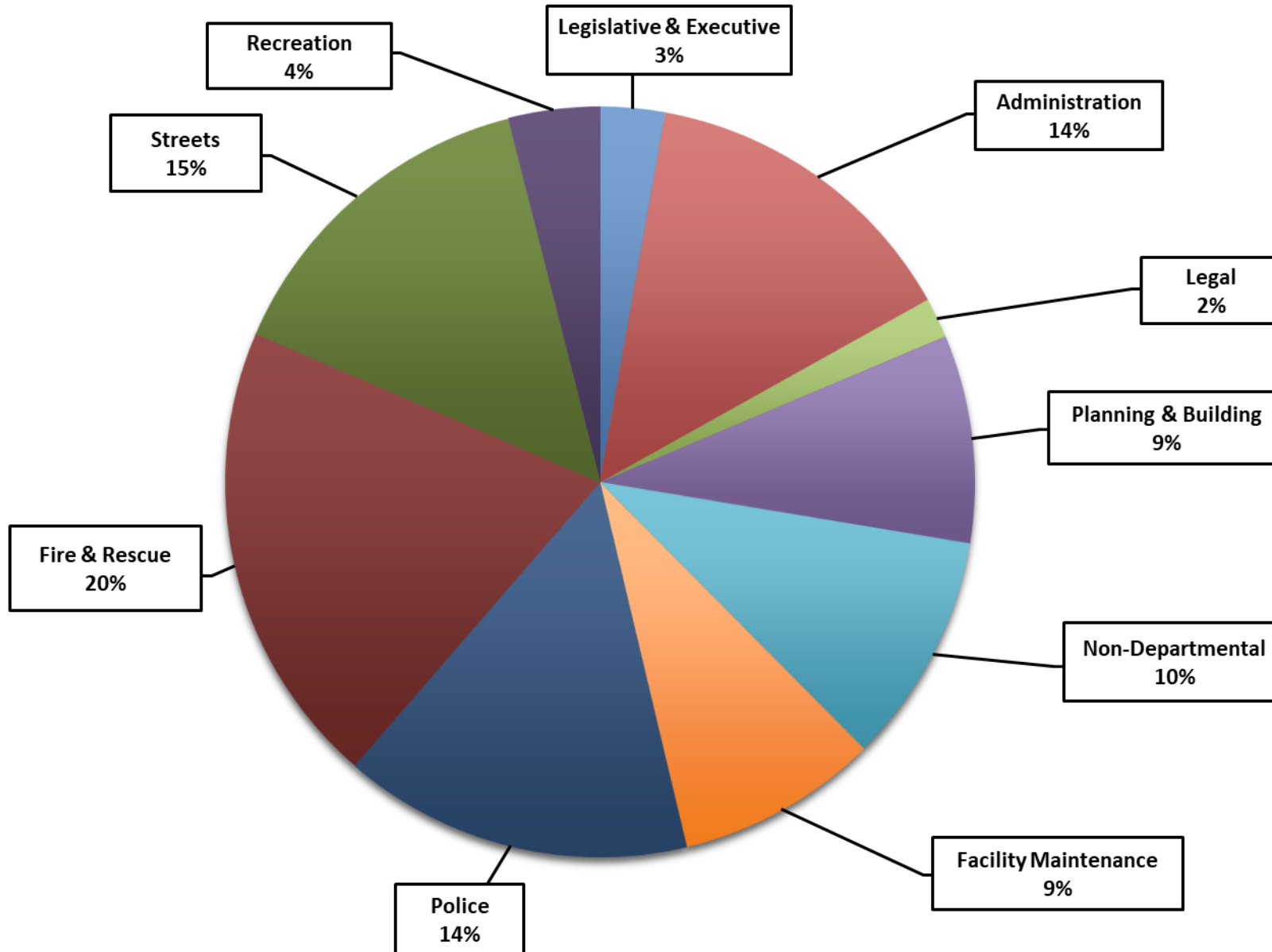
- State shared ↑ \$ 358,325
- Transfer from LOT (Fire & Police) ↑ \$ 100,000
- STR licenses Rate ↑ \$ 130,000

Property Tax

- Forecast assumes 3% increase ↑ \$ 196,788



FY24 General Fund Expenses - \$14,487,698 (vs. \$14,137,221 in FY23 amended)





Big Picture Issues

- Inflationary costs: utilities (Idaho Power – 8.5%)
- Employee compensation/benefits
 - Increase in health insurance of 6.1%
- LOT passing (.5% for Housing) – setting initial priorities
- Local match for Mountain Rides federal grant
- Lack of dedicated funding source for CIP



FY24 General Fund Expense Overview

Operating Expenses (policy decision)

- Employee Compensation
 - Proposed base compensation increase – 3%
 - Proposed tiered one-time compensation – 3%
 - Address wage compression for specific positions – \$50,000
 - (vs. \$35,000 in FY 2023)
- One new full-time position
 - Administration Department
- Blaine County Sheriff – contract changed to 3% salary increases



Local Option Tax Fund

Original
1% for Air/Housing
(page 31)

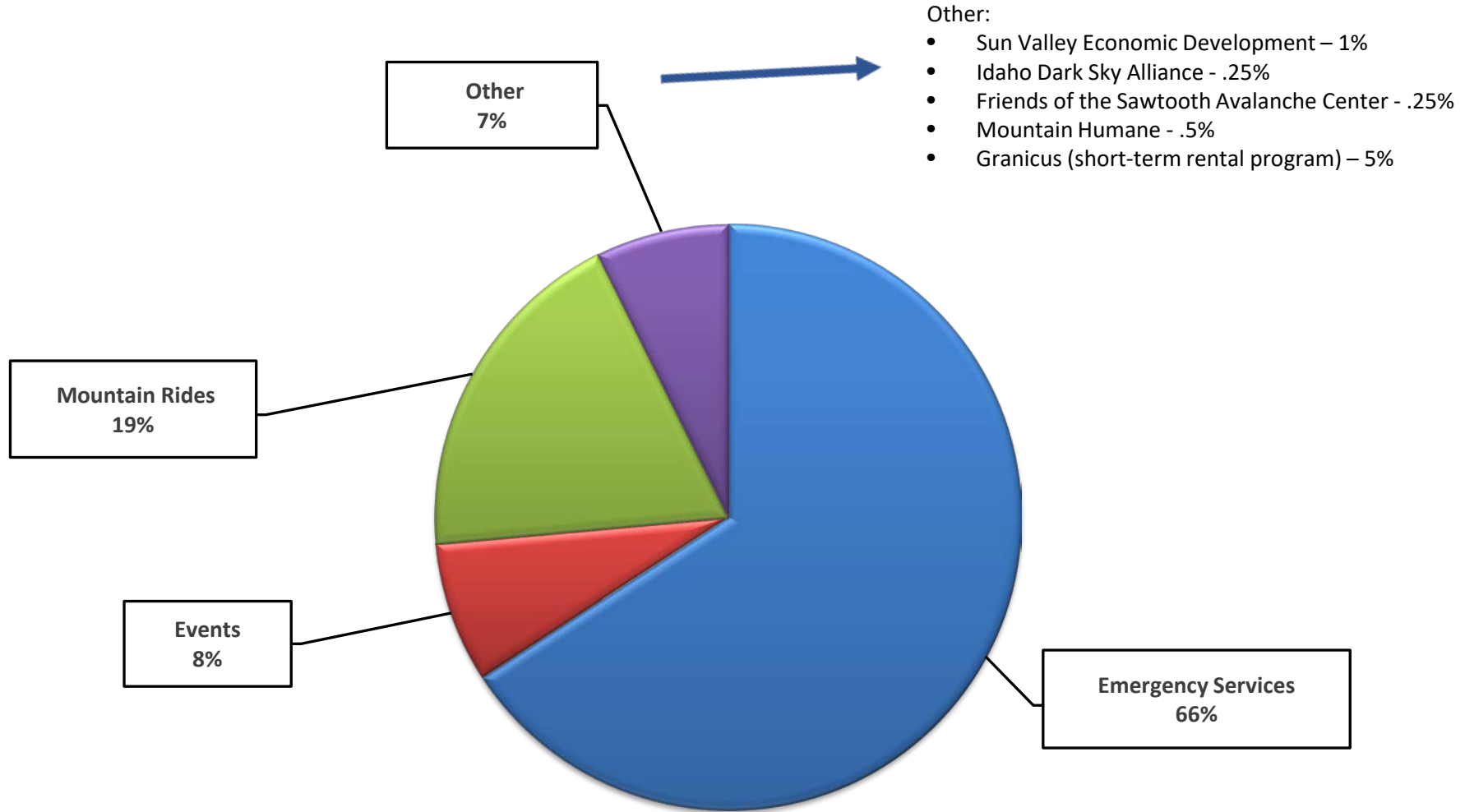


Revenue Changes to General Fund | Original Local Option Tax

Historical Context	Budget	Actuals
3-year avg. 2017-19 (pre-Covid years)		\$2,428,172
FY21	\$2,400,000	\$3,391,025
FY22	\$2,400,000	\$3,784,297
FY23	\$3,637,935 (amended)	\$2,796,742 (as of June 30)
Fiscal Year 2024	Base	One-Time
FY24	\$3,299,890	\$191,578



City of Ketchum | FY24 Public Hearing Local Option Tax Expenses





Original Local Option Tax Expenses

	FY23	FY24
Emergency Services	\$1,900,000	\$2,000,000
Mountain Rides	\$527,000 + \$242,000	\$631,000 + \$165,000
Events	\$85,000	\$85,000
Consolidated Dispatch	\$166,403	\$171,395
SVED	\$15,000	\$15,000
Idaho Dark Sky Alliance	\$2,500	\$2,500
Avalanche Center	\$4,000	\$5,000
Mountain Humane	\$4,500	\$4,078
Granicus	\$21,591	\$21,591
Visit Sun Valley	N/A	N/A
Wagon Days	\$132,250	\$171,250
Other	\$1,000	\$1,000



Revenue Changes to General Fund | 1% Add'l LOT Fund (.5% Housing & .5% Air)

Historical Context	Budget	Actuals
3-year avg. 2017-19 (pre-Covid years)		\$2,723,787
FY21	\$2,406,101	\$2,847,371
FY22	\$2,226,247	\$3,137,741
FY23	\$2,766,247 (amended)	\$2,463,773 (as of June 30)
Fiscal Year 2024	Base	
FY24	\$2,682,842	



Other Funds

(page 63)



Other Funds Expenses

	FY23	FY24
General Obligation Fire Bond	\$611,769	\$610,769
General Obligation Fire Construction Bond	\$268,722	\$0
Wagon Days	\$169,403	\$171,250
In-Lieu Housing	\$2,671,256	\$1,320,000



Capital Improvement Plan

(page 38)



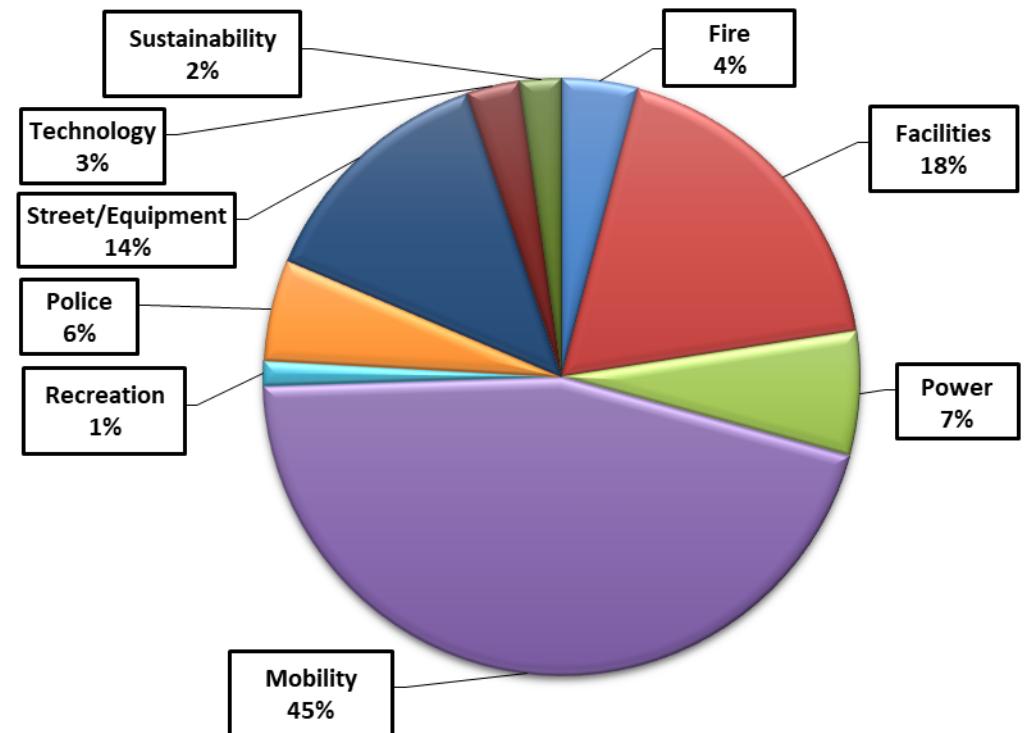
City of Ketchum | FY24 Public Hearing
Capital Improvement Plan

FY24 Total Proposed Expense: \$2,201,563

| Constrained: \$1,719,174

Since the last presentation, the CIP has been balanced due to:

- Main Street design cost (ITD partial reimbursement)
- ID Power under grounding south of town
- Lease to Purchase option for sweeper:
 - Purchase Price: \$279,476 Delivered
 - 3 Year \$0 Residual Lease: \$100,311 annually
 - 5 Year \$0 Residual Lease: \$64,618 annually
- URA reimbursement on select projects (Main Street, Town Square)





City of Ketchum | FY24 Public Hearing
Capital Improvement Plan

FY24 Total Expected Revenue **\$1,924,654**

- FY24 Revenue Sources:
 - Idaho Power Franchise \$ 291,000
 - Use of CIP Carry Over \$ 1,320,000
 - Use of LOT Fund Balance \$ 213,654
 - Police Contract Rebate \$ 100,000
 - KURA reimbursements
 - Main Street project
 - Town Square



Homework items

Post-workshop:

- Mountain Rides capital match
 - SVASB deliberation – July 19
- General Fund contribution to Housing



Public Hearing



Council Feedback



Next Steps

- August 7 - First Reading of Ordinance
- August 21 - Second Reading of Ordinance
- September 5 - Third Reading of Ordinance



Motion

Option #1 – *“I move to adopt the proposed budget as presented and schedule for the 1st reading.”*

Option #2 – *“I move to adopt the proposed budget as presented with the following amendments:”*

City of Ketchum | Fiscal Year 2024 Proposed Budget





Neil Bradshaw – Mayor

Jim Slanetz – Council President

Amanda Breen – Council Member

Michael David – Council Member

Courtney Hamilton – Council Member

Jade Riley – City Administrator

Shellie Gallagher – City Treasurer

Aly Swindley – Management Analyst



Following three years of unprecedented growth and change in our small mountain town, we are seeing the first signs of a return to the normal ebb and flow of mountain life. The “shoulder” or “slack” periods are returning but the seasonal slowdown is not as long or as pronounced as in pre-pandemic years.

After steep rises in both property prices and rental rates, increases have slowed and prices have plateaued, although at significantly higher levels. The higher property values continue to put a strain on the inventory of workforce housing and the affordability of living here. In turn, it has made it harder for local workers and businesses to provide goods and services to our residents and visitors.

While property values may have increased significantly, by state law the City's property tax revenue can only increase by 3%. This is far below the cost increases that we are experiencing. The disparity between the rate of revenue growth and rate of inflation creates a squeeze on our budget. Furthermore, the anticipated return to “normal” tourist visitation will likely lead to a slight decline in 2024 Local Option Tax (LOT) revenues despite inflationary effects.

To best address this challenge, our budget must adjust to the growing demands on our town and our efforts must be focused on three main areas:

1. Housing for year-round residents

- With the recent passing of the LOT ballot measure, we have more than \$1.5m of dedicated funds towards supporting our Housing Action Plan.

2. Preserving the character and soul of Ketchum

- We have funded an ambitious project to update our city comprehensive plan and zoning code that better reflects our community values and expectations whilst providing greater direction to prospective developers.

3. Investing in our city's infrastructure

- Our 5-year Capital Improve Plan (CIP) continues to prioritize the growing demand on city infrastructure although financial constraints continue to persist.

Our budget is aligned with our vision for Ketchum; namely a city that is **vibrant, connected, sustainable and safe**.



BUDGET OVERVIEW	
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General Obligation and Debt Service Fund	
Community Housing In-Lieu	
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APPENDIX I – PROPOSED FEE SCHEDULE CHANGES	
APPENDIX II – CONTRACTS FOR SERVICES	
<ul style="list-style-type: none"> • Blaine County Sheriff – Ketchum Patrol Team • Idaho Dark Sky Alliance • Friends of the Sawtooth Avalanche Center • Mountain Humane • Mountain Rides • Sun Valley Economic Development 	



The Fiscal Year 2024 proposed budget assumes \$39,687,376 in total planned expenses and revenues. The total budget consists of the General Fund, Local Option Tax Fund, Capital Improvement Fund, two Enterprise Funds (Water and Wastewater), and four trusts or restricted purpose funds. The city adheres to the Government Finance Officers Association best practices when developing the budget. Specifically, this proposed budget ensures that ongoing costs are aligned with ongoing revenue sources. In addition, the proposed budget recommends that only a portion of the increased revenues be allocated to ongoing expenses in the event of an economic downturn.

The revenue forecast for the General Fund is less than Fiscal Year 2023 due to a lower forecast of planning and building revenues. The budget assumes a three percent increase of \$196,788 in property tax revenues as allowed by state law to fund inflationary expenses. State shared revenues have been adjusted by \$358,325 due to recent legislative formula adjustments. Revenue forecast for the Local Option Tax Fund was decreased to reflect a return to pre-COVID visitation numbers. The draft budget recommends that any additional revenues be allocated to support the Capital Improvement Plan.

The draft budget allocates funding for a new full-time administrative support position in the Administration Department to support the City Clerk/Business Manager. The budget makes allowances for a compensation increase for both contract (Fire Dept.) and non-contract employees to keep pace with inflation. Expenses related to health care and utilities (Idaho Power) were increased due to external rate changes. The General Fund as proposed is balanced as required by state law but the five-year forecast outlines future deficits based on historical cost increases and revenue performance. Staff will request policy guidance from the City Council during the budget workshop on this matter.

The city has two enterprise funds (Water & Wastewater), which are self-supporting via monthly customer charges. In November of 2022, voters overwhelmingly supported the issuance of up to \$14 million in bonds to support the implementation of the newly adopted twenty-year Master Wastewater Facility Plan. During the spring of 2023, the city issued the first \$7 million in bonds to fund the next three to five years of capital improvement projects. The ten-year financial model assumes a five-percent rate increase in FY24.

The capital improvement plan and associated 10-year financial forecast for the Water Division has been updated and is reflected in the draft budget expenses. The City Council previously approved the transition towards a broader tiered rate structure similar to the City of Hailey's in order to promote water conservation. The financial forecast assumes a five-percent rate increase to recover increased costs for utilities (power) and personnel.

The following pages provide an overview of all funds by revenue and expense; department details are covered on pages 11-28. Details regarding outside contract entities are included as an appendix.



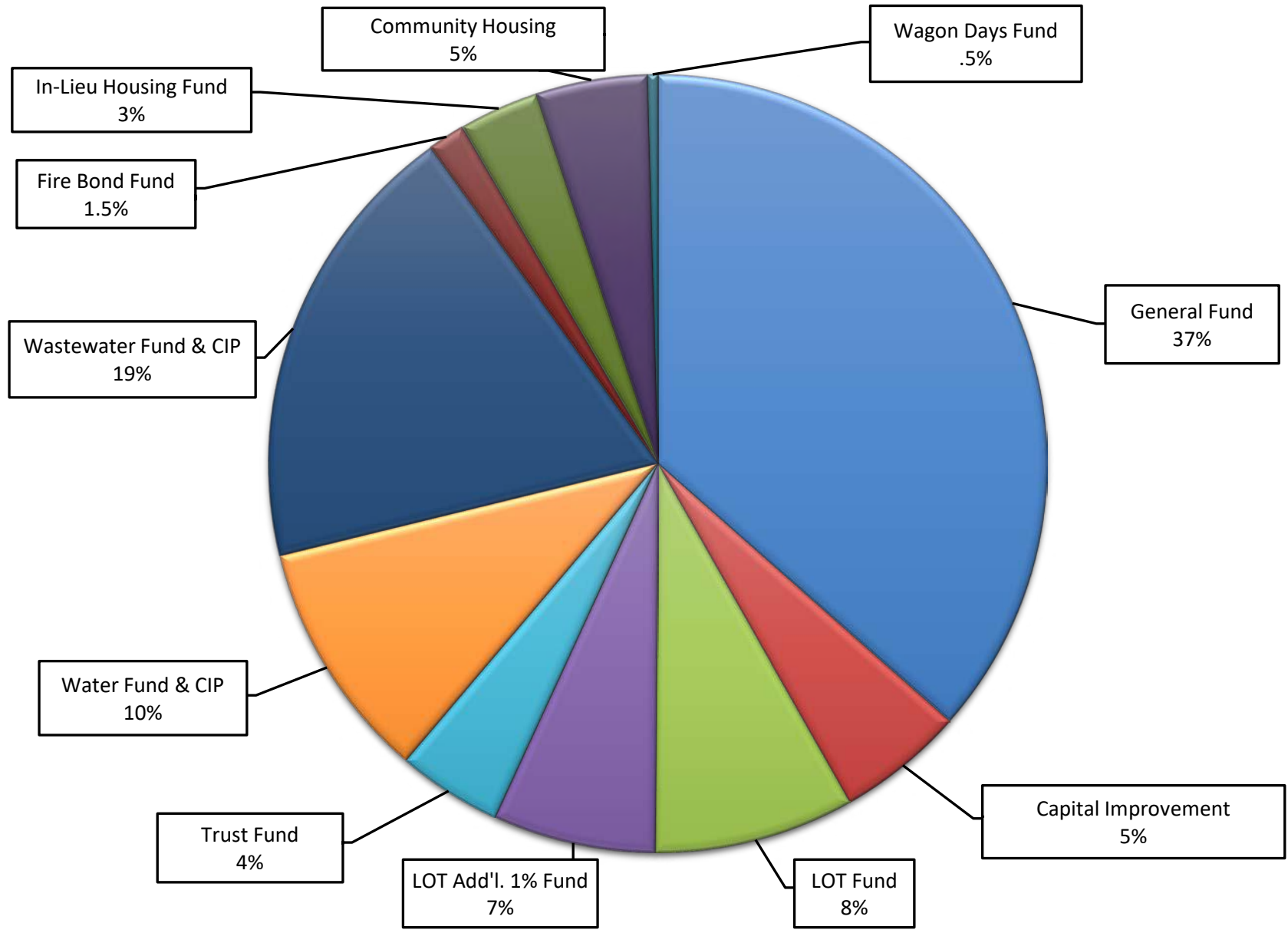
City of Ketchum | 2024 Draft Budget
 Revenue / Expenditure Overview by Fund

AMENDED FY 2023	FY 2022 Audited Fund Balance	FY 2022 Committed & Restricted	FY 2023 Assigned Fund Balance	FY 2023 Revenue	FY2023 Expense	FY 2023 Ending Balance Less Committed & Restricted
General Fund	\$ 5,763,011	\$ (2,214,457)	\$ 89,956	\$ 14,047,265	\$ 14,137,221	\$ 3,458,598
Capital Improvement	\$ 2,418,246	\$ (1,000,000)	\$ 1,418,246	\$ 1,131,128	\$ 2,549,374	\$ 1,000,000
LOT Fund	\$ 400,563	\$ -	\$ 400,563	\$ 3,237,372	\$ 3,637,935	\$ -
Additional 1%	\$ 1,021,495	\$ -	\$ 904,900	\$ 2,766,247	\$ 3,671,147	\$ 116,595
Trust Fund	\$ 255,394	\$ -	\$ 255,394	\$ 1,124,562	\$ 1,379,956	\$ -
Water Fund & CIP	\$ 3,248,329	\$ -	\$ 693,353	\$ 2,952,268	\$ 3,645,621	\$ 2,554,976
Wastewater Fund & CIP	\$ 2,961,801	\$ -	\$ 1,352,198	\$ 16,764,013	\$ 11,116,211	\$ 8,609,603
Fire Bond Fund	\$ 278,065	\$ -	\$ 268,722	\$ 611,769	\$ 880,491	\$ 9,343
In-Lieu Housing Fund	\$ 2,366,256	\$ -	\$ 2,366,256	\$ 305,000	\$ 2,671,256	\$ -
Community Housing	\$ 552,000	\$ -	\$ 552,000	\$ 889,434	\$ 1,441,434	\$ -
Wagon Days Fund	\$ 17,854	\$ -	\$ 17,854	\$ 151,550	\$ 169,404	\$ -
TOTAL FUNDS	\$ 19,283,014	\$ (3,214,457)	\$ 8,319,442	\$ 43,980,608	\$ 45,300,050	\$ 15,749,115

FY 2024	Beginning Fund Balance Not Audited	FY 2023 Committed & Restricted	FY 2024 Assigned Fund Balance	FY 2024 Revenue	FY 2024 Transfers	FY 2024 Expense	FY 2024 Transfers	FY 2024 Ending Balance	FY 2024 Committed, Restricted, CIP not complete	FY 2024 Ending Balance Less Committed & Restricted
General Fund	\$ 3,458,598	\$ 2,214,457	\$ 674,835	\$ 10,798,630	\$ 3,014,234	\$ 14,487,699	\$ -	\$ 4,998,220	\$ (2,462,909)	\$ 2,535,311
Capital Improvement	\$ -	\$ 1,000,000	\$ 1,320,000	\$ 782,563	\$ -	\$ 2,102,563	\$ -	\$ 1,000,000	\$ (1,000,000)	\$ -
LOT Fund	\$ -	\$ -	\$ 104,000	\$ 3,195,890	\$ -	\$ 1,086,236	\$ 2,213,654	\$ -	\$ -	\$ -
Additional 1%	\$ 116,595	\$ -	\$ 116,595	\$ 2,566,247	\$ -	\$ 2,616,595	\$ 66,247	\$ -	\$ -	\$ -
Trust Fund	\$ -	\$ -	\$ 1,725,050	\$ -	\$ -	\$ 1,725,050	\$ -	\$ -	\$ -	\$ -
Water Fund & CIP	\$ 2,554,976	\$ -	\$ 539,883	\$ 3,414,045	\$ -	\$ 3,193,928	\$ 760,000	\$ 2,015,093	\$ -	\$ 2,015,093
Wastewater Fund & CIP	\$ 8,609,603	\$ -	\$ 1,498,226	\$ 5,421,524	\$ 579,927	\$ 6,919,750	\$ 579,927	\$ 7,111,377	\$ -	\$ 7,111,377
Fire Bond Fund	\$ 9,343	\$ -	\$ -	\$ 610,769	\$ -	\$ 610,769	\$ -	\$ -	\$ -	\$ -
In-Lieu Housing Fund	\$ -	\$ -	\$ -	\$ 1,320,000	\$ -	\$ 1,320,000	\$ -	\$ -	\$ -	\$ -
Community Housing	\$ -	\$ -	\$ 148,152	\$ 1,685,556	\$ -	\$ 1,833,708	\$ -	\$ -	\$ -	\$ -
Wagon Days Fund	\$ -	\$ -	\$ -	\$ 171,250	\$ -	\$ 171,250	\$ -	\$ -	\$ -	\$ -
TOTAL FUNDS	\$ 14,749,115	\$ 3,214,457	\$ 6,126,741	\$ 29,966,474	\$ 3,594,161	\$ 36,067,548	\$ 3,619,828	\$ 15,124,690	\$ (3,462,909)	\$ 11,661,781



City of Ketchum | 2024 Draft Budget
Revenue / Expenditure Overview by Fund



Authorized Staffing Overview by Fund

Position	FY 21/22 Budget	FY 22/23 Budget	FY 23/24 Budget	Position	FY 21/22 Budget	FY 22/23 Budget	FY 23/24 Budget
Legislative & Executive				Streets			
Mayor	1	1	1	Director of Streets & Facility Maintenance	1	1	1
City Council Members	4	4	4	Street Supervisor	1	1	1
	<u>5</u>	<u>5</u>	<u>5</u>	Sr. Street Mechanic	1	1	1
Administration				Street Crew Lead	1	1	1
City Administrator	1	1	1	Equipment Operator III	1	3	3
Public Affairs & Administrative Services Manager	1	1	1	Equipment Operator II	3	1	1
City Treasurer	1	1	1	Equipment Operator I	0	1	1
City Clerk	1	1	1	Shared position with Facility Maintenance	0.5	0.5	0.5
Administrative Clerk	0	0	1	Equipment Operator (winter only)	3	3	3
Deputy Treasurer	1	1	1	Administrative Assistant	1	1	1
Deputy Clerk	1	1	0	Winter seasonal	2	1	1
Business License & Tax Specialist	1	1	1		<u>14.5</u>	<u>14.5</u>	<u>14.5</u>
Special Event Manager	0	0	1	Facility Maintenance			
Administrative Assistant (Public Counter)	1	1	1	Maintenance Supervisor/City Arborist	1	1	1
Management & Communications Analyst	1	1	1	Buildings and Facilities Supervisor	1	1	1
	<u>9</u>	<u>9</u>	<u>10</u>	Grounds Supervisor	1	1	1
Fire & Rescue				Maintenance Worker --WSP	0	1	1
Fire Chief	1	1	1	Maintenance Assistant 1 shared	1.5	1.5	1.5
Assistant Fire Chief/Fire Marshall	1	1	1	Maintenance Assistant (seasonal)	1	1	1
Fire Inspector	1	1	1	Maintenance Janitors	0	2	2
Captain	3	3	3		<u>5.5</u>	<u>8.5</u>	<u>8.5</u>
Sr. Lieutenant	2	2	2	Enterprise Funds			
Lieutenant	4	4	4	Public Works Director	1	1	1
Engineer/Firefighter	2	2	2	Water Division Supervisor	1	1	1
Firefighter/EMT	0	1	2	Water Utilities Supervisor	1	1	1
Fire Clerk	1	1	1	Water Utilities Office Coordinator (shared)	0.5	0.5	0.5
Volunteer Firefighters	40	40	40	Water Utility Maintenance Worker	3	3	3
	<u>15</u>	<u>16</u>	<u>17</u>	Wastewater Division Supervisor	1	1	1
Police				Wastewater Collection Supervisor	1	1	1
Community Services Officer	2.5	2.5	2.5	Wastewater Plant Lab Technician	1	1	1
Recreation				Wastewater TP Lead Operator	1	1	1
Director of Recreation	1	1	1	Sr. Wastewater Utilities Operator	1	1	1
Recreation Supervisor	1	1	1	Wastewater Utilities Office Coordinator (shared)	0.5	0.5	0.5
Community Recreation Supervisor	1	1	1		<u>12</u>	<u>12</u>	<u>12</u>
Youth Recreation Supervisor	1	1	1				
Seasonal and PT Employees	4 to 20	4 to 20	4 to 20				
	<u>4</u>	<u>4</u>	<u>4</u>	City Staffing Summary			
Planning & Building					FY 21/22 Budget	FY 22/23 Budget	FY 23/24 Budget
Director of Planning and Building	1	1	1	Legislative & Executive	5	5	5
Senior Planner	2	2	2	Administration	9	9	10
Associate Planner	1	2	2	Fire & Rescue	15	16	17
Planning Technician	1	1	1	Police	2.5	2.5	2.5
Planning Intern	0	0	0.5	Recreation	4	4	4
	<u>5</u>	<u>6</u>	<u>6.5</u>	Planning & Building	5	6	6.5
City Housing				Streets	14.5	14.5	14.5
Executive Director	0	1	1	Facility Maintenance	5.5	8.5	8.5
Program Administrator & Case Manager (BCC)	0	1	1	Utility Director	1	1	1
Administrative Assistant	0	0.5	0.5	Water	5.5	5.5	5.5
	<u>0</u>	<u>2.5</u>	<u>2.5</u>	Wastewater	5.5	5.5	5.5
				City Housing	0	2.5	2.5
				Totals	72.5	80	82.5



City of Ketchum | 2024 Draft Budget
General Fund Summary

The General Fund is the City’s primary source of funding for daily operations ranging from police and fire/EMS services to street maintenance to children’s recreation programs. The primary revenue sources for the fund include property taxes, state revenue sharing, transfer from the Local Option Tax Fund, planning and building permits, and franchise fees.

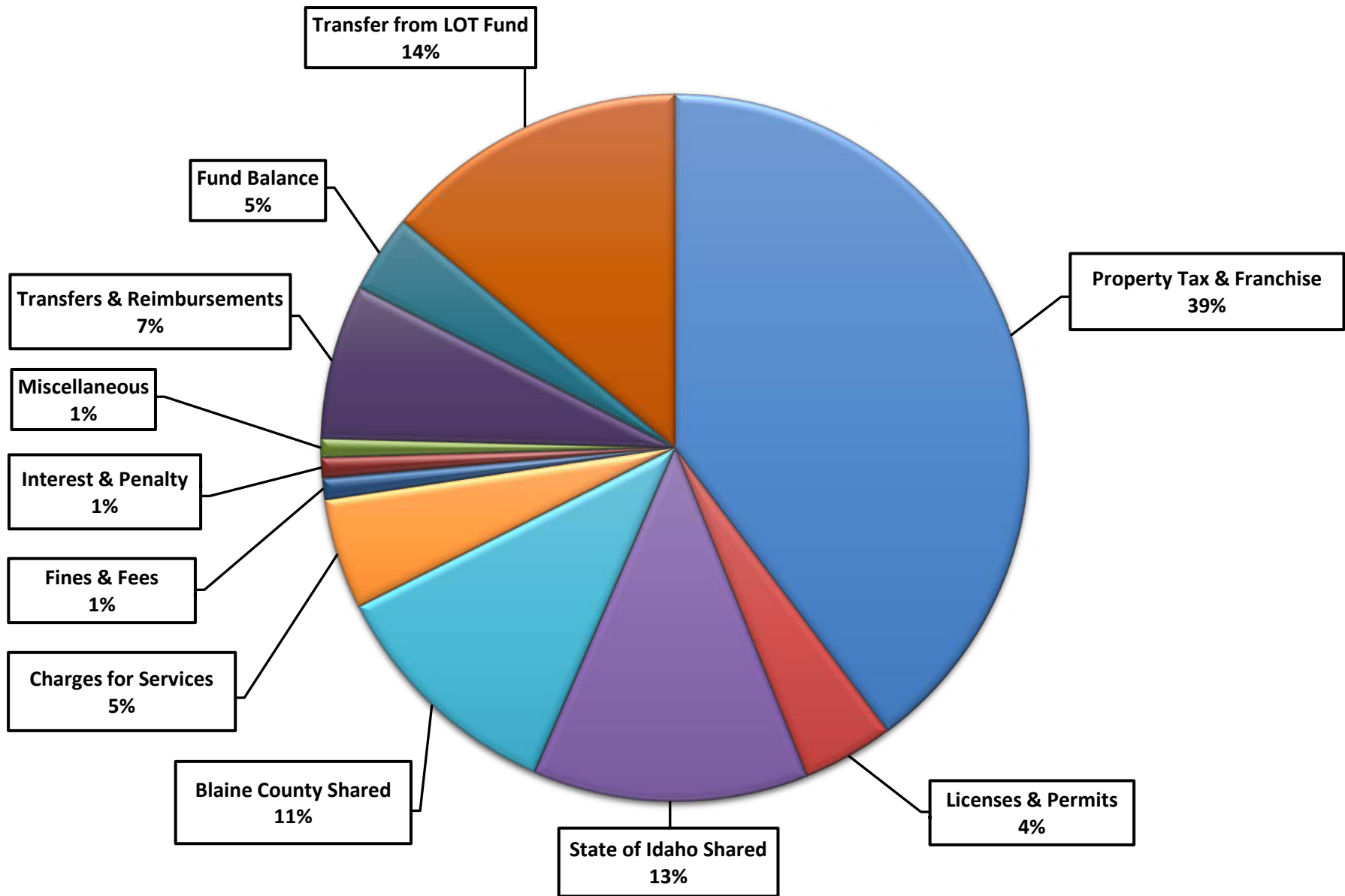
Revenues are forecasted to slightly decrease of approximately \$207,000 compared to the city amended budget from FY2023. However, the following revenues will see an increase: Local Option Tax transfer by \$100,000; property tax and franchise fees by \$289,031; and state and county shared fees by \$81,263.

Planned expenses are proposed to decrease by \$7,133 with \$150,000 in one-time spending. The revised budget allocates on-going funding for increases in health care, vehicle fuel, and power due to external rate changes. The revised budget allocates a blend of a 3% base compensation increase and a one-time 3% bonus.

The draft budget also allocates funding to add one full-time position in the Administration Department for overall assistance to city departments. Partial funding (\$50,000) was identified through altering the current communications contract. The budget makes allowances for the third year in the collective bargaining agreement with the Fire Department.

It is important to note that the recommended budget adheres to the restricted fund balances set by City Council of 17%.

FY 2024 General Fund Resources



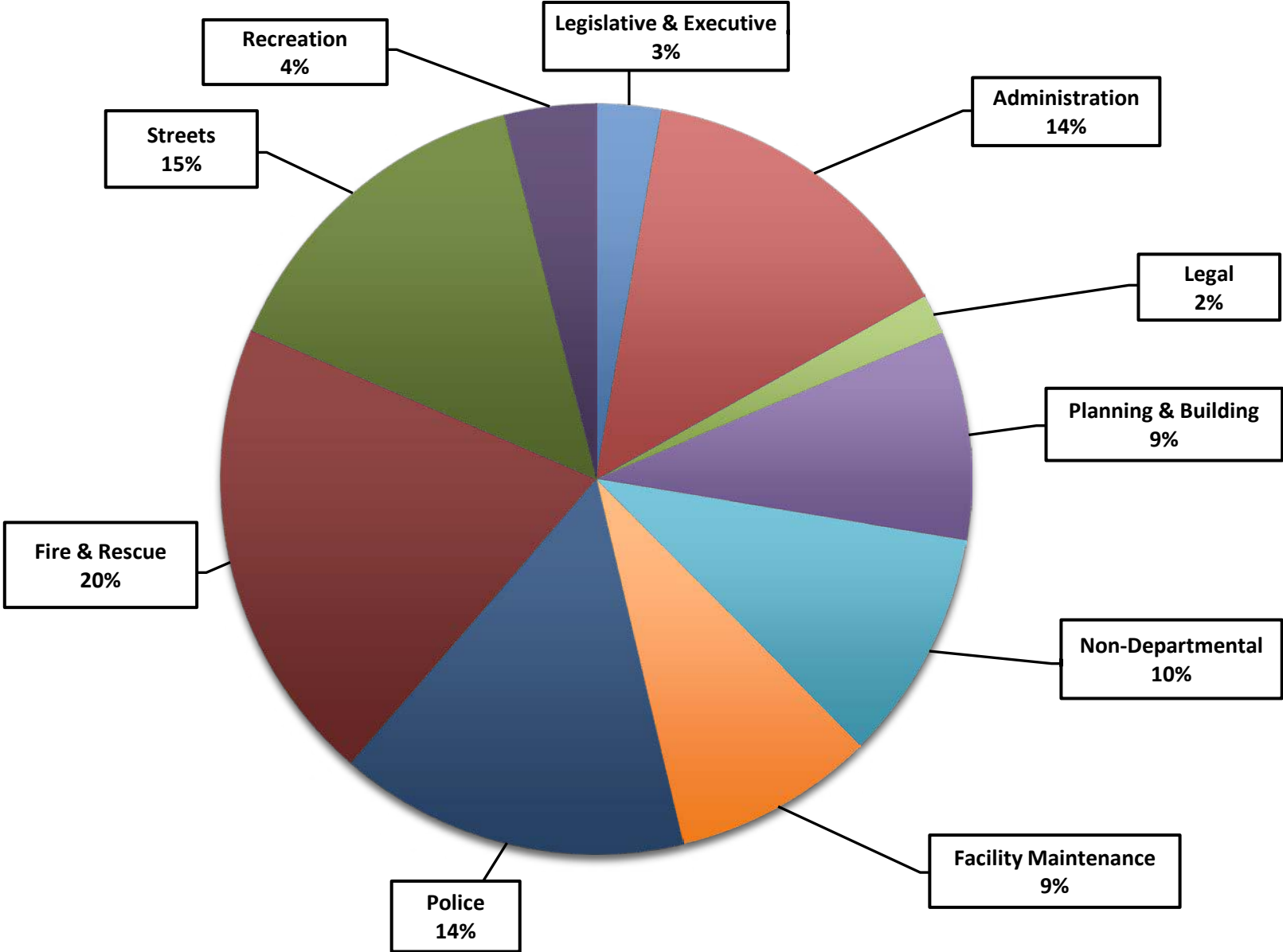
General Fund Detailed Revenue

		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
1	1. PROPERTY TAX & FRANCHISE	5,143,167	5,389,344	5,507,486	5,704,274
2	1000-GENERAL PROPERTY TAXES	4,603,017	4,783,073	4,895,073	5,065,132
3	1050-PROPERTY TAX REPLACEMENT	11,416	11,373	11,714	11,800
4	6100-IDAHO POWER FRANCHISE	-	-	-	-
5	6110-GAS FRANCHISE	97,087	108,000	100,000	100,000
6	6120-T.V. CABLE FRANCHISE	165,779	151,064	165,000	165,000
7	6130-WATER UTILITY ROW FEE (5%)	91,446	112,351	121,832	129,677
8	6140-WASTEWATER UTILITY ROW FEE(5%)	83,481	115,934	121,624	136,664
9	6150-SOLID WASTE FRANCHISE	75,230	83,417	80,243	84,000
10	9000-PENALTY & INTEREST ON TAXES	15,711	24,132	12,000	12,000
11	2. LICENSES & PERMITS	612,469	831,370	520,750	598,874
12	1110-BEER LICENSES	12,840	12,269	13,450	13,450
13	1120-LIQUOR LICENSES	6,678	8,752	8,400	8,400
14	1130-WINE LICENSES	14,617	14,221	14,000	14,000
15	1140-CATERING PERMITS	1,100	1,497	1,000	1,000
16	1150-OFF-SITE BUS./SPECIAL EVENTS P	13,716	25,855	13,000	13,000
17	1400-BUSINESS LICENSES	32,670	32,982	35,750	35,750
18	1410-SHORT TERM RENTAL LICENSES	-	166,520	73,500	204,624
19	1520-TAXI-LIMO PERMITS	1,455	2,535	2,750	2,750
20	2100-BUILDING PERMITS	516,904	556,374	350,000	300,000
21	2140-RIGHT-OF-WAY PERMITS	10,504	8,650	7,000	4,000
22	2160-STREET EXCAVATION PERMIT FEE	1,860	1,716	1,900	1,900
23	2600-SNOW STORAGE PERMITS	125	-	-	-
24	6800-TREE PERMITS/TREE REMOVAL PRMT	-	-	-	-
25	3. GRANTS	418,475	367,271	-	-
26	1120-FEDERAL GRANTS	307,050	6,474	-	-
27	4000-STATE TRANSPORTATION GRANT	-	-	-	-
28	4100-STATE GRANTS	107,675	31,747	-	-
29	4200-OTHER GRANTS	3,750	329,050	-	-
30	4. STATE OF IDAHO SHARED	1,701,999	1,732,909	1,729,694	1,805,957
31	5100-STATE LIQUOR APPORTIONMENT	428,870	404,523	409,315	407,421
32	5200-HIGHWAY USER'S REVENUE - STREE	172,462	216,713	200,568	257,992
33	5500-STATE SALES TAX ALLOCATION	-	-	-	-
34	5600-STATE SHARED REVENUE	1,100,666	1,111,673	1,119,811	1,140,544
35	5. COUNTY SHARED	1,233,336	1,307,927	1,584,357	1,589,357
36	8400-COUNTY COURT FINES	34,071	36,684	35,000	40,000
37	8600-COUNTY AMBULANCE CONTRACT	1,199,265	1,271,243	1,513,357	1,513,357
38	8600-COUNTY AMBULANCE STORAGE	-	-	36,000	36,000
39	9400-BLAINE COUNTY HOUSING AUTHORIT	-	-	-	-

General Fund Detailed Revenue, cont.

	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
40 6. CHARGES FOR SERVICES	1,095,012	1,120,818	781,500	729,700
41 1100-PLANNING FEES	232,143	112,495	125,000	100,000
42 1104-HOTEL FEES	-	-	-	-
43 1110-BUILDING PLAN CHECK FEES	320,327	351,027	227,500	195,000
44 1120-PLANNING PLAN CHECK FEES	215,899	246,781	159,250	136,500
45 1130-FIRE PLAN CHECK FEES	215,635	238,959	159,250	136,500
46 1400-MAILING FEES/PUBLICATION	-	-	-	-
47 1500-REPRODUCTION/FINGERPRINT FEES	573	328	500	500
48 2200-RURAL FIRE PROTECTION FEES	-	-	-	-
49 2250-SPECIAL FIRE FEES	12,716	20,474	5,000	15,000
50 3000-ANIMAL TRANSPORTS	-	-	-	-
51 3600-BANNER FEES	3,150	6,475	6,000	6,000
52 6100-BC SCH DIST.PARK MAINT. CONTR	15,000	15,000	16,500	18,200
53 6300-PARK YOUTH PROGRAM FEES	57,680	98,167	70,000	100,000
54 6320-PARK USER FEES	17,109	22,608	10,000	15,000
55 6330-PARK SWIM TEAM	-	-	-	-
56 6700-PARK CONCESSION SALES	4,781	8,378	2,500	7,000
57 6800-TREE SERVICES	-	125	-	-
58 7. FINES & FEES	70,020	47,779	50,000	116,000
59 1100-PARKING FINES	55,763	38,960	45,000	112,000
60 1200-ELECTRIC VEHICLE CHARGING	119	-	-	-
61 1300- PAID PARKING	14,138	8,820	5,000	4,000
62 8. INTEREST & RENTS	105,129	113,246	273,788	132,468
63 1000-INTEREST EARNINGS	19,516	39,839	191,000	50,000
64 1020-INTEREST EARNINGS-491 SV ROAD	0	0	-	-
65 1500-GAIN/LOSS ON INVESTMENTS	-	-	-	-
66 2000-RENT	4,750	3,730	6,000	6,000
67 2010-RENT-PARK RESERVATIONS	10,075	3,210	6,000	10,000
68 2020-RENT-491 SUN VALLEY ROAD	70,788	66,468	70,788	66,468
69 2020-RENT-LIFT TOWER LODGE	-	-	-	-
70 9. MISCELLANEOUS	147,096	5,013	410,802	122,000
71 3600-REFUNDS & REIMBURSEMENTS	135,695	2,374	388,802	100,000
72 3610-REFUNDS & REIMBURSEMENTS-BLAINE CO HOUSING	-	-	-	-
73 3610-REFUNDS & REIMBURSEMENTS-RESORT CITIES	-	2,500	14,000	14,000
74 3650-REFUNDS & REIMBURSEMENTS-BLAINE TOUR	-	-	8,000	8,000
75 4000-SALE OF FIXED ASSETS	1,225	89	-	-
76 4100-SALE OF FIXED ASSETS-STREET	-	-	-	-
77 6500-DONATIONS	175	-	-	-
78 7000-MISCELLANEOUS	9,626	50	-	-
79 7010-MISCELLANEOUS-STREET	-	-	-	-
80 7020-FLOOD PLAIN PROG REIMBURSEMENT	375	-	-	-
81 7030-BUILDING PERMIT REIMBURSEMENT	-	-	-	-
82 10. TRANSFERS & REIMBURSEMENTS	2,159,363	2,581,202	2,794,332	3,014,234
83 8701-KETCHUM RURAL REIMB-SAL/BEN	3,946	-	-	-
84 8703-TRANSFER FROM GENERAL CIP	-	270	-	-
85 8718-TRANSFER STREET GO BOND	-	-	-	-
86 8720-TRANSFER FRM FIRE TRUST FUND	-	-	-	-
87 8722-LOT REIMB-GF ADMIN.EXPENSES	2,500	3,000	3,000	5,000
88 8722-TRANSFER FROM 1% ADD'L LOT FUND-HOUSING	-	-	-	-
89 8722-TRANSFER FROM LOT FUND	1,309,465	1,718,672	1,900,000	2,000,000
90 8763-REIMBURSEMENT FROM WATER FUND	279,172	287,547	218,048	286,444
91 8764-WATER FUND REIMB-ADMIN.EXPENSE	106,090	109,273	96,486	110,169
92 8765-REIMBUREMENT FROM WASTEWATER FD	279,172	287,547	298,280	337,728
93 8766-WW FUND REIMB-ADMIN.EXPENSES	146,149	150,533	131,989	129,893
94 8798-URA FND REIM-SALARIES/BENEFITS	-	24,359	50,000	120,000
95 8798-URA FUND REIMB-ADMIN. EXPENSES	32,869	-	96,529	25,000
96 11. FUND BALANCE	-	-	684,886	674,835
97 9000-FUND BALANCE	-	-	684,886	674,835
98 Grand Total	12,686,067	13,496,877	14,337,595	14,487,698

FY 2024 General Fund Expenses



FY 2024 General Fund Expenses

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
GENERAL FUND EXPENDITURES	12,316,001	12,364,479	14,137,221	14,487,699	
Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
1. Legislative & Executive	331,472	360,635	383,452	406,260	
2. Administration	1,829,993	1,736,652	1,744,915	2,046,807	
3. Legal	230,734	238,600	244,360	250,293	
4. Planning & Building	868,033	915,451	1,000,116	1,298,506	150,000
5. Non-Departmental	2,115,349	2,239,799	716,515	1,444,009	
6. Facility Maintenance	688,629	954,728	1,106,417	1,258,992	
7. Police	1,658,523	1,843,947	2,063,870	2,183,891	
8. Fire & Rescue	2,130,718	2,649,227	2,622,064	2,916,912	
9. Streets	1,963,199	1,891,540	2,062,892	2,110,716	
10. Recreation	499,352	607,505	552,463	571,313	
Total Expenditures	12,316,001	13,438,084	12,497,062	14,487,699	150,000
Funding Requests					
1. Communications one time anticipated			34,151		
2. Comp & Zoning Plan one-time anticipated			80,000		
3. KURA Reimbursement for Executive Director			100,266		
4. Blaine City Tour(reimbursed)			8,000		
5. #23016 Blaine Co Sustainability			88,802		
6. Transfer to CIP Blaine Co refunds FY2020 & FY2021			253,802		
7. Transfer to City/County Housing			266,349		
8. FY2022 KURA Reimburse In-Lieu fees transferred funds FY2023			201,061		
9. #23032 Irish Electric (city hall HVAC)			4,860		
10. #23033 Thornton Heating (city hall HVAC)			21,961		
11. #23039 Lobbyist			25,000		
12. #22813 Fire & Rescue New Ambulance FTE/ FAM Benies			31,906		
13. #22813 Sean Dumke Firefighter/para ambulance			88,094		
14. #22813 Fire & Rescue OT & Paid on call			121,062		
15. #22813 Paramedic Certification			5,200		
16. #23046 Apollo Professional Services Streets snow hauling			25,000		
17. #23048 BD Financial Consulting			15,000		
18. #23053 Western States 2nd Dozer Rental			30,000		
19. Streets snow hauling and staff time anticipated			198,645		
20. Streets overtime			41,000		
21.					
Sub-total			1,640,159		
Inflationary Changes					
1.					
Sub-total			-		
	12,316,001	13,438,084	14,137,221	14,487,699	150,000



Department Summaries



This budget contains the operating accounts for City Administration, Treasury and City Clerk. The City Administrator supports the Mayor and City Council, manages the budget, and provides oversight of all departments on day-to-day administration of city operations.

The Treasury and City Clerk teams are responsible for a range of services such as maintaining ordinances/resolutions, public record requests, and retention of city official records and information technology. In addition, the team prepares and maintains all financial accounting, payment of bills, procurement, and payroll.

Fiscal Year 2023 Highlights

- Salaries decreased due to moving General Fund use for a Public Works Director position to the Non-Departmental section.
- Professional Services increased due to a 10% contract increase with Ketchum Computers.
- Telephone & Communications increased due to a one-time payment to afford implementation of new fiber.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Request for one FTE (Admin Support Position) that would support City Clerk/Business Manager. Partial funding (\$50,000) was identified through altering the current communications contract.
- Professional Services increased due to contract increase with Ketchum Computers.

Personnel:

- One FTE added – Admin Support Position.

Administrative Expenditures

		FY 2021	FY 2022	FY 2023	FY 2024
		AUDITED	AUDITED	AMENDED	PROPOSED
GENERAL FUND EXPENDITURES		ACTUALS	ACTUALS	BUDGET	BUDGET
36	1. ADMINISTRATIVE	1,829,993	1,639,012	1,794,066	2,046,807
37	1. PERSONAL SERVICES	1,116,628	1,050,843	1,113,898	1,354,519
38	1000-SALARIES	703,170	680,891	700,556	824,345
39	1500-PART TIME SALARIES	-	-	10,000	10,000
40	1900-OVERTIME	137	-	-	-
41	2100-FICA TAXES-CITY	55,520	51,971	54,358	63,827
42	2200-STATE RETIREMENT-CITY	92,285	93,319	84,840	92,162
43	2400-WORKMEN'S COMPENSATION-CITY	505	915	1,492	1,498
44	2500-HEALTH INSURANCE-CITY	200,742	195,651	228,862	306,944
45	2505-HEALTH REIMBURSEMENT ACCT(HRA)	7,472	2,500	7,575	12,342
46	2510-DENTAL INSURANCE-CITY	5,255	5,505	6,189	6,746
47	2515-VISION REIMBURSEMENT ACCT(HRA)	4,144	1,316	3,900	5,100
48	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
49	2600-LONG TERM DISABILITY	2,752	2,487	3,126	3,655
50	2700-VACATION/SICK ACCRUAL PAYOUT	32,646	4,290	-	15,900
51	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
52	2760-EMPLOYEE HOUSING SUBSIDY	12,000	12,000	12,000	12,000
53	2800-STATE UNEMPLOYMENT INSURANCE	-	-	1,000	-
54	2900-PERFORMANCE AWARDS	-	-	-	-
55	2. MATERIALS AND SERVICES	711,119	584,455	679,168	691,288
56	3100-OFFICE SUPPLIES & POSTAGE	17,197	23,200	20,000	20,000
57	3310-STATE SALES TAX-GEN.GOV. & PAR	115	31	500	500
58	3600-COMPUTER SOFTWARE	-	-	-	-
59	4000-ELECTIONS	-	-	-	-
60	4200-PROFESSIONAL SERVICES	88,493	80,126	116,500	122,525
61	4400-ADVERTISING & LEGAL PUBLICATIO	16,241	11,625	12,000	12,000
62	4600-PROPERTY & LIABILITY INSURANCE	100,381	87,204	93,778	116,015
63	4800-DUES, SUBSCRIPTIONS & MEMBERSH	3,850	4,192	5,000	5,000
64	4900-PERSONNEL TRAINING/TRAVEL/MTG	1,483	1,085	5,000	5,000
65	4902-TRAINNG/TRVL/MTG-CITY ADM/ASST	297	922	5,000	5,000
66	4950-TUITION REIMBURSEMENT	-	-	-	-
67	5100-TELEPHONE & COMMUNICATIONS	74,062	85,753	106,020	84,840
68	5110-COMPUTER NETWORK	114,128	111,654	73,191	85,426
69	5150-COMMUNICATIONS	67,073	61,275	104,451	90,000
70	5200-UTILITIES	48,571	37,358	37,440	42,682
71	5210-SOLID WASTE COLLECTION	52	-	-	-
72	5220-RECYCLING PROGRAM-ERC	-	-	-	-
73	5900-REPAIR & MAINTENANCE-BUILDINGS	36,441	2,234	-	-
74	5910-REPAIR & MAINT-491 SV ROAD	85,030	-	-	-
75	6500-CONTRACTS FOR SERVICES	57,706	48,478	70,000	70,000
76	6510-COMPUTER SERVICES	-	29,318	30,288	32,300
77	3. CAPITAL OUTLAY	2,246	3,714	1,000	1,000
78	7400-OFFICE FURNITURE & EQUIPMENT	2,246	3,714	1,000	1,000



The Fire and Rescue Department provides a range of emergency services, from municipal fire protection services to backcountry rescue. They provide paramedic level emergency medical care to the City of Ketchum and the entire northern Blaine County through a contract for services with the Blaine County Ambulance District. The department is composed of highly trained career, full-time staff as well as trained paid-on-call firefighters.

Fiscal Year 2023 Highlights

- Budget included the 2nd year of the labor contract.
- Assumed a 3% revenue increase for ambulance contract. A higher budget request (\$371,062) was submitted to the Ambulance District.

Personnel:

- New Short Term Rental Fire Inspector position.

Fiscal Year 2024 Highlights

- Funding for the 3rd and final year of the collective labor agreement.

Personnel:

- FY23 interim budget change included two positions to keep up with 49% increase in calls for service over last four years.

Fire and Rescue Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
224	8. FIRE & RESCUE	2,130,718	2,570,687	2,868,326	2,916,912
225	1. PERSONAL SERVICES	1,886,719	2,240,896	2,524,946	2,536,332
226	1000-SALARIES	993,714	1,170,099	1,262,932	1,322,479
227	1500-PAID ON-CALL WAGES	129,410	130,419	256,062	135,000
228	1700-WOOC (WORKING OUT OF CLASS)	-	8,828	6,500	6,500
229	1900-OVERTIME	50,085	100,775	75,000	75,000
230	2100-FICA TAXES-CITY	89,327	107,126	103,997	101,170
231	2200-STATE RETIREMENT-CITY	5,798	6,481	5,941	-
232	2300-FIREMEN'S RETIREMENT-CITY	122,521	152,675	150,360	186,168
233	2310-DEF.COMP-Pd On Call/PT Emp	-	-	12,000	12,000
234	2400-WORKMEN'S COMPENSATION-CITY	31,763	40,677	37,803	40,000
235	2500-HEALTH INSURANCE-CITY	358,555	429,031	477,272	519,578
236	2505-HEALTH REIMBURSEMENT ACCT(HRA)	18,130	12,882	20,625	20,575
237	2510-DENTAL INSURANCE-CITY	9,522	10,461	10,882	10,935
238	2515-VISION REIMBURSEMENT ACCT(HRA)	4,702	2,724	8,100	8,100
239	2520-WORKMEN'S COMP. COVERAGE	-	(1,012)	-	-
240	2530-EMPLOYEE MEDICAL SERVICES	156	-	3,000	3,000
241	2535-VEBA	40,200	47,700	46,800	57,600
242	2540-MERP-MEDICAL EXP REIMBURSEMENT	5,025	5,400	5,850	7,200
243	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
244	2600-LONG TERM DISABILITY	4,033	4,195	5,025	5,827
245	2700-VACATION/SICK ACCRUAL PAYOUT	23,779	10,705	23,238	18,000
246	2710-VACATION/COMPENSATION PAYOUT	-	830	6,359	-
247	2750-INSURANCE EQUILIZATION PAY	-	-	-	-
248	2800-STATE UNEMPLOYMENT INSURANCE	-	-	3,000	3,000
249	2900-PERFORMANCE AWARDS	-	898	4,200	4,200

Fire and Rescue Expenditures, cont.

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
250	2. MATERIALS AND SERVICES	153,889	271,361	284,950	322,150
251	3200-OPERATING SUPPLIES FIRE	16,381	31,013	34,000	34,000
252	3210-OPERATING SUPPLIES EMS	52,241	50,912	60,000	60,000
253	3500-MOTOR FUELS & LUBRICANTS FIRE	5,498	14,644	8,000	8,000
254	3510-MOTOR FUELS & LUBRICANTS EMS	4,730	5,732	8,000	8,000
255	3600-COMPUTER SOFTWARE	-	-	-	-
256	4200-PROFESSIONAL SERVICES FIRE	3,747	24,760	10,000	10,000
257	4210-PROFESSIONAL SERVICES EMS	1,034	945	4,000	2,000
258	4220-PROFESSIONAL SRVS FIRE CHIEF	-	-	-	-
259	4800-DUES, SUBSCRIPTIONS & MEMBERSH	193	-	-	-
260	4900-TRAINING/TRAVEL/MTG FIRE	3,312	1,355	8,000	16,000
261	4902-FIRE CHIEF'S TRAINING	-	-	-	-
262	4903-ASSISTANT FIRE CHIEF TRAINING	-	1,439	-	-
263	4910-TRAINING EMS	7,187	24,365	20,200	15,000
264	4920-TRAINING-FACILITY	5,306	2,340	2,200	12,000
265	4950-TUITION REIMBURSEMENT	-	-	-	-
266	5100-TELEPHONE & COMMUNICATION FIRE	13,895	20,197	21,000	21,000
267	5110-TELEPHONE & COMMUNICATION EMS	15,500	17,987	21,000	21,000
268	5200-UTILITIES	-	29,707	40,000	45,600
269	5900-REPAIR & MAINTENANCE-BUILDINGS	-	192	-	24,000
270	6000-REPAIR & MAINT-AUTO EQUIP FIRE	8,943	13,447	16,000	16,000
271	6010-REPAIR & MAINT-AUTO EQUIP EMS	2,236	7,372	12,000	12,000
272	6100-REPAIR & MAINT--MACHINERY & EQ	8,196	6,796	8,000	8,000
273	6110-REPAIR & MAINT--MACHINERY & EQ	833	3,075	2,300	2,300
274	6900-OTHER PURCHASED SERVICES FIRE	2,784	2,211	3,250	3,250
275	6910-OTHER PURCHASED SERVICES EMS	1,874	12,873	7,000	4,000
276	3. CAPITAL OUTLAY	33,680	-	58,430	58,430
277	7500-AUTOMOTIVE EQUIPMENT	-	-	-	-
278	7600-OTHER MACHINERY & EQUIP FIRE	33,680	-	-	-
279	7610-OTHER MACHINERY & EQUIP EMS	-	-	-	-
280	7700-LEASES	-	-	58,430	58,430
281	4. TRANSFERS	56,430	58,430	-	-
282	8811-AERIAL TOWER LEASE	56,430	58,430	-	-



City of Ketchum | 2024 Draft Budget
Legal Services

The Legal Services Department includes funding for the City Attorney and City Prosecutor. A contracted City Attorney provides legal counsel for the City, including the Mayor, City Council, Planning Commission and Staff. The City Attorney performs legal research; negotiates, reviews and drafts contracts, franchises, resolutions, and ordinances; monitors federal, state, and local laws and regulations, and defends City litigation.

Fiscal Year 2023 Highlights

- Assumed a 3% increase in contract with the city attorney.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Assumes a 3% increase in contract with the city attorney.

Personnel:

- No changes.

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
79	2. LEGAL	230,734	214,187	244,360	250,293
80	2. MATERIALS AND SERVICES	230,734	214,187	244,360	250,293
81	4200-PROFESSIONAL SERVICES	185,495	168,948	197,760	203,693
82	4270-CITY PROSECUTOR	45,239	45,239	46,600	46,600
83	4800-DUES, SUBSCRIPTION, MEMBERSHIP	-	-	-	-
84	4900-PERSONNEL TRAINING/TRAVEL/MTG	-	-	-	-
85	5100-TELEPHONE & COMMUNICATIONS	-	-	-	-



The Legislative and Executive Department budget contains the operating accounts for the Mayor and City Council. The Mayor serves as chief executive and City Council holds the legislative powers including the approval of ordinances, annual budget, and contracts. The Mayor recommends policy matters to City Council with the City Administrator handling the implementation.

Fiscal Year 2023 Highlights

- No changes.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Increase reflects the increase in healthcare costs.

Personnel:

- No changes.

Legislative and Executive Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
1	0. LEGISLATIVE & EXEC	331,472	349,656	383,452	406,260
2	1. PERSONAL SERVICES	314,946	334,489	361,360	384,168
3	1000-SALARIES	120,281	120,596	120,686	120,686
4	1500-PART-TIME	-	-	-	-
5	1900-OVERTIME	-	-	-	-
6	2100-FICA TAXES-CITY	8,536	8,582	9,233	9,232
7	2200-STATE RETIREMENT-CITY	14,410	14,410	14,410	13,493
8	2400-WORKER'S COMPENSATION-CITY	116	110	253	157
9	2500-HEALTH INSURANCE-CITY	163,807	181,309	200,785	223,406
10	2505-HEALTH REIMBURSEMENT ACCT(HRA)	2,245	3,566	7,675	8,875
11	2510-DENTAL INSURANCE-CITY	3,609	3,609	3,887	3,888
12	2515-VISION REIMBURSEMENT ACCT(HRA)	1,410	1,777	3,900	3,900
13	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
14	2600-LONG TERM DISABILITY	531	531	531	531
15	2700-VACATION/SICK ACCRUAL PAYOUT	-	-	-	-
16	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
17	2760-EMPLOYEE HOUSING SUBSIDY	-	-	-	-
18	2800-STATE UNEMPLOYMENT INSURANCE	-	-	-	-
19	2. MATERIALS AND SERVICES	16,526	14,608	21,092	21,092
20	3100-OFFICE SUPPLIES & POSTAGE	1,817	1,468	3,167	3,167
21	3160-OFFICE SUPPLIES/POSTAGE-HOTEL	-	-	-	-
22	3200-OPERATING SUPPLIES	2,576	3,330	2,125	2,125
23	3500-MOTOR FUELS & LUBRICANTS	-	-	-	-
24	3600-COMPUTER SOFTWARE	-	-	-	-
25	4000-ELECTIONS	-	-	2,500	2,500
26	4200-PROFESSIONAL SERVICES	11,075	8,821	8,600	8,600
27	4800-DUES, SUBSCRIPTIONS & MEMBERSH	400	483	1,700	1,700
28	4860-DUES,SUBSCRIPTNS,MEMBRSP-HOTEL	-	-	-	-
29	4900-PERSONNEL TRAINING/TRAVEL/MTG	-	-	-	-
30	4910-MYR/CNCL-TRAINING/TRAVEL/MTG	659	507	3,000	3,000
31	4960-TRAINING/TRAVEL/MTG-HOTEL	-	-	-	-
32	5100-TELEPHONE & COMMUNICATIONS	-	-	-	-
33	6000-REPAIR & MAINT--AUTOMOTIVE EQU	-	-	-	-
34	3. CAPITAL OUTLAY	-	560	1,000	1,000
35	7400-OFFICE FURNITURE & EQUIPMENT	-	560	1,000	1,000



The Planning and Building Department is responsible for long-range (comprehensive) planning, current planning functions, and management of all developments, both past and present. The Planning and Building Department administers the Zoning Code, Subdivision Code, various Building Codes, and coordinates reviews from other City Departments. The Planning and Building Department provides staff support to the Planning Commission, City Council, and the Historic Preservation Commission.

Fiscal Year 2023 Highlights

- Increased contract with IDBS to align with projected workload. Contract set up to only pay for actual hours completed.
- Request for one-time funds to update the zoning code – a one-time -expense – reflected on the General Fund Expenditures chart.

Personnel:

- Added an Associate Planner position.

Fiscal Year 2024 Highlights

- Increased professional services budget by one-time \$129,500 to fund consulting fees for update to comprehensive plan and land use regulations update.
- Planning and Building Department revenue projections assume a 3% decrease in revenues from FY23.
- Planning fee revenues do not include fee increase assumptions.

Personnel:

- Senior Planner position vacant but funded.

Planning and Building Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
88	3. PLANNING & BUILDING	868,033	920,853	1,080,116	1,298,506
89	1. PERSONAL SERVICES	494,778	644,870	674,116	875,056
90	1000-SALARIES	317,990	423,777	428,938	514,157
91	1200-PLANNING & ZONING COMMISSION	20,400	17,400	25,200	25,200
92	1900-OVERTIME	-	-	-	-
93	2100-FICA TAXES-CITY	24,364	35,314	34,742	41,261
94	2200-STATE RETIREMENT-CITY	40,407	55,605	54,224	60,300
95	2400-WORKER'S COMPENSATION-CITY	3,962	4,765	6,220	933
96	2500-HEALTH INSURANCE-CITY	76,304	100,882	111,184	193,025
97	2505-HEALTH REIMBURSEMENT ACCT(HRA)	2,679	1,217	5,275	7,050
98	2510-DENTAL INSURANCE-CITY	2,562	3,068	4,046	4,013
99	2515-VISION REIMBURSEMENT ACCT(HRA)	1,983	1,164	2,400	3,300
100	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
101	2600-LONG TERM DISABILITY	1,344	1,679	1,887	2,157
102	2700-VACATION/SICK ACCRUAL PAYOUT	2,783	-	-	23,660
103	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
104	2800-STATE UNEMPLOYMENT INSURANCE	-	-	-	-
105	2900-PERFORMANCE AWARDS	-	-	-	-
106	2. MATERIALS AND SERVICES	373,254	275,983	405,500	422,450
107	3100-OFFICE SUPPLIES & POSTAGE	4,887	4,458	6,000	6,000
108	3200-OPERATING SUPPLIES	7,332	1,284	1,200	1,200
109	3600-COMPUTER SOFTWARE	-	-	-	-
110	4200-PROFESSIONAL SERVICES	109,333	48,859	150,000	49,500
111	4210-PROFESSIONAL SERVICES - IDBS	238,293	200,793	210,000	321,750
112	4220-PROF SVCS-FLOOD PLAIN PROG REM	375	571	5,000	10,000
113	4230-PROF SVCS-BUILDING PERMIT REIM	-	-	-	-
114	4400-ADVERTISING & LEGAL PUBLICATIO	5,109	10,992	10,000	10,000
115	4500-GEOGRAPHIC INFO SYSTEMS	5,700	5,100	5,300	6,000
116	4800-DUES, SUBSCRIPTIONS & MEMBERSH	670	938	4,000	4,000
117	4900-PERSONNEL TRAINING/TRAVEL/MTG	990	1,491	10,000	10,000
118	4970-TRAINING/TRAVEL/MTG-P&Z COMM	-	751	3,000	3,000
119	5100-TELEPHONE & COMMUNICATIONS	-	-	-	-
120	6510-EVENTS SPONSORSHIPS	-	-	-	-
121	6910-OTHER PURCHASED SERVICES	565	746	1,000	1,000
122	3. CAPITAL OUTLAY	-	-	500	1,000
123	7400-OFFICE FURNITURE & EQUIPMENT	-	-	500	1,000



City of Ketchum | 2024 Draft Budget
Police Department

The Ketchum Police Department, contracted through the Blaine County Sheriff's Office, is responsible for enforcing all local and state laws to protect the residents and visitors of Ketchum. The department consists of patrol/traffic enforcement functions, investigations, and administration.

Funding for the Community Service Officers (CSO) is also contained in the department budget. The officers focus on parking enforcement and compliance with city code violations.

Fiscal Year 2023 Highlights

- Implemented similar compensation as the County – 5% increase plus a one-time 4% bonus.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Contract request to increase by \$154,373.
- Contract assumes a 6% base adjustment; city financial model assumes 3%.

Personnel:

- No changes.

Police Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
193	7. POLICE	1,658,523	1,853,562	2,063,870	2,183,891
194	1. PERSONAL SERVICES	161,138	224,095	250,936	253,562
195	1000-SALARIES	79,303	96,835	94,421	100,646
196	1500-PART-TIME	9,496	17,565	28,708	26,754
197	1900-OVERTIME	1,940	1,404	5,000	5,000
198	2100-FICA TAXES-CITY	6,664	9,585	9,802	10,129
199	2200-STATE RETIREMENT-CITY	9,722	13,016	15,299	11,811
200	2400-WORKMEN'S COMPENSATION-CITY	2,096	3,145	3,694	4,637
201	2500-HEALTH INSURANCE-CITY	47,531	78,228	85,114	87,104
202	2505-HEALTH REIMBURSEMENT ACCT(HRA)	1,697	1,992	3,550	3,550
203	2510-DENTAL INSURANCE-CITY	1,269	1,562	1,625	1,548
204	2516-VISION REIMBURSEMENT ACCT(HRA)	1,117	482	1,500	1,800
205	2600-LONG TERM DISABILITY	304	281	1,724	583
206	2800-STATE UNEMPLOYMENT INSURANCE	-	-	500	-
207	2. MATERIALS AND SERVICES	1,497,385	1,629,468	1,812,934	1,920,329
208	3100-OFFICE SUPPLIES & POSTAGE	7,207	797	1,200	3,500
209	3200-OPERATING SUPPLIES	7,184	2,246	3,000	3,250
210	3500-MOTOR FUELS & LUBRICANTS	752	2,887	3,000	4,250
211	3600-COMPUTER SOFTWARE	10,815	-	2,000	2,100
212	3610-PARKING OPS PROCESSING FEES	5,601	4,686	5,000	7,000
213	3620-PARKING OPS EQUIPMENT FEES	11,396	12,415	11,000	3,250
214	4200-PROFESSIONAL SERVICES	26,631	27,810	20,000	20,000
215	4210-PROFESSIONAL SERVICE-SNOW TOWS	-	-	-	-
216	4250-PROF.SERVICES-BCSO CONTRACT	1,427,800	1,568,569	1,748,234	1,862,679
217	4900-PERSONNEL TRAINING/TRAVEL/MTG	-	-	-	-
218	5100-TELEPHONE & COMM	-	3,986	3,000	2,300
219	6000-REPAIR & MAINT--AUTOMOTIVE EQU	-	6,071	16,500	12,000
220	3. CAPITAL OUTLAY	-	-	-	10,000
221	7500-AUTOMOTIVE EQUIPMENT	-	-	-	10,000
222	7600-OTHER MACHINERY & EQUIPMENT	-	-	-	-
223	7700-LEASES	-	-	-	-



The Recreation Department is responsible for providing safe and healthy recreation opportunities for the citizens of Ketchum and visitors to the community. The department operates structured recreation programs throughout the year at the Terry Tracy Recreation Center at Atkinson Park.

Fiscal Year 2023 Highlights

- Staff changes during 2022 lead to savings via benefits coverage.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Procurement of a passenger van for our youth programming.
- Continue to offer the most affordable year-round youth recreation programs in the valley.
- Working with the BCSD on their Hemingway masterplan.
- FY24 budget includes a small increase in professional service to accommodate environmental education through our partner, the ERC.

Personnel:

- No changes.

Recreation Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
319	10. RECREATION	498,214	500,598	552,463	571,313
320	1. PERSONAL SERVICES	464,677	445,182	498,463	511,663
321	1000-SALARIES	234,988	234,662	260,672	271,479
322	1500-PART-TIME/SEASONAL	39,900	40,470	62,000	62,000
323	1900-OVERTIME	124	341	-	-
324	2100-FICA TAXES - CITY	20,489	21,771	24,684	25,511
325	2200-STATE RETIREMENT - CITY	28,681	29,746	31,124	30,351
326	2400-WORKER'S COMPENSATION - CITY	4,464	5,864	6,453	6,453
327	2500-HEALTH INSURANCE - CITY	122,509	99,290	103,501	105,921
328	2505-HEALTH REIMBURSEMENT ACCT(HRA)	8,399	7,668	3,500	3,500
329	2510-DENTAL INSURANCE-CITY	2,952	2,397	2,589	2,466
330	2515-VISION REIMBURSEMENT ACCT(HRA)	1,233	1,940	1,800	1,800
331	2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
332	2600-LONG TERM DISABILITY	940	1,032	1,071	1,114
333	2700-VACATION/SICK ACCRUAL PAYOUT	-	-	-	-
334	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
335	2800-STATE UNEMPLOYMENT INSURANCE	-	-	1,068	1,068
336	2900-PERFORMANCE AWARDS	-	-	-	-
337	2. MATERIALS AND SERVICES	33,537	44,626	54,000	59,650
338	3100-OFFICE SUPPLIES & POSTAGE	508	315	750	750
339	3200-OPERATING SUPPLIES	2,206	3,839	4,000	4,000
340	3210-SPECIAL EVENT SUPPLIES	-	-	-	-
341	3250-RECREATION SUPPLIES	7,786	10,622	10,000	10,000
342	3280-YOUTH GOLF	-	434	1,000	1,000
343	3290-SWIM TEAM	-	-	-	-
344	3300-RESALE ITEMS-CONCESSION SUPPLY	4,809	4,165	8,000	8,000
345	3310-STATE SALES TAX-PARK	6,767	6,569	8,000	8,000
346	3500-MOTOR FUELS & LUBRICANTS	1,352	2,177	3,000	3,000
347	3600-COMPUTER SOFTWARE	-	-	-	-
348	4200-PROFESSIONAL SERVICE	2,303	7,555	4,000	7,000
349	4410-ADVERTISING & PUBLICATIONS	429	857	750	1,000
350	4800-DUES, SUBSCRIPTIONS & MEMBERSH	175	175	-	-
351	4900-PERSONNEL TRAINING/TRAVEL/MTG	510	646	1,000	1,000
352	5100-TELEPHONE & COMMUNICATIONS	-	-	-	-
353	5200-UTILITIES	5,778	3,793	10,000	11,400
354	5300-CUSTODIAL & CLEANING SERVICES	-	-	-	-
355	6000-REPAIR & MAINT--AUTOMOTIVE EQU	229	3,297	2,500	3,500
356	6100-REPAIR & MAINT--MACHINERY & EQ	684	183	1,000	1,000
357	6910-OTHER PURCHASED SERVICES	-	-	-	-
358	6950-MAINTENANCE	-	-	-	-
359	3. CAPITAL OUTLAY	-	10,790	-	-
360	7300-CAPITAL MAINTENANCE	-	10,790	-	-
361	7400-BUILDING FURNITURE & EQUIPMENT	-	-	-	-
362	7500-AUTOMOTIVE EQUIPMENT	-	-	-	-



City of Ketchum | 2024 Draft Budget
Streets & Facilities Department

The Streets & Facilities Department consists of the Street Division and Facility Maintenance Division. The department is responsible for maintaining the infrastructure of the City of Ketchum. This budget includes funding for snow removal, resurfacing streets, improving drainage, street sweeping, repairing potholes, installing, and maintaining street signs and traffic markings, maintaining street trees and public restrooms, street lighting, city beautification, and maintenance of public facilities and parks.

Fiscal Year 2023 Highlights

- Increased fuel- and petroleum-related costs to reflect market conditions.
- First year full year of operating and expenses related to management of Warm Springs Preserve.
- Request to increase professional services budget (snow hauling) by \$25,000 was funded.

Personnel:

- One new maintenance position associated with the Preserve.

Fiscal Year 2024 Highlights

- If the new chip seal oil works out, we would like to use it on 4th street next year.
- Roof replacement at Rotary Park.
- Phase 1 for Warm Springs Preserve (pending fundraising progress).
- Request to increase professional services budget (snow hauling) by \$25,000 was not funded. Staff feels that one-time funds could augment in a large snow year.

Personnel:

- Vacant funded position in Facilities currently; likely need to add additional FTE position in the future.
- Vacant position in Streets.

Streets Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
283	9. STREETS	1,963,199	1,772,768	2,326,537	2,110,716
284	1. PERSONAL SERVICES	1,026,257	1,065,121	1,321,295	1,327,619
285	1000-SALARIES	607,431	604,498	664,605	691,257
286	1500-PART-TIME	3,788	21,085	50,196	65,800
287	1800-PAY DIFFERENTIAL	5,594	8,019	15,441	15,441
288	1900-OVERTIME	20,406	18,635	66,000	35,000
289	2040-VACATION/COMPENSATION PAYOUT	-	-	-	-
290	2100-FICA TAXES-CITY	48,622	53,091	57,776	61,774
291	2200-STATE RETIREMENT-CITY	75,027	81,035	84,182	90,600
292	2400-WORKER'S COMPENSATION-CITY	24,841	25,088	38,629	41,278
293	2500-HEALTH INSURANCE-CITY	212,624	230,765	287,483	265,769
294	2505-HEALTH REIMBURSEMENT ACCT(HRA)	7,192	9,035	12,038	12,038
295	2510-DENTAL INSURANCE-CITY	6,221	5,687	6,999	6,505
296	2515-VISION REIMBURSEMENT ACCT(HRA)	4,854	2,503	5,850	5,550
297	2600-LONG TERM DISABILITY	2,484	2,194	2,970	3,187
298	2700-VACATION/SICK ACCRUAL PAYOUT	7,174	3,486	23,126	27,420
299	2760-EMPLOYEE HOUSING SUBSIDY	-	-	-	-
300	2800-STATE UNEMPLOYMENT INSURANCE	-	-	6,000	6,000
301	2900-PERFORMANCE AWARDS	-	-	-	-
302	2. MATERIALS AND SERVICES	787,107	707,647	1,005,242	783,097
303	3200-OPERATING SUPPLIES	12,437	9,771	16,240	16,240
304	3400-MINOR EQUIPMENT	3,410	2,728	3,800	3,800
305	3500-MOTOR FUELS & LUBRICANTS	55,910	75,093	109,092	109,092
306	3600-COMPUTER SOFTWARE	-	-	6,800	6,800
307	4200-PROFESSIONAL SERVICES	210,739	183,528	407,645	185,000
308	4900-PERSONNEL TRAINING/TRAVEL/MTG	1,801	2,305	4,515	4,515
309	5100-TELEPHONE & COMMUNICATIONS	1,115	905	3,000	2,000
310	5200-UTILITIES	15,985	16,332	18,000	19,500
311	6000-REPAIR & MAINT--AUTOMOTIVE EQU	2,894	579	8,700	8,700
312	6100-REPAIR & MAINT--MACHINERY & EQ	105,279	102,751	98,650	98,650
313	6910-OTHER PURCHASED SERVICES	11,151	17,266	16,000	16,000
314	6920-SIGNS & SIGNALIZATION	19,419	12,231	16,000	16,000
315	6930-STREET LIGHTING	18,013	14,155	18,500	18,500
316	6950-MAINTENANCE & IMPROVEMENTS	328,954	270,005	278,300	278,300
317	4. TRANSFERS	149,835	-	-	-
318	8840-TRANSFER TO GO BOND FUND	149,835	-	-	-

Facilities Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
151	6. FACILITY MAINTENANCE	688,629	858,751	1,137,417	1,258,992
152	1. PERSONAL SERVICES	414,765	470,835	689,682	784,842
153	1000-SALARIES	205,693	223,918	308,680	416,872
154	1500-PART-TIME/SEASONAL	27,424	60,149	45,000	41,453
155	1800-PAY DIFFERENTIAL	1,247	2,270	4,689	4,689
156	1900-OVERTIME	1,191	3,346	8,500	8,500
157	2100-FICA TAXES - CITY	18,247	23,559	28,065	33,372
158	2200-STATE RETIREMENT - CITY	24,879	29,964	38,431	48,081
159	2400-WORKER'S COMPENSATION-CITY	3,887	4,192	4,978	3,983
160	2500-HEALTH INSURANCE - CITY	116,548	115,896	225,509	202,346
161	2505-HEALTH REIMBURSEMENT ACCT(HRA)	2,141	2,378	7,963	7,963
162	2510-DENTAL INSURANCE-CITY	2,301	2,333	4,268	3,905
163	2515-VISION REIMBURSEMENT ACCT(HRA)	1,443	893	4,050	4,050
164	2600-LONG TERM DISABILITY	865	831	1,548	1,628
165	2700-VACATION/SICK ACCRUAL PAYOUT	8,898	-	-	-
166	2710-YEAR END COMP TIME PAYOUT	-	-	-	-
167	2800-STATE UNEMPLOYMENT INSURANCE	-	1,106	8,000	8,000
168	2. MATERIALS AND SERVICES	273,864	387,916	447,735	474,150
169	3100-OFFICE SUPPLIES & POSTAGE	350	49	500	300
170	3200-OPERATING SUPPLIES	6,293	8,797	10,000	10,000
171	3500-MOTOR FUELS & LUBRICANTS	8,268	12,873	9,000	16,000
172	3600-COMPUTER SOFTWARE	-	-	-	-
173	4200-PROFESSIONAL SERVICES	61,182	60,780	95,500	64,500
174	4210-PROFESSIONAL SERVC-CITY TREES	14,204	19,246	15,000	15,000
175	4220-PROF SERV-CITY BEAUTIFICATION	36,536	43,518	45,000	50,000
176	4800-DUES, SUBSCRIPTIONS & MEMBERSH	280	465	440	440
177	4900-PERSONNEL TRAINING/TRAVEL/MTG	109	-	1,500	1,000
178	5100-TELEPHONE & COMMUNICATIONS	383	360	720	720
179	5110-COMPUTER NETWORK	-	-	-	-
180	5200-UTILITIES	41,780	30,732	28,500	32,490
181	5210-SOLID WASTE COLLECTION	-	-	-	-
182	5220-RECYCLING PROGRAM-ERC	-	-	-	-
183	5300-CUSTODIAL & CLEANING SERVICES	62,737	35,627	45,000	83,000
184	5900-REPAIR & MAINTENANCE-BUILDINGS	7,024	25,392	33,400	33,000
185	5910-REPAIR & MAINTENANCE-491 SV RD	-	80,472	70,000	77,000
186	5910-REPAIR & MAINTENANCE-WARM SPRINGS	-	29,469	47,175	45,200
187	6000-REPAIR & MAINT-AUTOMOTIVE EQUI	1,750	4,181	4,500	3,500
188	6100-REPAIR & MAINT--MACHINERY & EQ	3,095	2,253	5,000	6,000
189	6950-MAINTENANCE	29,875	33,703	36,500	36,000
190	3. CAPITAL OUTLAY	-	-	-	-
191	7600-OTHER MACHINERY & EQUIPMENT	-	-	-	-
192	7800-PARKS IRRIGATION UPGRADES	-	-	-	-



The Non-Departmental section of the budget contains initiatives not otherwise associated with a specific department. In FY22, the funds support contracts dedicated to citywide efforts that benefit all departments and transfers out of the General Fund to support other funds (including Capital Improvement and Trust Funds).

Fiscal Year 2023 Highlights

- Implemented a 4% base/on-going increase to compensation and an additional 5% one-time increase.
- Included one-third of the proposed Public Works Director salary.
- Blaine County proposed an increase of \$69,215 over previous year to the Sustainability position.

Personnel:

- No changes.

Fiscal Year 2024 Highlights

- Implementation of a 3% base/on-going increases to compensation market of \$50,000, and an additional 3% one-time bonus.
- Includes one-third (General Fund portion) of the proposed Public Works Director salary. Due to the unsuccessful recruitment effort, staff is pivoting to recruiting a CIP Project Manager who could be a local contractual resource.
- Includes a \$500,000 transfer from the General Fund as the local match for a grant fulfillment to fund a new/expanded Mountain Rides facility.
- Draft budget assumes new .5% and County contribution fully funds the Community Housing (City/County) department.

Personnel:

- KURA Executive Director reimbursed to the city.

Non-Departmental Expenditures

GENERAL FUND EXPENDITURES		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 AMENDED BUDGET	FY 2024 PROPOSED BUDGET
124	5. NON-DEPARTMENTAL	504,380	1,678,191	1,686,616	1,444,009
125	1. PERSONAL SERVICES	-	-	100,266	105,693
126	1000-SALARIES	-	-	100,266	70,980
127	2100-FICA TAXES - CITY	-	-	-	5,430
128	2200-STATE RETIREMENT - CITY	-	-	-	7,936
129	2400-WORKERS'S COMPENSATION -CITY	-	-	-	-
130	2500-HEALTH INSURANCE - CITY	-	-	-	20,472
131	2510-DENTAL INSURANCE-CITY	-	-	-	563
132	2600-LONG TERM DISABILITY	-	-	-	312
133	2. MATERIALS AND SERVICES	120,749	298,138	338,317	363,317
134	4200-PROFESSIONAL SERVICES	50,835	168,935	205,515	205,515
135	4250-BLAINE CITY TOUR	-	-	8,000	8,000
136	4300-EMS CONSOLIDATION	-	125	-	25,000
137	4500-1ST/WASHINGTON RENT	39,000	36,000	36,000	36,000
138	6500-CONTRACT FOR SERVICE	17,738	93,078	88,802	88,802
139	6510-PASS THROUGH GRANTS	-	-	-	-
140	6601-MASTER TRANSPORTATION PLAN	13,177	-	-	-
141	4. TRANSFERS	383,630	1,380,053	1,248,033	975,000
142	8802-TRANSFER TO GENERAL UTILITY DIR	-	-	60,000	60,000
143	8803-TRANSFER TO GENERAL CIP FUND	204,265	208,054	253,802	-
144	8805-TRANSFER TO CITY COUNTY HOUSING	-	864,100	266,349	-
145	8810-TRANSFER TO IN-LIEU HOUSING	-	-	201,061	-
146	8893-TRANSFER TO PARK TRUST-KAC	-	10,000	10,000	10,000
147	8894-TRANSFER TO OTHER FUNDS	-	-	-	500,000
148	8894-TRANSFER TO PARK TRT-% FOR ART	-	-	-	-
149	9910-COMPENSTATION ADJUSTMENTS	-	177,250	140,000	140,000
150	9930-GENERAL FUND OP. CONTINGENCY	179,365	120,649	316,821	265,000



Local Option Tax Fund – Original LOT and Additional 1% LOT

The original Local Option Tax (LOT) became effective on December 15, 1978. Since the original adoption of the LOT, voters have approved or modified the tax in 1979, 1983, 1984, 1988, 1997, and 2011. In 2011, voters approved a new fifteen-year term. The LOT is to be used for:

- a) municipal transportation
- b) open space acquisition and recreation
- c) capital improvements
- d) emergency services; police, fire, and ambulance
- e) city promotion, visitor information and special events
- f) property tax relief
- g) direct costs to collect and enforce the tax

The tax imposes 1% on retail, 1% on building material, 2% on liquor by the drink, and 2% on short-term lodging and rentals.

In November 2013, an additional 1% was added to the LOT with authority to collect for five years and was subsequently renewed by voters through December 31, 2023, for the following public purposes:

- a) maintain and increase commercial air service to Friedman Memorial Airport through the use of minimum revenue guarantees or other inducements to air providers
- b) promote and market the existing service and any future service to increase passengers
- c) all ancillary costs associated with the ongoing effort to maintain and increase commercial air service, including management costs and bussing due to flight diversions
- d) direct costs to collect and enforce the tax, including administrative and legal fees

On May 16, 2023, voters overwhelmingly (75%) approved the renewal of the 1% LOT for Air but with a new allocation of 0.5% for Air Service preservation and 0.5% for implementation of the Housing Action Plan.



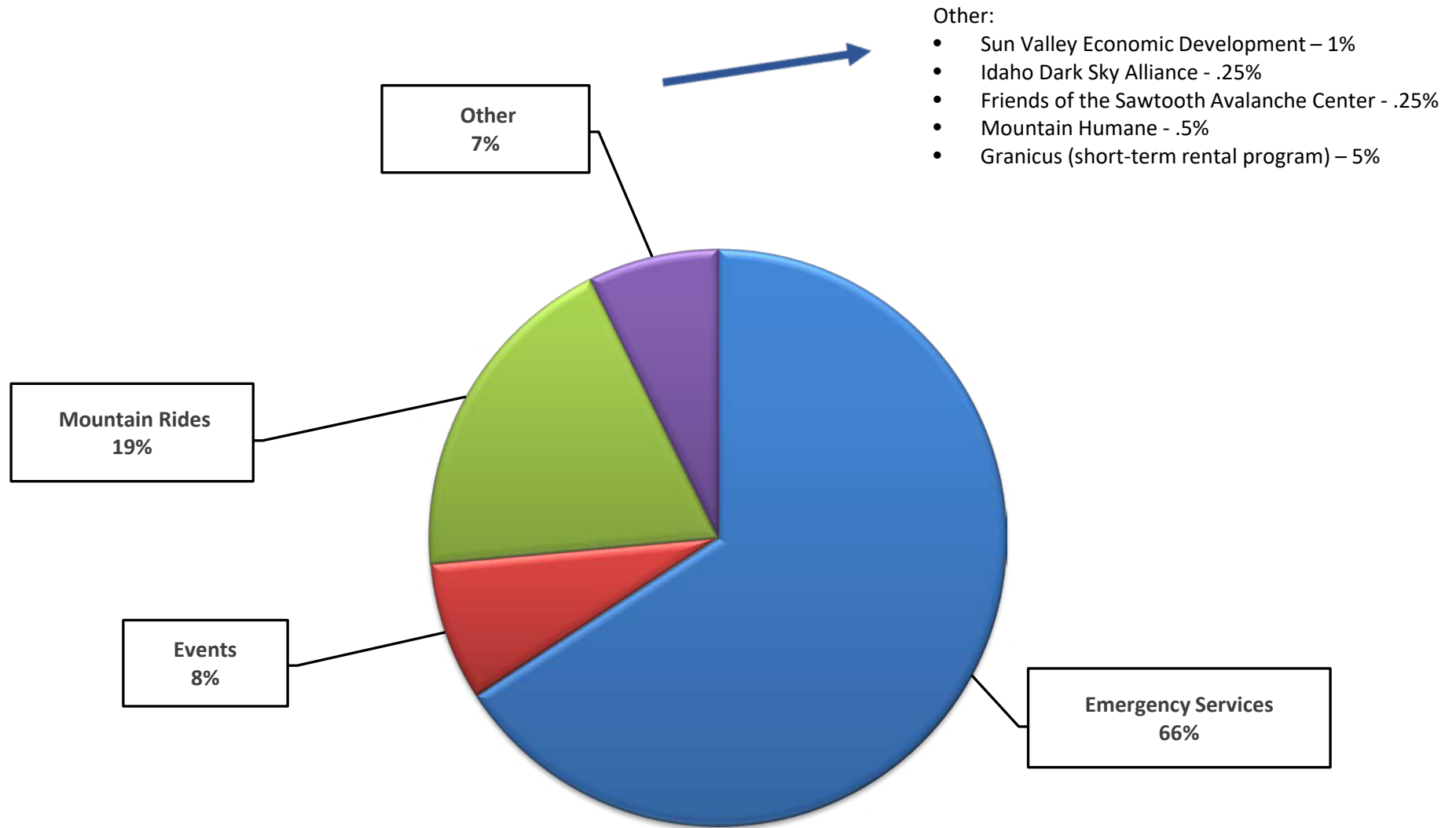
Fiscal Year 2023 Highlights

- Any excess revenues are recommended for one-time purposes. (Mountain Rides capital local match).
- Mountain Rides' request includes a) an increase in operations/service and b) a one-time request for capital improvements.
- Visit Sun Valley is not requesting funds this fiscal year.
- There are no funds available to transfer to the Capital Improvement Plan.
- Mountain Humane has previously been a line item in the Police Department budget.
- The budget for Wagon Days has returned to its pre-pandemic funding level.

Fiscal Year 2024 Highlights

- Any excess revenues are recommended to be allocated for one-time capital needs.
- All contract agencies, except for Mountain Rides, had similar requests to FY23.
- Mountain Rides has been awarded a federal facility grant requiring a one-time local match. Their request is based on historical capital match amount by each local jurisdiction. Current draft budget does not allocate local match funds, cuts to existing City CIP projects would be required.

FY 2024 Original LOT Expenditures



Local Option Tax Original Fund – Revenues

REVENUES	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
	3,391,025	3,784,297	3,637,935	3,299,890	191,578
Projected Revenue Changes	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
Fund Revenue	3,391,025	3,784,297	2,700,000	3,195,890	-
Fund Balance			146,469	104,000	191,578
Sub-Total	3,391,025	3,784,297	2,846,469	3,299,890	191,578
Inflationary Changes					
Fund Balance FY23 NGO's	-	-	268,000		
Fund Balance FY23			122,903		
Fund Balance FY22 to CIP			400,563		
Sub-Total	-	-	791,466	-	
Total Revenue	3,391,025	3,784,297	3,637,935	3,299,890	191,578
Total Expenditures	2,207,093	4,678,850	3,637,935	3,299,890	191,578
Total Revenue Over/(Under)	1,183,932	(894,553)	-	(0)	(0)

Local Option Tax Original Fund – Expenditures

		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
	EXPENDITURES	2,207,093	5,293,552	3,637,935	3,299,890	191,578
		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
1.	City Emergency Services	1,309,465	1,718,672	1,900,000	2,000,000	
2.	Transfer to GF CIP	-	1,626,362	531,691	213,654	-
3.	Consolidated Dispatch	156,850	161,556	166,403	171,395	
4.	Wagon Days	80,000	117,000	132,250	171,250	
5.	Events	32,830	105,409	85,000	85,000	
6.	Visit Sun Valley SVMA	110,000	200,000	-	-	
7.	Mountain Rides	469,000	687,000	769,000	631,000	165,000
8.	Administrative GF Direct Costs	2,500	3,000	5,000	5,000	
9.	Contingency	-	9,000	-	-	
10.	SVED	-	13,750	15,000	-	15,000
11.	Idaho Dark Sky Alliance	-	2,200	2,500	-	2,500
12.	Friends of the Sawtooth National FSAC	-	4,000	4,000	-	5,000
13.	Mountain Humane	-	-	4,500	-	4,078
14.	Other	46,448	1,091	1,000	1,000	
	Total Expenditures	2,207,093	4,649,040	3,616,344	3,278,299	191,578
15.	Granicus (Short Term Rental Compliance)	-	29,810	21,591	21,591	
		-				
	Total Expenditures	2,207,093	4,678,850	3,637,935	3,299,890	191,578

Local Option Tax 1% Add'l Fund – Revenue

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
REVENUES	2,847,371	3,137,741	3,671,147	2,682,842	
Projected Revenue Changes	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
Fund Revenue	2,847,371	3,137,741	2,766,247	2,566,247	
Fund Balance				116,595	
Sub-Total	2,847,371	3,137,741	2,766,247	2,682,842	
Inflationary Changes					
Fund Balance FY 2022 RELEASE	-	-	904,900		
Fund Balance FY 2023 RELEASE			-		
Sub-Total	-	-	904,900	-	
Total Revenue with Changes	2,847,371	3,137,741	3,671,147	2,682,842	
Total Expenditures with Changes	3,128,800	2,266,247	3,671,147	2,682,842	-
Total Revenue Over/Under	(281,429)	871,495	-	-	

Local Option Tax 1% Add'l Fund – Expenditures

EXPENDITURES	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
	3,128,800	2,266,247	3,671,147	2,682,842	-
Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted w/ Amended Budget	FY 2024 Proposed Budget	One-Time
SUN VALLEY AIR SERVICE BOARD	3,062,553	2,200,000	2,362,500	1,316,595	-
TRANSFER TO ORIG LOT-DIR COST	66,247	66,247	66,247	66,247	-
HOUSING TRANSFER			337,500	1,300,000	
Total Expenditures	3,128,800	2,266,247	2,766,247	2,682,842	-
					-
Additional Funding Requests					
SUN VALLEY AIR SERVICE BOARD RELEASE FUND BALANCE FY 2022			904,900		
EXCESS FUND RELEASE TO SVASB			-		
Total Expenditures	3,128,800	2,266,247	3,671,147	2,682,842	-

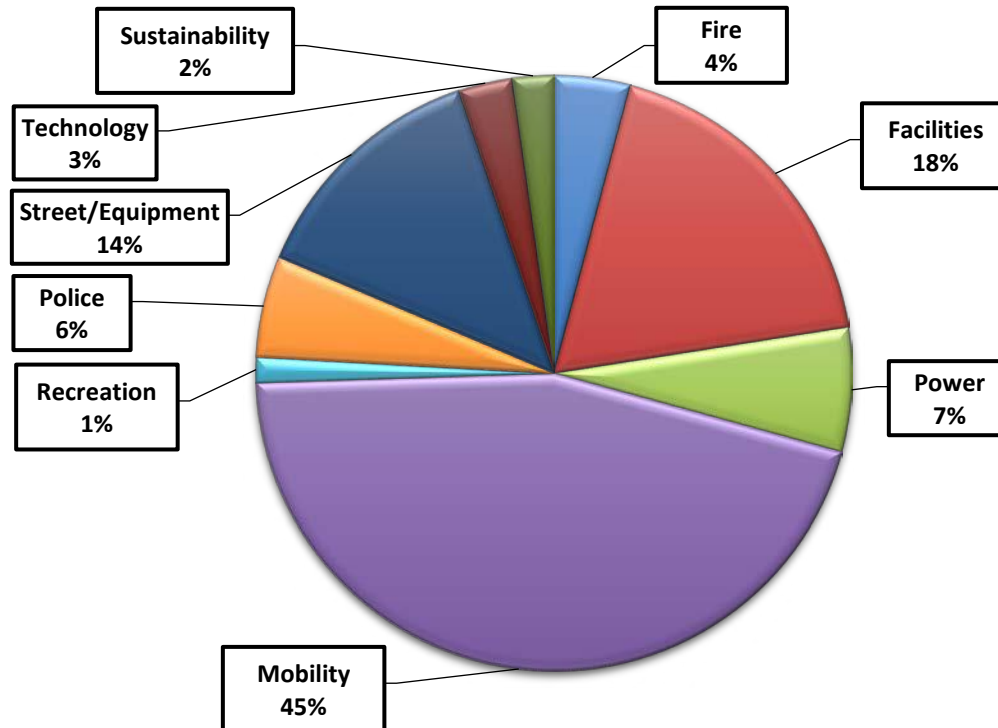


City of Ketchum | 2024 Draft Budget
General Fund Capital Improvement Plan

Fiscal Year 2024 is the third year of the updated five-year Capital Improvement Plan. Planned expenses for FY24 total \$2,201,563. This amount is higher than presented previously in May due to updated costs associated with powerline undergrounding in conjunction with the Highway 75 project. It is also important to note that one of the street equipment purchases (\$250,000) is under review to determine if a lease-purchase is more financially advantageous.

The following pages contain expense detail for each fiscal year and is organized by function area. Project requests for the remaining fiscal years exceed the amount of funding from planned resources. Therefore, the CIP plan will be reviewed annually to make necessary changes to ensure expenses align with resources. The CIP also serves as a basis to calculate development impact fees for fire, police, and parks.

FY24 Total Proposed Expense: \$ 2,201,563



Capital Improvement | FY24 Detail

	Description	Department	Projected Cost
	FY 2024		
4	Firefighting EQ (tools)	Fire	\$14,860
5	PPE (turnout gear)	Fire	\$31,375
6	Radios (portable)	Fire	\$14,000
7	Medical (city provided)	Fire	\$4,000
8	Rescue (city provided)	Fire	\$24,800
9	Shop Tools	Fire	\$2,500
10		Fire	\$91,535
11	Water Conservation Upgrades Cost Savings	Facilities	\$20,000
12	Atkinson Park Irrigation Upgrades	Facilities	\$25,000
13	Replace Trash Cans (Citywide)	Facilities	\$10,000
14	Replace Gator	Facilities	\$18,000
15	Replace 2004 Ford Ranger	Facilities	\$35,000
16	Splash Pad - Replace 2 Pumps	Facilities	\$8,500
17	Forest Service Park upgrades	Facilities	TBD
18	Forest Service Park drinking fountain/bottle filler	Facilities	\$3,500
19	Warm Springs Preserve - Phase I	Facilities	TBD
20	Atkinson Park Refurbish Legion Ballfield	Facilities	\$150,000
21	Edelweiss Park Install Irrigation Hookup	Facilities	\$10,000
22	Rotary Park Bathroom & Shelter Roof Replacements	Facilities	\$50,000
23	Rotary Park addl upgrades (paint, pavers, picnic tables, play structure)	Facilities	\$55,389
27	Town Square Upgrades	Facilities	TBD
28	Solar Panels (Fire)	Facilities	TBD
29	Power Line Undergrounding - south of town (will change)	Power	\$150,000
30		Facilities/Power	\$535,389
31	Downtown Core Sidewalk infill	Mobility	\$222,000
32	Sidewalk Curb and Gutter Repairs	Mobility	\$111,111
33	4th Street Paver Replacement - Phase II	Mobility	TBD
34	Main Street Design	Mobility	\$300,000
35	Main and 1st Street - Pedestrian Safety (Construction) (deferred from & estimated in '23)	Mobility	\$104,400
36	Main Street and Sun Valley Road - Pedestrian Safety (Construction) (deferred from & estimated in '23)	Mobility	\$113,100
37	Main Street and 5th Street - Pedestrian Safety (Construction) (deferred from & estimated in '23)	Mobility	\$104,400
38	Main Street and 6th Street - Pedestrian Safety (Construction) (deferred from & estimated in '23)	Mobility	\$52,200
39		Mobility	\$1,007,211

Highlight = projects on hold

	Description	Department	Projected Cost
	FY 2024		
40	Pump park overhaul	Recreation	\$10,000
41	John Deere Gator	Recreation	\$20,000
42		Recreation	\$30,000
43	Patrol vehicle replacement HOLD	Police	\$57,000
44	Tasers	Police	\$30,509
45	Mobile radios	Police	\$18,154
46	Body Cams	Police	\$16,765
47		Police	\$122,428
48	Elgin Eagle (2006) - Sweeper (lease/purchase TBD)	Street/Equipment	\$250,000
49	Dodge Durango (2001) - replacement car (might repurpose from another dept.)	Street/Equipment	\$50,000
50		Street/Equipment	\$300,000
51	IT Upgrades	Technology	\$65,000
52		Technology	\$65,000
53	Sustainability Infrastructure	Sustainability Infrac	\$50,000
54		Sustainability Infrac	\$50,000
55	% for Art	% for Art	\$0
56		% for Art	\$0
58	2024 Proposed Totals		\$2,201,563

Capital Improvement | FY25 Detail

	Description	Department	Projected Cost
	FY 2025		
5	Firefighting EQ (tools)	Fire	\$14,860
6	PPE (turnout gear)	Fire	\$31,375
7	Radios (portable)	Fire	\$14,000
8	Medical (city provided)	Fire	\$4,000
9	Rescue (city provided)	Fire	\$24,800
10	Utility Pickup	Fire	\$110,000
11	Shop Tools	Fire	\$2,500
12		Fire	\$201,535
13	Water Conservation Upgrades Cost Savings	Facilities	\$20,000
14	Replace Gravely Zero turn mower	Facilities	\$16,000
15	Replace Rotary Park drinking fountain	Facilities	\$3,500
16	Replace Rotary Park river pathway	Facilities	\$15,000
17	Atkinson Park Irrigation Upgrades	Facilities	\$25,000
18	Farnlun Park Irrigation Hookup	Facilities	\$10,000
19	Farnlun Park Potable Water	Facilities	\$15,000
20	Skate Park - Permanent Bathrooms	Facilities	\$125,000
21	Replace Trash Cans (Citywide)	Facilities	\$10,000
22	Town Square Upgrades	Facilities	TBD
23	Power Line Undergrounding	Power	\$180,000
24		Facilities/Power	\$419,500
25	Lewis & Northwood - sidewalk, gutter, roadway (Engineering)	Mobility	\$200,000
26	Warm Springs lift area - sidewalk, gutter, roadway (Engineering)	Mobility	\$250,000
27	1st Avenue and 1st Street - Pedestrian Safety	Mobility	\$130,000
28	1st Avenue and 4th Street - Pedestrian Safety	Mobility	\$140,000
29	1st Avenue and 5th Street - Pedestrian Safety	Mobility	\$140,000
30	East Avenue and 2nd Street - Pedestrian Safety	Mobility	\$120,000
31	East Avenue and 5th Street - Pedestrian Safety	Mobility	\$130,000
32	Town Square Alley - asphalt	Mobility	\$50,000
33	Walnut Avenue Mill & Overlay (dependent on fog sealing project)	Mobility	\$500,993
34	Main Street Design	Mobility	\$450,000
34	SH-75 Pathway-North of Town (Construction)	Mobility	\$257,000
35	Downtown Core Sidewalk Infill	Mobility	\$222,000
36	Sidewalk Curb and Gutter Repairs	Mobility	\$111,111
37		Mobility	\$2,701,104

Highlight = projects on hold

	Description	Department	Projected Cost
	FY 2025		
38	New vehicle (hybrid)	Police	\$60,000
39	New handguns (12 units included)	Police	\$14,000
40	Tasers	Police	\$7,000
41		Police	\$81,000
42	Standby Generator	Street/Equipment	\$150,000
43	Elgin Geovac (2000) - Sweeper (lease/purchase TBD)	Street/Equipment	\$300,000
44	140 Grader (TBD) - (lease/purchase TBD)	Street/Equipment	\$450,000
45		Street/Equipment	\$900,000
46	IT Upgrades	Technology	\$65,000
47		Technology	\$65,000
48	Sustainability Infrastructure	Sustainability Infrastruct	\$50,000
49		Sustainability Infrastruct	\$50,000
50	% for Art	% for Art	\$0
51		% for Art	\$0
52	2025 Proposed Totals		\$4,418,139

Capital Improvement | FY26 Detail

	Description	Department	Projected Cost
	FY 2026		
5	Firefighting EQ (tools)	Fire	\$14,860
6	PPE (turnout gear)	Fire	\$31,375
7	Radios (portable)	Fire	\$14,000
8	Medical (city provided)	Fire	\$4,000
9	Rescue (city provided)	Fire	\$24,800
10	Shop Tools	Fire	\$2,500
11		Fire	\$91,535
12	Atkinson Park Irrigation Upgrades	Facilities	\$25,000
13	Paint Ore Wagon Museum	Facilities	\$25,000
14	City Hall Elevator Replacement	Facilities	\$120,000
15	City Hall Electrical Upgrades	Facilities	TBD
16	Replace Rotary Park restroom fixtures	Facilities	\$8,500
17	Replace Trash Cans (Citywide)	Facilities	\$10,000
18	Power Line Undergrounding	Power	\$180,000
19		Facilities/Power	\$368,500
20	Warm Springs Road and Saddle Road - Pedestrian Safety	Mobility	\$170,000
21	Downtown Core Sidewalk infill	Mobility	\$222,000
22	Warm Springs Road Reconfiguration	Mobility	TBD
23	East Avenue Reconstruction (dependent on 23's fog sealing project)	Mobility	\$1,345,982
24	Sidewalk Curb and Gutter Repairs	Mobility	\$111,111
25		Mobility	\$1,849,093
26	Vehicle Replacement	Police	\$60,000
27	Tasers	Police	\$7,000
28		Police	\$67,000
29	Elgin Pelican (2001) - Sweeper (lease/purchase TBD)	Street/Equipment	\$300,000
30	New Snow Blower - (lease/purchase TBD)	Street/Equipment	\$850,000
31	Boom Truck	Street/Equipment	\$100,000
32		Street/Equipment	\$1,250,000
33	IT Upgrades	Technology	\$65,000
34		Technology	\$65,000
35	Sustainability Infrastructure	Sustainability Infrastructure	\$50,000
36		Sustainability Infrastructur	\$50,000
37	% for Art	% for Art	\$0
38		% for Art	\$0
39	2026 Proposed Totals		\$3,741,128

Highlight = projects on hold

Capital Improvement | FY27 Detail

	Description	Department	Projected Cost
4	FY 2027		
4	Firefighting EQ (tools)	Fire	\$14,860
5	PPE (turnout gear)	Fire	\$31,375
6	Radios (portable)	Fire	\$14,000
7	Medical (city provided)	Fire	\$4,000
8	Rescue (city provided)	Fire	\$24,800
9	Command Vehicle	Fire	\$150,000
9	Shop Tools	Fire	\$2,500
10		Fire	\$241,535
11	Replace Trash Cans (Citywide)	Facilities	\$10,000
12	Power Line Undergrounding	Power	\$180,000
13		Facilities/Power	\$190,000
14	Downtown Core Sidewalk infill	Mobility	\$222,000
15	Sidewalk Curb and Gutter Repairs	Mobility	\$111,111
16		Mobility	\$333,111
17	Zamboni	Recreation	\$60,000
18		Recreation	\$60,000
19	Rifle Replacements (18 Units)	Police	\$18,000
20	Tasers	Police	\$7,000
21	Vehicle Purchase	Police	\$60,000
22		Police	\$85,000
23	Kenworth 10-Wh T 800 (1992)	Street/Equipment	\$200,000
24	Bobcat Toolcat (2013)	Street/Equipment	\$83,900
25	F350 Flatbed (2000)	Street/Equipment	\$60,000
26		Street/Equipment	\$343,900
27	IT Upgrades	Technology	\$65,000
28		Technology	\$65,000
29	Sustainability Infrastructure	Sustainability Infrastructure	\$50,000
30		Sustainability Infrastructure	\$50,000
31	% for Art	% for Art	\$0
32		% for Art	\$0
33	2027 Proposed Totals		\$1,368,546

Capital Improvement | FY28 to FY33 Detail

	2028	2029	2030	2031	2032	2033
	Projected Cost	Projected Cost	Projected Cost	Projected Cost	Projected Cost	Projected Cost
Fire						
Station 2	\$ 9,000,000					
Engine 2			\$ 1,000,000.00			
Department Total	\$ 9,000,000		\$ 1,000,000.00			
Facilities						
benches for skate park	\$ 7,500.00					
Replace F350					\$ 55,000.00	
Lucy Loken Restroom redo			\$ 25,000.00			
dump trailer						
Mini sweeper	\$ 150,000.00					
Lucy Loken Drinking fountain	\$ 3,500.00					
Department Total	\$ 161,000.00		\$ 25,000.00		\$ 55,000.00	
Power						
Department Total						
Mobility						
City Wide Pavement Condition Survey	\$ 100,000.00					
SH-75 Corridor Signal Upgrades	\$ 140,000.00					
Traffic Signals Computer/Server	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Warm Springs and Parkway Dr. Sidewalk (engineering)	\$ 20,000.00					
Warm Springs and Parkway Dr. Sidewalk (construction)	\$ 250,000.00					
Transportation Plan Update				\$ 100,000.00		
Downtown Core Sidewalk infill	\$ 222,000.00	\$ 222,000.00	\$ 222,000.00	\$ 222,000.00	\$ 222,000.00	\$ 222,000.00
Sidewalk Curb and Gutter Repairs	\$ 111,111.00	\$ 111,111.00	\$ 111,111.00	\$ 111,111.00	\$ 111,111.00	\$ 111,111.00
Department Total	\$ 853,111.00	\$ 338,111.00	\$ 338,111.00	\$ 438,111.00	\$ 338,111.00	\$ 338,111.00
Recreation						
Quick hitch broom for tractor	\$ 1,000.00					
Rec building garage ceiling repair		\$ 20,000.00				
Field paint liner	\$ 2,000.00					
Tennis/pickleball court resurface/paint			\$ 20,000.00			
Toolcat/bobcat for winter use	\$ 60,000.00					
John deer tractor				\$ 15,000.00		
Tennis/pickleball posts and nets					\$ 15,000.00	
Passenger van						\$ 20,000.00
Department Total	\$ 63,000.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00
Police						
WatchGuard (body camera system)		\$ 25,000.00				
Lifeloc Breath Alcohol Testers (4)	\$ 3,200.00					
Calibration Machine	TBD					
Tasers (5)			\$ 7,500.00			
Department Total	\$ 3,200.00	\$ 25,000.00	\$ 7,500.00			
Streets						
Osh Kosh P-2323 Plow	\$300,000.00					
Osh Kosh P-2323 Plow		\$300,000.00				
Osh Kosh P-2323 Plow			\$300,000.00			
CAT 966G Series II A	\$550,000.00					
Kenworth T800 (1993)				\$200,000.00		
Kenworth T800 (2001)					\$200,000.00	
Ford Expedition			\$53,000.00 Base Model			
Department Total	\$850,000.00	\$300,000.00	\$353,000.00	\$200,000.00	\$200,000.00	



Enterprise Funds



The Water Division of the Utilities Department is responsible for providing potable water to the residents and businesses of Ketchum. The division operates several well sites and reservoirs throughout the city. The division also reads meters, repairs meters, supervises the installation of water taps, and processes utility billing.

Fiscal Year 2023 Highlights

- Adopted new tiered rate structure to promote water conservation.
- Increased funding to implement multi-year Capital Improvement Plan.

Personnel:

- No changes.

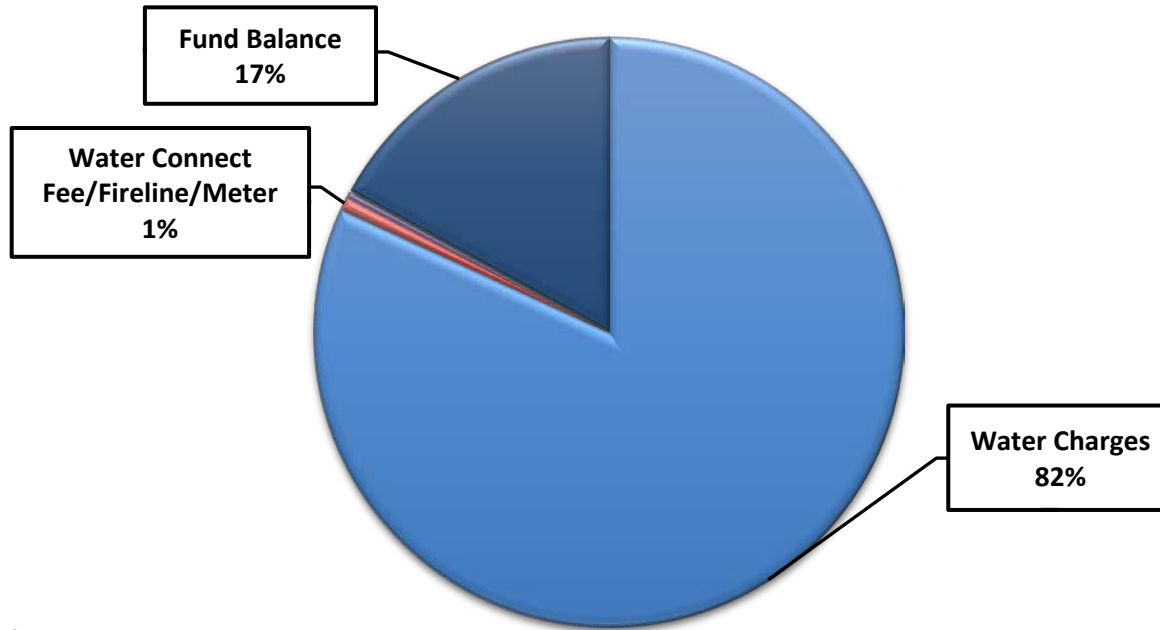
Fiscal Year 2024 Highlights

- Finish up construction of back-up generation to our main water producing well Northwood.
- Continue planning, development and implementation of CIP projects.
- Purchasing a small hydro-vac system to aid in our valve maintenance program.
- Financial model assumes 5% rate increase to off-set personnel and implement CIP.

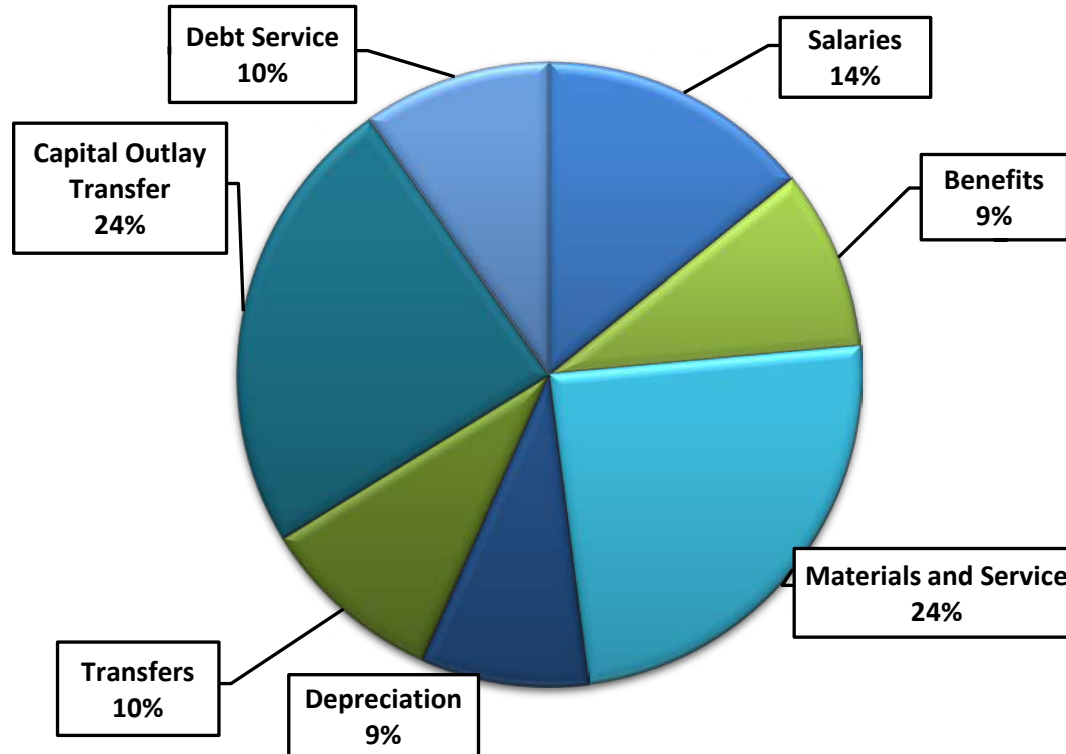
Personnel:

- No changes.

FY24 Water Resources



FY 2024 Water Requirements



Water Division Revenues & Expenditures

Revenues	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
WATER	2,286,824	2,158,405	2,815,101	3,168,928	WATER	2,065,612	2,182,339	2,815,101	3,168,928
Revenues	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
1. WATER CHARGES	2,247,669	2,107,641	2,357,768	2,593,545	1. SALARIES	283,901	324,986	441,535	450,760
2. WA CONNECT FEE/FIRELINE/METER	13,853	21,289	23,000	23,000	2. BENEFITS	159,540	156,431	283,764	295,571
3. WATER INSPECTION FEES	-	-	-	-	3. MATERIALS AND SERVICES	434,492	551,582	464,193	773,666
4. INTEREST EARNINGS	5,383	12,435	10,000	10,000	4. DEPRECIATION	268,051	269,689	275,000	275,000
5. REFUNDS & REIMBURSEMENTS	(1,321)	33,231	-	-	5. TRANSFERS	791,359	754,934	275,000	304,444
6. MISCELLANEOUS REVENUE	1,863	1,210	2,500	2,500	6. CAPITAL OUTLAY TRANFER	5,750	-	767,365	760,000
7. GAIN(LOSS) ON PENSION ACTIVITY	19,378	(16,086)	-	-	7. DEBT SERVICE	128,269	124,716	308,244	309,487
7. FUND BALANCE	0	-	421,833	539,883	Total Expenditures	2,071,362	2,182,339	2,815,101	3,168,928
Total Revenue less Transfers	2,286,824	2,159,720	2,815,101	3,168,928	Funding Requests				
Transfers	-	-	-	-					
Total Revenue	2,286,824	2,159,720	2,815,101	3,168,928					
Total Revenue	2,286,824	2,159,720	2,815,101	3,168,928	Sub-total	-	-	-	-
Total Expenditures	2,071,362	2,182,339	2,815,101	3,168,928	Total Expenditures	2,071,362	2,182,339	2,815,101	3,168,928
Total Revenue Over/(Under)	215,462	(22,619)	0	(0)					

Water Fund Expenditures

		FY 2023			
		FY 2021 AUDITED	FY 2022 AUDITED	ADOPTED/AMENDED	FY 2024 PROPOSED
		ACTUALS	ACTUALS	BUDGET	BUDGET
1. WATER		1,937,343.24	2,057,623.04	2,506,856.71	2,866,233.24
1. PERSONAL SERVICES		443,441.20	481,417.21	725,298.71	753,123.24
1	1000-SALARIES-WATER	261,012.45	298,924.94	410,535.00	411,099.00
2	1800-PAY DIFFERENTIAL	18,643.78	20,958.42	20,000.00	20,000.00
3	1900-OVERTIME	4,244.74	5,102.64	11,000.00	11,000.00
4	2100-FICA TAXES-CITY	22,628.27	25,481.00	33,777.43	33,820.57
5	2200-STATE RETIREMENT-CITY	33,078.89	39,918.03	52,719.28	49,426.67
6	2400-WORKMEN'S COMPENSATION-CITY	7,009.01	8,035.85	8,074.00	21,232.00
7	2500-HEALTH INSURANCE-CITY	68,697.90	76,627.18	169,019.00	187,869.00
8	2505-HEALTH REIMBURSEMENT ACCT(HRA)	1,685.84	2,073.17	8,529.00	8,529.00
9	2510-DENTAL INSURANCE-CITY	2,632.11	2,530.00	5,789.00	4,261.00
10	2515-VISION REIMBURSEMENT ACCT(HRA)	771.37	848.10	4,050.00	3,900.00
11	2600-LONG TERM DISABILITY	1,019.88	917.88	1,806.00	1,986.00
12	2700-VACATION/SICK ACCRUAL PAYOUT	22,016.96	-	-	-
13	2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
14	2760-EMPLOYEE HOUSING SUBSIDY	-	-	-	-
15	2800-STATE UNEMPLOYMENT INSURANCE	-	-	-	-
16	2. MATERIALS AND SERVICES	428,742.36	551,582.42	721,193.00	773,666.00
17	3100-OFFICE SUPPLIES & POSTAGE	1,118.31	335.28	2,000.00	1,000.00
18	3120-DATA PROCESSING	5,154.85	5,394.10	7,100.00	6,000.00
19	3200-OPERATING SUPPLIES	12,923.03	15,032.60	16,500.00	16,500.00
20	3250-LABORATORY/ANALYSIS	2,855.50	7,305.00	4,000.00	4,000.00
21	3400-MINOR EQUIPMENT	1,069.43	1,414.14	2,500.00	2,500.00
22	3500-MOTOR FUELS & LUBRICANTS	10,306.26	10,467.46	18,000.00	15,000.00
23	3600-COMPUTER SOFTWARE	5,193.40	7,875.00	10,000.00	10,000.00
24	3800-CHEMICALS	6,754.61	6,607.60	12,000.00	10,000.00
25	4200-PROFESSIONAL SERVICES	13,442.82	102,294.47	170,000.00	170,000.00
26	4300-STATE & WA DISTRICT FEES	10,714.00	20,817.09	17,000.00	60,000.00
27	4600-INSURANCE	14,000.00	14,000.00	14,000.00	17,320.00
28	4800-DUES, SUBSCRIPTIONS, & MEMBERS	-	464.00	8,000.00	1,000.00
29	4900-PERSONNEL TRAINING/TRAVEL/MTG	1,423.89	2,504.11	8,000.00	5,000.00
30	5000-ADMINISTRATIVE EXPENSE-GEN FND	106,090.00	109,272.70	91,761.00	110,169.00
31	5100-TELEPHONE & COMMUNICATIONS	4,592.16	9,625.03	13,500.00	13,500.00
32	5200-UTILITIES	111,728.77	91,408.51	120,000.00	120,000.00
33	5500-RIGHT-OF-WAY FEE (STREET DEPT)	91,446.00	112,351.00	121,832.00	129,677.00
34	6000-REPAIR & MAINT-AUTO EQUIP	5,332.63	9,873.67	15,000.00	12,000.00
35	6100-REPAIR & MAINT-MACH & EQUIP	23,746.70	20,951.35	60,000.00	60,000.00
36	6910-OTHER PURCHASED SERVICES	850.00	3,589.31	10,000.00	10,000.00

Water Fund Expenditures, cont.

		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED/AMENDED BUDGET	FY 2024 PROPOSED BUDGET
37	3. CAPITAL OUTLAY	273,800.68	269,689.25	275,000.00	275,000.00
38	7100-WATER EASEMENTS, LAND, ETC	5,750.00	-	-	-
39	7900-DEPRECIATION EXPENSE	268,050.68	269,689.25	275,000.00	275,000.00
40	4. OTHER EXPENDITURES	791,359.00	754,934.16	785,365.00	1,064,444.00
41	8801-REIMBURSE CITY GENERAL FUND	279,172.00	287,547.16	233,365.00	286,444.00
42	8803-REIMBURSE GF CIP-TECH/LEASING	6,387.00	6,387.00	-	-
43	8864-TRANSFER TO WA CAPITAL IMP FND	505,800.00	461,000.00	534,000.00	760,000.00
44	9930-WATER FUND OP. CONTINGENCY	-	-	18,000.00	18,000.00
45	2. WATER DEBT SERVICE EXP	128,269.16	124,715.84	308,244.00	309,487.00
46	4. OTHER EXPENDITURES	128,269.16	124,715.84	308,244.00	309,487.00
47	4200-PROF.SERVICES-PAYING AGENT	450.00	450.00	500.00	450.00
48	8300-DEBT SRVC ACCT PRINCIPAL-2015B	(121,000.00)	(122,000.57)	30,000.00	30,000.00
49	8400-DEBT SRVC ACCT INTEREST-2015B	108,426.13	107,514.18	106,475.00	105,500.00
50	8600-DEBT SRVC ACCT PRINCIPAL-2016	121,000.00	122,000.00	157,000.00	162,000.00
51	8700-DEBT SRVC ACCT INTEREST-2016	19,393.03	16,752.23	14,269.00	11,537.00
52	Grand Total	2,065,612.40	2,182,338.88	2,815,100.71	3,175,720.24

Water Division CIP

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
WATER CIP	650,162	756,465	830,520	785,000	WATER CIP	525,726	383,428	830,520	785,000
Revenues	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
1. WATER CONNECTION FEES	144,027	250,394	25,000	25,000	1. MISC SERVICES & CHARGES	-	-	19,000	-
2. INTEREST EARNINGS	335	1,342	-	-	2. AUTOMOTIVE EQUIPMENT	-	-	30,000	50,000
3. TRANSFER FROM WATER FUND	505,800	461,000	534,000	760,000	3. MACHINERY AND EQUIPMENT	59,173	55,412	150,000	40,000
4. SUN VALLEY ROAD WATER LINE REPLACEMENT			-		4. WATER METERS	62,303	54,653	50,000	30,000
5. FUND BALANCE			271,520		5. WATER METER REPLACEMENT	6,722	20,000	50,000	-
Total Revenue less Transfers	650,162	712,736	830,520	785,000	6. CONSTRUCTION	46,850	44,063	60,000	60,000
					REPLACE GENERATOR WS BOOSTER	337,118	197,967	-	-
					KETCHUM SPRING WA CONVERSION	-	-	-	-
					ASPEN SEWER	-	-	-	-
					REINHEIMER WEST MAILINE EXT	-	-	-	240,000
Transfers	-	-			7. REINHEIMER EAST MAILINE EXT	13,560	11,333	-	165,000
					8. NEW STAND-BY GENERATOR WA/ADM.	-	-	200,000	200,000
Total Revenue	650,162	712,736	830,520	785,000	Total Expenditures	525,726	383,428	559,000	785,000
					Funding Requests				
Funding Requests					1. SUN VALLEY ROAD WATER LINE			271,520	
1.					2.				
2.									
Sub-total	-	-	-	-	Sub-total	-	-	271,520	-
Total Revenue with Changes	650,162	712,736	830,520	785,000	Total Expenditures	525,726	383,428	830,520	785,000
Total Expenditures with Changes	525,726	383,428	830,520	785,000					
Total Revenue Over/Under	124,437	329,308	-	-					

	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED/AMMENDED BUDGET	FY 2024 PROPOSED BUDGET
3. WATER CIP	525,725.60	383,427.96	902,040.00	785,000.00
3. CAPITAL OUTLAY	525,725.60	383,427.96	902,040.00	785,000.00
6900-MISC SERVICES & CHARGES	-	-	19,000.00	-
7500-AUTOMOTIVE EQUIPMENT	-	-	30,000.00	-
7600-MACHINERY AND EQUIPMENT	59,172.55	55,412.41	150,000.00	-
7650-WATER METERS	62,303.40	54,652.90	50,000.00	30,000.00
7653-WATER METER REPLACEMENT	6,721.58	20,000.00	50,000.00	-
7800-CONSTRUCTION	46,850.04	44,062.99	60,000.00	60,000.00
7802-KETCHUM SPRING WA CONVERSION	337,118.03	197,967.16	-	-
7806-NEW STAND-BY GENERATOR WA/ADM.	13,560.00	11,332.50	271,520.00	-
7501-TRUCK	-	-	-	50,000.00
7601-VAC TRAILER SYSTEM	-	-	-	40,000.00
7801-NW WELL BACKUP GENERATOR	-	-	-	200,000.00
7804-REINHEIMER WEST MAINLINE	-	-	271,520.00	240,000.00
7805-REINHEIMER EAST MAINLINE	-	-	-	165,000.00
Grand Total	525,725.60	383,427.96	902,040.00	785,000.00

Water Division CIP

FY 2025				FY 2026			
Project/ Purchase Item		Cost:		Project/ Purchase Item		Cost:	
New Weyyakin mainline ext.		\$ 375,000.00					
Neils Way to Glade Court mainline ext.		\$ 75,000.00					
Trail Creek Bridge Hwy 75/hang h2O +		\$ 50,000.00		Trail Creek Mainline Construction phas		\$ 380,000.00	
64-4340-7500 Automotive Equipment				64-4340-7500 Automotive Equipment			
64-4340-7600 Machinery & Equipment				64-4340-7600 Machinery & Equipment			
64-4340-7650 Water Meters		\$ 30,000.00		64-4340-7650 Water Meters		\$ 50,000.00	
64-4340-7653 Water Meter Replacement				64-4340-7653 Water Meter Replacement			
64-4340-7800 Construction		\$ 60,000.00		64-4340-7800 Construction		\$ 60,000.00	
		Total:				Total:	
		<u>\$ 590,000.00</u>				<u>\$ 490,000.00</u>	

FY2027				FY2028			
Project/ Purchase Item		Cost:		Project/ Purchase Item		Cost:	
Trail Creek Mainline Construction		\$ 380,000.00		Spur Ln. Loop Tie in		\$ 50,000.00	
Trail Creek Well, Re-build		\$ 600,000.00		Saddle/Hwy75 to 10th ML ext.		\$ 312,500.00	
64-4340-7500 Automotive Equipment				64-4340-7500 Automotive Equipment			
64-4340-7600 Machinery & Equipment				64-4340-7600 Machinery & Equipment			
64-4340-7650 Water Meters		\$ 50,000.00		64-4340-7650 Water Meters		\$ 50,000.00	
64-4340-7653 Water Meter Replacement				64-4340-7653 Water Meter Replacement			
64-4340-7800 Construction		\$ 60,000.00		64-4340-7800 Construction		\$ 60,000.00	
		Total:				Total:	
		<u>\$ 1,090,000.00</u>				<u>\$ 1,072,500.00</u>	



The Wastewater Division of the Utilities Department is responsible for collecting and treating domestic wastewater. The Sun Valley Water and Sewer District and the City of Ketchum own the wastewater treatment facility. The division operates the wastewater treatment plant and maintains the collection system in the City of Ketchum.

Fiscal Year 2023 Highlights

- HDR completed a draft Facility Plan to guide investment at the treatment plant for next 20 years.
- Voters approved debt issuance up to \$14M. Initial \$7M in debt has been issued.
- Draft budget assumed a 7% rate increase.
- Unplanned CIP purchase: Collections Sewer Camera - \$114,439.

Personnel:

- No changes.

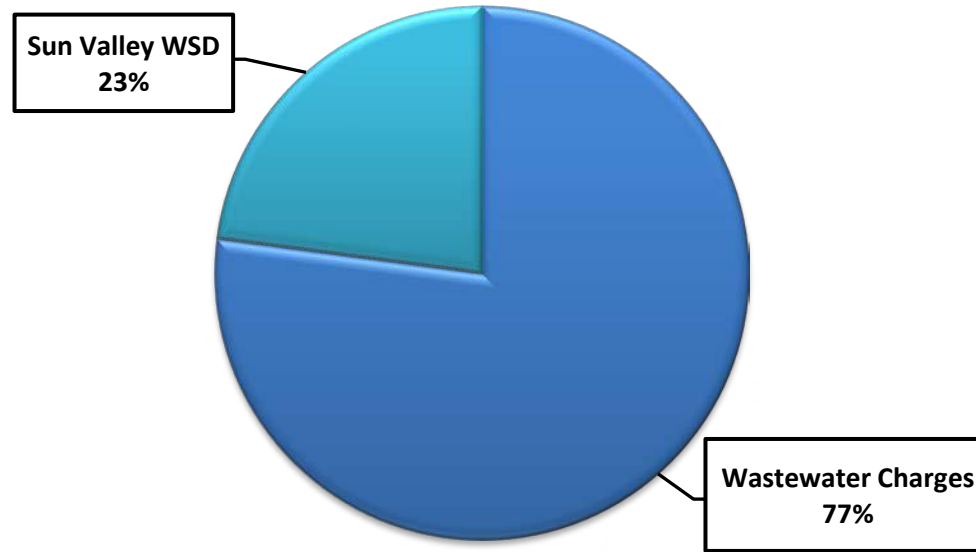
Fiscal Year 2024 Highlights

- Complete the Collection System Facility Plan to identify maintenance and growth needs of the sewer infrastructure.
- Proposed rate increase of 5%.
- Capital Improvement Projects for treatment plant expansion and upgrades:
 - Modify Aeration Blower Building to accommodate two new blowers and upgrade outdated electrical distribution and motor control systems.
 - Aeration Basin modification to implement new treatment process to improve nitrogen removal and reduce electricity consumption.
 - Develop preliminary plans for solids handling upgrades.

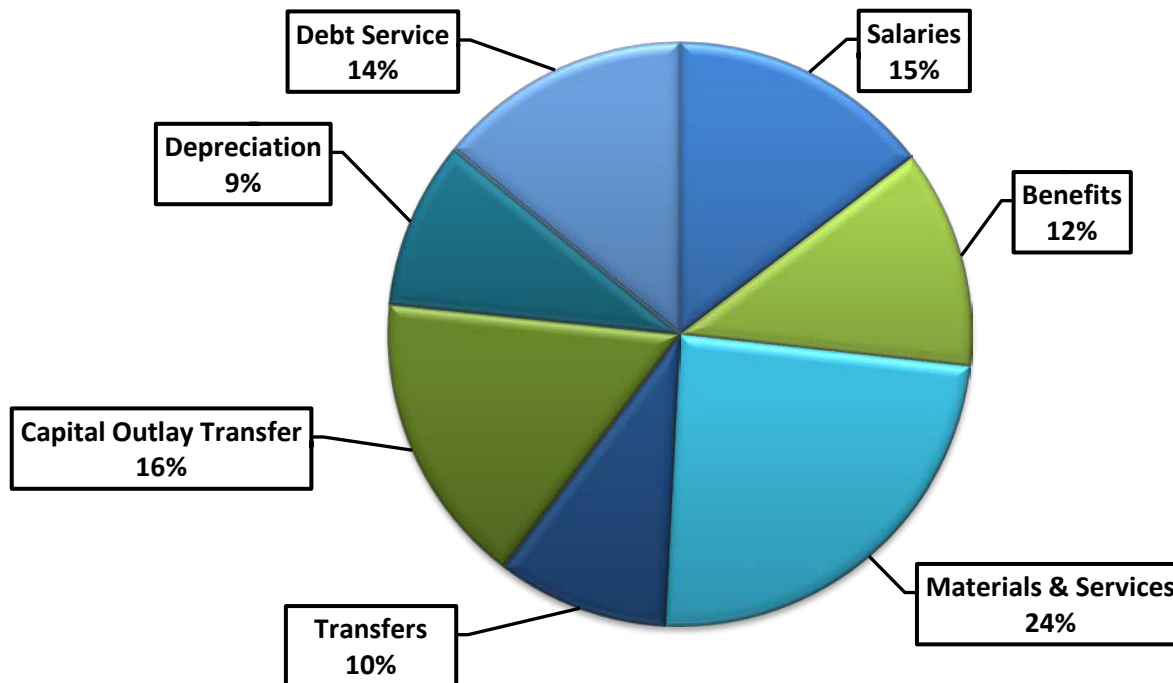
Personnel:

- No changes.

FY 2024 Wastewater Resources



FY 2024 Wastewater Requirements



Wastewater Division Revenues & Expenditures

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
Revenues					Expenditures				
WASTEWATER	2,858,171	3,370,783	6,868,120	3,576,024	WASTEWATER	2,460,185	3,291,231	6,868,120	3,576,024
	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
Revenues					Expenditures				
1. WASTEWATER CHARGES	2,297,441	2,424,758	2,602,759	2,732,897	1. SALARIES	394,219	476,358	517,130	532,633
2. WASTEWATER INSPECTION FEES	720	1,400	-	-	2. BENEFITS	294,775	333,862	399,567	441,518
3. SUN VALLEY WA & SW DISTRICT CH	540,789	939,048	2,906,163	812,576	3. MATERIALS AND SERVICES	988,370	976,086	798,600	854,318
4. INTEREST EARNINGS	5,564	9,723	7,000	7,000	4. TRANSFERS	286,801	295,176	330,000	337,728
5. REFUNDS & REIMBURSEMENTS	(5,956)	84	-	-	5. CAPITAL OUTLAY TRANSFER	440,000	1,164,000	4,567,323	579,927
6. AMORTIZED BOND PREMIUM	19,449	20,398	-	-	6. DEBT SERVICE	56,020	45,750	255,500	499,900
8. FUND BALANCE	-	-	1,352,198	23,551	7. DEPRECIATION				330,000
7. GAIN(LOSS) ON PENSION ACTIVITY	164	(24,628)	-	-					
Total Revenue less Transfers	2,858,171	3,370,783	6,868,120	3,576,024	Total Expenditures	2,460,185	3,291,231	6,868,120	3,576,024
Transfers	-	-	-	-					
Total Revenue	2,858,171	3,370,783	6,868,120	3,576,024					
Funding Requests					Funding Requests				
Sub-total	-	-	-	-	Sub-total	-	-	-	-
Total Revenue with Changes	2,858,171	3,370,783	6,868,120	3,576,024	Total Expenditures	2,460,185	3,291,231	6,868,120	3,576,024
Total Expenditures with Changes	2,460,185	3,291,231	6,868,120	3,576,024					
Total Revenue Over/Under	397,986	79,552	0	0					

Wastewater Division Expenditures

	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED BUDGET	FY 2024 PROPOSED BUDGET
1 1. WASTEWATER	688,994.51	810,219.50	916,696.76	974,150.79
2 1. PERSONAL SERVICES	688,994.51	810,219.50	916,696.76	974,150.79
3 1000-SALARIES	363,449.55	447,439.83	480,257.00	495,760.00
4 1800-PAY DIFFERENTIAL	14,820.34	13,649.11	22,968.00	22,968.00
5 1900-OVERTIME	15,949.41	15,268.68	13,905.00	13,905.00
6 2100-FICA TAXES-CITY	28,741.49	35,667.76	39,560.44	40,746.42
7 2200-STATE RETIREMENT-CITY	46,105.46	57,235.65	61,745.32	59,548.37
8 2400-WORKER'S COMPENSATION-CITY	6,326.61	8,316.81	9,445.00	12,500.00
9 2500-HEALTH INSURANCE-CITY	195,647.75	215,887.27	264,310.00	304,386.00
10 2505-HEALTH REIMBURSEMENT ACCT(HRA)	7,982.96	8,293.69	11,504.00	11,504.00
11 2510-DENTAL INSURANCE-CITY	4,719.92	4,856.76	5,789.00	5,513.00
12 2515-VISION REIMBURSEMENT ACCT(HRA)	3,786.60	1,992.69	5,100.00	5,100.00
13 2550-HEALTH-VISION-CAFETERIA ADMIN	-	-	-	-
14 2600-LONG TERM DISABILITY	1,464.42	1,611.25	2,113.00	2,220.00
15 2700-VACATION/SICK ACCRUAL PAYOUT	-	-	-	-
16 2710-VACATION/COMPENSATION PAYOUT	-	-	-	-
17 2760-EMPLOYEE HOUSING SUBSIDY	-	-	-	-
18 2800-STATE UNEMPLOYMENT INSURANCE	-	-	-	-
19 2. WASTEWATER	658,979.62	659,703.92	787,188.00	854,318.00
20 2. MATERIALS AND SERVICES	658,979.62	659,703.92	787,188.00	854,318.00
21 3100-OFFICE SUPPLIES & POSTAGE	483.62	328.36	700.00	700.00
22 3120-DATA PROCESSING	7,730.73	8,091.14	8,500.00	7,500.00
23 3200-OPERATING SUPPLIES	14,111.21	15,954.41	14,000.00	15,625.00
24 3400-MINOR EQUIPMENT	607.03	645.21	1,100.00	1,100.00
25 3500-MOTOR FUELS & LUBRICANTS	8,282.55	12,855.75	14,025.00	25,000.00
26 3600-COMPUTER SOFTWARE	5,775.90	3,026.28	1,300.00	2,125.00
27 3800-CHEMICALS	72,425.14	93,537.14	79,500.00	104,500.00
28 4200-PROFESSIONAL SERVICES	43,802.41	35,822.09	54,500.00	61,000.00
29 4201-IPDES PERMITS	2,747.46	3,452.16	3,711.00	3,711.00
30 4600-INSURANCE	32,000.00	32,000.00	39,588.00	32,000.00
31 4900-PERSONNEL TRAINING/TRAVEL/MTG	2,749.63	3,156.14	3,715.00	2,500.00
32 5000-ADMINSTRATIVE EXP - GEN FUND	146,149.00	150,533.47	125,525.00	129,893.00
33 5100- TELEPHONE & COMMUNICATION	2,449.59	6,980.32	7,500.00	6,000.00
34 5200-UTILITIES	126,493.79	141,168.58	175,000.00	175,000.00
35 5500-RIGHT-OF-WAY FEE (STREET DEPT)	83,481.00	115,934.00	121,624.00	136,664.00
36 6000-REPAIR & MAINT - AUTO EQUIP	8,020.87	2,377.57	7,500.00	10,000.00
37 6100-REPAIR & MAIN - MACH & EQUIP	77,357.47	11,239.83	75,000.00	75,000.00
38 6150-OHIO GULCH REPARY & REPLACE	17.25	10.74	1,000.00	1,000.00
39 6900-COLLECTION SYSTEM SERVICES/CHA	24,294.97	22,590.73	53,400.00	65,000.00

Wastewater Division Expenditures, cont.

		FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED BUDGET	FY 2024 PROPOSED BUDGET
40	3. WASTEWATER	329,390.44	316,382.09	330,000.00	330,000.00
41	3. CAPITAL OUTLAY	329,390.44	316,382.09	330,000.00	330,000.00
42	7900-DEPRECIATION EXPENSE	329,390.44	316,382.09	330,000.00	330,000.00
43	4. WASTEWATER	726,801.00	1,459,176.16	4,586,323.00	917,655.00
44	4. OTHER EXPENDITURES	726,801.00	1,459,176.16	4,586,323.00	917,655.00
45	8801-REIMBURSE CITY GENERAL FUND	279,172.00	287,547.16	319,233.00	337,728.00
46	8803-REIMBURSE GF CIP-TECH/LEASING	7,629.00	7,629.00	-	
47	8863-REIMBURSE WATER COLLECTION SYS	0.00	-	-	
48	8867-TRANSFER TO WW CAP IMP FUND	440,000.00	1,164,000.00	4,248,090.00	579,927.00
49	9930-CONTINGENCY	-	-	19,000.00	-
50	5. WASTEWATER DEBT SERVICE EXP	56,019.77	45,749.61	255,500.00	499,900.00
51	2. MATERIALS AND SERVICES	450.00	450.00	500.00	
52	4200-PROFESSIONAL SERVICES-PAYING AGENT	450.00	450.00	500.00	
53	4. OTHER EXPENDITURES	55,569.77	45,299.61	255,000.00	499,900.00
54	8300-DEBT SRVC ACCT PRNCPL-2014C	(0.26)	(0.37)	220,000.00	
55	8400-DEBT SRVE ACCT INTEREST-2014C	55,570.03	45,299.98	35,000.00	
56	8500-DEBT SRVC ACCT PRNCPL-S2023	-	-	-	190,000.00
57	8600-DEBT SRVE ACCT INTEREST-S2023	-	-	-	309,900.00
58	Grand Total	2,460,185.34	3,291,231.28	6,875,707.76	3,576,023.79

Wastewater Division CIP

	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget		FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
WASTEWATER CIP	536,022	1,326,227			WASTEWATER CIP	46,404	685,054	4,248,090	3,923,653
Revenues	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget	Expenditures	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
	7,511	-			1. BOB CAT UW56 TOOLCAT	273	2,242	-	-
1. WASTEWATER CONNECTION FEES	87,630	156,274	40,000	40,000	2. SEWER VAC TRUCK	-	449,088	-	-
2. INTEREST EARNINGS	881	5,954	500	500	3. CONSTRUCTION	1,043	37,986	-	-
4. SUN VALLEY WA & SW DISTRICT CH				1,805,000	4. ENERGY EFFICIENCY PROJECTS	275	-	50,000	50,000
5. TRANSFER FROM WASTEWATER FUND		1,164,000	4,207,590	579,927	5. HEADWORKS CONSTR. & EQUIP.	-	-	-	-
6. FUND BALANCE			-	1,498,226	6. CAPITAL FACILITY PLAN	44,814	100,104	75,000	-
Total Revenue less Transfers	96,022	1,326,227	4,248,090	3,923,653	7. MICROSCOPE	-	-	-	-
Transfers	-	-	-	-	8. CAPITAL IMP PLAN(NO SHARING)	-	95,635	1,016,610	313,653
Total Revenue	96,022	1,326,227	4,248,090	3,923,653	9. AERATION BASINS - ANOXIC AND	-	-	2,185,660	937,000
					10. AERATION BASINS BLOWERS & EI	-	-	210,120	1,026,000
					11. UPGRADE FILTER PLC	-	-	710,700	-
					12. ROTARY DRUM THICKENER & DEWATERING			-	1,597,000
Funding Requests					Total Expenditures	46,404	685,054	4,248,090	3,923,653
1.									
Sub-total	-								
					1. Funding Requests				
Total Revenue with Changes	96,022	1,326,227	4,248,090	3,923,653					
Total Expenditures with Changes	46,404	685,054	4,248,090	3,923,653	Sub-total	-	-	-	-
Total Revenue Over/Under	49,618	641,173	-	-	Total Expenditures	46,404	685,054	4,248,090	3,923,653

WASTEWATER CIP	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED BUDGET	FY 2024 Proposed BUDGET
3. CAPITAL OUTLAY	536,022	1,326,227	4,248,590	5,728,950
IMPACT FEES	7,511	-	-	-
INTEREST EARNINGS	881	5,954	500	500
TRANSFER FROM WASTEWATER FUND	440,000	1,164,000	4,208,090	3,883,450
WASTEWATER CONNECTION FEES	87,630	156,274	40,000	40,000
SUN VALLEY WA & SW DISTRICT CH	-	-	-	1,805,000
4. FUND BALANCE	-	-	-	580,224
FUND BALANCE	-	-	-	580,224
Grand Total	536,022	1,326,227	4,248,590	6,309,174

Wastewater Division CIP

Project	2024	2025	2026	2027	2028	2029	2030	2031	2032
Aeration Basins 3&4 - Anoxic & MLR	\$937,000								
Rotary Drum Thickener & Dewatering	\$1,597,000	\$2,245,000	\$2,100,000	\$2,734,000	\$0	\$0	\$0	\$0	\$0
Aeration Basin Blowers	\$1,026,000	\$699,000	\$1,314,250	\$0	\$0	\$249,000	\$1,500,000	\$434,000	\$1,328,750
PLC Upgrades (Filters & UV)	\$0	\$110,000	\$94,000	\$0	\$0	\$0	\$0	\$0	\$0
Digester #1 Cover	\$0	\$0	\$0	\$275,000	\$415,000	\$0	\$0	\$0	\$0
Clarifier #1 HVAC & Roof Repair	\$0	\$0	\$0	\$0	\$183,000	\$0	\$0	\$0	\$0
Aeration Basin 1&2 Upgrades	\$0	\$0	\$0	\$0	\$444,000	\$1,696,000	\$0	\$0	\$0
UV Equipment	\$0	\$0	\$0	\$0	\$1,694,000	\$0	\$0	\$0	\$0
Replace VFDs	\$0	\$0	\$0	\$0	\$782,000	\$0	\$0	\$0	\$0
Digester 2	\$0	\$0	\$0	\$0	\$0	\$924,000	\$700,000	\$1,024,000	\$0
Digester 1&2 Blowers	\$0	\$0	\$0	\$0	\$0	\$952,000	\$877,000	\$0	\$0
Replace Generator & MCC-3	\$0	\$0	\$0	\$0	\$0	\$0	\$635,000	\$628,000	\$0
Grit Removal System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,015,000	\$0
Pump Replacements	\$0	\$0	\$0	\$353,250	\$0	\$0	\$0	\$0	\$353,250
Upgrade PLC Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,356,000
Digester 1 Diffusers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$0
Clarifier 1 Mechanism Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$553,000
Misc. Headworks Improvements	\$0	\$0	\$0	\$51,000	\$0	\$0	\$0	\$0	\$0
Parking Lot Repaving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,000	\$500,000
Outfall Clearing	\$0	\$0	\$83,500	\$0	\$0	\$0	\$0	\$0	\$0
Energy Efficient Projects	\$50,000								
Construction	\$0	\$0	\$83,500	\$0	\$0	\$0	\$0	\$0	\$0
Annual Costs Shared with SVWSD	\$3,610,000	\$3,054,000	\$3,591,750	\$3,413,250	\$3,518,000	\$3,821,000	\$3,712,000	\$3,516,000	\$4,091,000
Collections Facility Plan	\$ 100,000								
Sewer Video Inspection System	\$ -								
Crane Truck Replacement	\$ 55,000	\$ 35,000							
Sewer Line Construction	\$ 158,653		\$ 75,000	\$ 75,000					
Trail Creek Bridge sewer lin relocation	\$ -								
Annual Costs	\$ 313,653	\$ 35,000	\$ 75,000	\$ 75,000					
Total Expenditures	\$ 3,923,653	\$ 3,089,000	\$ 3,666,750	\$ 3,488,250	\$ 3,518,000	\$ 3,821,000	\$ 3,712,000	\$ 3,516,000	\$ 4,091,000



City of Ketchum | 2024 Draft Budget
Community Housing (City/County) Fund

The FY24 budget seeks to implement the second year of the Housing Action Plan, as well as serve as the staffing entity for the Blaine County Housing Authority. FY24 revenue consists of the first full fiscal year of the new, voter-approved 0.5% LOT funds as well as FY23 projected expense savings and three months of the 0.5% LOT funds. The BCHA staffing/programming is expected to be co-funded with Blaine County, similar to the countywide sustainability approach.

Fiscal Year 2023 Highlights

- Launched Lease to Locals program with COVID-ARPA funds.
- Launched Housing Mediation Project, emergency rental assistance, community education, and analysis of publicly owned land.
- Began staffing Blaine County Housing Authority.

Personnel:

- Brought Director on full-time.
- Hired part-time Administrative Assistant.

Fiscal Year 2024 Highlights

- Request to pilot an Ownership & Preservation Program.
- Request to pilot an occupied ADU incentive program.
- Continue Lease to Locals program as-is.
- Not budgeted – Forest Service Park for Housing, transitional housing, and adequate funding to expand Lease to Locals.

Personnel:

- Request to hire Housing Coordinator.
- Request to bring Administrative Assistant on full-time.

	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED/AMENDED BUDGET	FY 2024 PROPOSED BUDGET
COMMUNITY HOUSING (CITY/COUNTY)				
REVENUE	0	864,100	1,441,434	1,833,708
EXPENDITURE	0	312,906	1,441,434	1,833,708
TOTAL	0	551,194	0	0

Community Housing (City/County) Fund

PROGRAM COSTS	FY 2023 ADOPTED/ AMENDED	FY 2023 ACTUALS	FY2023 ANTICIPATED	FYI 2024 PROPOSED	FY 2024 PROPOSED CITY	FY2024 PROPOSED COUNTY
EXPENSES						
General programming	\$ (212,600)	\$ (121,407)	\$ (177,032)	\$ (193,600)	\$ (133,370)	\$ (10,588)
conversion (L2L) + light preservation incentives	\$ (400,000)	\$ (42,250)	\$ (200,000)	\$ (200,000)	\$ (200,000)	\$ -
conversion (L2L) + light preservation professional s	\$ (105,000)	\$ (49,414)	\$ (105,000)	\$ (100,000)	\$ (100,000)	\$ -
Forest Service Park preservation for housing	\$ (10,000)	\$ (8,700)	\$ (10,000)	\$ (300,000)	\$ -	\$ -
occupied ADU incentives + education	\$ (9,000)	\$ -	\$ (9,000)	\$ (255,000)	\$ (255,000)	\$ -
ownership - downpayment assistance + deed restr	\$ -	\$ -	\$ (175,000)	\$ (500,000)	\$ (500,000)	\$ -
General office expenses	\$ (2,500)	\$ -	\$ -	\$ (40,859)	\$ (20,430)	\$ (20,430)
Lift Tower Lodge	\$ (56,071)	\$ (62,196)	\$ (100,000)	\$ (65,072)	\$ (65,072)	\$ -
staff + benefits	\$ (285,132)	\$ (135,358)	\$ (200,000)	\$ (337,555)	\$ (290,565)	\$ (46,990)
Housing Fellow	\$ (61,650)	\$ (33,689)	\$ (54,689)	\$ (123,300)	\$ (123,300)	\$ -
Housing Navigation System	\$ (27,000)	\$ -	\$ (27,748)	\$ (70,490)	\$ (35,245)	\$ (35,245)
BCHA auditing/compliance + training	\$ (26,505)	\$ (2,777)	\$ (26,505)	\$ (16,505)	\$ (8,253)	\$ (8,253)
shelter plan	\$ -	\$ (5,000)	\$ (77,063)	\$ (56,990)	\$ (28,495)	\$ (28,495)
transitional housing	\$ (250,000)	\$ (77,063)	\$ (91,311)	\$ (150,000)	\$ (28,495)	\$ -
BCHA reimbursement + City staff support	\$ (54,485)	\$ -	\$ -	\$ (45,484)	\$ (45,484)	\$ -
TOTAL EXPENSES	\$ (1,499,943)	\$ (537,854)	\$ (1,253,347)	\$ (2,454,856)	\$ (1,833,708)	\$ (150,000)

REVENUE						
Refunds and reimbursements from County	\$ 200,000	\$ 34,889	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Emergency housing transfer	\$ 250,000	\$ 77,063	\$ 77,063	\$ -	\$ -	\$ -
Grants	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ -
transfer from additional 0.5%	\$ -	\$ -	\$ 313,204	\$ 1,300,000	\$ 1,300,000	\$ -
Lift Tower Lodge rents	\$ 110,556	\$ 29,038	\$ 43,557	\$ 110,556	\$ 110,556	\$ -
City reimbursement for BCHA assistance						
Transfer from general fund	\$ 266,481	\$ 266,481	\$ 266,481	\$ 621,148	\$ -	\$ -
Fund balance	\$ 551,194	\$ 551,194	\$ 551,194	\$ 148,152	\$ 148,152	\$ -
TOTAL	\$ 1,378,231	\$ 958,665	\$ 1,401,499	\$ 2,454,856	\$ 1,833,708	\$ -



Development Services

The Development Services Trust Fund is an account established for bonds or other monies deposited as required by city ordinances for development projects. If projects do not fulfill their obligations, the funds may be withdrawn and used for mitigating any issues in connection to the development. In the vast majority of cases, the funds are returned to the applicant in full.

Parks and Recreation

The Parks and Recreation Trust Fund provides budget authority to receive and expend money obtained through grants, donations, and General Fund contributions. A sub account houses donations made toward the Warm Springs Preserve. A new sub account was created to house Pump Park donation and expenditures. Federal law typically requires that money received through grants be segregated into separate funds and that the receipt and expenditure of such money be accounted separately from other city functions. The fund also provides an avenue to segregate donations to assure that such funds are spent in accordance with the instructions of donors.

Police

The Police Trust Fund provides budget authority to receive and expend money obtained through forfeitures and seized assets. Federal law requires that money received through such forfeitures be segregated into separate funds and that the receipt and expenditure of such money be accounted separately from other city functions. Federal law also limits the expenditure of such funds to specific uses, such as drug enforcement, education activities, and capital equipment or improvements.

Trust Funds

TRUST FUNDS	FY 2021 Audited Actuals	FY 2022 Audited Actuals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
DEVELOPMENTAL				
REVENUE	130,530	344,252	250,000	650,000
EXPENDITURE	130,530	150,000	250,000	650,000
TOTAL	0	194,252	0	0
PARKS				
REVENUE	92,369	1,207,690	1,122,456	1,067,550
EXPENDITURE	26,668	91,999	1,122,456	1,067,550
TOTAL	65,702	1,115,691	0	0
POLICE				
REVENUE	441	95,426	7,500	7,500
EXPENDITURE	0	95,000	7,500	7,500
TOTAL	441	426	0	0



General Obligation and Debt Service Fund

The General Obligation and Debt Service Fund provides for debt service on the City's Series 2020 General Obligation Bonds that are funding construction of the new station for the Fire and Rescue Department.

The 2020 G.O. Bonds were authorized by the requisite two-thirds of the voters at the election held on November 5, 2019, in the amount of \$11,500,000. Ordinance 1201 provides for the repayment of the bonds over a 25-year term. The final payment is scheduled for September 2044. Interest rates on the bonds vary from 2.00% to 5.00% with a true interest cost of 1.92% over the life of the bonds.

Community Housing In-Lieu Fund

The purpose of the Community Housing In-Lieu Fund is to provide budget authority to administer the City's community housing in-lieu program. In-lieu funds are restricted for uses that advance community housing efforts.

Wagon Days Fund

The Wagon Days Fund provides budget authority to support the annual Wagon Days Celebration that takes place during the Labor Day weekend. The Wagon Days Celebration is funded through a mix donations, ticket and souvenir sales coupled with the Local Option Tax Fund.

Other Funds

OTHER FUNDS	FY 2021 AUDITED ACTUALS	FY 2022 AUDITED ACTUALS	FY 2023 ADOPTED/AMENDED BUDGET	FY 2024 PROPOSED BUDGET
GENERAL OBLIGATION FIRE BOND				
REVENUE	596,111	625,300	611,769	610,769
EXPENDITURE	611,679	615,019	611,769	610,769
TOTAL	-15,568	10,281	0	0
GENERAL OBLIGATION CONSTRUCTION FIRE BOND				
REVENUE	61,758	2,211	268,722	0
EXPENDITURE	9,054,420	490,874	268,722	0
TOTAL	-8,992,663	-488,662	0	0
GENERAL OBLIGATION STREET BOND				
REVENUE	149,916	0	0	0
EXPENDITURE	149,835	0	0	0
TOTAL	81	0	0	0
IN-LIEU HOUSING				
REVENUE	577,953	362,861	2,671,256	1,320,000
EXPENDITURE	75,000	845,011	2,671,256	1,320,000
TOTAL	502,953	-482,150	0	0
WAGON DAYS				
REVENUE	94,649	140,272	151,550	171,250
EXPENDITURE	99,391	162,417	151,550	171,250
TOTAL	-4,742	-22,145	0	0



Appendix I: Proposed Fee Schedule Changes

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
		\$1.00 to \$500.00= (1) Building permit valuation shall include the total value of the work for which a permit is being issued, including materials and labor. The building official may require documentation of the building permit valuation as necessary to ensure correct valuation of project.			0%
Planning & Building	Building		\$ 24.50	\$ 24.50	
			\$24.50 for the first \$500.00 plus \$3.25 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	\$24.50 for the first \$500.00 plus \$3.25 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	0%
Planning & Building	Building	\$501.00 to \$2,000.00= (1)			
			\$72.50 for the first \$2,000.00 plus \$14.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	\$72.50 for the first \$2,000.00 plus \$14.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.01	0%
Planning & Building	Building	\$2001.00 to \$25,000.00=(1)			
			\$409.50 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	\$409.50 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.01	0%
Planning & Building	Building	\$25,001.00 to \$50,000.00= (1)			
			\$672.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	\$672.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.01	0%
Planning & Building	Building	\$50,001.00 to \$100,000.00= (1)			
			\$1038.50 for the first \$100,000.00 plus \$5.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	\$1038.50 for the first \$100,000.00 plus \$5.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.01	0%
Planning & Building	Building	\$100,001.00 to \$500,000.00= (1)			
			\$3,379.25 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	\$3,379.25 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.01	0%
Planning & Building	Building	\$500,001.00 to \$1,000,000.00= (1)			
			\$5,861.00 for the first \$1,000,000.00 plus \$3.75 for each additional \$1,000.00, or fraction thereof	\$5,861.00 for the first \$1,000,000.00 plus \$3.75 for each additional \$1,000.00, or fraction thereof	0%
Planning & Building	Building	\$1,000,000.00 and up= (1)			
Planning & Building	Building	Plan Check Fee - Building	70% of Permit Fee	65% of permit fee	0%
Planning & Building	Building	Plan Check Fee - Planning	65% of Permit Fee	70% of building plan check fee	0%
Planning & Building	Building	Plan Check Fee - Fire	Same as P&Z Plan Check Fee	70% of building plan check	0%
Planning & Building	Building	Building Permit Modification - Minor (as determined by the Administrator)	\$ 250.00	\$ 500.00	0%
Planning & Building	Building	Building Permit Modification - Major (as determined by the Administrator, full plan check fees may be assessed based on size of modification)	\$ 450.00	\$ 1,500.00	0%
Planning & Building	Other	Inspections outside of normal business hours (minimum charge --two hours) (2) or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Re-inspection fees assessed under provisions of Section 109.7 (2)	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Inspections for which no fee is specifically indicated (minimum charge -- one-half hour)(2)	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Additional and partial inspections above the minimum required by the building codes may be charged (minimum charge--one hour) (2)	\$ 60.00	\$ 60.00	0%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Planning & Building	Other	Hourly Rate for Review of Changes, Additions or Revisions to Plans	\$ 250.00	\$ 100.00	-60%
Planning & Building	Other	Additional costs incurred by the City for security (2)	\$ 100.00	\$ 100.00	0%
Planning & Building	Other	agreements and other similar processes (minimum charge) (2)	\$ 1,002.00	\$ 1,002.00	0%
Planning & Building	Other	For use of outside consultants for plan checking and inspections, or both (3) <i>Actual costs include administrative and overhead costs.</i>	Actual Costs	Actual Costs	0%
Planning & Building	Other	Penalty for commencement of work without a building permit + additional stop work order and violation fees allowed for int Ketchum Municipal Code, Section 15.04.030)	\$ 1,000.00	\$ 1,000.00	0%
Planning & Building	Other	Deferred submittals, per each submittal	25% of Plan review fee	25% of Plan review fee	0%
Planning & Building	Other	Temporary Certificate of Occupancy (non-refundable) (per week)	\$ 1,000.00	\$ 1,000.00	0%
Planning & Building	Other	Alternative Energy System Installation- <i>Fee covers one inspection. Additional inspections shall be charged at the rate identified in Other Inspection and Fees.</i>	\$ 100.00	\$ 100.00	0%
Planning & Building	Other	Demolition Fee <i>(A security agreement equaling 150% of the estimated demolition cost is required for all demolition permits.)</i>	\$ 150.00	\$ 750.00	400%
Planning & Building	Design Review	Pre-Application Design Review	\$ 1,100.00	\$ 3,300.00	200%
Planning & Building	Design Review	Mountain Overlay Design Review	\$ 1,400.00	\$ 4,800.00	243%
Planning & Building	Design Review	Final Design Review	\$ 1,800.00	\$ 3,900.00	11%
Planning & Building	Design Review	Administrative Design Review	\$ 250.00	\$ 500.00	100%
Planning & Building	Design Review	Administrative Design Review - in Mountain Overlay and/or Avalance Overlay	\$ -	\$ 1,500.00	new
Planning & Building	Design Review	Hotel Pre-Application Design Review	\$ 0.10	\$ 7,000.00	-60%
Planning & Building	Design Review	Hotel Design Review	\$ 0.32	\$ 9,000.00	-60%
Planning & Building	Design Review	Request to Alter or Demolish a Historic Structure	\$ -	\$ 1,800.00	new
Planning & Building	Subdivision	Land Subdivision: Preliminary Plat	\$ 1,300.00	\$ 2,900.00	-32%
Planning & Building	Subdivision	Condo/Townhome Subdivision: Preliminary Plat	\$ 525.00	\$ 3,300.00	-19%
Planning & Building	Subdivision	Land Subdivision: Final Plat	\$ 375.00	\$ 2,000.00	166%
Planning & Building	Subdivision	Condo/Townhome Subdivision: Final Plat	\$ -	\$ 2,000.00	166%
Planning & Building	Subdivision	Planned Unit Development (PUD)	\$ 4,300.00	\$ 12,500.00	191%
Planning & Building	Subdivision	Planned Unit Development (PUD)- Minor Amendment	\$ -	\$ 4,500.00	new
Planning & Building	Subdivision	Planned Unit Development (PUD)- Major Amendment	\$ -	\$ 9,000.00	new
Planning & Building	Subdivision	Hotel Planned Unit Development (PUD)	\$ 0.48	\$ 12,500.00	-81%
Planning & Building	Subdivision	Readjustment of Lot Lines (Lot Line Shift)	\$ 475.00	\$ 1,700.00	112%
Planning & Building	Subdivision	Vacation	\$ 1,615.00	\$ 5,500.00	241%
Planning & Building	Floodplain Development Permits	Streambank Alteration	\$ 500.00	\$ 5,700.00	1040%
Planning & Building	Floodplain Development Permits	Emergency Streambank Alteration Permit	\$ 250.00	\$ 1,500.00	500%
Planning & Building	Floodplain Development Permits	Emergency Flood Protection Permit	\$ -	\$ -	0%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Residential	\$ 1,400.00	\$ 2,700.00	93%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Subdivision	\$ 350.00	\$ 6,300.00	1700%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Non-residential and Mixed Use	\$ 1,525.00	\$ 4,800.00	0%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - interior remodel, new structures/additions entirely outside of floodplain	\$ 250.00	\$ 1,800.00	620%
Planning & Building	Floodplain Development Permits	Minor Riparian Alteration – removal of hazard trees (up to four trees), minor maintenance of riparian trees and vegetation	\$ 125.00	\$ 350.00	180%
Planning & Building	Floodplain Development Permits	Major Riparian Alteration – Application applies to vegetation within 25 feet of mean high water mark. This application covers the removal of more than four (4) trees or major maintenance of riparian trees and vegetation.	\$ -	\$ 700.00	new
Planning & Building	Other Permits	Administrative Use Permit	\$ 250.00	\$ 500.00	100%
Planning & Building	Other Permits	Sign Permit	\$ 125.00	\$ 250.00	100%
Planning & Building	Other Permits	Fence Permit	\$ 100.00	\$ 150.00	50%
Planning & Building	Other Permits	Conditional Use Permit	\$ 1,100.00	\$ 3,200.00	191%
Planning & Building	Other Permits	Conditional Use Permit - Daycare Businesses	\$ 300.00	\$ 300.00	0%
Planning & Building	Other Permits	Conditional Use Permit Amendment	\$ -	\$ 2,200.00	new
Planning & Building	Other Permits	Variance	\$ 1,100.00	\$ 2,300.00	109%
Planning & Building	Other Permits	Appeals	\$ 2,175.00	\$ 5,000.00	130%
Planning & Building	Other Permits	Off-Site Vendor - New	\$ 750.00	\$ 1,100.00	47%
Planning & Building	Other Permits	Off-Site Vendor - Renewal	\$ -	\$ 750.00	new
Planning & Building	Other Permits	Grading	\$ 125.00	\$ 850.00	580%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Planning & Building	Other Permits	Wireless Communications Facility Master Plan	\$ 525.00	\$ 1,800.00	243%
Planning & Building	Other Permits	Wireless Communications Facility Permit	\$ 225.00	\$ 800.00	256%
Planning & Building	Other Permits	Off-site Commercial/Neighborhood Snow Storage Permit - Administrative	\$ 75.00	\$ 500.00	567%
Planning & Building	Other Permits	Listing a Historic Structure/Site	\$ -	\$ 2,200.00	new
Planning & Building	Other Permits	Development Agreement-Rezone	\$ 2,900.00	\$ 10,000.00	245%
Planning & Building	Other Permits	Development Agreement - Non-Rezone	\$ 1,900.00	\$ 5,000.00	163%
Planning & Building	Other Permits	Development Agreement Amendment - Minor	\$ 1,900.00	\$ 3,000.00	58%
Planning & Building	Other Permits	Development Agreement Amendment - Major	\$ -	\$ 5,000.00	new
Planning & Building	Other Permits	Residential Annexation	\$ 5,688.00	\$ 5,688.00	0%
Planning & Building	Other Permits	Commercial Annexation	\$ 12,655.00	\$ 12,655.00	0%
Planning & Building	Other Permits	Mixed-Use Annexation (residential & commercial)	\$ -	\$ 12,655.00	new
Planning & Building	Amendments	Comprehensive Plan Amendment	\$ 1,925.00	\$ 7,000.00	264%
Planning & Building	Amendments	Zoning/Subdivision Text Amendment	\$ 1,925.00	\$ 9,500.00	394%
Planning & Building	Amendments	Zone Change Request	\$ 1,925.00	\$ 6,000.00	212%
			100% of actual costs incurred	100% of actual costs incurred	0%
Planning & Building	Miscellaneous	Consultant Review Fee	\$ -	\$ -	0%
Planning & Building	Miscellaneous	Community Housing In-lieu Fee	\$ 450.00	\$ 450.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Single Family	\$ 2,092.00	\$ 2,092.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Multi Family per unit	\$ 1,616.00	\$ 1,616.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Commercial per square foot	\$ 0.45	\$ 0.45	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Single Family	\$ 1,047.00	\$ 1,047.00	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Multi Family per unit	\$ 809.00	\$ 809.00	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Commercial per square foot	\$ -	\$ -	0%
Planning & Building	Impact Fees	Police Development Impact Fees Single Family	\$ 104.00	\$ 104.00	0%
Planning & Building	Impact Fees	Police Development Impact Fees Multi Family per unit	\$ 80.00	\$ 80.00	0%
Planning & Building	Impact Fees	Police Development Impact Fees Commercial per square foot	\$ 0.22	\$ 0.22	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Single Family	\$ 4,492.00	\$ 4,492.00	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Multi Family per unit	\$ 3,471.00	\$ 3,471.00	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Commercial per square foot	\$ 0.97	\$ 0.97	0%
Fire & Rescue	Automatic Fire Alarm Systems	Single Family Residential Installations under 4,000 sq. ft.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Single Family Residential Installations over 4,000 sq. ft.	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations up to 6,000 sq. ft.	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations 5,000 - 20,000 sq. ft.	\$ 350.00	\$ 350.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations over 20,000 sq. ft.	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Modification (including TI), 1-24 devices	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Modification (including TI), 25 or more devices	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Existing Component Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Component Addition to Existing System	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Fire Alarm Inspections (all) per hour	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Automatic Suppression Systems	Single Family Residential Installations under 6,000 sq. ft.	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Single Family Residential Installations over 6,000 sq. ft.	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installations up to 6,000 sq. ft.	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation 6,000 - 20,000 sq. ft.	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation 20,001 - 40,000 sq. ft.	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation over 40,000 sq. ft.	\$ 800.00	\$ 800.00	0%
Fire & Rescue	Automatic Suppression Systems	Modification, 1-10 Heads	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Modification, 10 or more Heads	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Automatic Suppression Systems	Per Head fee for all Plan Checks	\$ 1.00	\$ 1.00	0%
Fire & Rescue	Automatic Suppression Systems	Fire Suppression System Inspections (all) per hour	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Automatic Suppression Systems	Fire Flow Tests (beyond one included in plan review or other)	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Sandpipe System Permits	New Installation	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Sandpipe System Permits	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Sandpipe System Permits	Per Hose Connection for New and Existing Systems	\$ 10.00	\$ 10.00	0%
Fire & Rescue	Sandpipe System Permits	Standpipe System Inspections	\$ 75.00	\$ 75.00	0%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Clean Agent System Plan Check	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Clean Agent System Modification	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern New Installation: Commercial Kitchen Fire Suppression (per system)	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Modification to a Commercial Kitchen Fire Suppression System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Modification to any Alternative Fire-Extinguishing System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Fire Pump Permits	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Fire Pump Permits	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Fire Pump Permits	Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	New Installation and Plan Review	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	Modification to Existing System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	New Installation - Each Tank	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	Modification - Each Tank	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	Removal - Each Tank	\$ 100.00	\$ 100.00	0%
Fire & Rescue	L-P Gas System Permits	New Installation - Storage and/or dispensing	\$ 300.00	\$ 300.00	0%
Fire & Rescue	L-P Gas System Permits	Modification - Storage and/or dispensing	\$ 100.00	\$ 100.00	0%
Fire & Rescue	L-P Gas System Permits	New Installation - Prefilled Portable Cylinders for Consumer Exchange	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Compressed Gases Systems Permit	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Compressed Gases Systems Permit	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Medical Gas Systems Permit	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Medical Gas Systems Permit	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Spring, Dipping or Powder Coating Permits	New Installation - Spray Area, Spray Room, Spray Booth, Dip Tank or Mixing Room	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Spring, Dipping or Powder Coating Permits	Modification - Spray Area, Spray Room, Spray Booth, Dip Tank or Mixing Room	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Hazardous Materials Permit	Annual Fee to Store, Transport On-Site, Dispense, Use or Handle Hazardous Materials	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Hazardous Materials Permit	HMIS Assessment (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Hazardous Materials Permit	HMMP Assessment (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Hazardous Materials Permit	New Installation - HazMat Container, Tank or Process	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Hazardous Materials Permit	Modification - HazMat Container, Tank or Process	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Other Fire Code Permits	Carbon Dioxide Systems	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Other Fire Code Permits	Firefighter Air System (FAS)	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Other Fire Code Permits	Public Safety Radio Amplification System	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Other Fire Code Permits	Smoke Control/Management System	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Other Fire Code Permits	Battery System (UPS)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Other Fire Code Permits	High-Piled Storage Plan (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Other Fire Code Permits	Other fire code related permits as set forth in IFC Section 105.7 (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Other Fire Code Permits	Annual operational permits as set forth in IFC Section 105.6	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Inspection & Standby Fees	Re-inspection fees (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Inspection & Standby Fees	Additional inspections required by changes, additions, or revisions (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Inspection & Standby Fees	After Hours Inspections (based on staff availability, minimum two hours) (per hour)	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Inspection & Standby Fees	Investigation inspection fee (work commencing before permit issuance - IFC 106.3)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Inspection & Standby Fees	Investigation inspection fee (removal of Stop Work Order - IFC 112)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Inspection & Standby Fees	Firewatch, standby firefighters and/or emergency medical personnel and apparatus as required by the <i>fire marshal</i> . Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance.	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Carnival, Fair, Circus, Haunt or Other Public Special Event - 30 Days	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Amusement Building - 30 Days (must have sprinkler system 3103.3.1)	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Fuel Tank & Dispensing	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - LP Gas - Construction Site Use of Containers Over 100 lbs.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Tent or Membrane Structure >400 sq. ft. -Additional Tents(s) per event \$50 ea.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Special Event Structure >400 sq. ft.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Outdoor Assembly Event where planned attendance exceeds 1000 persons	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Pyrotechnics Display	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Other fire code related temporary use permits not listed (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Emergency Fire Alarm Response Fees	First 3 alarms per year	\$ -	\$ -	0%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Fire & Rescue	Emergency Fire Alarm Response Fees	4 th alarm per calendar year	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Emergency Fire Alarm Response Fees	Each additional alarm per calendar year progressively increases at \$200.00 increments for each additional fire alarm, by alarm number	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Burn Response Fees	Responses caused by burning without a permit. Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Burn Response Fees	Responses to wildland or structure fire caused by an illegal burn. Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Burn Response Fees	Violation of the Fire Code (\$250.00 per violation, per day) Each day in which a violation occurs, after due notice has been served, shall constitute a separate offense	\$ 250.00	\$ 250.00	0%
Recreation	Youth Fees After School	Full season (school year)	\$ 755.00	\$ 755.00	0%
Recreation	Youth Fees After School	Per month	\$ 105.00	\$ 105.00	0%
Recreation	Youth Fees After School	Per day	\$ 15.00	\$ 15.00	0%
Recreation	Youth Fees After School	Out-of-school and extra activities, cost is activity dependent	\$40.00-\$65.00	\$40.00-\$65.00	0%
Recreation	Youth Fees After School	Swimming (6 weeks session)	\$ 90.00	\$ 90.00	0%
Recreation	Youth Fees After School	Additional after school activities	\$ 80.00	\$ 80.00	0%
Recreation	Youth Fees Summer	Full summer (ten weeks M-Th)	\$ 1,100.00	\$ 1,100.00	0%
Recreation	Youth Fees Summer	Per week (M-TH)	\$ 155.00	\$ 155.00	0%
Recreation	Youth Fees Summer	Per day (drop-in)	\$ 40.00	\$ 40.00	0%
Recreation	Youth Fees Summer	Swimming (10 weeks session)	\$ 150.00	\$ 150.00	0%
Recreation	Youth Fees Summer	Friday Adventures (requires individual registration) cost depends on activity	\$40.00-\$65.00	\$40.00-\$65.00	0%
Recreation	Park Reservations	100 people or fewer-1/2 day rate up to 4 hours	\$ 80.00	\$ 80.00	0%
Recreation	Park Reservations	101 people or more-1/2 day rate up to 4 hours	\$ 160.00	\$ 160.00	0%
Recreation	Park Reservations	100 people or fewer-Full day rate up to 8 hours	\$ 160.00	\$ 160.00	0%
Recreation	Park Reservations	101 people or more-Full Day Rate up to 8 hours	\$ 320.00	\$ 320.00	0%
Recreation	Park Reservations	Refundable Security Deposit (over 100 people)	\$ 250.00	\$ 250.00	0%
Recreation	User Fees	Athletic fields and facilities (per two hours)	\$ 80.00	\$ 80.00	0%
Recreation	User Fees	Recreation Center (per two hours)	\$ 60.00	\$ 60.00	0%
Recreation	User Fees	Recreation Center Security Deposit	\$ 150.00	\$ 150.00	0%
			Fees are determined by staff according to current Park Reservations, athletic field and Recreation Center Fee Schedules	Fees are determined by staff according to current Park Reservations, athletic field and Recreation Center Fee Schedules	0%
Recreation	User Fees	Public Park Areas			
Administrative	Special Events	Street Party Application Fee	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Block Party Application Fee	\$ 50.00	\$ 50.00	0%
Administrative	Special Events	Category A – application fee	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Category B – application fee	\$ 400.00	\$ 400.00	0%
Administrative	Special Events	Category C – application fee	\$ 800.00	\$ 800.00	0%
Administrative	Special Events	Facility Fee(per day)	\$ 150.00	\$ 150.00	0%
Administrative	Special Events	Visitor Center Window Advertising Permit	\$ 75.00	\$ 75.00	0%
Administrative	Special Events	Music License Fee (per day)	\$ 10.00	\$ 10.00	0%
Administrative	Special Events	Street Closure for Designated Event Location	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Street Closure for Non-Designated Event Location	\$ 500.00	\$ 500.00	0%
Administrative	Special Events	Refundable Security Deposit (Street Party & Small Events)	\$ 250.00	\$ 250.00	0%
Administrative	Special Events	Refundable Security Deposit (Medium & Large Events)	\$ 500.00	\$ 500.00	0%
Administrative	Film Permits	Motion: City Property including rights-of-way(per day)	\$ 400.00	\$ 400.00	0%
Administrative	Film Permits	Still: City Property including rights-of-way (per day)	\$ 200.00	\$ 200.00	0%
			All memorials are cost-specific and determined by Department Director or designee	All memorials are cost-specific and determined by Department Director or designee	0%
Administrative	Memorials and Donations	Benches, trees, tables, property, etc.			

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Administrative	Tree Services	Tree Removal Permit (allows contractor to remove a public tree upon outside request with permission(per occurrence)	\$ 50.00	\$ 50.00	0%
Administrative	Tree Services	Tree Permit (allows contractor to perform work on public trees with permission (per fiscal year)	\$ 50.00	\$ 50.00	0%
Street	Permits	Banner Install/Remove	\$ 175.00	\$ 175.00	0%
Street	Permits	Right of Way Encroachment Agreement	\$ 150.00	\$ 475.00	217%
Street	Permits	Temporary Use of the Right of Way Permit (TURP)	\$ 100.00	\$ 100.00	0%
Street	Permits	Dig Permit	\$ 50.00	\$ 50.00	0%
Street	Permits	Barricade Rental	\$ 20.00	\$ 20.00	0%
Street	Permits	Security Agreement/Performance Bond Processing Fee	\$ 100.00	\$ 100.00	0%
			In addition to connection fees in table 4-D	In addition to connection fees in table 4-D	0%
Water	Fees	City water tap and corporation stop installation			
Water	Fees	1" tap	\$ 203.00	\$ 203.00	0%
Water	Fees	1 1/2" tap	\$ 220.00	\$ 220.00	0%
Water	Fees	2" tap	\$ 247.00	\$ 247.00	0%
Water	Fees	Non-Standard Connection Fee	Time and material cost to city	Time and material cost to city	0%
			Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1" Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1.5" R2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1.5" C2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 2" R2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 2" C2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 3" Water Meter + up	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Vaults	\$ 1,100.00	\$ 1,100.00	0%
Water	Fees	Fire Line Permit Fee	\$ 253.00	\$ 253.00	0%
Water	Fees	Turn-On Fee	\$ 25.00	\$ 25.00	0%
Water	Fees	Turn-Off Fee	\$ 25.00	\$ 25.00	0%
Water	Fees	Water User Charges – Metered Users Base charge (residential or commercial)	\$ 14.55	\$ 15.28	5%
Water	Fees	1,000 – 8,000 Additional Gallons per 1,000 gallons	\$ 1.25	\$ 1.31	5%
Water	Fees	8,001 – 20,000 Additional Gallons per 1,000 gallons	\$ 2.45	\$ 2.57	5%
Water	Fees	20,001 – 32,000 Additional Gallons per 1,000 gallons	\$ 2.89	\$ 3.03	5%
Water	Fees	32,001 – 44,000 Additional Gallons per 1,000 gallons	\$ 3.33	\$ 3.50	5%
Water	Fees	44,001 – 56,000 Additional Gallons per 1,000 gallons	\$ 3.77	\$ 3.96	5%
Water	Fees	56,001 – 68,000 Additional Gallons per 1,000 gallons	\$ 4.21	\$ 4.42	5%
Water	Fees	68,001 – 80,000 Additional Gallons per 1,000 gallons	\$ 4.65	\$ 4.88	5%
Water	Fees	80,001 – 92,000 Additional Gallons per 1,000 gallons	\$ 5.23	\$ 5.49	5%
Water	Fees	92,000 – 104,000 Additional Gallons per 1,000 gallons	\$ 5.81	\$ 6.10	5%
Water	Fees	104,001 – 116,000 Additional Gallons per 1,000 gallons	\$ 6.39	\$ 6.71	5%
Water	Fees	116,001 – 128,000 Additional Gallons per 1,000 gallons	\$ 6.98	\$ 7.33	5%
Water	Fees	128,001 – 140,000 Additional Gallons per 1,000 gallons	\$ 7.56	\$ 7.94	5%
Water	Fees	140,001 – 152,000 Additional Gallons per 1,000 gallons	\$ 8.14	\$ 8.55	5%
Water	Fees	>152,000 Additional Gallons per 1,000 gallons	\$ 8.72	\$ 9.16	5%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Water	User Charges-Flat Rate	Residential-First five (5) cold water taps or less Each additional cold water tap (per month, per unit)	\$ 25.06	\$ 26.31	5%
Water	User Charges-Flat Rate	Residential-Each additional cold water tap (per month, per unit)	\$ 2.31	\$ 2.43	5%
Water	User Charges-Flat Rate	Residential-Irrigation and sprinkling per each 1,000 square feet of lot area (per month, per unit)	\$ 0.83	\$ 0.87	5%
Water	User Charges-Flat Rate	Commercial-First five (5) cold water taps or less Each additional cold water tap (per month, per unit)	\$ 38.46	\$ 40.38	5%
Water	User Charges-Flat Rate	Commercial-Each additional cold water tap (per month, per unit)	\$ 3.20	\$ 3.36	5%
Water	User Charges-Flat Rate	Commercial-Irrigation and sprinkling per each 1,000 square feet of lot area (per month, per unit)	\$ 0.84	\$ 0.88	5%
Water	User Fees	Fire User Charge 2" Connection (per month)	\$ 8.21	\$ 8.62	5%
Water	User Fees	Fire User Charge 4" Connection (per month)	\$ 16.70	\$ 17.54	5%
Water	User Fees	Fire User Charge 6" Connection (per month)	\$ 33.56	\$ 35.24	5%
Water	User Fees	Fire User Charge 8" Connection (per month)	\$ 49.61	\$ 52.09	5%
Water	User Fees	Fire User Chage 10" Connection (per month)	\$ 67.16	\$ 70.52	5%
Water	User Fees	Fire User Charge 12" Connection (per month)	\$ 83.11	\$ 87.27	5%
			Fee determined by amount	Fee determined by amount	0%
Water	User Fees	Tank Truck Fill Fee	\$	\$	0%
Water	User Fees	Use of Fire Hydrant Charge (per day)	\$ 25.00	\$ 25.00	0%
Water	Connection Fees	Meter 1" scale factor 1.00	\$ 3,816.00	\$ 3,816.00	0%
Water	Connection Fees	Meter 1.5" scale factor 2.25	\$ 8,586.00	\$ 8,586.00	0%
Water	Connection Fees	Meter 2" scale factor 4.00	\$ 15,264.00	\$ 15,264.00	0%
Water	Connection Fees	Meter 3" scale factor 9.00	\$ 34,344.00	\$ 34,344.00	0%
Water	Connection Fees	Meter 4" scale factor 16.00	\$ 61,056.00	\$ 61,056.00	0%
Water	Connection Fees	Meter 6" scale factor 36.00	\$ 137,376.00	\$ 137,376.00	0%
Wastewater	Fees	Service Inspection Fee	\$ 40.00	\$ 40.00	0%
Wastewater	Sewer User Fees	11-Single family home	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	12-Multiple living unit	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	13-Motel / hotel (first unit)	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	15-Office building / 1,500 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	16-Retail sales / 3,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	17-Restaurant / cafe per seat with or without a trap	\$ 4.13	\$ 4.34	5%
Wastewater	Sewer User Fees	20-Retail food / 1,500 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	21-Barber shop / per chair	\$ 20.90	\$ 21.95	5%
Wastewater	Sewer User Fees	22-Beauty salon / per operator	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	26-Dry cleaners	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	27-Garage / mechanical per 1,500 square feet	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	28-Laundries	\$ 167.39	\$ 175.76	5%
Wastewater	Sewer User Fees	29-Bank	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	30-School / per 50 students	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	31-Swimming pool / private / 500 square feet	\$ 10.40	\$ 10.92	5%
Wastewater	Sewer User Fees	32-Beer, wine, liquor	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	33-Theater / per screen	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	35-Nursery school	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	36-Church	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	37-Lodge / private / 3,000 square feet	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	39-Dentist / doctor/ per medical doctor	\$ 45.04	\$ 47.29	5%
Wastewater	Sewer User Fees	40-Car wash with recycle	\$ 45.04	\$ 47.29	5%
Wastewater	Sewer User Fees	41-Hospital / per bed	\$ 8.34	\$ 8.76	5%
Wastewater	Sewer User Fees	42-Bowling alley / per lane	\$ 16.72	\$ 17.56	5%
Wastewater	Sewer User Fees	43-Car wash without recycle / per bay	\$ 83.60	\$ 87.78	5%
Wastewater	Sewer User Fees	44-Commercial / 3,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	45-Photo development lab	\$ 83.60	\$ 87.78	5%
Wastewater	Sewer User Fees	46-Gas station with public restrooms	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	47-Warehouse / 6,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	48-Swimming pool / public / 500 square feet	\$ 31.99	\$ 33.59	5%
Wastewater	Sewer User Fees	54-Motel / hotel unit without cooking	\$ 10.40	\$ 10.92	5%
Wastewater	Sewer User Fees	55-Motel hotel, with cooking	\$ 20.90	\$ 21.95	5%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Wastewater	Sewer User Fees	56-Senior family living home	\$ 20.90	\$ 21.95	5%
Water	Connection Fees	Meter 1" scale factor 1.00	\$ 2,921.00	\$ 2,921.00	0%
Water	Connection Fees	Meter 1.5" scale factor 2.25	\$ 6,572.25	\$ 6,572.25	0%
Water	Connection Fees	Meter 2" scale factor 4.00	\$ 11,684.00	\$ 11,684.00	0%
Water	Connection Fees	Meter 3" scale factor 9.00	\$ 26,289.00	\$ 26,289.00	0%
Water	Connection Fees	Meter 4" scale factor 16.00	\$ 46,736.00	\$ 46,736.00	0%
Water	Connection Fees	Meter 6" scale factor 36.00	\$ 105,156.00	\$ 105,156.00	0%
Administrative	License & Tax Fees	Business License Application Fee	\$ 125.00	\$ 125.00	0%
Administrative	License & Tax Fees	Business License Renewal Fee	\$ 50.00	\$ 50.00	0%
Administrative	License & Tax Fees	Business License Late Fee	\$ 10.00	\$ 10.00	0%
Administrative	License & Tax Fees	City Local Option Tax Application Fee - Tax collected per Municipal Code Title 3, Chapter 12.	\$ -	\$ -	0%
			After Due Date: Penalty -	After Due Date: Penalty -	
			The greater of 5% of Tax	The greater of 5% of Tax	
			Due or \$10.00 Plus 1%	Due or \$10.00 Plus 1%	0%
			Interest Per Month on Tax	Interest Per Month on Tax	
Administrative	License & Tax Fees	City Local Option Tax Late Fee	Due	Due	
Administrative	License & Tax Fees	Short-Term Rental Application Permit Fee-City Resolution #1230	\$ 527.00	\$ 504.00	-4.36%
Administrative	License & Tax Fees	Short-Term Rental Renewal Permit Fee	\$ -	\$ 504.00	0%
Administrative	License & Tax Fees	Short-Term Rental Late Fee (per day)	\$ 100.00	\$ 100.00	0%
Administrative	License & Tax Fees	Catering Permit Application Fee- Idaho Code 23-934A	\$ 20.00	\$ 20.00	0%
Administrative	Copy Fees	Black & White 8.5"x 11" Single-sided (per page)	\$ 0.06	\$ 0.06	0%
Administrative	Copy Fees	Black & White 8.5"x 14" Single-sided (per page)	\$ 0.06	\$ 0.06	0%
Administrative	Copy Fees	Black & White 8.5"x 11" Double-sided (per page)	\$ 0.11	\$ 0.11	0%
Administrative	Copy Fees	Black & White 8.5"x 14" Double-sided (per page)	\$ 0.11	\$ 0.11	0%
Administrative	Copy Fees	Black & White 11"x 17" Single-sided (per page)	\$ 0.15	\$ 0.15	0%
Administrative	Copy Fees	Black & White 11"x 17" Double-sided (per page)	\$ 0.29	\$ 0.29	0%
Administrative	Copy Fees	Color 8.5"x 11" Single-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 14" Single-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 11" Double-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 14" Double-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 11"x 17" Single-sided (per page)	\$ 0.85	\$ 0.85	0%
Administrative	Copy Fees	Color 11"x 17" Double-sided (per page)	\$ 0.85	\$ 0.85	0%
Administrative	Copy Fees	24" x 36" (outsourced) (per page)	\$ 3.30	\$ 3.30	0%
Administrative	Copy Fees	22" x 34" (outsourced) (per page)	\$ 3.00	\$ 3.00	0%
Administrative	Labor Rates Hourly	City Administrator, Department Head, Assistant or Associate, City Clerk, City Treasurer- Idaho Code 74-102(10)	Current salary divided by 2,080 hours per year	Current salary divided by 2,080 hours per year	0%
Administrative	Labor Rates Hourly	Network Consultant	Current hourly rate	Current hourly rate	0%



Appendix II:

Blaine County Sheriff – Ketchum Patrol Team

Idaho Dark Sky Alliance

Friends of the Sawtooth Avalanche Center

Mountain Humane

Mountain Rides

Sun Valley Economic Development

Ketchum Patrol Team

FY24 Operating Budget



SHERIFF STEVE HARKINS
CHIEF DEPUTY WILL FRUEHLING



FY2024

Ketchum Patrol Team Budget Overview



Office / Department: Blaine County Sheriff's Office
Budget Contact Persons: Sheriff Steve Harkins
Chief Deputy Will Fruehling
Lieutenant Jamie Shaw

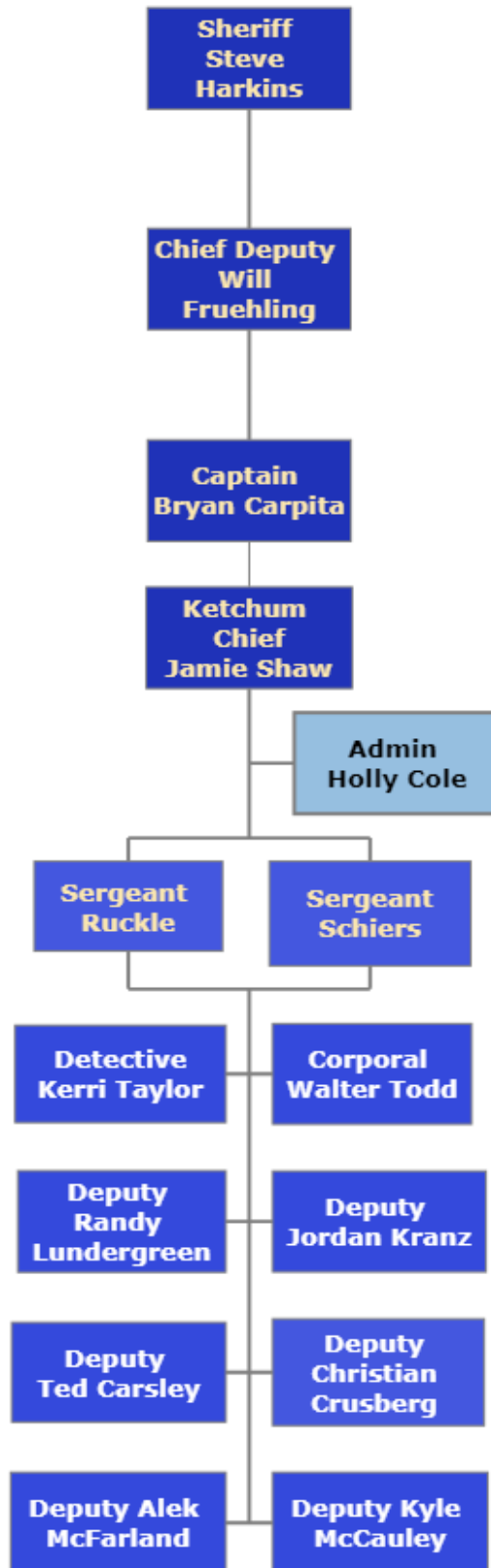
Mission Statement

The men and women of the Ketchum Patrol Team of the Blaine County Sheriff's Office are committed to being a professional organization dedicated to the concepts of personal excellence, continuous improvement, teamwork, and service to our community. We take pride in our organization, our accomplishments, and our abilities to make the City of Ketchum a safe place to live, work, and play.



Teamwork * Integrity * Excellence

Ketchum Patrol Team Organizational Structure:



FY23 Highlights

School Liaison Deputies:

This year we added two school liaison deputies to provide both Hemingway Elementary and the Carey School with a primary point of contact to assist with school-related matters. Neither school has an assigned School Resource Officer. The purpose of this position is to build and maintain mutually beneficial relationships, facilitate communications, and coordinate activities between our department and the schools.

Rapid Response Training:

Recent events across the country have taught us that not only must our deputies be trained and prepared for threats in schools, public places, and gatherings, but that these events can happen anywhere. This year we had five deputies attend the Active Attack Integrated Response Courses and become instructors in various subjects. This program addresses the principles and technical aspects of responding to and implementing an integrated first responder deployment to an active attack event. This response protocol is the standard for American law enforcement, fire departments, and emergency medical personnel and is proven to save lives.

Patrol Training:

As of June 1, 2023, our two patrol teams have completed a total of 1,226 hours of training on topics such as drug investigations, firearms, arrest and control techniques (ARCON), leadership, active shooter, domestic violence, and interview techniques. 751 of these hours were completed in-house and 475 hours were held outside our agency.

Computer Network Consolidation:

With the assistance of the IT Team, the Ketchum Patrol Team is now on the Blaine County computer network. Deputies can now access all computers without multiple logins. This is a big step in improving our efficiency. The final step will be to upgrade Ketchum's WatchGuard server which should be completed by the end of FY23.

Breaching Tools:

We have purchased breaching tools for all our patrol vehicles to enhance our readiness for major events such as active shooters.

Ketchum Field Days:

The Ketchum Patrol Team continued our long tradition of community involvement with our 12th annual Field Day at Hemingway Elementary School. We also brought our community and law enforcement together during our annual Bike Rodeo and Wagon Days events. Maintaining a close relationship with the public and our local schools has always been a priority. When schools, our community, and law enforcement work together, we can achieve positive outcomes.

**KETCHUM PATROL TEAM
SUMMARY SCHEDULE**

Fiscal Year 2024 - October 1, 2023 Through September 30, 2024

Classification	2023 Budgeted	2023 Revised	2024 Request	Change Amount
Personnel Services	\$ 1,076,602	\$ 1,078,010	\$ 1,161,305	\$ 83,295
Contractual Services & Commodities	\$ 233,162	\$ 233,162	\$ 247,770	\$ 14,608
Proposed Ketchum Operating Budget	\$ 1,309,764	\$ 1,311,172	\$ 1,409,075	\$ 97,903

County Clerk Estimates

Benefits Estimate	\$ 431,973	\$ 431,973	\$ 488,443	\$ 56,470
Total Estimated Ketchum Budget	\$ 1,741,737	\$ 1,743,145	\$ 1,897,518	\$ 154,373

Unincluded Capital Outlay Considerations

Capital Outlay	\$ -	\$ -	\$ 65,428	\$ 65,428
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**KETCHUM PATROL TEAM
SUMMARY SCHEDULE**

Fiscal Year 2024 - October 1, 2023 Through September 30, 2024

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Unincluded Capital Outlay Considerations

Capital Outlay	\$ -	\$ -	\$ 65,428	\$ 65,428
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Account Number	Account Name & Change Amount	Ketchum Patrol Budget Justifications
17-401-01	Salary Chief \$7,936	Note: This increase of \$7,936 represents a 6% market increase in wages as projected by the Blaine County Clerk for a total of \$120,343.
17-401-02	Salaries Deputies \$67,239	Note: This increase of \$67,239 represents a 6% market increase in staff wages as projected by the Blaine County Clerk, \$18,333 in scheduled pro-rated step increases, an estimate for the promotion of one sergeant, and \$15,172 for shift differentials. The total line item is \$897,500.
17-402-01	Salary Office \$3,834	Note: This increase of 3,834 represents a 6% market increase in wages as projected by the Blaine County Clerk for a total of \$67,731.
17-409-09	Overtime \$4,287	Note: This increase of \$4,287 represents a 6% adjustment to our overtime to maintain this line item in alignment with our wages after projected market increases. The total amount of the Ketchum Police Team's Overtime budget is \$75,731.
17-450-00	ICRMP Liability Insurance \$531	Note: We are requesting an increase of \$531 for a total of \$18,243 based on a projected 3% increase in the cost of our ICRMP Liability Insurance. This is a cost of doing business.
17-489-00	Professional Services \$2,000	Note: This line item is being increased by \$2,000 to cover the costs for Syringa Network Connectivity to County Servers. This is a cost of doing business.
17-495-01	700 MHz Master Maintenance \$570	Note: We are requesting a \$570 increase to fund Ketchum Patrol's FY2024 700 MHz radio maintenance fee. Our 23 portable and mobile 700 MHz radios cost \$240 each for a total cost of \$5,520. This is a cost of doing business.
17-528-00	Dues / Memberships \$675	Note: We are requesting an increase of \$675 for a total of \$5600 to reflect increases in our dues and membership costs. This line item includes \$3,369 for Lexipol, \$540 for Air St. Luke's, \$1,000 for the Hurtig Shooting Center, \$450 for the Chief of Police Association, \$50 for the Rocky Mountain Information Network, and \$60 for the Idaho Police Mountain Biking Association.
17-556-04	RMS Contribution \$4,831	Note: We are requesting an increase of \$4,831 for a total of \$34,714 to fund the FY24 Ketchum Patrol portion of the RMS Central Square Contribution. This is a cost of doing business.

Account Number	Account Name & Change Amount	Ketchum Patrol Budget Justifications
17-600-00	Management/Admin Fee \$6,000	Justification: Based on the recommendation of the previous County Clerk’s Office administration, we are requesting a \$6,000 increase in the Management Line Item for a total of \$60,000. When the City of Ketchum began contracting with Blaine County for law enforcement services in 2009, this line item was set at \$54,000 to cover management and administrative costs. The line item has never been adjusted for the increases in salaries or contracts and is now underfunded based on projected market increases and contract costs.
	Benefits Estimate \$56,470	Note: Based upon the Blaine County Budget Officer’s current projection of benefit increases, we are estimating an increase of \$56,470 for a total of \$488,443 for benefit costs for FY 2024. This calculation includes scheduled wages, step increases, and overtime.

Request Amount	Unincluded Capital Outlay Considerations
Capital Equipment Tasers \$30,509	Justification: We are requesting a capital expenditure from the City of Ketchum to fund a replacement plan for our Tasers. Our current Tasers are no longer supported and are beginning to fail. Tasers are a critical tool for officer safety. This expenditure would fund the purchase, set-up, warranties, licenses, cartridges, holsters, batteries, and docking bay for 11 tasers to outfit our Ketchum deputies.
Capital Equipment Mobile Radios \$18,154	Justification: We are requesting a capital expenditure of \$ 18,154 from the City of Ketchum as a one-time cost of our radio replacement plan which we began in FY2022. Radio communication is a critical tool for all public safety agencies. We rely on it to perform our essential duties to protect the citizens of Ketchum and to protect our employees.
Capital Equipment Body Cameras \$16,765	Justification: We are requesting a capital expenditure from the City of Ketchum of \$16,765 to replace 11 body cameras that are failing and are no longer supported by the manufacturer. Replacing these important officer safety tools is a cost of doing business and an effective risk management investment.



**KETCHUM PATROL TEAM
CODE OF ACCOUNTS**

Fiscal Year 2024 - October 1, 2023 Through September 30, 2024

Code	Classification	2023 Budgeted	2023 Revised	2024 Request	Change Amount
Personnel Services					
17-401-01	Salary Chief	\$ 112,407	\$ 112,407	\$ 120,343	\$ 7,936
17-401-02	Salaries Deputies	\$ 830,657	\$ 830,262	\$ 897,500	\$ 67,239
17-402-01	Salary Office	\$ 62,094	\$ 63,898	\$ 67,731	\$ 3,834
17-409-99	Overtime	\$ 71,444	\$ 71,444	\$ 75,731	\$ 4,287
Subtotal Personnel Services		\$ 1,076,602	\$ 1,078,010	\$ 1,161,305	\$ 83,295

Contractual Services & Commodities					
17-439-00	Travel	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
17-439-01	Per Diem	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
17-440-00	Office Supplies	\$ 8,500	\$ 8,500	\$ 8,500	\$ -
17-450-00	ICRMP Liability	\$ 17,712	\$ 17,712	\$ 18,243	\$ 531
17-464-00	Telephone Communications	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
17-479-00	Vehicle Expenses	\$ 42,896	\$ 42,896	\$ 42,896	\$ -
17-489-00	Professional Services	\$ 10,000	\$ 10,000	\$ 12,000	\$ 2,000
17-495-01	700 MHz Master Maintenance	\$ 4,950	\$ 4,950	\$ 5,520	\$ 570
17-499-00	Repairs/Maintenance	\$ 2,320	\$ 2,320	\$ 2,320	\$ -
17-528-00	Dues/Memberships	\$ 4,925	\$ 4,925	\$ 5,600	\$ 675
17-550-00	Community Policing	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
17-554-00	Uniforms	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
17-556-01	Operating Supplies/Equipment	\$ 23,000	\$ 23,000	\$ 23,000	\$ -
17-556-04	RMS Contribution Central Square	\$ 29,883	\$ 29,883	\$ 34,714	\$ 4,831
17-569-00	Training/Education	\$ 8,000	\$ 8,000	\$ 8,000	\$ -
17-591-05	Certification Incentives	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
17-600-00	Management/Term./Admin. Fee	\$ 54,000	\$ 54,000	\$ 60,000	\$ 6,000
17-714-05	Telephone Allowances	\$ 3,876	\$ 3,876	\$ 3,876	\$ -
Subtotal Contractual Services / Commodities		\$ 233,162	\$ 233,162	\$ 247,770	\$ 14,608
Proposed Ketchum Operating Budget		\$ 1,309,764	\$ 1,311,172	\$ 1,409,075	\$ 97,903

County Clerk Estimates					
Estimated Benefit Total		\$ 431,973	\$ 431,973	\$ 488,443	\$ 56,470
Total Ketchum Patrol Budget		\$ 1,741,737	\$ 1,743,145	\$ 1,897,518	\$ 154,373

Unincluded Capital Outlay Considerations					
	Capital Vehicle	\$ -	\$ -	\$ -	\$ -
	Capital Computer	\$ -	\$ -	\$ -	\$ -
	Capital Equipment	\$ -	\$ -	\$ -	\$ -
	Tasers			\$ 30,509	\$ 30,509
	Mobile Radios			\$ 18,154	\$ 18,154
	Body Cameras/In Car Cameras			\$ 16,765	\$ 16,765
Subtotal Capital Outlay		\$ -	\$ -	\$ 65,428	\$ 65,428



City of Ketchum

Agency Name: Idaho Dark Sky Alliance (in support of the Central Idaho Dark Sky Reserve (CIDSR))
Project Name: Educational Outreach and Light Pollution Monitoring
Contact Person: Carol Cole
Address: PO Box 4903, Ketchum, ID 83340
Email: idahodarksky@gmail.com
Phone Number: Carol, 208-721-2303

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9-1pm (to be confirmed/agenda to follow)
- The public hearing will be on July 17, with the readings as follows:
 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments.

If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: **\$2500.00**
2. What percentage of your overall budget does the requested amount represent? **15%**
Please submit a budget sheet for FY2022 and FY2023 that shows detailed revenue and expenditures.

Funding Source	2024 Percent of Planned Budget	2023 Percent of Total Budget	2022 Percent of Total Budget
Cities of Ketchum, Sun Valley, and Stanley	40% (requested)	44%	50%
Blaine County	18% (requested)	22%	25%
Stanley Chamber of Commerce	18% (requested)	17%	15%
IDSA & Private Donations	24% (confirmed)	17%	10%
TOTAL FUNDING	\$17,000	\$16,000	\$12,200

3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

Reduced funding would make it more difficult to maintain IDSA's education and outreach efforts that help residents and visitors to enjoy the stunning night sky and understand the importance of preserving the naturally dark nighttime environment within the Reserve.

Leveraging additional funds from the other cities and counties within the Reserve would be more challenging without the leadership and continued support from Ketchum as a related Dark Sky Community.

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

- Additional Dark Sky signs were installed within the Reserve north of Ketchum and south of Stanley.
- The CISDR Astronomer in Residence provided two public programs in Ketchum at the Community Library in 2022.
- IDSA volunteers provided dark sky information at Solstice events in Ketchum in June and December and at other events and festivals in the area.
- Responded to email and website questions from local residents regarding dark sky efforts and light pollution concerns.
- Skyglow from the Boise area is visible from some locations within the Reserve. IDSA board members provided two outreach events in the Boise area and spoke with the Boise Mayor about the impacts of light pollution in the Treasure Valley. The goal is to create awareness about light pollution and to mitigate the impacts for residents who live in the Treasure Valley and within the Reserve.

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

- IDSA will host two WRV-based Astronomers in Residence in 2023 who will provide programs in Ketchum and throughout the Reserve from mid-June to mid-August.
- Offer dark sky programs at the Community Library and other area libraries for area residents and visitors which will be presented by the Astronomers in Residence, BSU AstroTAC students, and local dark sky advocates.
- Work with the International Dark Sky Association (IDA) and UCLA's Institute of the Environment and Sustainability to improve the sky quality monitoring program. Protecting the quality of our night sky is critical in our efforts to reduce light pollution and to maintain designation requirements for both the Reserve and for Ketchum as a Dark Sky Community.
- Coordinate with Ketchum city staff to develop consistent protocols for both sky quality monitoring and lighting inventories as required by IDA.
- Continue outreach efforts in the Treasure Valley to encourage better lighting that will help protect the night sky there and within the Reserve.

Overall benefits of the Central Idaho Dark Sky Reserve to the City of Ketchum and city residents

The Idaho Dark Sky Alliance works with a number of organizations throughout the reserve to educate residents about the importance of maintaining dark skies. The group also serves as a resource for Ketchum and other communities as they develop and implement dark sky policies.

The pristine dark skies we enjoy in the Reserve are a treasured resource for both local residents and visitors. A main goal for the CIDSR is to preserve our dark skies. Reducing artificial light at night benefits human health and wildlife populations, and reduces energy consumption. Dark Sky designation can also provide economic benefits to local businesses through increased tourism and specific benefits to businesses that provide dark sky related items.

The City of Ketchum has been involved with the Dark Sky planning discussions since the 1990s when the city passed a Dark Sky Lighting Ordinance. City staff were instrumental in the early planning effort to get CIDSR recognized as the first Dark Sky Reserve in the US.



Agency Name: Friends of the Sawtooth National Forest Avalanche Center (FSAC)
Project Name: Daily Forecast Sponsor
Contact Person: Dawn Bird, FSAC Executive Director
Address: PO Box 2669, Ketchum ID, 83340
Email: Avycenterfriends@gmail.com
Phone Number: (208)220-3367

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9-1pm (to be confirmed/agenda to follow)
- The public hearing will be on July 17, with the readings as follows:
 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments.

If any of the below items do not apply to your request, please indicate with N/A.

-
1. Amount requested for fiscal year 2024: \$ 5,000
 2. What percentage of your overall budget does the requested amount represent? 2 %
Please submit a budget sheet for FY2022 and FY2023 that shows detailed revenue and expenditures.
 3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

The Friends of the Sawtooth Avalanche Center (FSAC) and Sawtooth Avalanche Center (SAC) hold a shared mission to save lives by reducing avalanche risk to people recreating, working and traveling on and around the Sawtooth National Forest. Avalanches are responsible for more deaths than any other natural hazard on federally owned lands (USFS, BLM), and as was witnessed this past winter of ‘22-23, the city itself falls prey to the destruction of avalanches. SAC’s daily avalanche forecasts are a critical tool for sharing avalanche and weather information with the local and tourist winter recreation community and with our professional and business community, including Blaine County Search & Rescue, law enforcement and fire departments, snow removal and landscape services, backcountry guiding groups, and backcountry gear retailers.

Our local avalanche center truly is a community effort and our most important resource to help our mountain community remain safe during the winter months. A reduction in funding could severely impact our ability to meet our mission.

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

Yes, FSAC was a grateful recipient of funds from the City of Ketchum in the FY 2023. These funds helped sponsor the SAC daily avalanche forecast. This has been a wonderful relationship between the City and FSAC for many, many years.
As a small expression of gratitude, we showcase The City of Ketchum as a dedicated sponsor on the FSAC website. <https://friends.sawtoothavalanche.com/sponsors/>

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

FSAC's primary goal and responsibility is to provide funding for SAC so it may continue to provide reliable, accurate, and actionable avalanche and weather information to the public. The Daily Avalanche Forecast is our most important resource for sharing critical information with the public in order to save lives. Funds collected from the City will be used to ensure this goal is met through supporting the daily costs of producing the avalanche forecast, which can include: website maintenance, weather station upkeep, forecaster safety and training tools, and social media outreach to reach more community members with this life-saving information.

FSAC Projected FY2023-24 Budget: 07/1/23 - 06/30/24

INCOME	FY 2020-21 Actuals	FY 2021-22 Actuals	FY 2022-23	FY 2023-24 Projected	% change FY22 - FY23	% change FY20 - FY21	Notes
Fundraising Income							
Donation and Memberships	\$111,316	\$93,032	\$110,500	\$143,650	19%		
Restricted Funds	\$86,700	\$85,000	\$70,000	\$40,000	-18%		
Grants and Business Sponsors	\$35,500	\$41,740	\$61,000	\$85,400	46%		
Fundraising Total	\$233,516	\$219,772	\$241,500	\$269,050	10%		
Restricted Funds Rollover							
Restricted Funds Rollover	\$0	\$0	\$26,783	Still calculating as of April			Restricted Funds Rollover is not added into Income Total due to being counted in previous years
OTHER INCOME							
Special Event Income	\$10,293	\$19,224	\$17,000	\$20,000	-12%		
Sales of FSAC Merch	\$1,102	\$6,990	\$13,400	\$14,000	92%		
Education Program Income	\$7,151	\$2,539	\$3,400	\$4,000	34%		
Income Total	\$252,062	\$248,525	\$275,300	\$307,050	11%		
COGS							
Special Events	\$5,094	\$10,104	\$12,500	\$14,000	24%		
Merchandise	\$8,892	\$7,274	\$10,000	\$10,000	37%		
Education Program	\$14,098	\$19,476	\$18,400	\$20,240	-6%		
Total COGS	\$28,084	\$36,854	\$40,900	\$44,240	11%		
Gross Profit	\$223,978	\$211,671	\$234,400	\$262,810	11%	-5%	
PROGRAM EXPENSES							
General Operations Expenses	\$8,466	\$9,811	\$11,326	\$22,000	15%		
Payroll Expenses	\$37,729	\$52,444	\$71,600	\$116,500	37%		
Marketing Expenses	\$1,855	\$13,030	\$5,300	\$5,700	-59%		Social Media Coordinator added to wages instead of marketing
Total FSAC Expense	\$48,050	\$75,286	\$88,226	\$144,200	17%		
SAC EXPENSES							
SAC General Expenses	\$19,026	\$19,429	\$40,200	\$55,000	107%		
USFS Collection Agreements	\$82,244	\$147,200	\$73,300	\$62,000	-50%		
Total SAC Expense	\$101,270	\$166,629	\$113,500	\$117,000	-32%		
Total Expense	\$149,320	\$241,914	\$201,726	\$261,200	-17%	62%	
GROSS PROFIT	\$223,978	\$211,671	\$234,400	\$262,810	11%		
TOTAL EXPENSE	\$149,320	\$241,914	\$201,726	\$261,200	-17%	62%	
NET INCOME	\$74,659	-\$30,244	\$32,674	\$1,610			



City of Ketchum

Agency Name: Animal Shelter of the Wood River Valley DBA Mountain Humane
Project Name: Annual Municipal Animal Impoundment Services
Contact Person: Kelly Mitchell, Senior Director of Shelter Operations & Outreach
Address: 101 Croy Creek Road, PO Box 1496, Hailey, ID 83333
Email: KMitchell@mountainhumane.org (general) or finance@mountainhumane.org (billing)
Phone Number: (208) 788-4351 x102 (general) or (208) 788-4351 x209 (billing)

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9-1pm (to be confirmed/agenda to follow)
- The public hearing will be on July 17, with the readings as follows:
 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments.

If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: **\$ 4,078.00**
2. What percentage of your overall budget does the requested amount represent? _____ %
Please submit a budget sheet for FY2022 and FY2023 that shows detailed revenue and expenditures.
3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

See Attachment

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

The \$4,500 received in FY 2023 were used to provide comprehensive animal impound services, as described in question 3.

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

As stated in question 3, the requested funds would provide animal impound services for the City of Ketchum, in line with local ordinances and statutes. In addition, Mountain Humane is prioritizing its animal microchip program, which will effectively reduce the number of impounded animals at Mountain Humane and expedite the reunification process between people and their animals. Further, this methodology, as outlined in our contract renewal letter, will reduce the time our public safety officers spend transporting impounded animals to our facility in Hailey. In support of this goal, Mountain Humane is offering free microchipping for any Ketchum resident. Residents may call and schedule an appointment for this service. The organization also anticipates having several vaccine clinics in CYs 2023 and 2024.

Question #3

Mountain Humane remains committed to providing the City of Ketchum with high quality and cost effective animal impound and licensing services. The funds received from the City are used to offset the cost of providing the following services:

- A dedicated staff member for answering intake inquiries
- Scanning and follow up related to pet/owner identification
- Processing paperwork and data entry
- A 24-hour security entrance to dedicated impound areas
- Providing dedicated housing to keep these pets separated from the shelter population
- Performing a medical evaluation to ensure the pet doesn't require any further medical attention
- Ensuring the pet is up to date on its rabies and other vaccinations
- Walking the pet multiple times per day and feeding/general care of the pet
- Marketing efforts to return the pet to its owner via our lost and found outlets

This amount does not include costs related to services provided to animals that are not reclaimed by their owner, as well as services provided for animals who are reclaimed after more than 24 hours. In addition to impound services, the contract includes providing services associated with the implementation, management, distribution, and data tracking for the Blaine County dog license program.

The funding proposal for FY 2024 represents a **9.4 percent DECREASE** from FY 2023. This is due to implementing documented best practices in CY 2023, which will include:

- Focusing on microchipping community animals so that our public safety personnel may reunite animals with their owners more quickly. This methodology has been proven to be best practice in communities across the country and will improve community relations and decrease the number of animals impounded each year, and
- Requesting a 3-day holding period to replace the current 7-day holding period for stray impounds. This is a result of historical data reflecting that animals are returned to owners (RTO) typically within the first 24 hours. Those not reclaimed within 24 hours are typically never reclaimed.

If funding were reduced or eliminated, Mountain Humane would struggle to provide these comprehensive services to the City and its residents.

Mountain Humane

Budget Overview

January - December 2022

	MOUNTAIN HUMANE	THE BARKIN'	TOTAL
Income			
4000 Revenue from Direct Contributions	1,044,648.00	7,400.00	\$1,052,048.00
4200 Revenue from Non-Government Grants	170,000.00		\$170,000.00
5000 Revenue from Government Agencies	62,700.00		\$62,700.00
5100 Rev from Program Related Sales & Fees	150,000.00		\$150,000.00
5300 Revenue from Investments	264.96		\$264.96
5400 Revenue from Other Sources	45,675.04	400,000.00	\$445,675.04
5800 Special Events	1,000,000.00		\$1,000,000.00
Total Income	\$2,473,288.00	\$407,400.00	\$2,880,688.00
Cost of Goods Sold			
5700 COGS	11,225.00	1,200.00	\$12,425.00
5850 Special events - direct costs	65,294.00		\$65,294.00
Total Cost of Goods Sold	\$76,519.00	\$1,200.00	\$77,719.00
GROSS PROFIT	\$2,396,769.00	\$406,200.00	\$2,802,969.00
Expenses			
7200 Salaries & Related Expenses	1,807,154.00	234,797.00	\$2,041,951.00
7500 Contract Services Expenses	67,410.00	1,750.00	\$69,160.00
7600 Media, Marketing & Communications	122,299.00	5,460.00	\$127,759.00
8100 Nonpersonnel expenses	61,128.00	4,595.00	\$65,723.00
8200 Facility & equipment expenses	154,633.00	20,753.00	\$175,386.00
8300 Travel & Meeting expense	6,520.00	750.00	\$7,270.00
8400 Animal specific expenses	224,238.00		\$224,238.00
8500 Other expenses	228,834.00	12,483.00	\$241,317.00
Total Expenses	\$2,672,216.00	\$280,588.00	\$2,952,804.00
NET OPERATING INCOME	\$ -275,447.00	\$125,612.00	\$ -149,835.00
NET INCOME	\$ -275,447.00	\$125,612.00	\$ -149,835.00

Mountain Humane

Budget Overview

January - December 2023

	MOUNTAIN HUMANE	THE BARKIN'	TOTAL
Income			
4000 Revenue from Direct Contributions	1,215,621.81	8,867.80	\$1,224,489.61
4200 Revenue from Non-Government Grants	275,000.00		\$275,000.00
5000 Revenue from Government Agencies	77,977.48		\$77,977.48
5100 Rev from Program Related Sales & Fees	197,000.00		\$197,000.00
5300 Revenue from Investments	30,468.95		\$30,468.95
5400 Revenue from Other Sources	39,872.25	439,000.00	\$478,872.25
5800 Special Events	900,000.00		\$900,000.00
Total Income	\$2,735,940.49	\$447,867.80	\$3,183,808.29
Cost of Goods Sold			
5700 COGS	10,725.00	1,200.00	\$11,925.00
5850 Special events - direct costs	65,294.00		\$65,294.00
Total Cost of Goods Sold	\$76,019.00	\$1,200.00	\$77,219.00
GROSS PROFIT	\$2,659,921.49	\$446,667.80	\$3,106,589.29
Expenses			
7200 Salaries & Related Expenses	1,927,306.39	291,545.15	\$2,218,851.54
7500 Contract Services Expenses	56,210.00	1,550.00	\$57,760.00
7600 Media, Marketing & Communications	170,502.50	3,860.00	\$174,362.50
8100 Nonpersonnel expenses	63,201.44	6,345.00	\$69,546.44
8200 Facility & equipment expenses	172,218.00	17,253.00	\$189,471.00
8300 Travel & Meeting expense	12,970.00	750.00	\$13,720.00
8400 Animal specific expenses	207,028.00		\$207,028.00
8500 Other expenses	155,564.51	13,497.61	\$169,062.12
Total Expenses	\$2,765,000.84	\$334,800.76	\$3,099,801.60
NET OPERATING INCOME	\$ -105,079.35	\$111,867.04	\$6,787.69
NET INCOME	\$ -105,079.35	\$111,867.04	\$6,787.69



Agency Name: Mountain Rides Transportation Authority
Project Name: Public Transportation Operations & Capital
Contact Person: Wally Morgus, Executive Director
Address: POB 3091, Ketchum, ID 83340-3091
Email: wally@mountainrides.org
Phone Number: 208.788.7433 x.101

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023.**

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9:00a – 1:00p
- The public hearing will be on July 17, with the readings as follows:
 - 1st – August 7 | 2nd – August 21 | 3rd – September 5

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments. If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: \$ 796,000
2. What percentage of your overall budget does the requested amount represent? 6.8 %
Please submit a budget sheet for FY2022 and FY2023 – *Attachment A* – that shows detailed revenue and expenditures.
3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

To qualify for FTA funding, which underwrites the lion's share of our budget, Mountain Rides must receive local match funds. There is a direct relationship – intensified by the leverage from the Federal match – between funding from our Joint Powers, including Ketchum, and the quality and quantity of public transportation services we deliver. In Operations, with ~\$2.75 of FTA funding per \$1.00 of local funding, each \$100,000 of local funding results in ~\$375,000 of total funding, which translates to ~3,600 hours of bus service. On the Capital side, the match is ~\$4.00 of Federal funding per \$1.00 of local funding.

Mountain Rides deploys resources efficiently to deliver quality services critical to the community. Reduced funding from Ketchum would likely trigger service cuts on our Blue & Valley Routes – serving ~500,000 riders per year (~75% of MRTA ridership) – which, in turn, would exacerbate challenges – traffic congestion; parking shortages; accelerated wear-and-tear on highways/streets; safety and environmental issues due to increased SOV trips – that Mountain Rides, historically, has helped to mitigate.

For FY24, Mountain Rides is requesting \$796,000 (+3.5% over FY23) from Ketchum: i) for Operations/Service -- \$631,000 -- which is slightly higher than the FY23 funding for Operations and reflects marginal increases in service in FY24 plus inflationary impacts on Mountain Rides’ expenses; and ii) for Capital -- \$165,000 -- which is explicitly allocated as part of the local match for Federal awards earmarked for Capital Improvements, including buses (LD BEBs) (2), vanpool vans (4), Paratransit/NEMT vans (2), and equipment (lifts, hoists, charging infrastructure).

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

In FY23, Mountain Rides is using City funds to: i) operate and support our Valley & Blue Routes, including enhanced, more frequent, seven-day service on the Valley Route and continuing late-night service – daily until 12:30am year-round – on the Blue Route; ii) underwrite a portion of the expense for operating ~36,000 hours of service system-wide; iii) manage and operate an ADA Paratransit/NEMT Service; iv) augment grant funding to support, manage, and operate a Safe Routes to School Program; v) engage in regional transportation planning and coordination; and vi) operate and support our regional commuter van pool services bringing workers into the Wood River Valley from points south. Benefits to the community include:

- Workers accessing affordable, reliable, safe transportation getting them to/from jobs.
- Senior citizens and others accessing zero-fare, reliable, safe transportation – ADA Paratransit & NEMT services – getting them to/from health care services, shopping, and activities.
- Cyclists and pedestrians, including children, moving along safe, secure, and scenic routes.
- Visitors – the lifeblood of our economy – connecting from their local lodgings to recreational, cultural, and entertainment venues and activities.
- Less traffic; more balanced transportation options; mitigated parking shortages; higher quality of life.

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

Mountain Rides goals, set by our Board of Directors, remain consistent and relevant:

- Provide/advocate for well-funded public transportation that meets communities' needs.
- Promote knowledge and awareness of the social, financial, environmental, and community benefits of public transportation.
- Promote regional cooperation on transportation issues.

Specifically, in FY 2024, look for Mountain Rides to:

- Operate 33,000+ hours of annual service on routes serving the City.
- Provide quality transportation services and infrastructure that underpin and promote economic growth, vitality, and livability.
- Provide critical transportation services to transit-dependent essential workers who buttress our local economy.
- Positively impact the local economy, with ~45 employees earning – and spending – ~\$2.6MM in annual wages and benefits.
- Bring two (2) light-duty electric buses (LD BEBs) and related charging infrastructure into our operations (total investment, ~\$800K), which will bring our total BEBs to thirteen (13) in a fleet of twenty-four (24) buses.
- Build, occupy, and put in-service a ~5,400SF state-of-the-art battery electric bus depot and maintenance facility, including charging infrastructure, on Mountain Rides' Bellevue campus.

For a comprehensive look at Mountain Rides' goals, please see Attachment B, "Mountain Rides Transportation Authority Strategic Framework: Pentad of Focus."

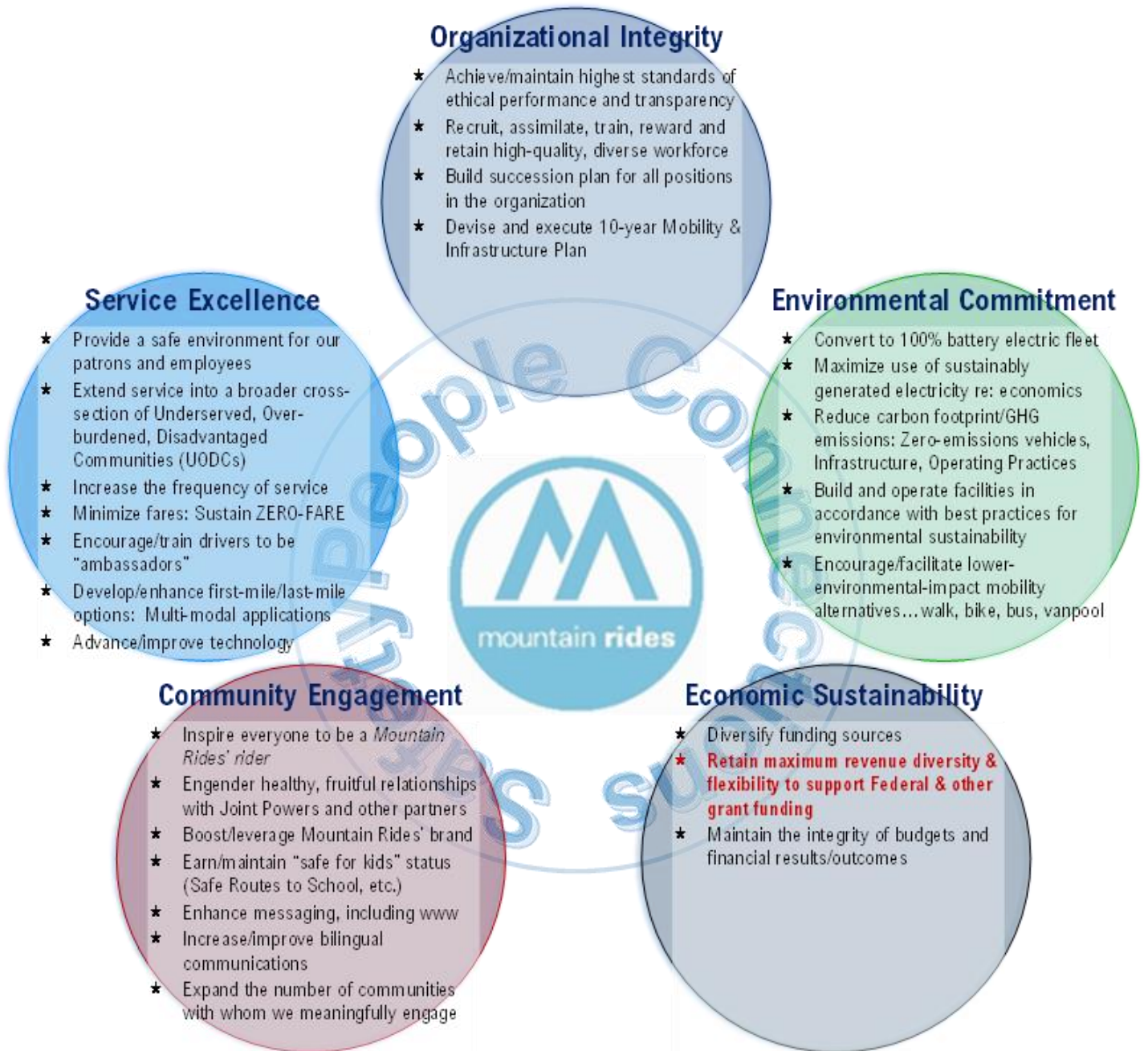
Attachment A

BUDGET SHEET: MOUNTAIN RIDES		
REVENUE	FY 2022	FY 2023
Operations Fund	\$ 3,636,400	\$ 4,188,300
Cap. Eqpt. Fund	6,744,800	6,780,800
Facilities Fund	1,140,500	3,080,300
WFH Fund	54,200	65,200
Total Revenue	\$ 11,575,900	\$ 14,114,600
EXPENSE	FY 2022	FY 2023
Operations Fund	\$ 3,636,400	\$ 4,188,300
Cap. Eqpt. Fund	6,677,000	6,627,000
Facilities Fund	1,081,400	2,999,500
WFH Fund	33,200	33,200
Total Expense	\$ 11,428,000	\$ 13,848,000
FY CARRYFWD.	\$ 147,900	\$ 266,600

Attachment B

Mountain Rides Transportation Authority
Strategic Framework: Pentad of Focus
2022 - 2026

...it's the journey that matters





Agency Name: Mountain Rides Transportation Authority
Project Name: Public Transportation FY2024 Capital Project - Infrastructure
Contact Person: Wally Morgus, Executive Director
Address: POB 3091, Ketchum, ID 83340-3091
Email: wally@mountainrides.org
Phone Number: 208.788.7433 x.101

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023.**

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Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments. If any of the below items do not apply to your request, please indicate with N/A.

1. Amount requested for fiscal year 2024: \$ 600,000
2. What percentage of your overall budget does the requested amount represent? 9.9 % of the project budget; ~5.1 % of Mountain Rides’ overall budget.
Please submit a budget sheet for FY2022 and FY2023 – Attachment A – that shows detailed revenue and expenditures.
3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

To qualify for FTA funding, which underwrites the lion's share (80%) of the budget for the capital project – construction of a new Battery Electric Bus (BEB) Depot & Maintenance Facility – Mountain Rides must receive local match funds. There is a direct relationship – intensified by the leverage from the Federal match – between funding from our Joint Powers, including Ketchum, and the viability of building the project as specified, and endorsed and underwritten (to 80%) by the FTA. The match is ~\$4.00 of Federal funding per \$1.00 of local funding.

Mountain Rides deploys resources efficiently to deliver quality projects and services critical to the community. Reduced funding from Ketchum for this project would likely cause, in the best case, a delay in commencing the project until alternative local match funding to make up the shortfall from Ketchum could be secured, or, in the worst case, if alternative local match funding could not be secured, abandonment of the project and its accompanying \$4.8M of Federal grant award funding to be invested in the community, in the process leaving Mountain Rides and the community critically underinvested in the infrastructure needed to carry out its strategic transition to a 100% battery electric, zero emissions fleet.

For FY24, Mountain Rides is requesting \$600,000 from Ketchum, which will be combined with \$609,250 from our other Joint Powers Partners. The total Joint Powers’ funding of \$1,209,250 will be used as the local match for the Federal award of \$4,837,000 for underwriting the project – total project: \$6,046,250.

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

In FY23, Mountain Rides is using City funds to: i) operate and support our Valley & Blue Routes, including enhanced, more frequent, seven-day service on the Valley Route and continuing late-night service – daily until 12:30am year-round – on the Blue Route; ii) underwrite a portion of the overall expense for operating ~36,000 hours of service system-wide; iii) manage and operate an ADA Paratransit Service; iv) augment grant funding to support, manage, and operate a Safe Routes to School Program; v) engage in regional transportation planning and coordination; and vi) operate and support our regional van pool services bringing workers into the Wood River Valley from points south. Benefits to the community include:

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- Cyclists and pedestrians, including children, moving along safe, secure, and scenic routes.
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- Provide/advocate for well-funded public transportation that meets communities' needs.
- Promote knowledge and awareness of the social, financial, environmental, and community benefits of public transportation.
- Promote regional cooperation on transportation issues.

For a comprehensive look at Mountain Rides' goals, please see Attachment B, "Mountain Rides' Strategic Framework: Pentad of Focus."

With respect to the funds requested herein, in FY 2024, Mountain Rides will combine those funds with other Local and Federal funds and use the total funding to underwrite the construction and equipping of an approximately 5,400SF building (depot; maintenance; electric bus storage & charging; supplemental/back-up electricity generation) on real estate owned by Mountain Rides that is contiguous with Mountain Rides' existing facility in Bellevue, Idaho. The new facility will be put in service as part of and supporting Mountain Rides' 5311 Rural Operations in the Wood River Valley.

For a comprehensive, detailed description of and context for the project, please see Attachment C, "Mountain Rides Transportation Authority - FFY 2024 5339 Rural One-Time Capital Application," excerpted from Mountain Rides' Federal Grant Application, submitted through ITD, for the project.

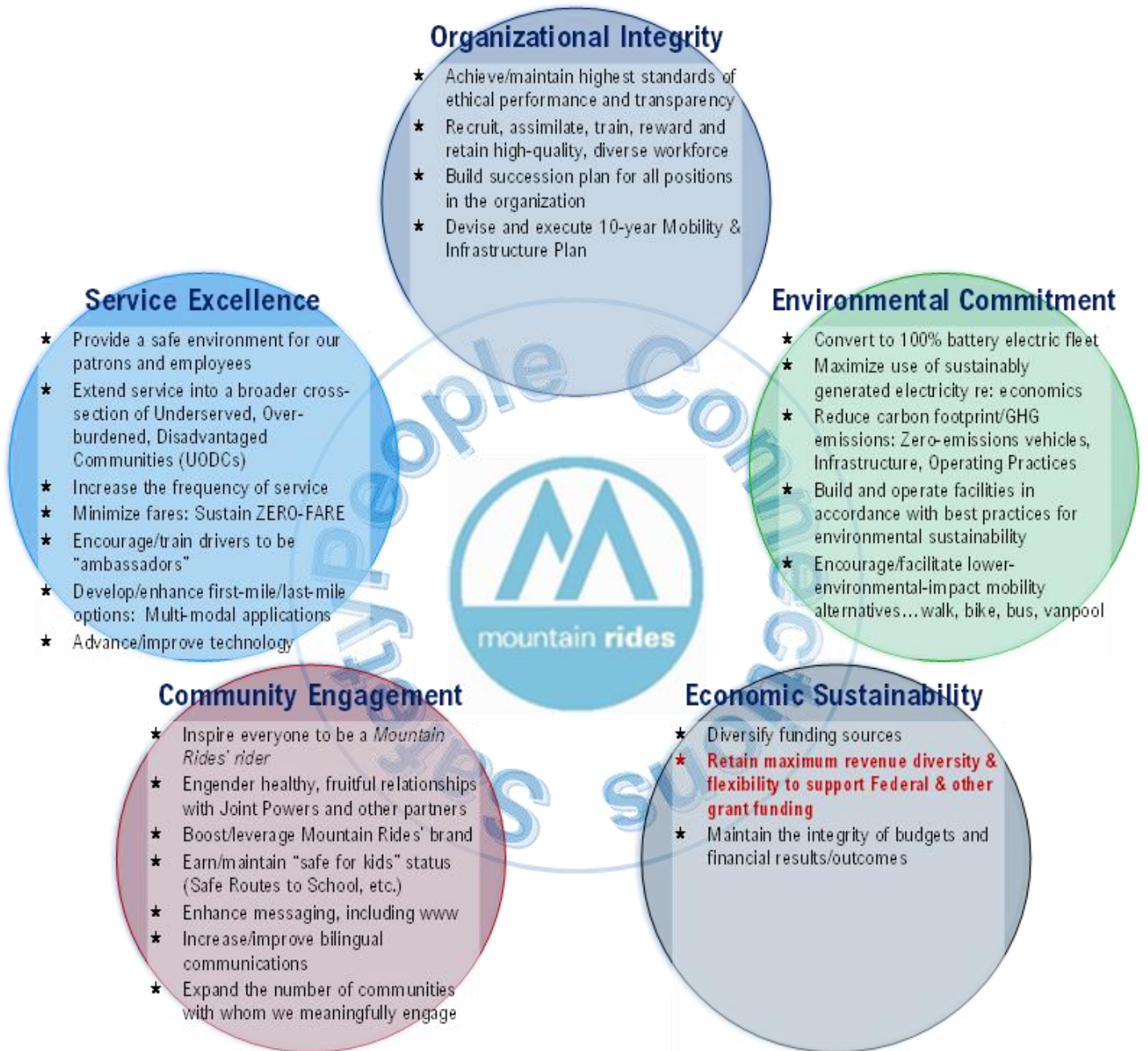
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Facilities Fund	1,081,400	2,999,500
WFH Fund	33,200	33,200
Total Expense	\$ 11,428,000	\$ 13,848,000
FY CARRYFWD.	\$ 147,900	\$ 266,600

Attachment B

Mountain Rides Transportation Authority
Strategic Framework: Pentad of Focus
2022 - 2026

...it's the journey that matters



Mountain Rides Transportation Authority



FFY 2024 5339 Rural One-Time Capital Application

Funding for Oct 1, 2023 – Sep 30, 2025

IDAHO TRANSPORTATION DEPARTMENT
PUBLIC TRANSPORTATION OFFICE

Mountain Rides Transportation Authority

FFY 2024 5339 Rural One-Time Capital Application

Funding for Oct 1, 2023 – Sep 30, 2025


APPLICATION SUBMITTAL & CHECKLIST

- ★ **Cover Sheet/Letter**
- ★ **Agency Information Sheet**
- ★ **Sections 1-5 (+ 6, 7)**
- ★ **Attachments**
 - ◆ **Attachment A: Project Budget Request**
 - ◆ **Attachment B: Milestones & Timeline**
 - ◆ **Attachment C: NEPA, Sole Source Aquifer Checklist, ++**
 - ◆ **Attachment D: Demonstration of Need**
- ★ **Appendices – Support Documentation**
 - ◆ **Appendix A**
 - **Letters of Support from Joint Powers**
 - **Presentations to Joint Powers**
 - **Budget Requests of Joint Powers**
 - ◆ **Appendix B**
 - **MRTA Organizational Chart**
 - **MRTA FY22 Audited Financial Statements**
 - **MRTA FY23 Contract(s) for Services (Joint Powers & Sun Valley Co.)**
 - **MRTA Joint Powers Agreement**
 - **Dec-2022 Statements – LGIP Funds (Source of Local Match Funding)**
 - ◆ **Appendix C**
 - **Development Pro Forma (Budget)**
 - ◆ **Appendix D**
 - **Architect's Narrative and Plans**
 - ◆ **Appendix E**
 - **MRTA's FTA Section 5311 Formula Grant Application**



Mountain Rides Transportation Authority
P.O. Box 3091
800 1st Avenue North
Ketchum, Idaho 83340

To: Grants Evaluation Team
Idaho Transportation Department – Public Transportation

From: Wallace E. Morgus, Executive Director 
Mountain Rides Transportation Authority

Date: January 12, 2023

Re: FFY 2024 5339 Rural One-Time Capital Application for Funding of \$3,497,000

Enclosed please find Mountain Rides Transportation Authority’s (“Mountain Rides” or “MRTA”) Application for FY 2024 5339 Rural One-Time Capital Funding. The enclosed package includes: i) a response to the questions laid out in each section of the application; ii) completed Attachments A (Budget), B (Milestones), C (NEPA), and D (Demonstration of Need); and iii) five appendices containing support materials recommended as part of the application.

For the two-year grant cycle – October 1, 2023, to September 30, 2025 – Mountain Rides is seeking \$3,497,000 of 5339 One-Time funding, which will be matched by \$874,250 of local funding.

The total funding - \$4,371,250 – will be combined with the total funding of \$1,675,000 (\$1,340,000 Federal; \$335,000 Local Match) committed via ITD Funding Agreement #C2379MT and, collectively, the funding will underwrite Mountain Rides’ construction and equipping of an expanded and upgraded facility – depot, maintenance, electric bus storage and charging, supplemental/back-up electricity generation – that serves as critical infrastructure underpinning our transition to and assimilation of a 100% electric fleet, and supporting our operation of 5311 Service in rural Blaine County, Idaho, and surrounding communities.

The funding sought by this 5339 Rural One-Time Capital Application will be used to underwrite enhancements to and an expansion of the already funded Project, summarized above, including:

- ♦ **Optimizing the new facility's footprint on the Bellevue parcel (by extending the expansion to ~5,400SF), thereby affording indoor storage, maintenance, and charging for a greater number of electric buses;**
- ♦ **Adding advanced door-lock and security systems to the facility;**
- ♦ **Adding state-of-the-art electric bus charging technology, charge management systems, and infrastructure as features of the project;**
- ♦ **Adding advanced bus washing infrastructure to the expanded facility; and**
- ♦ **Absorbing overall construction cost increases resulting from inflationary pressures and local market dynamics subsequent to our Q4-2021 submission of the grant application that garnered the \$1.34M per ITD Funding Agreement #C2379MT mentioned above.**

If you have any comments or questions, please feel free to reach out.

Thank you for your consideration and for looking favorably on our application.

Application Information Form

Applicant: Mountain Rides Transportation Authority

Authorized Representative: Wallace E. Morgus, Executive Director

Address: P.O. Box 3091, 800 1st Avenue North, Ketchum, ID 83340-3091

Phone: 208.788.7433 x. 101

Email Address: wally@mountainrides.org

DUNS #: 0205108600000

Architect/Engineer/Planner if applicable: (Contact Name): Jolyon H. Sawrey, Vital ink Architecture

Phone: 208.720.6315

Address: 30 Wyatt Drive, Bellevue, ID 83313

PROJECT TYPE (MARK ONE):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Facility Construction | <input type="checkbox"/> Replacement Vehicle Purchase |
| <input type="checkbox"/> Infrastructure Construction | <input type="checkbox"/> Expansion Vehicle Purchase |
| <input type="checkbox"/> Facility Renovations | <input type="checkbox"/> Vehicle Rehabilitation |
| <input type="checkbox"/> ADA Accessibility | <input type="checkbox"/> Transit Related Technology |
| <input type="checkbox"/> Planning | <input type="checkbox"/> Transit Related Equipment |
| <input type="checkbox"/> Marketing | <input type="checkbox"/> Other |

TOTAL PROJECT COST: \$4,371,250

FEDERAL SHARE: \$3,497,000 LOCAL MATCH: \$874,250

1. Project Description: Mountain Rides Bellevue Facilities Expansion

Project Priorities and Program Eligibility

Mountain Rides Transportation Authority (“Mountain Rides” or “MRTA”), a 5311 operator, affirms the ITD-PT’s Program Priority – capital for existing 5311 operators – and hereby requests capital funds to augment funds previously granted (via ITD Funding Agreement #2379MT (the “Agreement”)) and underwrite MRTA’s construction and equipping of a new, ~5,400SF facility to expand and complement facilities on MRTA’s site in Bellevue, Idaho. MRTA will use the new building – a depot with maintenance, electric bus storage & charging, and supplemental/back-up electricity generation functionality – to support its continuing 5311 rural operations serving Blaine County, Idaho, and its surrounds, where people trust Mountain Rides and rely on public transit to reach their destinations.

Scope of Work

Construction and Equipping of Facility

MRTA will select, via an RFP process, and hire a construction contractor who, along with subcontractors, will construct and equip an approximately 5,400SF building (depot; maintenance; electric bus storage & charging; supplemental/back-up electricity generation) on real estate owned by Mountain Rides that is contiguous with MRTA’s existing facility in Bellevue, Idaho. The new facility will be put in service as part of and supporting Mountain Rides’ 5311 Rural Operations. (For the *Scope of Work* associated with *MRTA’s 5311 Rural Operations*, please see *Appendix E, MRTA’s FTA Section 5311 Formula Grant Application*).

Scope of Work, Services, and Objectives

Mountain Rides provides a range of transportation options for Blaine County, its communities, and nearby jurisdictions, that are safe, user-focused, environmentally friendly, sustainable, and supportive of a strong local economy. The funding requested herein (Federal share: \$3,497,000) will be matched with \$874,250 of Local Funding and that total will be combined with the Agreement’s funding for this Project (Federal share: \$ 1,340,00; Local Match: \$335,000) to underwrite a ~5,400SF construction, expansion, and upgrading of MRTA’s Bellevue, Idaho, facilities. For a concise exposition of the Scope of the Project, please see *Appendix D, Architect’s Narrative and Plans*.

The facilities deriving from the Project will be vital in MRTA’s continuing provision of transportation services that support its objectives:

- Providing and advocating for a sustainable public transportation system that reduces single occupancy vehicle trips and meets the needs of our communities and their citizens.
- Conveying information and knowledge, thereby increasing awareness of the social, financial, environmental, and community benefits of public transportation.
- Facilitating regional cooperation regarding transportation issues.
- Providing convenient, accessible, sustainable mobility for all, thereby meeting vital needs – commuting to jobs, shuttling to medical services, and traveling to supermarkets, pharmacies, and other stores.
- Prioritizing service for the transit-dependent, including essential workers and communities-of-color, who have limited options for mobility.
- Reducing traffic congestion and greenhouse gas emissions, thereby enhancing the quality of life in the Mountain Rides’ service area.
- Converting to a 100% battery electric, zero-emissions fleet by 2027.

2. Demonstration of Need: Mountain Rides Bellevue Facilities Expansion

Mountain Rides needs to expand its Bellevue, Idaho, facilities – developing additional indoor, climate-controlled space for electric bus storage, charging, and maintenance – to facilitate and accommodate Mountain Rides’ ongoing conversion to a 100% battery electric fleet and the concomitant provision of 5311 rural services on routes throughout and beyond the Wood River Valley/Blaine County, Idaho.

Mountain Rides initially expressed this need to ITD-PT and FTA-District X in 2018, as part of our case for acquiring, using grant funding, the parcel immediately adjacent to Mountain Rides’ Bellevue, Idaho, depot facility. We acquired this parcel in 2020. Now we will take the next step in meeting our need, by developing the facility contemplated herein on this parcel.

Mountain Rides is the comprehensive provider of rural public transportation services in Blaine County, Idaho, and surrounding communities. Mountain Rides is seeking grant funding to underwrite the development of a comprehensive facility (depot; maintenance; electric bus storage & charging; supplemental/back-up electricity generation) on its Bellevue, Idaho, site. This new, expanded facility is critical to Mountain Rides:

- It is essential as a place for indoor storage and charging of our expanding fleet of battery electric buses (BEBs); our goal is for complete fleet electrification by 2027.
- It will be vital infrastructure, especially with respect to fleet electrification, that will enable Mountain Rides to support and sustain – and opportunistically expand – our 5311 Services.

MRTA’s strong and growing ridership is a primary and substantial demonstration of need for the new bus facility contemplated herein. MRTA is the largest, in terms of fixed-route ridership and level of service, provider of public transportation in rural Idaho. Against a backdrop of flat or declining ridership in the industry, MRTA is growing. Over the five (5) years preceding the COVID-19 pandemic, MRTA’s ridership grew steadily. For each of the four (4) years prior to the pandemic, ridership topped 500,000, with the most recent pre-pandemic year yielding 583,000 riders – seventeen percent higher (+17%) than five (5) years prior. In 2022, MRTA’s ridership began a rebound from pandemic lows, once again topping the half-million mark, at 590,000, for the year, and portending years of upward trending ridership numbers into the foreseeable future.

MRTA’s strategic plan comprises continued underwriting of high-frequency, productive, and efficient fixed-route service that yields increasing returns (growing ridership). MRTA’s executing the strategic plan – including the development of key bus facilities and infrastructure, such as that described herein, as well as the 100% electrification of our fleet – assures our meeting the community’s demand for enhanced, zero-emissions bus service, as well as our targets for ridership, which we expect to approach 750,000 annually by 2027.

Implicit in MRTA’s strategic plan is the continuing expansion and upgrading of bus facilities to support and sustain MRTA’s 5311 Services. The grant funding contemplated herein will be applied to expand and upgrade MRTA’s bus facilities, particularly to provide the capacity needed to support Mountain Rides’ conversion to a 100% clean, green, battery electric fleet.

For additional *Demonstration of Need*, specifically that associated with *MRTA’s 5311 Rural Operations*, please see *Appendix E, MRTA’s FTA Section 5311 Formula Grant Application*.

For an overall summary of *Mountain Rides’ Demonstration of Need*, please see *Attachment D*.

3. Project Planning: Mountain Rides' Bellevue Facilities Expansion

Integration with ITD-PT Statewide Plan

Mountain Rides' anticipated expansion/enhancement of facilities to be underwritten by 5339 one-time capital, will further Mountain Rides' and the ITD-PT's cause towards achieving the goals for Idaho's public transportation network. Specifically, with respect to goals set forth in the Idaho Public Transportation Plan, April 2018:

- **Goal: Ensure the Safety and Security of Public Transportation Users.**

The expanded/enhanced facility contemplated herein will include a high-quality maintenance facility, which, in turn, will help ensure consistent, timely, quality maintenance of Mountain Rides' feet of buses, thereby contributing to greater and supremely reliable safety and security of Mountain Rides' ridership. The inclusion of an expanded park-and-ride facility at the Bellevue site should stimulate greater use of multi-modal transportation alternatives, thereby contributing to reducing the number of single-occupancy vehicles on the roads within Mountain Rides' service area, which makes the overall transportation system safer and more secure for all users.

- **Goal: Encourage Public Transportation as an Important Element of an Effective Multi-Modal Transportation System.**

The inclusion of an expanded park-and-ride facility at the Bellevue site speaks directly to promoting and supporting a multi-modal transportation system – SOVs, transit buses, bikeshare – with Mountain Rides' services at the core of that system.

- **Goal: Preserve the Existing Public Transportation Network.**

The expanded/enhanced facility contemplated herein will not only help preserve and sustain public transportation in Blaine County, Idaho, but will serve as an important foundation for growing and expanding public transportation services and the reach of public transportation services into the community. The expanded/enhanced facility may prove valuable as a key link – a hub – for integrating any forthcoming rural intercity bus service with Mountain Rides' Blaine County services, and thereby contributing to preserving/sustaining an important component of the public transportation network in the state.

- **Goal: Provide a Transportation System that Drives Economic Opportunity.**

Mountain Rides already contributes to driving economic opportunity within its service area by: i) providing critical zero-fare public transportation services for a resort community workforce, many of whom, due to a prohibitively high cost of living, especially for housing, within the “resort proper” (Ketchum and Sun Valley), are relegated to living in and commuting from more affordable locations throughout the area and ii) supporting an environmental ethic – “One Less Car” – that is vital to making and sustaining Blaine County and its cities as a “livable community” and a region that attracts the in-migration of individuals, families, and businesses, all of which contribute to a healthy, growing economy.

The expanded/enhanced facility contemplated herein – and all of the benefits it will provide Mountain Rides – is a prudent investment by Mountain Rides, cementing its commitment to delivering impetus and support for continuing economic development, opportunity, and prosperity in Blaine County, Idaho.

Project Planning Activities

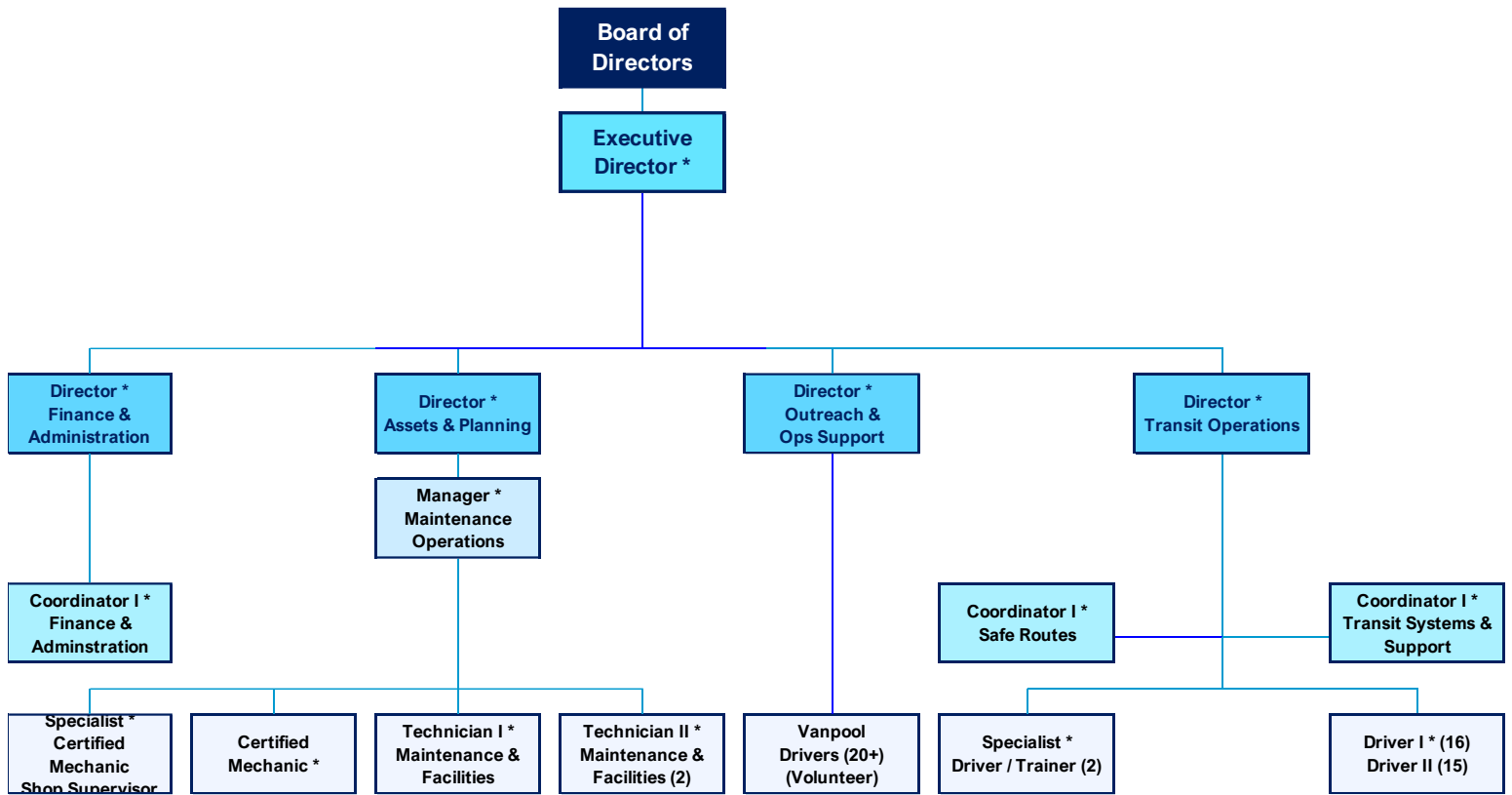
In 2019, at the time of grant funding to acquire the parcel to be developed (the “Parcel”), Mountain Rides undertook the following planning activities:

- ◆ Developed draft plans for the proposed facility.
- ◆ Completed a NEPA – Categorical Exclusion – for the facility.
- ◆ Sought and received from FTA an Administrative Settlement Concurrence for purchase of the Parcel.
- ◆ Sought and received from a qualified public works contractor an estimate/non-binding quote for the cost to construct the contemplated facility.

Over the past year-plus, subsequent to acquiring the Parcel, MRTA has continued planning the contemplated facility, including:

- ◆ Contracted an architect to draft a facility design to facilitate enumerating a preliminary development budget.
- ◆ Generated a preliminary development budget (total = ~\$1.675M).
- ◆ Hired an engineering firm to complete a preliminary engineering needs/requirements assessment.
- ◆ Engaged with the Bellevue City Planning to i) understand zoning allowances/restrictions; ii) initiate interaction with the City’s Planning & Zoning Commission and processes; and iii) get an informal, preliminary approval of the concept for development.
- ◆ Reviewed CC&Rs of the Parcel’s subdivision to understand constraints, if any, imposed therein.
- ◆ Received concurrence from Mountain Rides Board of Directors for the development of the Parcel, the financing of the development, and the specifics of the development’s design and features.
- ◆ Received a 5339 award of \$1,340,000 and a local match commitment of \$335,000 to underwrite the Project per the preliminary development budget.
- ◆ Engaged with the architect to render the final design and cost projections for the Project.
 - This process yielded substantive changes to the design and budget for the Project, including:
 - Extension of the new facility’s footprint by ~1,800SF, to ~5,400SF total;
 - Addition of advanced building security systems in the design;
 - Inclusion of state-of-the-art battery electric bus charging technologies, management systems, and infrastructure in the design of the facility; and
 - Adjustment upward of the overall projected cost of the Project resulting from inflationary pressures and local market dynamics subsequent to our Q4-2021 submission of the grant application that garnered the \$1.34M per ITD Funding Agreement #C2379MT.
- ◆ Completed additional reviews to supplement our NEPA CE, including an *Archaeological and Historical Survey* and a *Hazardous Materials Review*, and forwarded them to ITD-PT and FTA District X for review, approval, and acceptance. Currently awaiting response from FTA. For the ***NEPA-CE and additional documentation***, please see ***Attachment C***.

MRTA has a strong track record of managing grants and delivering projects underwritten by those grants. MRTA is a government agency, formed by the terms of a Joint Powers Agreement (JPA) between the cities of Ketchum, Sun Valley, Hailey, and Bellevue, and Blaine County, Idaho. The JPA renews every four (4) years; the most recent renewal occurred in 2019. An eight-member Board, appointed by signatories to the JPA, oversees and serves as fiduciary for Mountain Rides, setting strategic direction and objectives, approving budgets, ratifying policies, and managing the Executive Director. Under the Board’s direction, the Executive Director and staff implement annual and longer-term plans. The MRTA organization:



MRTA’s discipline includes soliciting bids from and doing business with Disadvantaged Business Enterprises (DBEs), whenever possible.

MRTA has no labor unions.

Public Support

For *Letters of Support* from, and *Funding Request presentations* to, our Joint Powers and other community partners, please see **Appendix A**.

Project Milestones and Timeline

For *Project Milestones* and *Timeline*, please see *Attachment B*.

4. Project Benefits/Evaluation: Mountain Rides' Bellevue Facilities Expansion

Benefits

As a source of public transportation services for the region, MRTA is valued and valuable, providing clear benefits to the community:

Mountain Rides Teamwork...Integrity...Commitment to Excellence

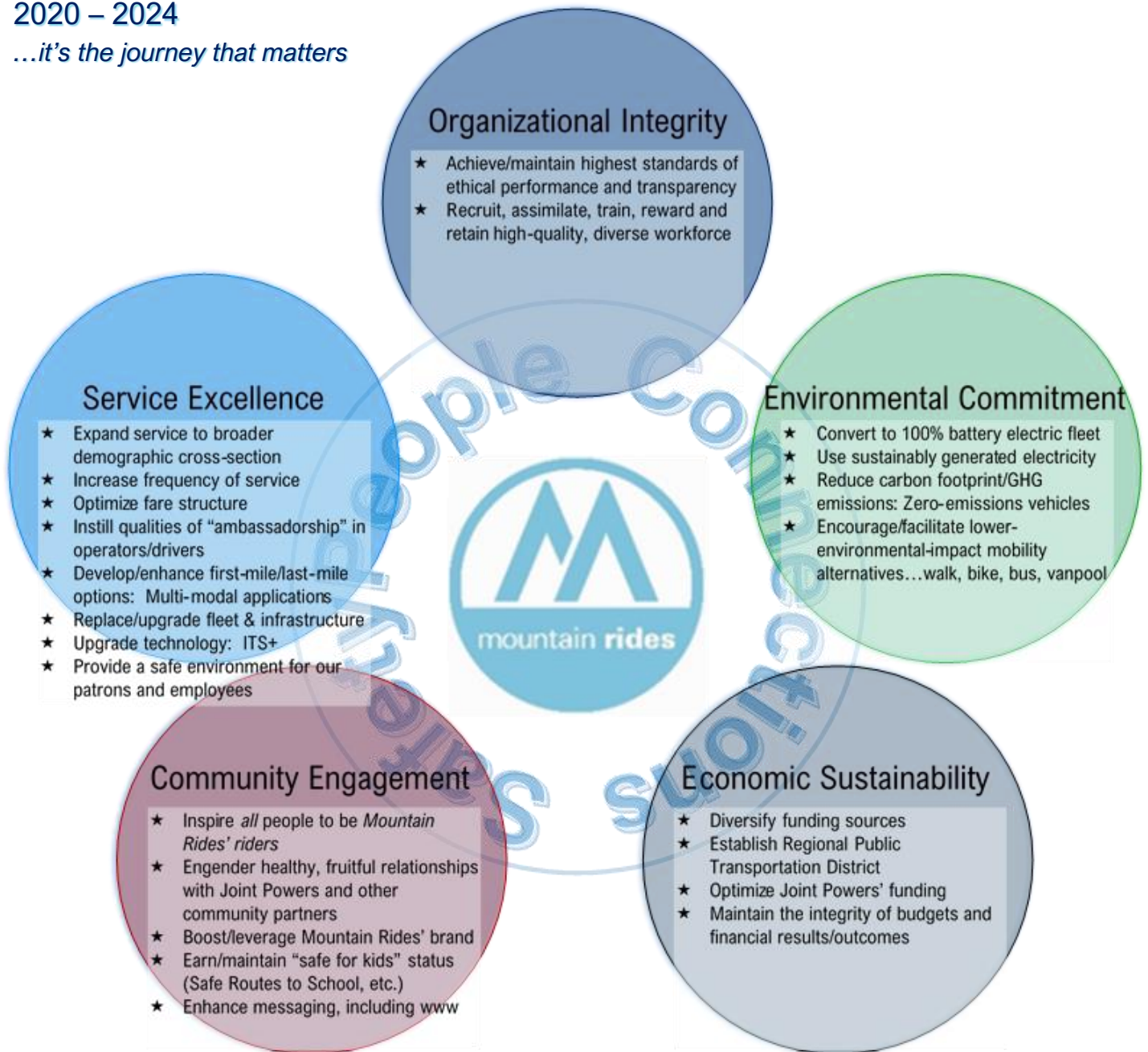


...because it's the journey that matters

...as guided by our Strategic Framework:

Mountain Rides Transportation Authority Strategic Framework: Pentad of Focus 2020 – 2024

...it's the journey that matters



Benefits: Mountain Rides' Bellevue Facility Expansion Project

Direct Benefits

The outcomes of the Project will provide Direct Benefits to Mountain Rides, our stakeholders, our riders, our employees, and the community-at-large, including its historically underserved populations, comprising:

- ◆ Building out the infrastructure that enables Mountain Rides to efficiently, effectively, and timely transition to a 100% zero-emissions, battery electric bus fleet – with a ***total cost of ownership*** likely to be less than the total cost of ownership of a similarly equipped fleet of diesel buses – by 2027.
- ◆ Providing infrastructure as the foundation for a sustainable zero-emissions, battery electric bus fleet that supplants a diesel bus fleet and thereby ***mitigates Mountain Rides' deleterious impacts on the environment*** by eliminating ~2,000 metric tons of CO₂ emissions annually from the Wood River Valley.
- ◆ Providing critical infrastructure that enables Mountain Rides to expand and optimize its battery electric bus fleet, which, in turn, enables Mountain Rides to extend its battery electric bus service – and all of its benefits – into historically underserved communities, thereby ***validating Mountain Rides' commitment to and actions in support of social justice and equity***.
- ◆ Building out infrastructure that expands and enhances Mountain Rides' current infrastructure, thereby activating USA/FTA objectives implicit in the ***2022 Infrastructure Investment and Jobs Act***.

Indirect Benefits

In addition to the Direct Benefits associated with the outcomes of the Project, the execution of the Project, resulting in the establishment of Mountain Rides' foundational infrastructure, will deliver and enhance Indirect Benefits to Mountain Rides, our stakeholders, our riders, our employees, and the community-at-large, including its historically underserved populations, comprising:

- ◆ Investing in ***workforce development*** efforts that provide: i) new 21st-century jobs; ii) opportunities for workforce skills enhancement driven by fleet and infrastructure electrification; and iii) sustainable demand for a workforce with 21st-century skills and training.
- ◆ Instilling a ***Build Back Better ethos in all efforts to modernize and enhance Mountain Rides' operations, infrastructure, and services***.
- ◆ Supporting and contributing to Mountain Rides' ***delivery of, measurement of, and accountability for benefits deriving from its 5311 Operations***, as detailed in the following paragraphs.

For additional benefits deriving from this Project and manifest as benefits of Mountain Rides' 5311 Service, please see the ***Project Benefits/Evaluation*** section of ***MRTA's FTA Section 5311 Formula Grant Application*** in ***Appendix E***.

Evaluation

Mountain Rides' Bellevue Facility Expansion Project

Measurement

MRTA, via its 5311 services, provides valued and valuable transportation services to the communities it serves. MRTA will measure its success in fulfilling this commitment, as manifest in the ***Bellevue Facility Expansion Project***, across three parameters: i) completing the Project on time; ii) completing the Project within budget; and iii) building a Project that supports and advances the value of Mountain Rides' transportation services to the stakeholders and communities it serves.

Accountability

MRTA will be held accountable for its performance on the Project by, among others, its Joint Powers partners. Accountability will manifest in a regular array of reports and presentations, in public session, by MRTA to the Joint Powers partners, specifically to city councils and the county board of commissioners. These interactions will include: i) periodic presentations updating the councils/commission/public on the Project's management, financial, grant administration performance; ii) annual presentations to councils/commission supporting MRTA's annual funding request, including a request for capital funds providing the local match to the Federal grant for the Project; and iii) ad hoc presentations, upon request from the councils/commission or at the suggestion of MRTA, from time-to-time, on a variety of issues vis-à-vis the Project that are at the intersection of the Joint Powers, the public, riders, and MRTA. The checks-and-balances to assure prudent and proper management, execution, and engagement with the community by MRTA are solidly in place. As attestation of MRTA's accountability, evident as *Letters of Support from our Joint Powers*, please see *Appendix A*.

During the duration of the Project, MRTA will also be accountable, via quarterly *Milestone Reporting*, to the ITD-PT and the FTA. For the initial *Milestone Reporting*, please see *Attachment B*.

For additional evaluation metrics deriving from this Project and manifest as evaluation of Mountain Rides' 5311 Service, please see the *Project Benefits/Evaluation* section of *MRTA's FTA Section 5311 Formula Grant Application* in *Appendix E*.

ITD Metrics and Accountability

As a subrecipient of federal grant funding, MRTA is accountable to the Idaho Transportation Department (ITD) Public Transportation Office (PT). This accountability manifests through quarterly and ad hoc reporting by MRTA to the ITD-PT. One of the upshots of that reporting is the ITD-PT's compilation and dissemination of its *Annual Public Transportation Performance Report*, a state-of-the-state report regarding public transportation that details, for all to see, the performance, on a variety of metrics, of individual agencies and across the state at-large. Accountability!

Execution

MRTA has the capacity and wherewithal to carry out the Project – expansion and enhancement of our Bellevue facilities. MRTA has been successfully carrying out projects like this one, underwritten by a combination of federal grant funding and local match dollars, for well over a decade.

MRTA has the organization, financial strength, and local match commitment in place to support and execute this project. To verify this claim, please see *Appendix B* for *MRTA's Organizational Chart; Audited Financial Statements; Agreements for Service and Funding* with our joint powers partners and a local business partner; *MRTA's Joint Powers Agreement*, extended and executed through September 2023; and MRTA's *November 2022 Statements for MRTA's LGIP Funds* (LGIP Funds will be the source for the Local Match).

5. Project Budget: Mountain Rides' Bellevue Facilities Expansion

Narrative

MRTA's management and staff have a strong track record of managing grant programs and budgets and delivering projects underwritten by those grant programs within budget.

MRTA is a government agency, governed according to the terms of a Joint Powers Agreement (JPA). The signatories to the JPA are Mountain Rides' primary providers of local match funds. That funding, which appears to be stable into the foreseeable future, needs to be \$335,000 for this project, underwriting twenty percent (20%) of the project. The Joint Powers appropriate MRTA funding annually via their respective budgeting processes.

MRTA counts on the 5339 One-time Grant funding contemplated herein – \$3,497,000 – to underwrite a meaningful portion – eighty percent (80%) – of the project (development and construction of facilities).

MRTA generates supplemental revenue from: i) advertising sales revenue; ii) fare revenue (vanpool) and iii) partnership revenue. While these revenue streams are subject to variability, they have generally remained consistent and growing for Mountain Rides over the past several years. We expect the same going forward.

MRTA develops expense budgets and cost projections ("costs/estimates"), including those referenced herein, using a zero-based technique that considers the project to be funded, prevailing wage rates, contractors' estimates/quotes, projected costs, prior experience with similar projects, inflationary adjustments, and costs of all goods and services to be purchased to support and complete the project.

Project Budget

As summarized in *Attachment A* and detailed in *Appendix C*, the Project Budget for Mountain Rides’ Bellevue Facility Expansion is:

	Original re: 5339	Additional re: 5339	
Planning, Design, Permitting, Environmental Phase	Spring 2022	One-time	Total Project
NEPA - Cultural Assesment/Other Specialized	\$ 15,000	\$ -	\$ 15,000
Architect	37,000	-	37,000
Structural Engineer	10,000	-	10,000
Civil Engineer	10,000	-	10,000
Mechanical/Bldg Elec Engineer	10,000	-	10,000
Bus Infrastructure Mechanical Engineer	35,000	-	35,000
Contingency	11,700	6,300	18,000
s.t.	\$ 128,700	\$ 6,300	\$ 135,000
Construction Phase			
Construction (Public Works Certified Contractor)	\$ 1,314,818	\$ 3,019,182	\$ 4,334,000
Idaho Power	50,000	-	50,000
Building FF&E	50,000	-	50,000
Automated Bus Wash System	-	250,000	250,000
Curb/Sidewalk/New Shelter/Landscaping	-	175,000	175,000
Generator (back-up electricity generation)	-	286,000	286,000
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	-	550,000	550,000
Contingency	131,482	84,768	216,250
s.t.	\$ 1,546,300	\$ 4,364,950	\$ 5,911,250
Project Total	\$ 1,675,000	\$ 4,371,250	\$ 6,046,250
Funding (Pro Forma)			
	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ 1,340,000	\$ 335,000	\$ 1,675,000
One-Time 5339 Grant, Application Winter 2023	3,497,000	874,250	4,371,250
Funding Total	\$ 4,837,000	\$ 1,209,250	\$ 6,046,250

In the Project Budget table above:

- ♦ The “Additional re: 5339 One-time” column shows the **Project Budget** for this **5339 One-time Grant**.
- ♦ The “Original re: 5339 Spring 2022” column shows the part of the **Total Project** to be funded by the **Spring 2022 5339 Grant**.
- ♦ The “**Total Project**” column shows the sum total of the other two columns and represents **the total budget – to be funded by this 5339 One-time Grant, plus the Spring 2022 5339 Grant, plus Local Match –** for the construction, enhancements, and upgrades of MRTA’s new Bellevue, Idaho facility.

6. Applicant Experience (ITD/FTA): Mountain Rides

Mountain Rides has a long, strong history of mutually beneficial relationships with, and successful management and administration of grant funds awarded by, the ITD and FTA.

7. Application Professionalism: Mountain Rides

Mountain Rides, to the best of its abilities, has completed this application with the utmost of accuracy, veracity, and integrity.

Thank you.

Attachment A

- **Project Budget Request**

Attachment A

Fiscal Year 2024 Project Budget Request

Subrecipient	Mountain Rides Transportation Authority
Agreement Term	October 1, 2023 - September 30, 2025
Contact Name	Wallace E. Morgus, Executive Director
Address	PO Box 3091, Ketchum, ID 83340-3091
Phone Number	208.788.7433 x. 101

FTA Grant	Capital (CP) 80/20		
	Total	Federal	Local Match
5339	\$ 4,371,250	\$ 3,497,000	\$ 874,250

Totals	Project Cost	Fed. Request	Match Required
	\$ 4,371,250	\$ 3,497,000	\$ 874,250

Scope of Work
<p>Design, build, and equip an approximate 5,400SF facility -- depot, maintenance, electric bus storage & charging; back-up electricity generator -- on real estate owned by Mountain Rides and contiguous with Mountain Rides' existing facilities in Bellevue, Idaho. This is an extension of the Scope of Work denoted in ITD Funding Agreement #C2379MT.</p>

Wallace E. Morgus, Executive Director
Mountain Rides Transportation Authority

Subrecipient Printed Name



Subrecipient Signature

Jan 12, 2023

Date

Local Match Source(s) for Project
<p>City of Sun Valley, Idaho City of Ketchum, Idaho City of Hailey, Idaho City of Bellevue, Idaho Blaine County, Idaho</p>

Attachment B

- **Milestones & Timeline**

FFY 2024 One-Time Capital Application Attachment B: Milestone Reporting

Agency Name	Mountain Rides Transportation Authority (MRTA)		
Agency Contact	Wallace E. Morgus, Executive Director		
Phone #	208.788.7433 x.101	Email	wally@mountainrides.org
Grant Program	5339	Rural	One Time
Award Amount	\$ 3,497,000		
Scope of Work: Contract for the construction of and construct ~5,400SF building on the site of and as an addition to MRTA's Bellevue, Idaho, depot, maintenance, electric bus storage & charging, back-up electricity generation facilities.			
<p>Milestone Progress Report: Target of major tasks to be achieved by specific dates. The report should include information such as: data for each activity line item within the approved project; a discussion of all</p> <ul style="list-style-type: none"> • budget or schedule changes; original, estimated and actual estimated completion date • description of projects, status, specification preparation, bid solicitation, resolution of protests, and contract awards; • breakout of the costs incurred, and those costs required to complete the project; reasons why any scheduled milestone or completion dates were not met, identifying problem areas and discussing how the problems will be solved; and discuss the expected impacts of delays and the steps planned to minimize these impacts. <p>Add additional milestones to the table below as needed.</p>			

Name	Estimated Completion	Description
Development entitlements, approvals, & plans	Aug 15, 2023	MRTA receives entitlements/approvals per City of Bellevue, ID; architectural, engineering, utilities, landscape plans complete...for ~5,400SF building addition to MRTA's Bellevue, ID, site.
RFP/RFQ Issue Date	Sep 30, 2023	MRTA circulates RFP for construction contractor. Competitive bid process.
Award Date	Mar 21, 2024	MRTA's Board approves construction contractor agreement; MRTA executes agreement.
Start Date or Order Date	Sep 15, 2024	Construction contractor commences construction.
Construction Completion Date or Delivery Date	Oct 15, 2025	Construction of ~5,400SF building as an addition to MRTA's Bellevue, ID, facilities is complete and ready for occupancy. MRTA takes occupancy.
Contract Completion Date	Dec 31, 2025	MRTA makes final payment(s) to contractor(s). MRTA submits request for reimbursement to ITD.

Appendix A

- **Letters of Support (Joint Powers)**
- **Presentations to Joint Powers**
- **Budget Requests of Joint Powers**



Mayor
Peter M. Hendricks

Council
Michelle Griffith, *Council President*
Keith Saks
Jane Conard
Brad DuFur

January 5, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
PO Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing in support of Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides intends to use the grant funding to expand and upgrade its Bellevue, Idaho, facility including enlarging and outfitting it with charging infrastructure for Mountain Rides' burgeoning fleet of battery electric buses. The City of Sun Valley supports Mountain Rides' application for funding and encourages you to view this application favorably.

The City of Sun Valley makes significant investments in Mountain Rides through annual appropriations of local funding, as public transportation is a key strategy in improving our local economy and quality of life in and around the City. Mountain Rides serves residents, commuters, and visitors, and is supported through regional cooperation.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values in our community – will be bolstered by further incorporating battery electric buses and their related facilities, technologies, and infrastructure into our local public transportation system.

Thank you for looking favorably on Mountain Rides' application. This funding opportunity is central to success for Mountain Rides Transportation Authority, and to our community.

Sincerely,

Peter M. Hendricks
Mayor



City of Ketchum

January 5, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing to support Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides intends to use the grant funding to expand and upgrade its Bellevue, Idaho, facility, including enlarging and outfitting it with charging infrastructure for Mountain Rides' fleet of battery electric buses. The City of Ketchum supports Mountain Rides' application for funding and encourages you to view it favorably.

The City of Ketchum views public transportation as strategic in energizing and supporting our economy and enhancing our quality of life. As such, the City makes significant investments in Mountain Rides through annual appropriations of local funding. Mountain Rides serves residents, commuters, and visitors, and is supported through regional cooperation.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility to support electric buses will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values of the City of Ketchum – will be reinforced by incorporating battery electric buses and their related facilities, technologies, and infrastructure into our local public transportation system.

Thank you for looking favorably on Mountain Rides' application. This funding opportunity is vital to success for Mountain Rides Transportation Authority and our community.

Sincerely,

Neil Bradshaw
Mayor
City of Ketchum



January 10, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing in support of Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides intends to use the grant funding to enlarge and upgrade its Bellevue, Idaho, facility, including expanding and outfitting it with charging infrastructure to accommodate Mountain Rides' fleet of battery electric buses. The City of Hailey supports Mountain Rides' application for funding and encourages you to view it favorably.

The City of Hailey makes significant investments in Mountain Rides through annual appropriations of local funding, as public transportation is a key strategy for improving and supporting the local economy and quality of life in and around the City. Mountain Rides serves residents, commuters, and visitors, and is supported through regional cooperation.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility to support electric buses will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values of our community – will be bolstered by further integrating electric buses and their related facilities, technologies, and infrastructure into our local public transportation system. Hailey has also made a significant commitment our Climate Action Plan, and we support electrifying the transit bus fleet.

Thank you for looking favorably upon Mountain Rides' application. This funding opportunity is vital to success for Mountain Rides Transportation Authority and our community.

Sincerely,

Martha Burke
Mayor
City of Hailey



January 5, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing in support of Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides intends to use the grant funding to enlarge and upgrade its Bellevue, Idaho, facility, including expanding and outfitting it with charging infrastructure underpinning Mountain Rides' fleet of battery electric buses. The City of Bellevue supports Mountain Rides' application for funding and encourages you to view it favorably.

The City of Bellevue makes significant investments in Mountain Rides through annual appropriations of local funding, as public transportation is a key strategy for improving and supporting the local economy and quality of life in and around the City. Mountain Rides serves residents, commuters, and visitors, and is supported through regional cooperation.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility to support electric buses will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values in the community – will be bolstered by further integrating electric buses and their related facilities, technologies, and infrastructure into our local public transportation system.

Thank you for looking favorably upon Mountain Rides' application. This funding opportunity is vital to success for Mountain Rides Transportation Authority and our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Goldman", with a stylized flourish at the end.

Kathryn Goldman
Mayor
City of Bellevue



THE BOARD OF BLAINE COUNTY COMMISSIONERS

206 FIRST AVENUE SOUTH, SUITE 300

HAILEY, IDAHO 83333

PHONE: (208) 788-5500 FAX: (208) 788-5569

www.blainecounty.org bcc@co.blaine.id.us

Dick Fosbury, Chairman * Angenie McCleary, Vice-Chair * Muffy Davis, Commissioner

January 3, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

I am writing in support of Mountain Rides' application for funding under the ITD's FFY 2024 5339 Rural One-time Capital Grants program. Mountain Rides plans to use the grant funding to expand and upgrade its Bellevue, Idaho, facility, including enlarging and outfitting it with charging infrastructure for Mountain Rides' fleet of battery electric buses. Blaine County supports Mountain Rides' application for funding and encourages you to view this application favorably.

Blaine County makes significant investments in Mountain Rides through annual appropriations of local funding. Public transportation is a key strategy to improving and sustaining the local economy and quality of life in Blaine County. Mountain Rides supports this strategy as it benefits the county's residents, commuters, and visitors.

Expanding, upgrading, and outfitting Mountain Rides' Bellevue facility will benefit the health, vitality, and environment of our community. Sustainability and energy efficiency – core values in our community – will be reinforced by incorporating battery-electric buses and their attendant facilities, technologies, and infrastructure into our local public transportation system.

Thank you for looking favorably upon Mountain Rides' application. This funding opportunity is central to success for Mountain Rides and our community.

Sincerely,

ABSENT

Dick Fosbury
Chairman

Angenie McCleary
Vice-Chairman

Muffy Davis
Commissioner



blaine county regional transportation committee
206 1st Avenue South, Suite 300
Hailey, ID 83333

January 3, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

On behalf of the Blaine County Regional Transportation Committee (BCRTC), I would like to express our enthusiastic support of Mountain Rides Transportation Authority's application for funding, under the ITD's FFY 2024 5339 Rural One-time Capital Grants program, to expand and upgrade its Bellevue, Idaho, facility. The project will include enlarging the facility and outfitting it with charging infrastructure for Mountain Rides' fleet of battery electric buses. The BCRTC encourages you to view this application favorably.

The Blaine County Regional Transportation Committee comprises Blaine County, the Blaine County Sheriff, the cities of Blaine County, the Blaine County School District, the Blaine County Recreation District, and the United States Forest Service. The BCRTC recognizes the importance of Mountain Rides in providing transportation solutions that significantly enhance mobility and the quality of life for our community, commuters, and visitors. BCRTC sees the economic and environmental benefits to our community brought by Mountain Rides.

Thank you for looking favorably upon Mountain Rides' application. This funding opportunity is central to success for Mountain Rides and our community.

Sincerely,

Angenie McCleary
Chair
Blaine County Regional Transportation Committee



**SUN VALLEY
ECONOMIC
DEVELOPMENT**

January 5, 2023

Ms. Shauna Miller
Idaho Transportation Department
Public Transportation Office
P.O. Box 7129
Boise, Idaho 83707

Re: FFY 2024 5339 Rural One-time Capital Grants

Dear Ms. Miller:

On behalf of Sun Valley Economic Development (SVED), I would like to express our enthusiastic support of Mountain Rides Transportation Authority's application for funding, under the ITD's FFY 2024 5339 Rural One-time Capital Grants program, to expand and upgrade its Bellevue, Idaho, facility. The project will include enlarging and outfitting the facility with charging infrastructure to accommodate Mountain Rides' fleet of battery electric buses. SVED encourages you to view this application favorably.

With a full-time executive director and volunteer Board, SVED, a 501(c)(6) not-for-profit public-private partnership, focuses on county-wide issues, and works directly with the Idaho Department of Commerce and other Idaho state agencies. Our vision is for sustainable economic growth throughout the Sun Valley region. We back that up with a mission to preserve and advance the region's economic vitality and diversity while recognizing the values of its citizens.

SVED acknowledges Mountain Rides' import in supporting our mission as it delivers transportation solutions that significantly enhance mobility, quality of life, and economic vitality in our community. SVED recognizes the economic, lifestyle, and environmental benefits Mountain Rides brings to our community.

Thank you for looking favorably on Mountain Rides' application. This funding opportunity is central to success for Mountain Rides and our community.

Sincerely,

Harry Giffith
Executive Director

Appendix C

- **Development Pro Forma (Budget)**

Mountain Rides Transportation Authority

Project Budget: Original + Expansion/Upgrades

Project: Bus Facilities Construction/Expansion/Upgrade

Location: 117-121 Clover Street, Bellevue, Idaho

	Original re: 5339 Spring 2022	Additional re: 5339 One-time	Total Project
Planning, Design, Permitting, Environmental Phase			
NEPA - Cultural Assesment/Other Specialized	\$ 15,000	\$ -	\$ 15,000
Architect	37,000	-	37,000
Structural Engineer	10,000	-	10,000
Civil Engineer	10,000	-	10,000
Mechanical/Bldg Elec Engineer	10,000	-	10,000
Bus Infrastructure Mechanical Engineer	35,000	-	35,000
Contingency	11,700	6,300	18,000
s.t.	\$ 128,700	\$ 6,300	\$ 135,000
Construction Phase			
Construction (Public Works Certified Contractor)	\$ 1,314,818	\$ 3,019,182	\$ 4,334,000
Idaho Power	50,000	-	50,000
Building FF&E	50,000	-	50,000
Automated Bus Wash System	-	250,000	250,000
Curb/Sidewalk/New Shelter/Landscaping	-	175,000	175,000
Generator (back-up electricity generation)	-	286,000	286,000
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	-	550,000	550,000
Contingency	131,482	84,768	216,250
s.t.	\$ 1,546,300	\$ 4,364,950	\$ 5,911,250
Project Total	\$ 1,675,000	\$ 4,371,250	\$ 6,046,250
Funding (Pro Forma)			
	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ 1,340,000	\$ 335,000	\$ 1,675,000
One-Time 5339 Grant, Application Winter 2023	3,497,000	874,250	4,371,250
Funding Total	\$ 4,837,000	\$ 1,209,250	\$ 6,046,250

Mountain Rides Transportation Authority**Project Budget: Re-configured 6-bay Construction****Project: Bus Facilities Construction/Expansion/Upgrade****Location: 117-121 Clover Street, Bellevue, Idaho**

Planning, Design, Permitting, Environmental Phase	Fed (80%)	Local (20%)	Total
NEPA - Cultural Assesment/Other Specialized	\$ 12,000	\$ 3,000	\$ 15,000
Architect	29,600	7,400	37,000
Structural Engineer	8,000	2,000	10,000
Civil Engineer	8,000	2,000	10,000
Mechanical/Bldg Elec Engineer	8,000	2,000	10,000
Bus Infrastructure Mechanical Engineer	28,000	7,000	35,000
Contingency	14,400	3,600	18,000
s.t.	\$ 108,000	\$ 27,000	\$ 135,000

Construction Phase

Construction (Public Works Certified Contractor)	\$ 3,467,200	\$ 866,800	\$ 4,334,000
Idaho Power	40,000	10,000	50,000
Building FF&E	40,000	10,000	50,000
Automated Bus Wash System	200,000	50,000	250,000
Curb/Sidewalk/New Shelter/Landscaping	140,000	35,000	175,000
Generator	228,800	57,200	286,000
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	440,000	110,000	550,000
Contingency	173,000	43,250	216,250
s.t.	\$ 4,729,000	\$ 1,182,250	\$ 5,911,250

Project Total

\$ 4,837,000	\$ 1,209,250	\$ 6,046,250
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Funding (Pro Forma)

	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ 1,340,000	\$ 335,000	\$ 1,675,000
One-Time 5339 Grant, Application Winter 2023	3,497,000	874,250	4,371,250
Funding Total	\$ 4,837,000	\$ 1,209,250	\$ 6,046,250

Mountain Rides Transportation Authority**Project Budget: Original 4-bay Construction****Project: Bus Facilities Construction/Expansion/Upgrade****Location: 117-121 Clover Street, Bellevue, Idaho**

Planning, Design, Permitting, Environmental Phase	Fed (80%)	Local (20%)	Total
NEPA - Cultural Assesment/Other Specialized	\$ 12,000	\$ 3,000	\$ 15,000
Architect	29,600	7,400	37,000
Structural Engineer	8,000	2,000	10,000
Civil Engineer	8,000	2,000	10,000
Mechanical/Bldg Elec Engineer	8,000	2,000	10,000
Bus Infrastructure Mechanical Engineer	28,000	7,000	35,000
Contingency	9,360	2,340	11,700
s.t.	\$ 102,960	\$ 25,740	\$ 128,700

Construction Phase			
Construction (Public Works Certified Contractor)	\$ 1,051,854	\$ 262,964	\$ 1,314,818
Idaho Power	40,000	10,000	50,000
Building FF&E	40,000	10,000	50,000
Automated Bus Wash System	-	-	-
Curb/Sidewalk/New Shelter/Landscaping	-	-	-
Generator	-	-	-
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	-	-	-
Contingency	105,185	26,296	131,482
s.t.	\$ 1,237,040	\$ 309,260	\$ 1,546,300

Project Total	\$ 1,340,000	\$ 335,000	\$ 1,675,000
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Funding (Pro Forma)	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ 1,340,000	\$ 335,000	\$ 1,675,000
One-Time 5339 Grant, Application Winter 2023	-	-	-
Funding Total	\$ 1,340,000	\$ 335,000	\$ 1,675,000

Mountain Rides Transportation Authority
Project Budget: Incremental 6-bay v. 4-bay Construction
Project: Bus Facilities Construction/Expansion/Upgrade
Location: 117-121 Clover Street, Bellevue, Idaho

Planning, Design, Permitting, Environmental Phase	Fed (80%)	Local (20%)	Total
NEPA - Cultural Assesment/Other Specialized	\$ -	\$ -	\$ -
Architect	-	-	-
Structural Engineer	-	-	-
Civil Engineer	-	-	-
Mechanical/Bldg Elec Engineer	-	-	-
Bus Infrastructure Mechanical Engineer	-	-	-
Contingency	5,040	1,260	6,300
s.t.	\$ 5,040	\$ 1,260	\$ 6,300

Construction Phase			
Construction (Public Works Certified Contractor)	\$ 2,415,346	\$ 603,836	\$ 3,019,182
Idaho Power	-	-	-
Building FF&E	-	-	-
Automated Bus Wash System	200,000	50,000	250,000
Curb/Sidewalk/New Shelter/Landscaping	140,000	35,000	175,000
Generator (back-up electricity generation)	228,800	57,200	286,000
Charging Infrastructure (Chargers/Dispensers/Charge Mgt)	440,000	110,000	550,000
Contingency	67,815	16,954	84,768
s.t.	\$ 3,491,960	\$ 872,990	\$ 4,364,950

Project Total	\$ 3,497,000	\$ 874,250	\$ 4,371,250
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Funding (Pro Forma)	Federal	Local Match	Total
5339 Grant, Awarded Spring 2022	\$ -	\$ -	\$ -
One-Time 5339 Grant, Application Winter 2023	3,497,000	874,250	4,371,250
Funding Total	\$ 3,497,000	\$ 874,250	\$ 4,371,250

MASTER RECAP

NAME

Mountain Ride Option 1 - Base Bid

1/9/23

PROJ #

Addition to Existing Facility

SQFT =

5,869 sf



USE?	EST	DIV	SEC	DESCRIPTION	TOTALS	BID/ESTIMATE	LABOR	OTHER	TOTALS	COMMENTS
x	BE	01	24 00	Surveying, Layout, and As-Builts	12,530	F&I	F&I	N/R	12,530	
x	BE	02	20 00	Site Demolition	33,930	F&I	F&I	N/R	33,930	
x	BE	02	41 16	Earthwork, Excavation, Backfill, and Utilities	199,447	F&I	F&I	N/R	199,447	
x	BE	02	41 16	Aphalt Paving and Base	62,010	F&I	F&I	N/R	62,010	
x	BE	02	42 00	Landscaping, Plantings, and Irrigation	22,970	F&I	F&I	N/R	22,970	
x	BE	03	10 00	Building Concrete	386,954	F&I	F&I	N/R	386,954	
x	BE	04	20 00	Masonry CMU and CMU Veneer	128,540	F&I	F&I	N/R	128,540	
x	BE	05	12 50	Structural and Miscellaneous Fabricated Steel - Supply and Install	210,530	F&I	F&I	N/R	210,530	
x	BE	06	10 00	Wood Framing Labor and Equipment	215,860	F&I	F&I	N/R	215,860	
x	BE	06	11 00	Lumber Package and Roof Trusses	268,450	F&I	F&I	N/R	268,450	
x	BE	06	13 26	Millwork Trim and Finish Labor	7,724	F&I	F&I	N/R	7,724	
x	BE	07	21 13	Damproofing Exterior Walls	75,540	F&I	F&I	N/R	75,540	
x	BE	07	21 29	Insulation / Thermal Protection	139,846	F&I	F&I	N/R	139,846	
x	BE	07	24 00	Exterior Stucco	153,295	F&I	F&I	N/R	153,295	
x	BE	07	25 00	Wash Bay Metal Panels	34,712	F&I	F&I	N/R	34,712	
x	BE	07	54 23	Roofing, Sheetmetal, and ISO Insulation	153,932	F&I	F&I	N/R	153,932	
x	BE	07	92 00	Caulking and Sealants	6,000	F&I	F&I	N/R	6,000	
x	BE	08	11 13	Doors, Hardware, and Install	37,680	F&I	F&I	N/R	37,680	
x	BE	08	33 26	Overhead Doors	87,000	F&I	F&I	N/R	87,000	
x	BE	08	42 00	Storefront and Windows and Install	27,700	F&I	F&I	N/R	27,700	
x	BE	09	20 00	Gypsum Drywall	65,121	F&I	F&I	N/R	65,121	
x	BE	09	30 13	Tile Flooring and Solid Countertops	NIC	F&I	F&I	N/R	0	NIC
x	BE	09	68 00	Carpet and Rubber Vesible Entry Floor	NIC	F&I	F&I	N/R	0	NIC
x	BE	09	91 00	Painting	75,272	F&I	F&I	N/R	75,272	
x	BE	10	00 00	Rest Room Access., H.C. Bars Lockers, Fire Extinguishers	NIC	F&I	F&I	N/R	0	NIC
x	BE	11	27 00	Appliances	NIC	F&I	F&I	N/R	0	NIC
x	BE	12	35 00	Cabinetry	NIC	F&I	F&I	N/R	0	NIC
x	BE	14	24 00	Hydraulic Elevator	NIC	F&I	F&I	N/R	0	NIC
x	BE	14	30 00	Wash Bay Equipment	BY OWNER	F&I	F&I	N/R	0	BY OWNER
x	BE	21	00 00	Fire Sprinkler Protection	39,158	F&I	F&I	N/R	39,158	
x	BE	22	00 00	Plumbing Subcontractor	153,250	F&I	F&I	N/R	153,250	
x	BE	23	00 00	Mechanical HVAC Subcontractor	238,582	F&I	F&I	N/R	238,582	
x	BE	26	10 00	Electrical Subcontractor	235,250	F&I	F&I	N/R	235,250	
x	BE	26	20 00	IPCO Engineering and Transformer Fee Allowance	BY OWNER	F&I	F&I	N/R	0	BY OWNER
x	BE	26	21 00	Security, Data, Telecommunications, and AV	BY OWNER	F&I	F&I	N/R	0	BY OWNER
x	BE	26	31 00	Fire Alarm	19,800	F&I	F&I	N/R	19,800	

SUMMARY:			
SUBCONTRACT	3,091,083		
LABOR	0		
OTHER/ALLOWANCES	0		
SUBTOTAL	3,091,083		
LIABILITY INSURANCE	34,620		
BLDR'S RISK INSURANCE	15,455		
GENERAL REQUIREMENTS	474,300		
BUILDING PERMIT AND CHECK FEES	BY OWNER		
SUBTOTAL	3,615,459		
PROFIT & OVERHEAD	289,237	8.00%	
CONTINGENCY ALLOWANCE	72,309	2.00%	
TOTAL PROJECT CONSTRUCTION OPTION 1 BASE BID	\$ 3,977,004		\$ 677.63

Add Alternate #1 Construct Covered Car Port for the 11 Parking Spaces 24' x 104' = 2,496 sf x \$100/sf = \$249,600.00

Open Covered Car Port; Wd. Structure, Asphalt Shingles Roof, and a few Lights. Includes 2' soffit overhang both ends,

Add Alternate #2 SNOW MELT the entire Parking Lot 10,770 sf x \$18.70/sf = \$201,399.00 + \$25K (Boiler) = \$226,399.00

Add Alternate #2A SNOW MELT the entire Parking Lot Less the Covered Parking 8,274 sf x \$18.70/sf = \$154,723.00 + \$25K (Boiler) = \$179,723.00

10 October, 2021

Mountain Rides
Ketchum, Idaho 83340

Board Members/ Facilities Planning Committee,

I have met with Ben Varner of Mountain Rides to discuss your Bellevue vacant parcel and the desire to expand bus storage facilities. I have produced a cost estimate for four variations of building types in terms of exterior wall and or structural systems. Those different types are: 1, Steel Building Kit, 2. Wood Frame Construction for walls and wood /steel roof trusses, 3. ICF walls and wood/steel roof trusses, and 4. Masonry wall construction with wood/steel roof trusses. I have budgeted for a freestanding building, associated infrastructure, necessary site improvements for grading, drainage, parking, and landscaping. Due to the public nature of the business and the use of public funds, the budgeting is based on construction to be performed by Public Works Licensed Contractors/ Subcontractors. I have included a contingency budget and also presented a range of cost(s). I have included these other aspects to account for cost variations due to the current high construction costs within the Idaho and Wood River Valley construction industry.

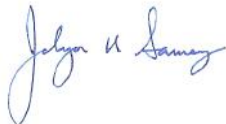
The cost variations are based on current experience with commercial projects and contractors in the Wood River Valley as well as in the Boise area. I cannot however guarantee the prices presented are accurate but are at this time my best professional estimate. Additionally, I can only estimate relative to costs for the construction season of 2021 but believe 2022 will be similar. Beyond the year 2022 is too far into the future to estimate for accuracy.

Ben and I also explored other programmatic desires that may apply to this project and your budgeting; but have not been addressed these ideas in this cost estimating exercise. The options for consideration maybe:

1. Maximizing for Park and Ride spaces
2. Incorporate Employee Housing
3. Combine lots to maximize land development by reducing set back requirements
4. Combine lots to allow for a new bus storage facility addition to the existing building, this generates more available land area for other uses.

These are some thoughts that may have beneficial outcomes and could/ should be at least studied in a preliminary fashion for viability, benefit etc. If you have any questions and or also would like me to attend any planning sessions pertaining to this package, I can be available after October 14th.

Sincerely,



Jolyon H. Sawrey, Architect/Land Planner

**MTN RIDES NEW BUS STORAGE FACILITY- PRELIMINARY
CONSTRUCTION COST ESTIMATE-SCENARIO #1 FREE-STANDING STEEL KIT
BLDG (100% TURN- KEY MOVE IN READY)**

100% GENERAL CONTRACTOR PERFORM (Public Works
Licensed General Contractor & Subs)

DATE: 07 Oct, 2021

1. CONSTRUCTION BUDGET (PUBLIC WORKS GENERAL CONTRACTOR) HARD COSTS

ITEM	DESCRIPTION	SF	BASE \$/SF	"BASE TOTAL"
STEEL KIT	FREESTANDING BLDG ENTIRELY ON PARCEL - COST OF CONSTRUCTION FOR WHAT A GENERAL CONTRACTOR WOULD BID THE JOB FOR THIS COMING SUMMER/FALL 2022 (2023+ PRICE MAY VARY GREATLY) IN A BID PKG.	3528	\$150	\$529,200
SITE	LANDSCAPING/ SITE IMPROVEMENT BUDGET. PAVING, CURBS, GUTTERS, DRAINAGE, LIGHITNG, LANDSCAPING, BIKE RACKS			\$200,000
		BASTE TOTAL W/ SITE IMPROVE		\$729,200

	%	AMOUNT	
CONSTRUCTION CONTINGENCY (% OF "BASE TOTAL")	5.0%	\$36,460	

ADJUSTED "BASE TOTAL" COST W/ CONTINGENCY		\$765,660
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ESTIMATED COST OF CONSTRUCTION W/ HIGH /LOW RANGE

	%	AMOUNT	TOTAL
BUDGETING % HIGH (BIDDING VARIATION)	20%	\$153,132	\$918,792
BUDGETING % LOW (BIDDING VARIATION)	5%	\$38,283	\$803,943

	COST/SF HIGH	COST/SF/ LOW
ADJUSTED COST PER SF RANGE	\$260	\$228

2. PROFESSIONAL CONSULTANTS BUDGET SOFT COSTS

	DESCRIPTION (ESTIMATES)	TOTAL
A	ARCHITECT	\$20,000
B	STRUCTURAL ENGINEER	\$5,000
C	CIVIL ENGINEER	\$5,000
D	MECH/ELEC	\$3,100
SUB-TOTAL PROFESSIONAL FEES		\$33,100

TOTAL PROJECT COST ESTIMATE (INCL. ALL ITEMS NOTED ABOVE #1-#2)

BUDGETING % HIGH (W/BIDDING VARIATION)	20%	\$951,892
BUDGETING % LOW (W/ BIDDING VARIATION)	5%	\$837,043

NOTE

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1. THESE ESTIMATES WERE DONE BY THE ARCHITECT, AND ARE INTENDED TO BE BASED ON THE WORK BEING PERFORMED BY A BIDDING PUBLIC WORKS CONTRACTOR(S), SUBCONTRACTOR(S) AT WOOD RIVER VALLEY CURRENT MARKET VALUE. THE CONSTRUCTION INDUSTRY COSTS ARE VOLATILE AT THIS TIME, MATERIALS, LABOR, AVAILABILITY OF PUBLIC WORKS CONTRACTORS/ COMPETITION/LABORS COSTS ETC.

2. CERTAIN INSURANCE FEES AND UTILITY EXPENSES WILL BE PAID BY MTN RIDES DURING CONSTRUCTION

3. COSTS/ SF AND CONCEPTS FOR BLDG TYPES BASED ON DISCUSSIONS WITH BEN VARNER

4. CONTRACTOR PROFIT/ OVERHEAD IS INLCUDED.

**MTN RIDES NEW BUS STORAGE FACILITY- PRELIMINARY
CONSTRUCTION COST ESTIMATE-SCENARIO #2 FREE-STANDING WOOD
FRAMED BLDG (100% TURN- KEY MOVE IN READY)**

100% GENERAL CONTRACTOR PERFORM (Public Works
Licensed General Contractor & Subs)

DATE: 07 Oct, 2021

1. CONSTRUCTION BUDGET (PUBLIC WORKS GENERAL CONTRACTOR) HARD COSTS

ITEM	DESCRIPTION	SF	BASE \$/SF	"BASE TOTAL"
STEEL KIT	FREESTANDING BLDG ENTIRELY ON PARCEL - COST OF CONSTRUCTION FOR WHAT A GENERAL CONTRACTOR WOULD BID THE JOB FOR THIS COMING SUMMER/FALL 2022 (2023+ PRICE MAY VARY GREATLY) IN A BID PKG.	3528	\$175	\$617,400
SITE	LANDSCAPING/ SITE IMPROVEMENT BUDGET. PAVING, CURBS, GUTTERS, DRAINAGE, LIGHITNG, LANDSCAPING, BIKE RACKS			\$200,000
		BASTE TOTAL W/ SITE IMPROVE		\$817,400
	CONSTRUCTION CONTINGENCY (% OF "BASE TOTAL")	%	AMOUNT	
		5.0%	\$40,870	
		ADJUSTED "BASE TOTAL" COST W/ CONTINGENCY		\$858,270
ESTIMATED COST OF CONSTRUCTION W/ HIGH /LOW RANGE				
		%	AMOUNT	TOTAL
	BUDGETING % HIGH (BIDDING VARIATION)	20%	\$171,654	\$1,029,924
	BUDGETING % LOW (BIDDING VARIATION)	5%	\$42,914	\$901,184
	ADJUSTED COST PER SF RANGE	COST/SF HIGH		COST/SF/ LOW
		\$292		\$255

2. PROFESSIONAL CONSULTANTS BUDGET SOFT COSTS

	DESCRIPTION (ESTIMATES)		TOTAL
A	ARCHITECT		\$24
B	STRUCTURAL ENGINEER		\$6,400
C	CIVIL ENGINEER		\$5,000
D	MECH/ELEC		\$3,100
	SUB-TOTAL PROFESSIONAL FEES		\$14,524

TOTAL PROJECT COST ESTIMATE (INCL. ALL ITEMS NOTED ABOVE #1-#2)

	BUDGETING % HIGH (W/BIDDING VARIATION)	20%		\$1,044,448
	BUDGETING % LOW (W/ BIDDING VARIATION)	5%		\$915,708

NOTE

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1. THESE ESTIMATES WERE DONE BY THE ARCHITECT, AND ARE INTENDED TO BE BASED ON THE WORK BEING PERFORMED BY A BIDDING PUBLIC WORKS CONTRACTOR(S), SUBCONTRACTOR(S) AT WOOD RIVER VALLEY CURRENT MARKET VALUE. THE CONSTRUCTION INDUSTRY COSTS ARE VOLATILE AT THIS TIME, MATERIALS, LABOR, AVAILABILITY OF PUBLIC WORKS CONTRACTORS/ COMPETITION/LABORS COSTS ETC.

2. CERTAIN INSURANCE FEES AND UTILITY EXPENSES WILL BE PAID BY MTN RIDES DURING CONSTRUCTION

3. COSTS/ SF AND CONCEPTS FOR BLDG TYPES BASED ON DISCUSSIONS WITH BEN VARNER

4. CONTRACTOR PROFIT/ OVERHEAD IS INLCUDED.

**MTN RIDES NEW BUS STORAGE FACILITY- PRELIMINARY
CONSTRUCTION COST ESTIMATE-SCENARIO #3 FREE-STANDING ICF BLDG
(100% TURN- KEY MOVE IN READY)**

100% GENERAL CONTRACTOR PERFORM (Public Works
Licensed General Contractor & Subs)

DATE: 07 Oct, 2021

1. CONSTRUCTION BUDGET (PUBLIC WORKS GENERAL CONTRACTOR) HARD COSTS

ITEM	DESCRIPTION	SF	BASE \$/SF	"BASE TOTAL"
STEEL KIT	FREESTANDING BLDG ENTIRELY ON PARCEL - COST OF CONSTRUCTION FOR WHAT A GENERAL CONTRACTOR WOULD BID THE JOB FOR THIS COMING SUMMER/FALL 2022 (2023+ PRICE MAY VARY GREATLY) IN A BID PKG.	3528	\$185	\$652,680
SITE	LANDSCAPING/ SITE IMPROVEMENT BUDGET. PAVING, CURBS, GUTTERS, DRAINAGE, LIGHITNG, LANDSCAPING, BIKE RACKS			\$200,000
		BASTE TOTAL W/ SITE IMPROVE		\$852,680

	%	AMOUNT	
CONSTRUCTION CONTINGENCY (% OF "BASE TOTAL")	5.0%	\$42,634	

ADJUSTED "BASE TOTAL" COST W/ CONTINGENCY		\$895,314
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ESTIMATED COST OF CONSTRUCTION W/ HIGH /LOW RANGE

	%	AMOUNT	TOTAL
BUDGETING % HIGH (BIDDING VARIATION)	20%	\$179,063	\$1,074,377
BUDGETING % LOW (BIDDING VARIATION)	5%	\$44,766	\$940,080

	COST/SF HIGH	COST/SF/ LOW
ADJUSTED COST PER SF RANGE	\$305	\$266

2. PROFESSIONAL CONSULTANTS BUDGET SOFT COSTS

	DESCRIPTION (ESTIMATES)	TOTAL
A	ARCHITECT	\$25,000
B	STRUCTURAL ENGINEER	\$6,500
C	CIVIL ENGINEER	\$5,000
D	MECH/ELEC	\$3,100
SUB-TOTAL PROFESSIONAL FEES		\$39,600

TOTAL PROJECT COST ESTIMATE (INCL. ALL ITEMS NOTED ABOVE #1-#2)

BUDGETING % HIGH (W/BIDDING VARIATION)	20%	\$1,113,977
BUDGETING % LOW (W/ BIDDING VARIATION)	5%	\$979,680

NOTE

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1. THESE ESTIMATES WERE DONE BY THE ARCHITECT, AND ARE INTENDED TO BE BASED ON THE WORK BEING PERFORMED BY A BIDDING PUBLIC WORKS CONTRACTOR(S), SUBCONTRACTOR(S) AT WOOD RIVER VALLEY CURRENT MARKET VALUE. THE CONSTRUCTION INDUSTRY COSTS ARE VOLATILE AT THIS TIME, MATERIALS, LABOR, AVAILABILITY OF PUBLIC WORKS CONTRACTORS/ COMPETITION/LABORS COSTS ETC.

2. CERTAIN INSURANCE FEES AND UTILITY EXPENSES WILL BE PAID BY MTN RIDES DURING CONSTRUCTION

3. COSTS/ SF AND CONCEPTS FOR BLDG TYPES BASED ON DISCUSSIONS WITH BEN VARNER

4. CONTRACTOR PROFIT/ OVERHEAD IS INLCUDED.

**MTN RIDES NEW BUS STORAGE FACILITY- PRELIMINARY
CONSTRUCTION COST ESTIMATE-SCENARIO #4 FREE-STANDING MASONRY
BLDG (100% TURN- KEY MOVE IN READY)**

100% GENERAL CONTRACTOR PERFORM (Public Works
Licensed General Contractor & Subs)

DATE: 07 Oct, 2021

1. CONSTRUCTION BUDGET (PUBLIC WORKS GENERAL CONTRACTOR) HARD COSTS

ITEM	DESCRIPTION	SF	BASE \$/SF	"BASE TOTAL"
STEEL KIT	FREESTANDING BLDG ENTIRELY ON PARCEL - COST OF CONSTRUCTION FOR WHAT A GENERAL CONTRACTOR WOULD BID THE JOB FOR THIS COMING SUMMER/FALL 2022 (2023+ PRICE MAY VARY GREATLY) IN A BID PKG.	3528	\$200	\$705,600
SITE	LANDSCAPING/ SITE IMPROVEMENT BUDGET. PAVING, CURBS, GUTTERS, DRAINAGE, LIGHITNG, LANDSCAPING, BIKE RACKS			\$200,000
		BASTE TOTAL W/ SITE IMPROVE		\$905,600

	%	AMOUNT	
CONSTRUCTION CONTINGENCY (% OF "BASE TOTAL")	5.0%	\$45,280	

ADJUSTED "BASE TOTAL" COST W/ CONTINGENCY		\$950,880
--	--	------------------

ESTIMATED COST OF CONSTRUCTION W/ HIGH /LOW RANGE

	%	AMOUNT	TOTAL
BUDGETING % HIGH (BIDDING VARIATION)	20%	\$190,176	\$1,141,056
BUDGETING % LOW (BIDDING VARIATION)	5%	\$47,544	\$998,424

	COST/SF HIGH	COST/SF/ LOW
ADJUSTED COST PER SF RANGE	\$323	\$283

2. PROFESSIONAL CONSULTANTS BUDGET SOFT COSTS

	DESCRIPTION (ESTIMATES)	TOTAL
A	ARCHITECT	\$27,000
B	STRUCTURAL ENGINEER	\$5,000
C	CIVIL ENGINEER	\$5,000
D	MECH/ELEC	\$3,100
SUB-TOTAL PROFESSIONAL FEES		\$40,100

TOTAL PROJECT COST ESTIMATE (INCL. ALL ITEMS NOTED ABOVE #1-#2)

BUDGETING % HIGH (W/BIDDING VARIATION)	20%	\$1,181,156
BUDGETING % LOW (W/ BIDDING VARIATION)	5%	\$1,038,524

NOTE

S

1. THESE ESTIMATES WERE DONE BY THE ARCHITECT, AND ARE INTENDED TO BE BASED ON THE WORK BEING PERFORMED BY A BIDDING PUBLIC WORKS CONTRACTOR(S), SUBCONTRACTOR(S) AT WOOD RIVER VALLEY CURRENT MARKET VALUE. THE CONSTRUCTION INDUSTRY COSTS ARE VOLATILE AT THIS TIME, MATERIALS, LABOR, AVAILABILITY OF PUBLIC WORKS CONTRACTORS/ COMPETITION/LABORS COSTS ETC.

2. CERTAIN INSURANCE FEES AND UTILITY EXPENSES WILL BE PAID BY MTN RIDES DURING CONSTRUCTION

3. COSTS/ SF AND CONCEPTS FOR BLDG TYPES BASED ON DISCUSSIONS WITH BEN VARNER

4. CONTRACTOR PROFIT/ OVERHEAD IS INLCUDED.



POWER ENGINEERS, INC.

3940 GLENBROOK DRIVE
PO BOX 1066
HAILEY, ID 83333 USA

PHONE 208-788-3456
FAX 208-788-2082

MEMORANDUM

DATE: October 8, 2021

TO: Ben Varner

c: Jeff VanSickel

FROM: Jason Marena
Project Manager

SUBJECT: 165594 Mountain Rides Generator Estimate

MESSAGE

Hi Ben,
POWER Engineers has prepared the following Rough Order of Magnitude (ROM) estimate for a backup generation installation at the proposed Bellevue, ID facility on Clover Rd. This estimate is based on the assumption that the building will be approximately 4500 sq. ft. and use gas heating. The facility will also house up to four 150kW electric bus chargers.

Based on these assumptions, our estimate for the project is shown below:

- Engineering: \$25,000
- Installation: \$25,000
- 750kW Diesel Generator with weatherproof enclosure: \$185,000
- Automatic Transfer Switch: \$15,000
- Generator Concrete Pad: \$20,000
- **Total: \$270,000**

Please let us know if you have any questions or comments.

Jason Marena
Project Manager

Appendix D

- **Architect's Narrative and Plans**

06 January, 2023

To Whom it May Interest/ Grant Evaluation Committee,

I am the project architect for the expansion project for the Mountain Rides Bus Facility in Bellevue, Idaho. This narrative is to bring further understanding of why the new addition is designed the way it is and some of the aspects that you may be valuable for your consideration relative to the providing of grant funding.

SITE PLANNING

As one can see on the site plan that the north alley is the inward approach for the buses. The angled building accommodates the turning radius of the incoming bus and the staggering of the bays allows for multiple tandem parking/ drive throughs for the buses. Mountain Rides owns two adjacent parcels- one with the existing bus facility and an adjacent vacant lot. We first evaluated a detached bus parking building, but due to setback requirements, goal of more than (4) bays, accommodating parking requirements etc. the decision was made to combine the parcels into one lot. This allows for the connection/ addition of the new building to be directly attached to the existing building- no in-between setbacks to deal with. This then preserves area for surface parking as well as making one facility for staff to circulate within instead of going outside to get to the next building. As the project is in “snow country” snow storage is mandatory unless other measures address snow management. Thus, the inclusion of carport style covered parking makes the snow storage on the roof of the carport as compared to maintenance costs for snow removal or high operating cost of heating paved surfaces to melt- snow.

BUILDING PLANNING

As an ‘environmental’ architect I am always planning for the long-term life expectancy/ performance/ durability, operating costs/ energy efficiency etc. for my projects. This project is proposing ICF super insulated, thermal mass, air tight walls, exterior masonry and metal siding for low maintenance. Also proposed is energy efficient, quiet, low maintenance hydronically heated slab on grade floors. Above code air sealing and insulation systems and higher performance glazing will also be included. The EPDM membrane roof will be ballasted for 75% solar reflectance as well as also offering UV and service worker protection of roof membrane. The wall assemblies will have a (4) hour fire rating and the building will be fire sprinkled which will help with lower insurance costs and providing further building/ occupant safety. All of these aspects make long-term operating costs lower than conventionally constructed light industrial buildings, a more comfortable work environment, long-term low maintenance and reduced operating costs.

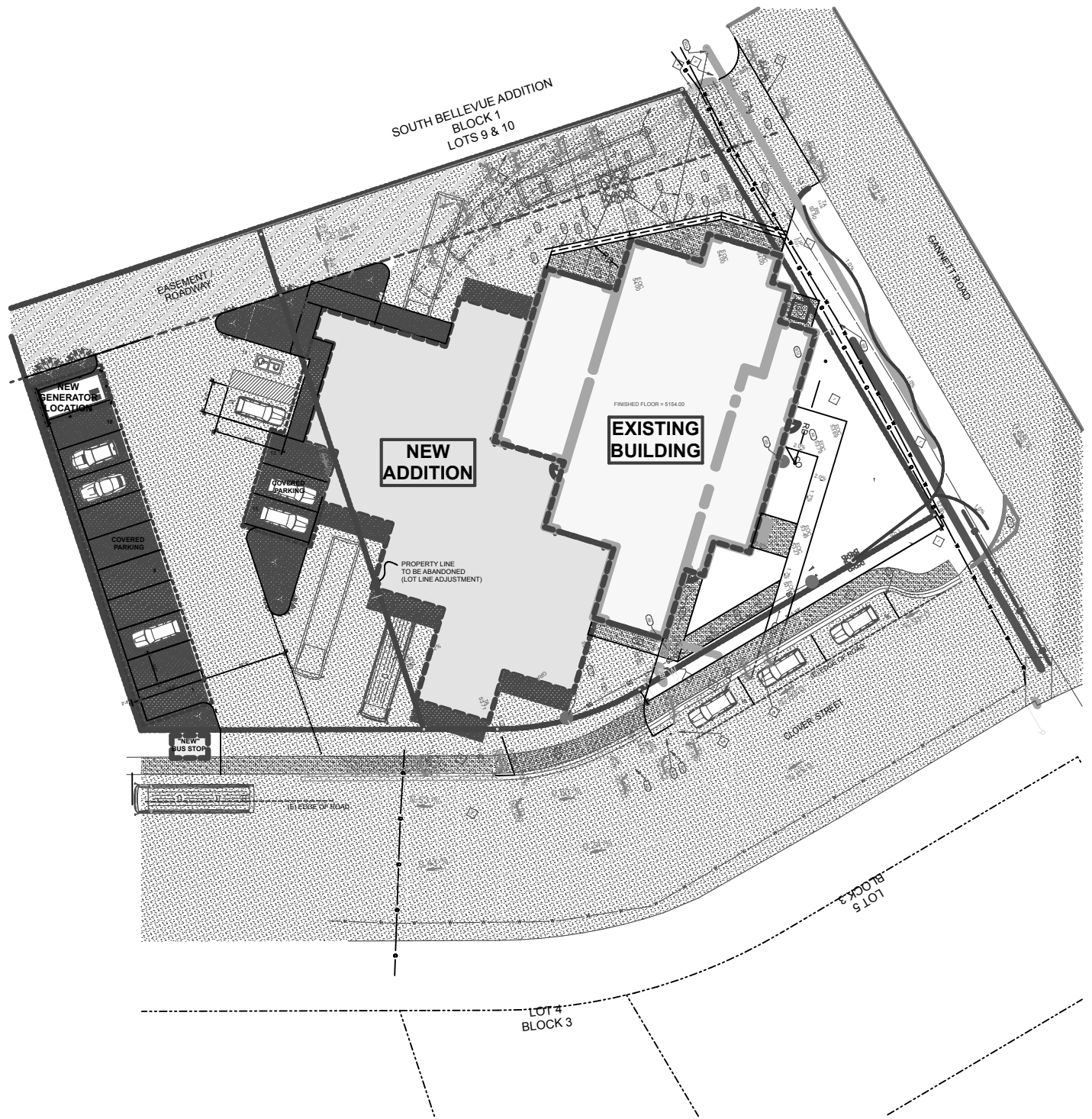
Sincerely,



Jolyon H. Sawrey, Architect/Land Planner



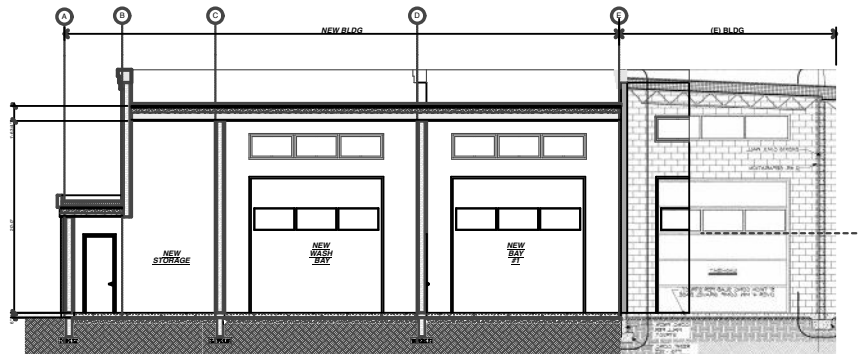
NEW ADDITION



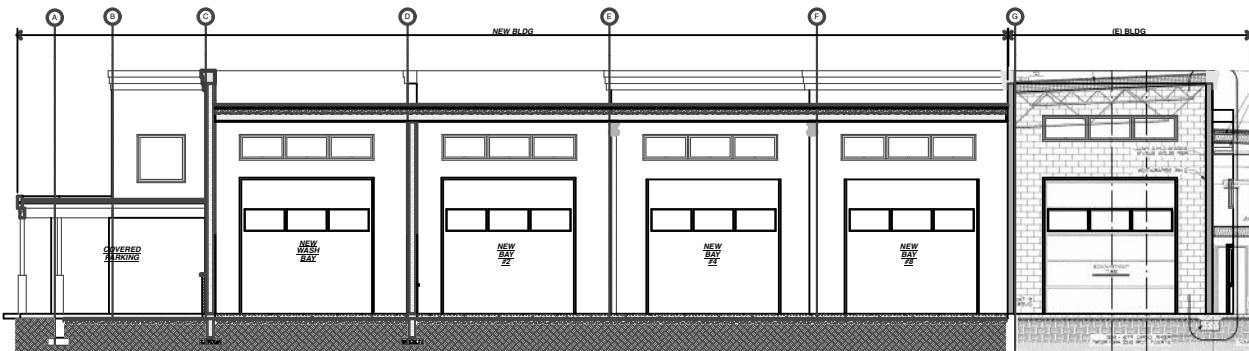


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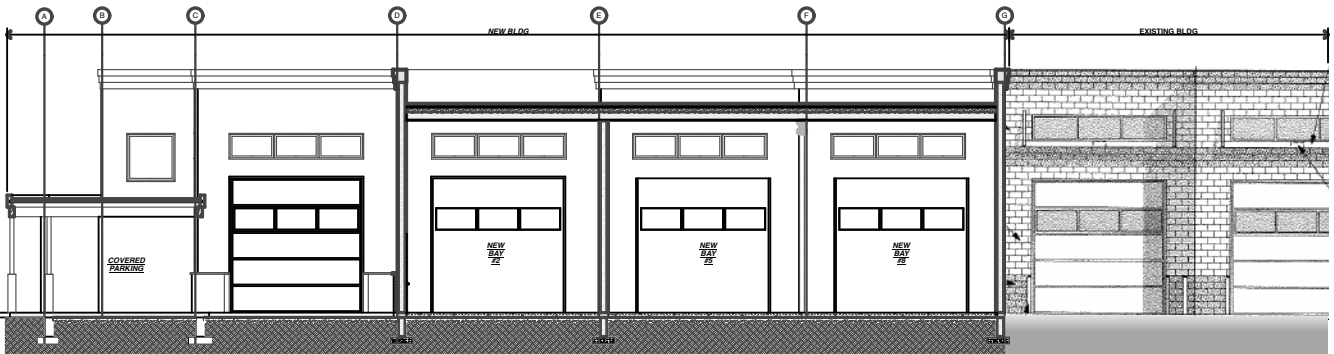
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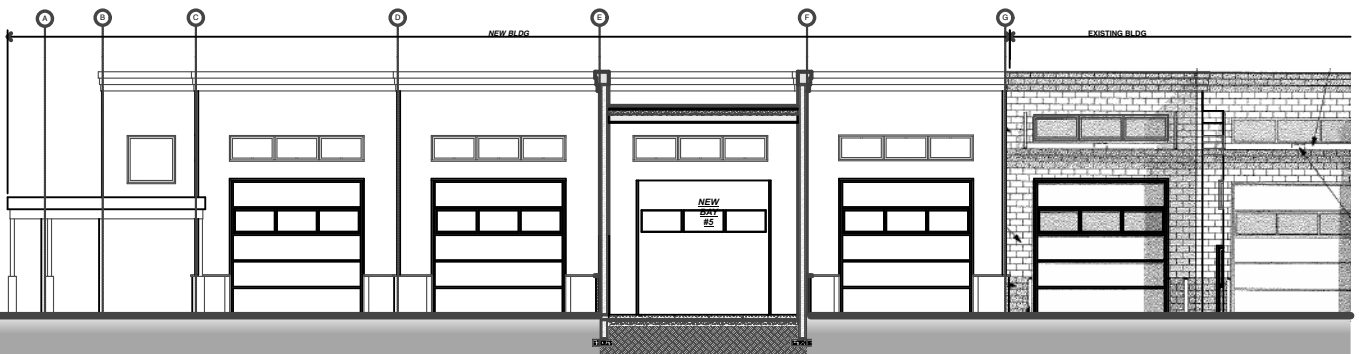
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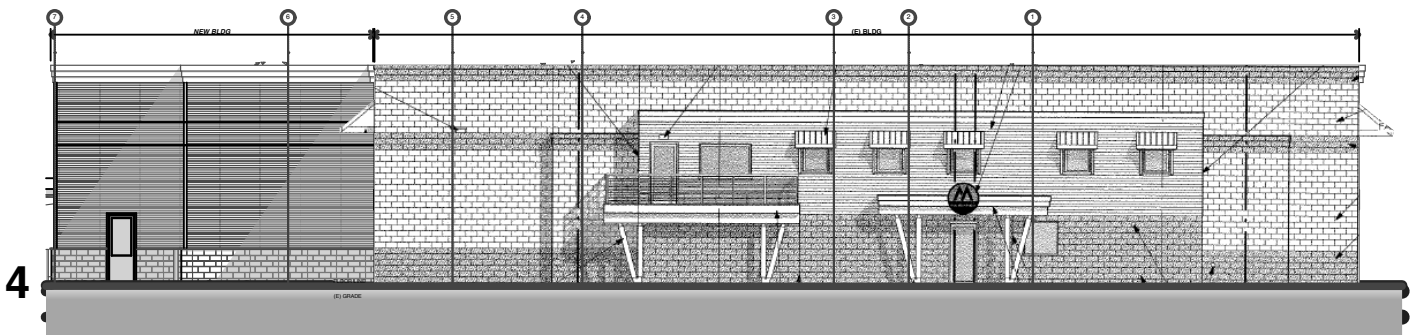
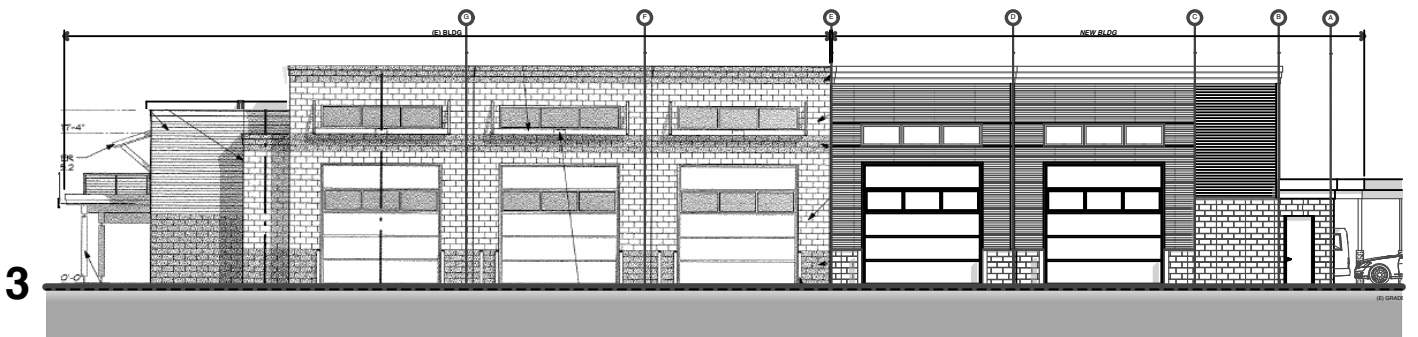
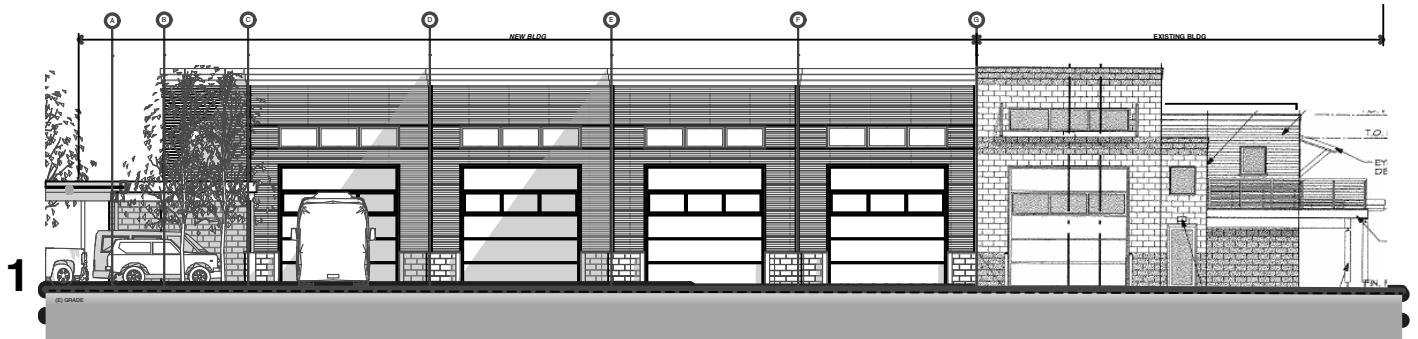


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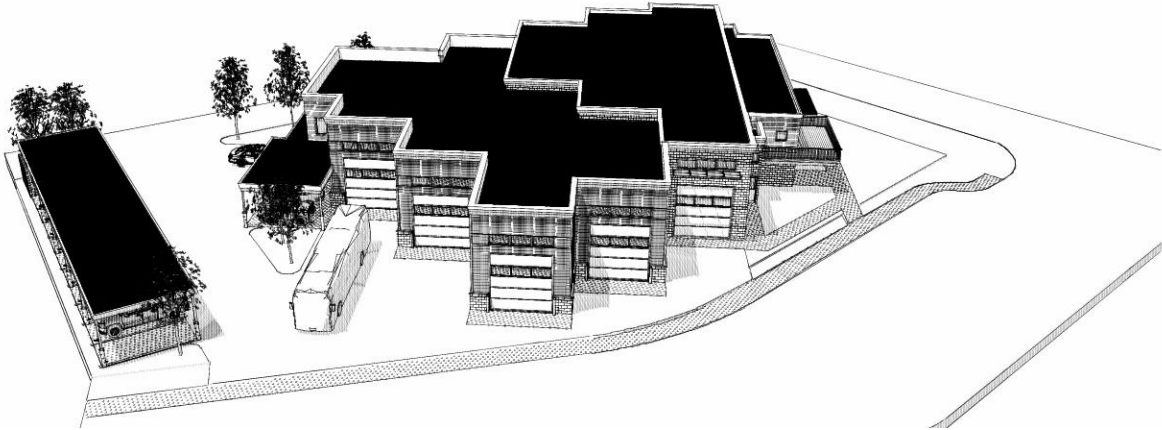
NEW ADDITION





NEW ADDITION

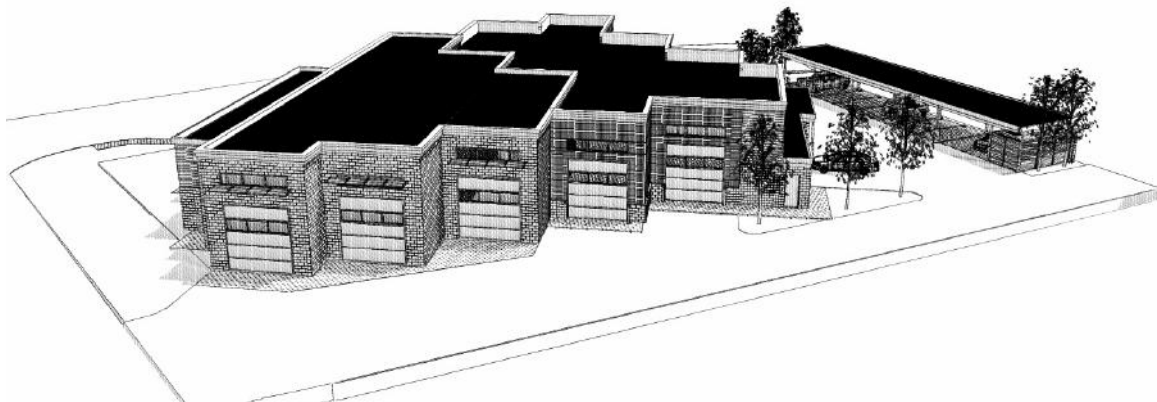
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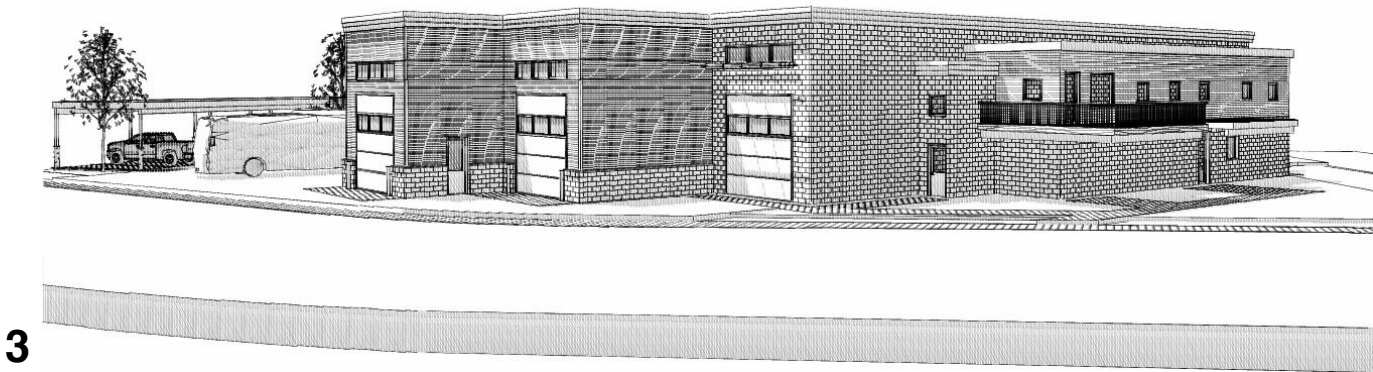
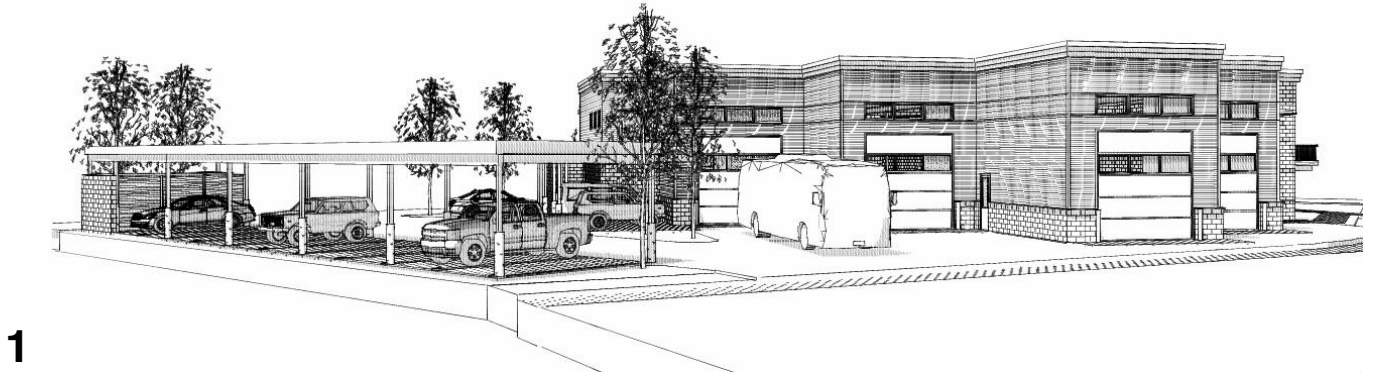


3





NEW ADDITION





City of Ketchum

Agency Name: Sun Valley Economic Development
Project Name: FY24 Funding Request
Contact Person: Harry Griffith
Address: POB 3893 Ketchum, ID 83340
Email: harry@sunvalleyeconomy.org
Phone Number: 208-721-7847

Please provide the information requested below and return via email to aswindley@ketchumidaho.org by end of day, **Friday, April 21, 2023**.

- City Council’s Budget Strategic Session will be on Monday, June 26, 2023 from 9-1 pm (to be confirmed/agenda to follow)
- The public hearing will be on July 17th, with the readings as follows:
 - 1st – August 7st | 2nd – August 21 | 3rd – September 5th

Feel free to expand the text fields. Supporting documents or any additional information for consideration are welcome as attachments.

If any of the below items do not apply to your request, please indicate with N/A.

-
1. Amount requested for fiscal year 2024: \$ 15,000_____
 2. What percentage of your overall budget does the requested amount represent? 7___ %
Please submit a budget sheet for FY2022 and FY2023 that shows overall revenue and expenditures.
 3. How would your program or project be impacted if it did not receive funding from the City or if funding were reduced? (Expand the box as needed or submit separately.)

Access to grant dollars from the Idaho Dept. of Commerce Rural ED Grant program would not be possible, and projected funding from the five other Blaine Co municipalities would be very difficult unless the City demonstrated leadership through this budget request. With the largest business community and employer base, Ketchum’s continued support is critical. In order to leverage more than the projected \$55k in Blaine Co. non-Ketchum public sector and \$60k in private sector funding, the City contribution plays a pivotal “key contributor” role.

4. If you received funds from the City in fiscal year 2023, please provide specific examples of how those funds were used to benefit the community. (Expand the box as needed or submit separately.)

1. Growth/expansion of the Sun Valley Culinary Institute programs & staff
2. \$25k grant recipient for Talent Pipeline Management needs and implementation assessment
3. Participation in Wood River Early Learning Collaborative
4. Delivery of economic data and analyses to inform public & private decision-making
5. Guidance to businesses on accessing external capital, succession planning and business plans.

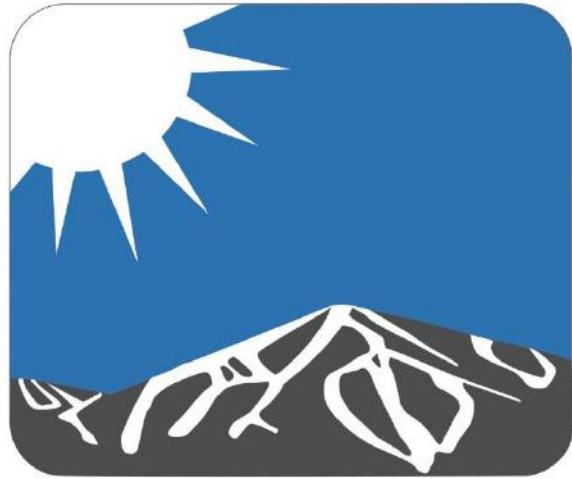
An updated ROI calculation based on methodology used by other leading Idaho ED organization is attached.

5. If you receive funds from the City in fiscal year 2024, please provide specific goals set by your organization. (Expand the box as needed or submit separately.)

SVED delivers projects and programs that create economic value for Ketchum through:

1. More Jobs: Retain existing and attract new businesses
2. Improved Sales: Increase business traffic & reduce seasonality
3. Better Decision Making: Provide timely data & analysis on the local economy
4. Removing Obstacles: Improve the local business environment
5. Delivering Significant ROI: real and positive community-wide impact from sponsored projects & programs

A strategic plan and performance metrics for SVED's current fiscal year is attached.



**SUN VALLEY
ECONOMIC
DEVELOPMENT**

SVED 2023 Strategic Plan

APPROVED

2023 Action Plan - Framework

Performance Objective Number	Action Plan Category	Strategic Categories
1	Business Attraction, Expansion, Retention and/or Creation	BUSINESS +
2		HOUSING & ACCOMMIDATION
3		INFRASTRUCTURE
4		WORKFORCE
5	Place Making	RECREATION
6		EVENTS
7	Training	PROFESSIONAL
8		OTHER
9	Other	MEMBERSHIP
10		FINANCIAL
11		ORGANIZATIONAL

Strategic Plan - Business Attraction, Creation, Expansion & Retention

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Attract & recruit specific/ focused relocation leads	Food & Beverage services Small professional offices Outdoor recreation startups	3	New/existing restaurants/brands Professional, PE, VCs, etc. Ski, bike, etc
2	Respond to Commerce RFPs	As needed	2	Smaller low-infrastructure co's
3	Solicit & draft Idaho incentive/other grant applications	Tax Reimbursement Incentive (TRI) Property Tax Exemption (PTE) Advantage, STEP & other	3	SUN FBO 2, etc Steadfast Prop, etc.
4	Regular outreach to local businesses and organizations	Meetings & phone calls Succession planning	3	Commerce 75 list, minority business Aging business owners
5	Provide access to external funding sources	SBA program applications BBB grant applications Other agency applications Local grant applications	3	SBA loan application candidates Seminars & grant support Advise on other grant programs
6	Community education & advocacy	Prepare periodic economic analyses Publish membership newsletters Advocate on critical business issues	3	Quarterly issuance Monthly issuance Regultry issues, LOT, new technology

Strategic Plan - Housing/Accommodation & Infrastructure

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Community Education & Advocacy	Affordable, Middle Income, Professional Multi-family, Tiny Home, other Regulatory policy changes Increase supply incentives LOT for housing	3	Analysis, tracking & reporting Steadfast, ARCH, other Height, density, other zoning policies Property Tax Exemption improvement Analysis for ballot measure
2	Increase Accessible Rental Options	Long-term rental incentive policies Short Term Rental market analysis	2	Rent rates, residency restrictions Incentivize ST>LT rental conversion
3	Expand Accommodation & Lodging Options	Hotel projects Support WR Tourism & Lodging Coalitions	2	Marriott Signature, Harriman, etc ExCo participation & data analysis
4	Expand Sustainability Infrastructure	Sustainability Committee participation Baldy Forest Health participation Identify & share grant opportunities	2	Support lead organization efforts
5	Improve Transportation Systems	Increase SUN access & capabilities Improve Commuting/Public Transit	1	Support lead organization efforts

Strategic Plan - Workforce

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Improve Vocational Pathways	Leverage TPM® infrastructure Build Apprenticeship programs Create Internship/other programs	3	Inventory business needs SV Culinary Institute, Const/Trades Engage local educators & NFPs
2	Expand Childcare Options	Increase existing capacity Develop new capacity	2	Early Youth Educational committee participation
3	Attract Talent	Quality of Place marketing Remote worker marketing Corporate event leverage	1	New QOP metrics & campaign Friends & family, trailing spouses, etc Enhance experiences & exposure
4	Community Education & Advocacy	Living wage/ALICE analysis Labor statistics analysis	1	Support lead organization efforts Analyze workforce gaps

Strategic Plan - Place Making/Training/Other

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Increase recreational assets & opportunities	Grow Sun Valley Culinary Institute Baldy Forest Health participation Develop new RV parks	3	Increase BCSD & rest. engagement Private land match applications Parcel advocacy
2	Deliver SVED Community Events	Conduct 1-3 Forums and/or Summit Implement social media program	3	Keynote speakers, vibrant themes LinkedIn, etc
3	Improve SVED team skills & influence	Increased IEDA engagement RIVDA Loan Board participation	2	Participate in Legislative committee Conduct SBA regional loan reviews
4	Expand Membership rooster	Improve member value proposition Sustain participating membership Broadcast SVED successes	3	Adjust membership benefits Achieve 75 business outreach target ROI methodology
5	Maintain/improve Financial Performance	Optimize P&L performance Secure additional grants Optimize EIDL loan	3	Positive Summit & overall P&L iWDC/other program admin. fees Secure incremental interest
6	Optimize organizational Structure	Evaluate collaboration alternatives Refresh Board Access additional work capacity	3	Other NFPs Diversity & new blood Board volunteers, interns, othe

SVED 2023 Performance Criteria

ANNUAL PERFORMANCE CRITERIA (DRAFT)					
Performance Objective Number	Action Plan Category	Performance Criteria/Assessment	Target Date for Delivery	Weight (1=lo, 3=hi)	%
1	Business Attraction, Retention & Expansion	Attract & recruit businesses for relocation based on targeted criteria such as industry, scale, local impacts & doability; support with provision of timely advise/ data	30-Dec-23	3	13%
2		Advocate for and/or support five (5) local businesses with economic development objectives and/or with government incentive programs.	30-Dec-23	3	13%
3		Develop/support workforce housing project implementation	30-Dec-23	3	13%
4		Participate in five (5) tourism/hospitality-related expansion activites/programs	30-Dec-23	2	8%
5		Support expansion of professional & other programs at Sun Valley Culinary Institute	30-Dec-23	2	8%
6	Place Making	Provide strategic and/or analytical support to three (3) community events, organizations and/or networks	30-Dec-23	1	4%
7		Deliver three (3) community educational events	30-Nov-23	2	8%
8		Conduct a minimum of six (6) annual conversations with each local government/representative	30-Dec-23	2	8%
9	Training	Participate in eight (8) community economic development seminars, conferences, networking, webinar and/or other events	30-Dec-23	1	4%
10	Other	Outreach to eight (8) local businesses/organizations per month	30-Dec-23	3	13%
11		Secure seven (7) new or lapsed members, and maintain YE membership of 75	30-Dec-23	2	8%
12		Maintain three (3) year ROI of at least \$5 delivered for each \$1 invested by community	30-Dec-23	3	13%
13		Deliver positive YE net operating income	30-Dec-23	3	13%

Sun Valley Economic Development, Inc.
FY 2022 ACTUALS
 January - December 2022

	FY22	
	Actual	Budget
Income		
Income		
Events		
Summit		
Registrations	5,175	7,500
Sponsorships	2,100	7,500
Total Summit	\$ 7,275	\$ 15,000
Total Events	\$ 7,275	\$ 15,000
Grant Income		
Idaho Power		2,500
IWDC Grant Incoe (Restricted)	3,125	
Other Grant Income	1,000	
State Dept of Commerce	27,200	24,150
Total Grant Income	\$ 31,325	\$ 26,650
Private Sector		
Membership	51,150	40,000
Total Private Sector	\$ 51,150	\$ 40,000
Public Sector		
Blaine County		30,000
Hailey	3,000	4,000
Ketchum	10,000	10,000
Kura	15,000	15,000
Sun Valley	7,500	8,500
Total Public Sector	\$ 35,500	\$ 67,500
Total Income	\$ 125,250	\$ 149,150
Interest Income	5	12
z In Kind Revenue & Services	15,800	15,000
Total Income	\$ 141,055	\$ 164,162
Gross Profit	\$ 141,055	\$ 164,162
Expenses		
Expenses		
Project Expenses		
Forums & Meetings	0	
Incubation		
Culinary	1,000	
Total Incubation	\$ 1,000	\$ 0
Total Project Expenses	\$ 1,000	\$ 0
Total Expenses	\$ 1,000	\$ 0
Office Administration		
Accounting		

Late Receipt; included in 2023 financials

General Accounting	4,223	3,600
Tax Preparation	1,077	1,200
Total Accounting	\$ 5,299	\$ 4,800
Bank Costs	855	600
Dues & Subscriptions	759	350
Other Fees & Service	2,687	1,700
Total Office Administration	\$ 9,601	\$ 7,450
Operating Expenses		
Compensation		
Executive Director		
Base	100,000	98,663
Bonus	8,530	9,733
Total Executive Director	\$ 108,530	\$ 108,396
Total Compensation	\$ 108,530	\$ 108,396
Consulting	7,209	8,000
Marketing	5,806	5,500
Professional Fees		200
Training	535	500
Travel, Meals & Entertainment Expense	5,665	5,000
Web Site	390	1,000
Total Operating Expenses	\$ 128,135	\$ 128,596
Uncategorized Expense		535
Total Expenses	\$ 138,737	\$ 136,581
Net Operating Income	\$ 2,319	\$ 27,581
Other Expenses		
In-Kind Revenue & Services	15,800	15,000
Loans Repayment & Miscellaneous	0	1,905
Total Other Expenses	\$ 15,800	\$ 16,905
Net Other Income	\$ -15,800	\$ -16,905
Net Income	\$ -13,481	\$ 10,676

Thursday, Feb 09, 2023 12:03:40 PM GMT-8 - Accrual Basis

Sun Valley Economic Development, Inc.
FY 2023 Budget APPROVED
 January - December

	Approved FY23 Budget
Income	
Income	
Events	
Summit	
Registrations	\$ 2,000
Sponsorships	\$ 7,500
Total Summit	\$ 9,500
Total Events	\$ 9,500
Grant Income	
Idaho Power	
IWDC Grant Incoe (Restricted)	\$ 21,875
Other Grant Income	\$ 1,000
State Dept of Commerce	\$ 24,100
Total Grant Income	\$ 46,975
Private Sector	
Membership	\$ 60,000
Total Private Sector	\$ 60,000
Public Sector	\$ -
Blaine County	\$ 55,000
Hailey	\$ 3,000
Ketchum	\$ 15,000
Kura	\$ 5,000
Sun Valley	\$ 6,500
Total Public Sector	\$ 84,500
Total Income	\$ 200,975
Interest Income	\$ 2,800
z In Kind Revenue & Services	\$ 18,000
Total Income	\$ 221,775
Gross Profit	\$ 221,775
Expenses	
Expenses	
Project Expenses	
Forums & Meetings	\$ 10,000
Incubation	
Culinary	\$ 1,000
Total Incubation	\$ 1,000
Total Project Expenses	\$ 11,000
Total Expenses	\$ 11,000
Office Administration	\$ -
Accounting	

General Accounting	\$ 5,000
Tax Preparation	\$ 1,500
Total Accounting	\$ 6,500
Bank Costs	\$ 900
Dues & Subscriptions	\$ 1,000
Other Fees & Service	\$ 3,000
Total Office Administration	\$ 24,400
Operating Expenses	
Compensation	
Executive Director	
Base	\$ 100,000
Bonus	\$ 10,000
Total Executive Director	\$ 110,000
Total Compensation	\$ 110,000
Consulting	\$ 29,875
Marketing	\$ 10,000
Professional Fees	\$ 200
Training	\$ 800
Travel, Meals & Entertainment Expense	\$ 5,300
Web Site	\$ 1,600
Total Operating Expenses	\$ 157,775
Uncategorized Expense	\$ -
Total Expenses	\$ 193,175
Net Operating Income	\$ 28,600
Other Expenses	
In-Kind Revenue & Services	\$ 18,000
Loans Repayment & Miscellaneous	\$ 4,572
Total Other Expenses	\$ 22,572
Net Other Income	\$ 6,028
Net Income	\$ 6,028

Thursday, Feb 09, 2023 12:03:40 PM GMT-8 - Accrual Basis



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Recommendation to hold Public Hearing and Adopt Resolution Resolution 23-009 Adopting Fees and Fee Schedules for All City Departments

Reasons for Recommendation:

- Idaho State Law requires City Council to adopt a comprehensive list of fees/charges. It also mandates that any new fee or fee that is increased 5% or greater conduct a public hearing
- There are several proposed increases in fees for FY24 throughout departments

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

Fees charged by the City are established via a resolution of the City Council. Resolution 15-018 established the first citywide fee resolution for the City of Ketchum. The fee resolution has been periodically updated to add new fees or modify existing ones. Attached is the full fee schedule with changes highlighted.

Attachments:

1. Resolution 23-009 - FY2024 Budget Fee Resolution

RESOLUTION NUMBER 23-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AMENDING THE FEE SCHEDULE AND CHARGES FOR ALL CITY DEPARTMENTS AND ESTABLISHING POLICIES FOR COLLECTING FEES

WHEREAS, the City incurs administrative costs in processing applications, enforcing codes, administering regulations, maintaining facilities, monitoring project development, engaging the public, reviewing proposals, providing support, and conducting required inspections; and

WHEREAS, the Ketchum Municipal Code authorizes the establishment and adoption of fees to cover the administrative costs of reviewing applications for any service provided by the City of Ketchum; and

WHEREAS, each department within the City of Ketchum organization has quantified the costs of processing and administering each application specific to that department; and

WHEREAS, the City of Ketchum adopted Resolution 15-018 establishing the first citywide fee resolution on August 24th, 2015; and

WHEREAS, the City Council approved changes to Resolution 15-018 at the May 2, 2016 Regular Meeting and directed staff to bring back a revised resolution for adoption at a Special Meeting of the City Council on May 5, 2016; and

WHEREAS, the City Council approved Resolution 16-006 at a Special Meeting of the City Council on May 5, 2016; and

WHEREAS, the City Council approved additional amendments to the fee resolution on June 6, 2016 and adopted Resolution 16-008; and

WHEREAS, the City Council approved additional amendments to the fee resolution on September 18, 2017, and adopted Resolution 17-011, thereby establishing the citywide fee resolution; and

WHEREAS, the City Council approved additional amendments to the fee resolution on April 16, 2018, and adopted Resolution 18-012, thereby establishing the citywide fee resolution; and

WHEREAS, the City Council approved additional amendments to the fee resolution on August 20, 2018, and adopted Resolution 18-020, thereby establishing the citywide fee resolution; and

WHEREAS, the City Council approved additional amendments to the fee resolution on December 3, 2018, and adopted Resolution 18-031, thereby establishing the citywide fee resolution; and

WHEREAS, the City Council approved additional amendments to the fee resolution at a Regular meeting on October 21, 2019, and adopted Resolution 19-024, thereby establishing the citywide fee resolution; and

WHEREAS, the City Council approved additional amendments to the fee resolution at a Regular meeting on November 18, 2019, and adopted Resolution 19-029, thereby establishing the citywide fee resolution; and

WHEREAS, the City Council approved additional amendments to the fee resolution at a Regular meeting on January 6, 2020, and adopted Resolution 20-005, thereby establishing the citywide fee resolution; and

WHEREAS, the City Council considers additional amendments to the fee resolution at a Regular meeting on September 21, 2020, through Resolution 20-023; and

WHEREAS, the City Council considers additional amendments to the fee resolution at a Regular meeting on October 18, 2021, through Resolution 21-015.

WHEREAS, the City Council considers additional amendments to the fee resolution at a Regular meeting on December 20, 2021, through Resolution 22-013.

WHEREAS, the City Council considers additional amendments to the fee resolution at a Regular meeting on March 7, 2022, through Resolution 22-016.

WHEREAS, the City Council considers additional amendments to the fee resolution at a Regular meeting on July 18, 2022, through Resolution 22-021.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of Ketchum, Idaho that the City Council hereby rescinds all existing fee schedules established and adopted prior to the date of this resolution in their entirety and establishes a comprehensive fee schedule for all city fees in the sections provided below in this resolution.

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Planning & Building	Building	\$1.00 to \$500.00= (1) Building permit valuation shall include the total value of the work for which a permit is being issued, including materials and labor. The building official may require documentation of the building permit valuation as necessary to ensure correct valuation of project.	\$ 24.50	\$ 24.50	0%
Planning & Building	Building	\$501.00 to \$2,000.00= (1)	\$24.50 for the first \$500.00 plus \$3.25 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	\$24.50 for the first \$500.00 plus \$3.25 for each additional \$100.00, or fraction thereof, to and including \$2,000.00	0%
Planning & Building	Building	\$2001.00 to \$25,000.00=(1)	\$72.50 for the first \$2,000.00 plus \$14.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	\$72.50 for the first \$2,000.00 plus \$14.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.01	0%
Planning & Building	Building	\$25,001.00 to \$50,000.00= (1)	\$409.50 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	\$409.50 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.01	0%
Planning & Building	Building	\$50,001.00 to \$100,000.00= (1)	\$672.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	\$672.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.01	0%
Planning & Building	Building	\$100,001.00 to \$500,000.00= (1)	\$1038.50 for the first \$100,000.00 plus \$5.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	\$1038.50 for the first \$100,000.00 plus \$5.75 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.01	0%
Planning & Building	Building	\$500,001.00 to \$1,000,000.00= (1)	\$3,379.25 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	\$3,379.25 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.01	0%
Planning & Building	Building	\$1,000,000.00 and up= (1)	\$5,861.00 for the first \$1,000,000.00 plus \$3.75 for each additional \$1,000.00, or fraction thereof	\$5,861.00 for the first \$1,000,000.00 plus \$3.75 for each additional \$1,000.00, or fraction thereof	0%
Planning & Building	Building	Plan Check Fee - Building	70% of Permit Fee	65% of permit fee	0%
Planning & Building	Building	Plan Check Fee - Planning	65% of Permit Fee	70% of building plan check fee	0%
Planning & Building	Building	Plan Check Fee - Fire	Same as P&Z Plan Check Fee	70% of building plan check fee	0%
Planning & Building	Building	Building Permit Modification - Minor (as determined by the Administrator)	\$ 250.00	\$ 500.00	0%
Planning & Building	Building	Building Permit Modification - Major (as determined by the Administrator, full plan check fees may be assessed based on size of modification)	\$ 450.00	\$ 1,500.00	0%
Planning & Building	Other	Inspections outside of normal business hours (minimum charge --two hours) (2) or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Re-inspection fees assessed under provisions of Section 109.7 (2)	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Inspections for which no fee is specifically indicated (minimum charge -- one-half hour)(2)	\$ 60.00	\$ 60.00	0%
Planning & Building	Other	Additional and partial inspections above the minimum required by the building codes may be charged (minimum charge--one hour) (2)	\$ 60.00	\$ 60.00	0%

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Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Planning & Building	Other	Hourly Rate for Review of Changes, Additions or Revisions to Plans	\$ 250.00	\$ 100.00	-60%
Planning & Building	Other	Additional costs incurred by the City for security (2)	\$ 100.00	\$ 100.00	0%
Planning & Building	Other	agreements and other similar processes (minimum charge) (2)	\$ 1,002.00	\$ 1,002.00	0%
Planning & Building	Other	For use of outside consultants for plan checking and inspections, or both (3) <i>Actual costs include administrative and overhead costs.</i>	Actual Costs	Actual Costs	0%
Planning & Building	Other	Penalty for commencement of work without a building permit + additional stop work order and violation fees allowed for int Ketchum Municipal Code, Section 15.04.030)	\$ 1,000.00	\$ 1,000.00	0%
Planning & Building	Other	Deferred submittals, per each submittal	25% of Plan review fee	25% of Plan review fee	0%
Planning & Building	Other	Temporary Certificate of Occupancy (non-refundable) (per week)	\$ 1,000.00	\$ 1,000.00	0%
Planning & Building	Other	Alternative Energy System Installation- <i>Fee covers one inspection. Additional inspections shall be charged at the rate identified in Other Inspection and Fees.</i>	\$ 100.00	\$ 100.00	0%
Planning & Building	Other	Demolition Fee <i>(A security agreement equaling 150% of the estimated demolition cost is required for all demolition permits.)</i>	\$ 150.00	\$ 750.00	400%
Planning & Building	Design Review	Pre-Application Design Review	\$ 1,100.00	\$ 3,300.00	200%
Planning & Building	Design Review	Mountain Overlay Design Review	\$ 1,400.00	\$ 4,800.00	243%
Planning & Building	Design Review	Final Design Review	\$ 1,800.00	\$ 3,900.00	11%
Planning & Building	Design Review	Administrative Design Review	\$ 250.00	\$ 500.00	100%
Planning & Building	Design Review	Administrative Design Review - in Mountain Overlay and/or Avalance Overlay	\$ -	\$ 1,500.00	new
Planning & Building	Design Review	Hotel Pre-Application Design Review	\$ 0.10	\$ 7,000.00	-60%
Planning & Building	Design Review	Hotel Design Review	\$ 0.32	\$ 9,000.00	-60%
Planning & Building	Design Review	Request to Alter or Demolish a Historic Structure	\$ -	\$ 1,800.00	new
Planning & Building	Subdivision	Land Subdivision: Preliminary Plat	\$ 1,300.00	\$ 2,900.00	-32%
Planning & Building	Subdivision	Condo/Townhome Subdivision: Preliminary Plat	\$ 525.00	\$ 3,300.00	-19%
Planning & Building	Subdivision	Land Subdivision: Final Plat	\$ 375.00	\$ 2,000.00	166%
Planning & Building	Subdivision	Condo/Townhome Subdivision: Final Plat	\$ -	\$ 2,000.00	166%
Planning & Building	Subdivision	Planned Unit Development (PUD)	\$ 4,300.00	\$ 12,500.00	191%
Planning & Building	Subdivision	Planned Unit Development (PUD)- Minor Amendment	\$ -	\$ 4,500.00	new
Planning & Building	Subdivision	Planned Unit Development (PUD)- Major Amendment	\$ -	\$ 9,000.00	new
Planning & Building	Subdivision	Hotel Planned Unit Development (PUD)	\$ 0.48	\$ 12,500.00	-81%
Planning & Building	Subdivision	Readjustment of Lot Lines (Lot Line Shift)	\$ 475.00	\$ 1,700.00	112%
Planning & Building	Subdivision	Vacation	\$ 1,615.00	\$ 5,500.00	241%
Planning & Building	Floodplain Development Permits	Streambank Alteration	\$ 500.00	\$ 5,700.00	1040%
Planning & Building	Floodplain Development Permits	Emergency Streambank Alteration Permit	\$ 250.00	\$ 1,500.00	500%
Planning & Building	Floodplain Development Permits	Emergency Flood Protection Permit	\$ -	\$ -	0%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Residential	\$ 1,400.00	\$ 2,700.00	93%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Subdivision	\$ 350.00	\$ 6,300.00	1700%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - Non-residential and Mixed Use	\$ 1,525.00	\$ 4,800.00	0%
Planning & Building	Floodplain Development Permits	Floodplain Development Permit - interior remodel, new structures/additions entirely outside of floodplain	\$ 250.00	\$ 1,800.00	620%
Planning & Building	Floodplain Development Permits	Minor Riparian Alteration – removal of hazard trees (up to four trees), minor maintenance of riparian trees and vegetation	\$ 125.00	\$ 350.00	180%
Planning & Building	Floodplain Development Permits	Major Riparian Alteration – Application applies to vegetation within 25 feet of mean high water mark. This application covers the removal of more than four (4) trees or major maintenance of riparian trees and vegetation.	\$ -	\$ 700.00	new
Planning & Building	Other Permits	Administrative Use Permit	\$ 250.00	\$ 500.00	100%
Planning & Building	Other Permits	Sign Permit	\$ 125.00	\$ 250.00	100%
Planning & Building	Other Permits	Fence Permit	\$ 100.00	\$ 150.00	50%
Planning & Building	Other Permits	Conditional Use Permit	\$ 1,100.00	\$ 3,200.00	191%
Planning & Building	Other Permits	Conditional Use Permit - Daycare Businesses	\$ 300.00	\$ 300.00	0%
Planning & Building	Other Permits	Conditional Use Permit Amendment	\$ -	\$ 2,200.00	new
Planning & Building	Other Permits	Variance	\$ 1,100.00	\$ 2,300.00	109%
Planning & Building	Other Permits	Appeals	\$ 2,175.00	\$ 5,000.00	130%
Planning & Building	Other Permits	Off-Site Vendor - New	\$ 750.00	\$ 1,100.00	47%
Planning & Building	Other Permits	Off-Site Vendor - Renewal	\$ -	\$ 750.00	new
Planning & Building	Other Permits	Grading	\$ 125.00	\$ 850.00	580%

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Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Planning & Building	Other Permits	Wireless Communications Facility Master Plan	\$ 525.00	\$ 1,800.00	243%
Planning & Building	Other Permits	Wireless Communications Facility Permit	\$ 225.00	\$ 800.00	256%
Planning & Building	Other Permits	Off-site Commercial/Neighborhood Snow Storage Permit - Administrative	\$ 75.00	\$ 500.00	567%
Planning & Building	Other Permits	Listing a Historic Structure/Site	\$ -	\$ 2,200.00	new
Planning & Building	Other Permits	Development Agreement-Rezone	\$ 2,900.00	\$ 10,000.00	245%
Planning & Building	Other Permits	Development Agreement - Non-Rezone	\$ 1,900.00	\$ 5,000.00	163%
Planning & Building	Other Permits	Development Agreement Amendment - Minor	\$ 1,900.00	\$ 3,000.00	58%
Planning & Building	Other Permits	Development Agreement Amendment - Major	\$ -	\$ 5,000.00	new
Planning & Building	Other Permits	Residential Annexation	\$ 5,688.00	\$ 5,688.00	0%
Planning & Building	Other Permits	Commercial Annexation	\$ 12,655.00	\$ 12,655.00	0%
Planning & Building	Other Permits	Mixed-Use Annexation (residential & commercial)	\$ -	\$ 12,655.00	new
Planning & Building	Amendments	Comprehensive Plan Amendment	\$ 1,925.00	\$ 7,000.00	264%
Planning & Building	Amendments	Zoning/Subdivision Text Amendment	\$ 1,925.00	\$ 9,500.00	394%
Planning & Building	Amendments	Zone Change Request	\$ 1,925.00	\$ 6,000.00	212%
			100% of actual costs	100% of actual costs	
Planning & Building	Miscellaneous	Consultant Review Fee	incurred	incurred	0%
Planning & Building	Miscellaneous	Community Housing In-lieu Fee	\$ 450.00	\$ 450.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Single Family	\$ 2,092.00	\$ 2,092.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Multi Family per unit	\$ 1,616.00	\$ 1,616.00	0%
Planning & Building	Impact Fees	Fire Development Impact Fees Commercial per square foot	\$ 0.45	\$ 0.45	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Single Family	\$ 1,047.00	\$ 1,047.00	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Multi Family per unit	\$ 809.00	\$ 809.00	0%
Planning & Building	Impact Fees	Parks Development Impact Fees Commercial per square foot	\$ -	\$ -	0%
Planning & Building	Impact Fees	Police Development Impact Fees Single Family	\$ 104.00	\$ 104.00	0%
Planning & Building	Impact Fees	Police Development Impact Fees Multi Family per unit	\$ 80.00	\$ 80.00	0%
Planning & Building	Impact Fees	Police Development Impact Fees Commercial per square foot	\$ 0.22	\$ 0.22	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Single Family	\$ 4,492.00	\$ 4,492.00	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Multi Family per unit	\$ 3,471.00	\$ 3,471.00	0%
Planning & Building	Impact Fees	Streets Development Impact Fees Commercial per square foot	\$ 0.97	\$ 0.97	0%
Fire & Rescue	Automatic Fire Alarm Systems	Single Family Residential Installations under 4,000 sq. ft.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Single Family Residential Installations over 4,000 sq. ft.	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations up to 6,000 sq. ft.	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations 5,000 - 20,000 sq. ft.	\$ 350.00	\$ 350.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Multi Family and Commercial Installations over 20,000 sq. ft.	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Modification (including TI), 1-24 devices	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Modification (including TI), 25 or more devices	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Existing Component Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Component Addition to Existing System	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Automatic Fire Alarm Systems	Fire Alarm Inspections (all) per hour	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Automatic Suppression Systems	Single Family Residential Installations under 6,000 sq. ft.	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Single Family Residential Installations over 6,000 sq. ft.	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installations up to 6,000 sq. ft.	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation 6,000 - 20,000 sq. ft.	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation 20,001 - 40,000 sq. ft.	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Automatic Suppression Systems	Multi Family and Commercial Installation over 40,000 sq. ft.	\$ 800.00	\$ 800.00	0%
Fire & Rescue	Automatic Suppression Systems	Modification, 1-10 Heads	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Automatic Suppression Systems	Modification, 10 or more Heads	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Automatic Suppression Systems	Per Head fee for all Plan Checks	\$ 1.00	\$ 1.00	0%
Fire & Rescue	Automatic Suppression Systems	Fire Suppression System Inspections (all) per hour	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Automatic Suppression Systems	Fire Flow Tests (beyond one included in plan review or other)	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Sandpipe System Permits	New Installation	\$ 250.00	\$ 250.00	0%
Fire & Rescue	Sandpipe System Permits	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Sandpipe System Permits	Per Hose Connection for New and Existing Systems	\$ 10.00	\$ 10.00	0%
Fire & Rescue	Sandpipe System Permits	Standpipe System Inspections	\$ 75.00	\$ 75.00	0%

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Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Clean Agent System Plan Check	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Clean Agent System Modification	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern New Installation: Commercial Kitchen Fire Suppression (per system)	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Modification to a Commercial Kitchen Fire Suppression System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Alternative Fire-Extinguishing System	Pern Modification to any Alternative Fire-Extinguishing System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Fire Pump Permits	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Fire Pump Permits	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Fire Pump Permits	Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	New Installation and Plan Review	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	Modification to Existing System	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Solar Photovoltaic System Permits	Inspections (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	New Installation - Each Tank	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	Modification - Each Tank	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Flammable & Combustible Liquid Tank Per	Removal - Each Tank	\$ 100.00	\$ 100.00	0%
Fire & Rescue	L-P Gas System Permits	New Installation - Storage and/or dispensing	\$ 300.00	\$ 300.00	0%
Fire & Rescue	L-P Gas System Permits	Modification - Storage and/or dispensing	\$ 100.00	\$ 100.00	0%
Fire & Rescue	L-P Gas System Permits	New Installation - Prefilled Portable Cylinders for Consumer Exchange	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Compressed Gases Systems Permit	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Compressed Gases Systems Permit	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Medical Gas Systems Permit	New Installation	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Medical Gas Systems Permit	Modification	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Spring, Dipping or Powder Coating Permits	New Installation - Spray Area, Spray Room, Spray Booth, Dip Tank or Mixing Room	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Spring, Dipping or Powder Coating Permits	Modification - Spray Area, Spray Room, Spray Booth, Dip Tank or Mixing Room	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Hazardous Materials Permit	Annual Fee to Store, Transport On-Site, Dispense, Use or Handle Hazardous Materials	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Hazardous Materials Permit	HMIS Assessment (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Hazardous Materials Permit	HMMP Assessment (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Hazardous Materials Permit	New Installation - HazMat Container, Tank or Process	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Hazardous Materials Permit	Modification - HazMat Container, Tank or Process	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Other Fire Code Permits	Carbon Dioxide Systems	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Other Fire Code Permits	Firefighter Air System (FAS)	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Other Fire Code Permits	Public Safety Radio Amplification System	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Other Fire Code Permits	Smoke Control/Management System	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Other Fire Code Permits	Battery System (UPS)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Other Fire Code Permits	High-Piled Storage Plan (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Other Fire Code Permits	Other fire code related permits as set forth in IFC Section 105.7 (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Other Fire Code Permits	Annual operational permits as set forth in IFC Section 105.6	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Inspection & Standby Fees	Re-inspection fees (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Inspection & Standby Fees	Additional inspections required by changes, additions, or revisions (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Inspection & Standby Fees	After Hours Inspections (based on staff availability, minimum two hours) (per hour)	\$ 150.00	\$ 150.00	0%
Fire & Rescue	Inspection & Standby Fees	Investigation inspection fee (work commencing before permit issuance - IFC 106.3)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Inspection & Standby Fees	Investigation inspection fee (removal of Stop Work Order - IFC 112)	\$ 300.00	\$ 300.00	0%
Fire & Rescue	Inspection & Standby Fees	Firewatch, standby firefighters and/or emergency medical personnel and apparatus as required by the <i>fire marshal</i> . Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance.	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Carnival, Fair, Circus, Haunt or Other Public Special Event - 30 Days	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Amusement Building - 30 Days (must have sprinkler system 3103.3.1)	\$ 500.00	\$ 500.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Fuel Tank & Dispensing	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - LP Gas - Construction Site Use of Containers Over 100 lbs.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Tent or Membrane Structure >400 sq. ft. -Additional Tents(s) per event \$50 ea.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Special Event Structure >400 sq. ft.	\$ 100.00	\$ 100.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Outdoor Assembly Event where planned attendance exceeds 1000 persons	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Temporary Use - Pyrotechnics Display	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Temporary Use Permit Fees	Other fire code related temporary use permits not listed (minimum one hour) (per hour)	\$ 75.00	\$ 75.00	0%
Fire & Rescue	Emergency Fire Alarm Response Fees	First 3 alarms per year	\$ -	\$ -	0%

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Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Fire & Rescue	Emergency Fire Alarm Response Fees	4 th alarm per calendar year	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Emergency Fire Alarm Response Fees	Each additional alarm per calendar year progressively increases at \$200.00 increments for each additional fire alarm, by alarm number	\$ 200.00	\$ 200.00	0%
Fire & Rescue	Burn Response Fees	Responses caused by burning without a permit. Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Burn Response Fees	Responses to wildland or structure fire caused by an illegal burn. Use current IDL ICMA cost per firefighter/paramedic and fire truck/ambulance	ICMA RATES	ICMA RATES	0%
Fire & Rescue	Burn Response Fees	Violation of the Fire Code (\$250.00 per violation, per day) Each day in which a violation occurs, after due notice has been served, shall constitute a separate offense	\$ 250.00	\$ 250.00	0%
Recreation	Youth Fees After School	Full season (school year)	\$ 755.00	\$ 755.00	0%
Recreation	Youth Fees After School	Per month	\$ 105.00	\$ 105.00	0%
Recreation	Youth Fees After School	Per day	\$ 15.00	\$ 15.00	0%
Recreation	Youth Fees After School	Out-of-school and extra activities, cost is activity dependent	\$40.00-\$65.00	\$40.00-\$65.00	0%
Recreation	Youth Fees After School	Swimming (6 weeks session)	\$ 90.00	\$ 90.00	0%
Recreation	Youth Fees After School	Additional after school activities	\$ 80.00	\$ 80.00	0%
Recreation	Youth Fees Summer	Full summer (ten weeks M-Th)	\$ 1,100.00	\$ 1,100.00	0%
Recreation	Youth Fees Summer	Per week (M-TH)	\$ 155.00	\$ 155.00	0%
Recreation	Youth Fees Summer	Per day (drop-in)	\$ 40.00	\$ 40.00	0%
Recreation	Youth Fees Summer	Swimming (10 weeks session)	\$ 150.00	\$ 150.00	0%
Recreation	Youth Fees Summer	Friday Adventures (requires individual registration) cost depends on activity	\$40.00-\$65.00	\$40.00-\$65.00	0%
Recreation	Park Reservations	100 people or fewer-1/2 day rate up to 4 hours	\$ 80.00	\$ 80.00	0%
Recreation	Park Reservations	101 people or more-1/2 day rate up to 4 hours	\$ 160.00	\$ 160.00	0%
Recreation	Park Reservations	100 people or fewer-Full day rate up to 8 hours	\$ 160.00	\$ 160.00	0%
Recreation	Park Reservations	101 people or more-Full Day Rate up to 8 hours	\$ 320.00	\$ 320.00	0%
Recreation	Park Reservations	Refundable Security Deposit (over 100 people)	\$ 250.00	\$ 250.00	0%
Recreation	User Fees	Athletic fields and facilities (per two hours)	\$ 80.00	\$ 80.00	0%
Recreation	User Fees	Recreation Center (per two hours)	\$ 60.00	\$ 60.00	0%
Recreation	User Fees	Recreation Center Security Deposit	\$ 150.00	\$ 150.00	0%
			Fees are determined by staff according to current Park Reservations, athletic field and Recreation Center Fee Schedules	Fees are determined by staff according to current Park Reservations, athletic field and Recreation Center Fee Schedules	0%
Recreation	User Fees	Public Park Areas			
Administrative	Special Events	Street Party Application Fee	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Block Party Application Fee	\$ 50.00	\$ 50.00	0%
Administrative	Special Events	Category A – application fee	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Category B – application fee	\$ 400.00	\$ 400.00	0%
Administrative	Special Events	Category C – application fee	\$ 800.00	\$ 800.00	0%
Administrative	Special Events	Facility Fee(per day)	\$ 150.00	\$ 150.00	0%
Administrative	Special Events	Visitor Center Window Advertising Permit	\$ 75.00	\$ 75.00	0%
Administrative	Special Events	Music License Fee (per day)	\$ 10.00	\$ 10.00	0%
Administrative	Special Events	Street Closure for Designated Event Location	\$ 100.00	\$ 100.00	0%
Administrative	Special Events	Street Closure for Non-Designated Event Location	\$ 500.00	\$ 500.00	0%
Administrative	Special Events	Refundable Security Deposit (Street Party & Small Events)	\$ 250.00	\$ 250.00	0%
Administrative	Special Events	Refundable Security Deposit (Medium & Large Events)	\$ 500.00	\$ 500.00	0%
Administrative	Film Permits	Motion: City Property including rights-of-way(per day)	\$ 400.00	\$ 400.00	0%
Administrative	Film Permits	Still: City Property including rights-of-way (per day)	\$ 200.00	\$ 200.00	0%
			All memorials are cost-specific and determined by Department Director or designee	All memorials are cost-specific and determined by Department Director or designee	0%
Administrative	Memorials and Donations	Benches, trees, tables, property, etc.			

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee Amount	FY 2024 Proposed Fee Amount	Change %
Administrative	Tree Services	Tree Removal Permit (allows contractor to remove a public tree upon outside request with permission(per occurrence)	\$ 50.00	\$ 50.00	0%
Administrative	Tree Services	Tree Permit (allows contractor to perform work on public trees with permission (per fiscal year)	\$ 50.00	\$ 50.00	0%
Street	Permits	Banner Install/Remove	\$ 175.00	\$ 175.00	0%
Street	Permits	Right of Way Encroachment Agreement	\$ 150.00	\$ 475.00	217%
Street	Permits	Temporary Use of the Right of Way Permit (TURP)	\$ 100.00	\$ 100.00	0%
Street	Permits	Dig Permit	\$ 50.00	\$ 50.00	0%
Street	Permits	Barricade Rental	\$ 20.00	\$ 20.00	0%
Street	Permits	Security Agreement/Performance Bond Processing Fee	\$ 100.00	\$ 100.00	0%
			In addition to connection fees in table 4-D	In addition to connection fees in table 4-D	0%
Water	Fees	City water tap and corporation stop installation			
Water	Fees	1" tap	\$ 203.00	\$ 203.00	0%
Water	Fees	1 1/2" tap	\$ 220.00	\$ 220.00	0%
Water	Fees	2" tap	\$ 247.00	\$ 247.00	0%
Water	Fees	Non-Standard Connection Fee	Time and material cost to city	Time and material cost to city	0%
			Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1" Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1.5" R2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 1.5" C2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 2" R2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 2" C2 Water Meter	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Fee – 3" Water Meter + up	Meter cost + \$40; check with Water Division for current meter costs	Meter cost + \$40; check with Water Division for current meter costs	0%
Water	Fees	Water Meter Vaults	\$ 1,100.00	\$ 1,100.00	0%
Water	Fees	Fire Line Permit Fee	\$ 253.00	\$ 253.00	0%
Water	Fees	Turn-On Fee	\$ 25.00	\$ 25.00	0%
Water	Fees	Turn-Off Fee	\$ 25.00	\$ 25.00	0%
Water	Fees	Water User Charges – Metered Users Base charge (residential or commercial)	\$ 14.55	\$ 15.28	5%
Water	Fees	1,000 – 8,000 Additional Gallons per 1,000 gallons	\$ 1.25	\$ 1.31	5%
Water	Fees	8,001 – 20,000 Additional Gallons per 1,000 gallons	\$ 2.45	\$ 2.57	5%
Water	Fees	20,001 – 32,000 Additional Gallons per 1,000 gallons	\$ 2.89	\$ 3.03	5%
Water	Fees	32,001 – 44,000 Additional Gallons per 1,000 gallons	\$ 3.33	\$ 3.50	5%
Water	Fees	44,001 – 56,000 Additional Gallons per 1,000 gallons	\$ 3.77	\$ 3.96	5%
Water	Fees	56,001 – 68,000 Additional Gallons per 1,000 gallons	\$ 4.21	\$ 4.42	5%
Water	Fees	68,001 – 80,000 Additional Gallons per 1,000 gallons	\$ 4.65	\$ 4.88	5%
Water	Fees	80,001 – 92,000 Additional Gallons per 1,000 gallons	\$ 5.23	\$ 5.49	5%
Water	Fees	92,000 – 104,000 Additional Gallons per 1,000 gallons	\$ 5.81	\$ 6.10	5%
Water	Fees	104,001 – 116,000 Additional Gallons per 1,000 gallons	\$ 6.39	\$ 6.71	5%
Water	Fees	116,001 – 128,000 Additional Gallons per 1,000 gallons	\$ 6.98	\$ 7.33	5%
Water	Fees	128,001 – 140,000 Additional Gallons per 1,000 gallons	\$ 7.56	\$ 7.94	5%
Water	Fees	140,001 – 152,000 Additional Gallons per 1,000 gallons	\$ 8.14	\$ 8.55	5%
Water	Fees	>152,000 Additional Gallons per 1,000 gallons	\$ 8.72	\$ 9.16	5%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Water	User Charges-Flat Rate	Residential-First five (5) cold water taps or less Each additional cold water tap (per month, per unit)	\$ 25.06	\$ 26.31	5%
Water	User Charges-Flat Rate	Residential-Each additional cold water tap (per month, per unit)	\$ 2.31	\$ 2.43	5%
Water	User Charges-Flat Rate	Residential-Irrigation and sprinkling per each 1,000 square feet of lot area (per month, per unit)	\$ 0.83	\$ 0.87	5%
Water	User Charges-Flat Rate	Commercial-First five (5) cold water taps or less Each additional cold water tap (per month, per unit)	\$ 38.46	\$ 40.38	5%
Water	User Charges-Flat Rate	Commercial-Each additional cold water tap (per month, per unit)	\$ 3.20	\$ 3.36	5%
Water	User Charges-Flat Rate	Commercial-Irrigation and sprinkling per each 1,000 square feet of lot area (per month, per unit)	\$ 0.84	\$ 0.88	5%
Water	User Fees	Fire User Charge 2" Connection (per month)	\$ 8.21	\$ 8.62	5%
Water	User Fees	Fire User Charge 4" Connection (per month)	\$ 16.70	\$ 17.54	5%
Water	User Fees	Fire User Charge 6" Connection (per month)	\$ 33.56	\$ 35.24	5%
Water	User Fees	Fire User Charge 8" Connection (per month)	\$ 49.61	\$ 52.09	5%
Water	User Fees	Fire User Chage 10" Connection (per month)	\$ 67.16	\$ 70.52	5%
Water	User Fees	Fire User Charge 12" Connection (per month)	\$ 83.11	\$ 87.27	5%
			Fee determined by	Fee determined by	0%
Water	User Fees	Tank Truck Fill Fee	amount	amount	
Water	User Fees	Use of Fire Hydrant Charge (per day)	\$ 25.00	\$ 25.00	0%
Water	Connection Fees	Meter 1" scale factor 1.00	\$ 3,816.00	\$ 3,816.00	0%
Water	Connection Fees	Meter 1.5" scale factor 2.25	\$ 8,586.00	\$ 8,586.00	0%
Water	Connection Fees	Meter 2" scale factor 4.00	\$ 15,264.00	\$ 15,264.00	0%
Water	Connection Fees	Meter 3" scale factor 9.00	\$ 34,344.00	\$ 34,344.00	0%
Water	Connection Fees	Meter 4" scale factor 16.00	\$ 61,056.00	\$ 61,056.00	0%
Water	Connection Fees	Meter 6" scale factor 36.00	\$ 137,376.00	\$ 137,376.00	0%
Wastewater	Fees	Service Inspection Fee	\$ 40.00	\$ 40.00	0%
Wastewater	Sewer User Fees	11-Single family home	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	12-Multiple living unit	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	13-Motel / hotel (first unit)	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	15-Office building / 1,500 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	16-Retail sales / 3,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	17-Restaurant / cafe per seat with or without a trap	\$ 4.13	\$ 4.34	5%
Wastewater	Sewer User Fees	20-Retail food / 1,500 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	21-Barber shop / per chair	\$ 20.90	\$ 21.95	5%
Wastewater	Sewer User Fees	22-Beauty salon / per operator	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	26-Dry cleaners	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	27-Garage / mechanical per 1,500 square feet	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	28-Laundries	\$ 167.39	\$ 175.76	5%
Wastewater	Sewer User Fees	29-Bank	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	30-School / per 50 students	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	31-Swimming pool / private / 500 square feet	\$ 10.40	\$ 10.92	5%
Wastewater	Sewer User Fees	32-Beer, wine, liquor	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	33-Theater / per screen	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	35-Nursery school	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	36-Church	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	37-Lodge / private / 3,000 square feet	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	39-Dentist / doctor/ per medical doctor	\$ 45.04	\$ 47.29	5%
Wastewater	Sewer User Fees	40-Car wash with recycle	\$ 45.04	\$ 47.29	5%
Wastewater	Sewer User Fees	41-Hospital / per bed	\$ 8.34	\$ 8.76	5%
Wastewater	Sewer User Fees	42-Bowling alley / per lane	\$ 16.72	\$ 17.56	5%
Wastewater	Sewer User Fees	43-Car wash without recycle / per bay	\$ 83.60	\$ 87.78	5%
Wastewater	Sewer User Fees	44-Commercial / 3,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	45-Photo development lab	\$ 83.60	\$ 87.78	5%
Wastewater	Sewer User Fees	46-Gas station with public restrooms	\$ 83.67	\$ 87.85	5%
Wastewater	Sewer User Fees	47-Warehouse / 6,000 square feet	\$ 41.85	\$ 43.94	5%
Wastewater	Sewer User Fees	48-Swimming pool / public / 500 square feet	\$ 31.99	\$ 33.59	5%
Wastewater	Sewer User Fees	54-Motel / hotel unit without cooking	\$ 10.40	\$ 10.92	5%
Wastewater	Sewer User Fees	55-Motel hotel, with cooking	\$ 20.90	\$ 21.95	5%

Highlighting indicates a new fee or a fee increase of greater than 5%

Department	Program	Fee Description	FY 2023 Adopted Fee	FY 2024 Proposed Fee	Change %
			Amount	Amount	
Wastewater	Sewer User Fees	56-Senior family living home	\$ 20.90	\$ 21.95	5%
Water	Connection Fees	Meter 1" scale factor 1.00	\$ 2,921.00	\$ 2,921.00	0%
Water	Connection Fees	Meter 1.5" scale factor 2.25	\$ 6,572.25	\$ 6,572.25	0%
Water	Connection Fees	Meter 2" scale factor 4.00	\$ 11,684.00	\$ 11,684.00	0%
Water	Connection Fees	Meter 3" scale factor 9.00	\$ 26,289.00	\$ 26,289.00	0%
Water	Connection Fees	Meter 4" scale factor 16.00	\$ 46,736.00	\$ 46,736.00	0%
Water	Connection Fees	Meter 6" scale factor 36.00	\$ 105,156.00	\$ 105,156.00	0%
Administrative	License & Tax Fees	Business License Application Fee	\$ 125.00	\$ 125.00	0%
Administrative	License & Tax Fees	Business License Renewal Fee	\$ 50.00	\$ 50.00	0%
Administrative	License & Tax Fees	Business License Late Fee	\$ 10.00	\$ 10.00	0%
Administrative	License & Tax Fees	City Local Option Tax Application Fee - Tax collected per Municipal Code Title 3, Chapter 12.	\$ -	\$ -	0%
			After Due Date: Penalty - The greater of 5% of Tax Due or \$10.00 Plus 1%	After Due Date: Penalty - The greater of 5% of Tax Due or \$10.00 Plus 1%	0%
			Interest Per Month on Tax Due	Interest Per Month on Tax Due	
Administrative	License & Tax Fees	City Local Option Tax Late Fee			
Administrative	License & Tax Fees	Short-Term Rental Application Permit Fee-City Resolution #1230	\$ 527.00	\$ 504.00	-4.36%
Administrative	License & Tax Fees	Short-Term Rental Renewal Permit Fee	\$ -	\$ 504.00	0%
Administrative	License & Tax Fees	Short-Term Rental Late Fee (per day)	\$ 100.00	\$ 100.00	0%
Administrative	License & Tax Fees	Catering Permit Application Fee- Idaho Code 23-934A	\$ 20.00	\$ 20.00	0%
Administrative	Copy Fees	Black & White 8.5"x 11" Single-sided (per page)	\$ 0.06	\$ 0.06	0%
Administrative	Copy Fees	Black & White 8.5"x 14" Single-sided (per page)	\$ 0.06	\$ 0.06	0%
Administrative	Copy Fees	Black & White 8.5"x 11" Double-sided (per page)	\$ 0.11	\$ 0.11	0%
Administrative	Copy Fees	Black & White 8.5"x 14" Double-sided (per page)	\$ 0.11	\$ 0.11	0%
Administrative	Copy Fees	Black & White 11"x 17" Single-sided (per page)	\$ 0.15	\$ 0.15	0%
Administrative	Copy Fees	Black & White 11"x 17" Double-sided (per page)	\$ 0.29	\$ 0.29	0%
Administrative	Copy Fees	Color 8.5"x 11" Single-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 14" Single-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 11" Double-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 8.5"x 14" Double-sided (per page)	\$ 0.65	\$ 0.65	0%
Administrative	Copy Fees	Color 11"x 17" Single-sided (per page)	\$ 0.85	\$ 0.85	0%
Administrative	Copy Fees	Color 11"x 17" Double-sided (per page)	\$ 0.85	\$ 0.85	0%
Administrative	Copy Fees	24" x 36" (outsourced) (per page)	\$ 3.30	\$ 3.30	0%
Administrative	Copy Fees	22" x 34" (outsourced) (per page)	\$ 3.00	\$ 3.00	0%
Administrative	Labor Rates Hourly	City Administrator, Department Head, Assistant or Associate, City Clerk, City Treasurer- Idaho Code 74-102(10)	Current salary divided by 2,080 hours per year	Current salary divided by 2,080 hours per year	0%
Administrative	Labor Rates Hourly	Network Consultant	Current hourly rate	Current hourly rate	0%

This Resolution will be in full force and effect upon its adoption this 1st day of October 2023.

ATTEST:

CITY OF KETCHUM

Lisa Enourato, Interim City Clerk

Neil Bradshaw, Mayor



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member:

Agenda Item:

Recommended Motion:

"I move to approve the contract for services #23123 with Placemate"

Reasons for Recommendation:

- The program has proven to efficiently house people who live and work in the area, with 30 people housed to date.
- The program provides a stop-gap while more permanent solutions are developed.

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

Placemate (formerly Landing Locals) went into contract with the City of Ketchum in August 2022, to administer the Lease to Locals program. The goal of the program was to provide housing for employees in the Wood River Valley by giving property owners a cash incentive for converting their underutilized housing units into new long-term rentals. Placemate went into contract two months before launch to help write and finalize the program policies, build internal operations, and build and execute a marketing plan.

The program launched on October 1, 2022 and the goal was to convert 30 units (100 people) in the first year. This goal was predicated on having participation from the neighboring jurisdictions of Hailey and Sun Valley. Unfortunately, due to miscommunication and misalignment, neither Hailey nor Sun Valley agreed to participate in the program. The original geographic scope included ~9,000 potential housing units that could be converted between Ketchum, Sun Valley, and Hailey. When that was reduced to the 3,500 housing units in Ketchum it meant our target of converting 30 units would be harder to reach.

Placemate has done extensive marketing to reach property owners in Ketchum, including featuring the program on regional and national media outlets, creating direct marketing to second-home owners, and creating marketing for local businesses to display.

To date, nine months since launch, the Lease to Locals program has converted 14 properties in Ketchum city limits and provided property owners \$84,500 in incentives. Placemate has reached over 120 property owners through their marketing efforts, but over half of these properties were disqualified due to being existing long-term rentals or located outside of the Ketchum City Limits.

Because property owners make decisions on their second-homes and short-term rentals months in advance, Placemate expected to have a slow start of the program in Fall 2022. However, with the limited geographic

scope of the program it is not expected the program targets will be met in the first year of the program. Placemate believes there is momentum to be gained in running the program for another year but may hit a saturation point in Year 2 if the program stays as is. Recognizing this, if the City of Ketchum decides to extend the program for another year, Placemate will reduce their monthly administrative fee by 20%. If leads substantially increase or a longer option becomes available, such as a five year incentive, then that fee can be adjusted or a new contract added.

Why can't businesses contribute?

Placemate feels that a pay-to-play business participation creates bad behavior and benefits only the large employers or employers with good brand recognition. Furthermore, it is challenging because this is not housing inventory that the City of Ketchum owns, so it can't be guaranteed that a property owner will select a particular tenant from a participating business.

Why can't Placemate be paid per property?

Placemate determined that the best structure for administering a program of this nature is to have a flat monthly fee for services rendered. The fee structure chosen is based on experience in administering this program for the last three years over six markets in three states. Much of the work provided happens regardless of the number of properties converted. This includes the marketing/outreach to second-home owners and customer service that comes with managing the program, both for tenants and owners of properties.

Placemate prides itself in having strong relationships with our government partners and they see us as an extension of their housing departments and offer much needed capacity and expertise in administration of housing programs.

Sustainability Impact:

Lease to Locals houses members of the community locally, ensuring that residents are closer to their places of work, recreation, and other needs. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the proposed program converts existing housing units into locals' housing, utilizing existing housing stock, land, and resources.

Financial Impact:

None OR Adequate funds exist in account:	
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Attachments:

- | |
|-------------------------------------|
| 1. Year 2 contract, Lease to Locals |
| 2. Purchase Order #23123 |
| 3. |

**CITY OF KETCHUM
INDEPENDENT CONTRACTOR AGREEMENT #23123
FOR Placemate, INC. SERVICES**

This Independent Contractor Agreement is made and entered effective to the 1st day of August, 1 2023, by and between the City of Ketchum, a municipal corporation of the State of Idaho ("City"), and Placemate, Inc., a California corporation ("Contractor").

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

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

- 1. Services. In consideration of the payments set forth in this Agreement and in Exhibit B, Contractor shall perform the general services for the City as set forth and outlined in the Scope of Work, attached as Exhibit A, and incorporated herein by reference
- 2. Task Orders. Services may be additionally provided on a task order basis. In such situation, Contractor will provide City with either a project cost bid or an hourly cost scope on a project-by-project basis dependent upon the level of definition in the task request. Task orders will be reviewed and approved on per project basis by the Mayor or designee. Task orders must be agreed upon and approved prior to commencing any project.
- 3. Payment for Services. City's total fiscal obligation under this Agreement shall not exceed ninety-four thousand dollars and zero cents (\$ 94,000.00).

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

- 4. Performance and Warranty. Contractor will provide its own tools and equipment as needed to perform the Services. Contractor warrants that all equipment used to perform this Agreement will function safely, properly, and efficiently. Contractor warrants that all services will be timely performed in a safe, professional, and workmanlike manner.
- 5. Term and Termination. This Agreement shall be in effect for an initial term from August 1, 2023 through September 31, 2024, at which time it shall terminate unless further extended in writing. Either party may terminate this Agreement for any reason upon thirty days written notice to the other

party. Contractor will invoice for any work that has been actually performed as of the date of notice of termination.

6. Independent Contractor. Contractor performs the Services hereunder solely and exclusively as an independent contractor. Contractor is not an employee, servant, agent, partner, or joint venture of the City. The City will determine the projects to be done by Contractor, but Contractor will determine the legal means by which it accomplishes the work specified by the City. This Agreement shall not be construed to create or establish any employee-employee relationship between the City and Contractor or make Contractor eligible for any City employment benefits. Contractor is solely responsible for all withholding and payment of all applicable federal, state, and local income or payroll taxes of any kind.
7. Indemnification. Contractor releases, holds harmless, and agrees to indemnify City from and against all claims, suits, damages (including, without limitation, damages to persons and property including deaths, and all tax responsibilities), costs, losses, and expenses, in any manner related to or arising from the acts or omissions of Contractor, its managers, members, directors, officers, shareholders, agents, and employees.
8. Licensing. Contractor represents that Contractor possesses the requisite skill, knowledge, and experience necessary to perform the Services. Contractor represents it has or agrees to obtain and maintain all necessary registrations, licenses, and insurance as required by the State of Idaho for the performance of the Services under this Agreement.
9. Insurance. Contractor is not covered by the City’s liability insurance policy. Contractor shall carry and maintain liability insurance in the following minimum amounts:

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

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

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

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

11. Compliance with Laws/Public Records. Contractor, its managers, members, directors, officers, shareholders, agents, and employees shall comply with all federal, state and local laws, rules, and ordinances. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of

the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to the Idaho Public Records Act. Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may readily identified, retrieved and made available for such inspection and copying. Should Contractor wish to claim an exemption to disclosure on any record, Contractor shall identify such in advance and assume all costs of defense on any associated legal action to defend such claimed exemption from disclosure.

12. Non-Assignment. Contractor hereby acknowledges that City has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign, subcontract, or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of City.
13. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
14. Non-Waiver. The failure of either party to exercise any of its rights under this Agreement at any time does not constitute a breach of this Agreement and shall not be deemed to be a waiver of such rights or a waiver of any subsequent breach.
15. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
16. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.
17. Information Technology Security Requirements. Exhibit C, "Information Technology Security Addendum" is attached and incorporated by this reference. Contractor's failure to comply with the requirements in Exhibit C is a material breach of this Agreement.
18. Governing Law. This Agreement shall be governed by the laws of the State of Idaho. Venue shall be in the Fifth Judicial District, Blaine County, Idaho.
19. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes any and all prior Agreements between the parties hereto respecting such matter.
20. Severability. If any part of this Agreement is held to be invalid or unenforceable, such part shall be considered as stricken and the rest of this Agreement shall continue in full force and effect and so as to preserve the agreement and intent to the fullest possible extent.
21. Execution and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

22. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement.

CITY OF KETCHUM

Neil Bradshaw, Mayor

Date _____

ATTEST:

Trent Donat, City Clerk

Placemate, INC.:

Evan Goldin, Founder/President

Date

Exhibit A Scope of Work

1. Project Description

Placemate, Inc. (the “Contractor”) will administer “Lease to Locals”, a longer-term rental incentive program (the “Program”) in the City of Ketchum. Through this program, the City will provide up to \$ 200,000 in grant funding to property owners that rent their homes to local workers. To administer the Program, Contractor will provide the Scope of Services listed below.

The Program started as a one-year pilot program, launched August 1, 2022 and will continue through September 2024.

2. Personnel

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

3. Marketing

	Deliverable	Deadline or Frequency
A	Build Program website with information for property owners to understand the Program requirements and learn how to apply for grant funding.	The website must be built and live by August ____, 2022 Contractor is responsible for keeping website up-to-date.
B	Build a PR and advertising plan to continue to build awareness of the Program.	The PR an advertising plan is due to the City August ____,2022. Contractor’s implementation of the approved plan will be ongoing.
C	Design and execute print and web advertisements for the Program.	Design must be completed and provided to the City by August ____, 2022. Contractor will post print and web advertisements three times during the term of this Agreement, as directed by the City. Payment for all advertisements will be funded from Marketing Costs, as described in Exhibit B.
D	Design and print postcards to be mailed to second home owners at their home addresses.	Design must be completed by August ____, 2022. Contractor will mail postcards three times over a year, as directed by the City.
E	Send email to all current and past STR owners to encourage them to participate in the Program.	Contract will email at least two time per year.

4. Customer Service and Education

Contractor will:

- A. Respond to all inbound inquiries via web and email. Compile feedback on the Program to use for modifications of the Program.
- B. Conduct outreach to the City of Ketchum-based Property Managers to educate them on the program and explore the possibility of converting some of their underperforming properties.
- C. Work with Property Managers and Property Owners to review leases, qualify tenants, and ensure property owners receive incentive payment(s) in accordance with Program guidelines adopted by the City.
- D. Engage with the business community in the City of Ketchum with the goal of educating them and their employees about the Lease to Locals program.

5. Property Listing and Tenant Matching

Contractor will:

- A. Allow property owners and property managers to self-list their properties for free on Placemate's website, which includes a unique URL with photos, property attributes, property description, and a way for interested and qualified local tenants to contact the property owner.
- B. Act as the Lease to Locals "clearing house" for properties and prospective tenants, and allow property owners and managers to connect with and secure qualified tenants through Placemate.
- C. Allow local tenants to complete and update a renter profile that includes attributes such as gross income, employer name and location, and desired rental type(s).

6. Administration

Contractor will:

- A. Build Property Owner and Tenant Applications for the Program.
- B. Coordinate with the City housing team for City payment to homeowners to efficiently process, approve and pay incentives, as described in Section 6.
- C. Scope out and develop a portal for Property Owners to upload Program documents and track the status of their applications.

7. Compliance/Auditing

- A. At initial lease, Contractor will submit requests for payments (with required agreements, documentation, and payment information) to the City within 45 days of the lease start for payment to be made by the City directly to the Property Owner.
- B. Midway through the Lease, Contractor will audit the properties to ensure tenants meet employment requirements by following up directly with the tenant and landlord with midterm check.
- C. For Seasonal Leases Contractor will conduct 1:1 outreach to Property Owners with the goal of converting them into long-term leases.
- D. At the end of Lease, Contractor will audit the properties to ensure the full lease term is executed and tenants meet employment requirements by following up directly with the tenant and landlord with an incentive payment. Within 45 days of the final compliance check submit requests for payment to the City.

8. Reporting

Contractor will:

- A. Organize monthly meetings with the City staff and report out to stakeholders (six-month check-in at the City of Ketchum Council meeting).
- B. Provide bi-weekly written update to County staff on results vs. targets and feedback we are hearing from renters, homeowners, property managers, and the public.
- C. Report back on the landlord's intentions after the initial lease to see what units remain long-term rentals and which ones go back to their original use.

Exhibit B Payment Terms

1. Administrative Costs

Contractor may seek payment of up to \$84,000 in administrative costs.

Contractor will be paid \$6,000 (six thousand dollars) per month, dependent upon Contractor's satisfactory completion of tasks outlined in Exhibit A. Contractor's invoice must be accompanied by description of work performed.

2. Marketing Costs

Contractor may seek payment of up to \$10,000 (ten thousand dollars) in marketing costs. Eligible marketing costs include:

- Cost to design print or web advertisements.
- Cost of purchasing advertisement space in printed or web materials.
- Cost to mail marketing materials.

3. Invoicing & Payment

Email all invoices to: finance@ketchumidaho.org, cc cconnelly@ketchumidaho.org_____

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

Exhibit C

Information Technology Security Addendum

1. Notification of Data Security Incident

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

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

2. Data Location

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

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

3. Data Encryption

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

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

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

4. Subcontractor Disclosure

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



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

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 23123

To: 5852 PLACEMATE, INC 10098 JIBBOOM ST#104 TRUCKEE CA 96161	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
07/13/2023	KCHOMA	KCHOMA		0	

Quantity	Description	Unit Price	Total
1.00	YEAR 2 LEASE TO LOCALS PROGRAM 54-4410-4215	94,000.00	94,000.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		94,000.00

 Authorized Signature



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

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

Goal 1: Create + Preserve Housing

Action: Pathway to Ownership

On June 12, staff presented an overview of research conducted on a potential Ownership and Preservation program and sought direction on three key policy questions to further develop the program (see Attachment #1 for June 12 Staff Report).

- *Should the program be expanded beyond owner-occupancy to allow restricted properties to be rented?*
- *Should the program require appreciation caps on restricted properties?*
- *What should be the geographic limits for properties participating in the program?*

The City Council provided initial feedback and requested additional analysis to work through the potential consequences of these policy decisions.

Summary of Feedback

To date, staff hosted three focus groups with local experts, realtors, and mortgage lenders to introduce the program and receive feedback to refine program details. They also surveyed residents to gauge interest in such a program. Key points of feedback on the program are summarized below.

Community Partners (community members, potential OPP participants, employers, lenders) – Feb. 23, 2023

- There is appetite for this program from buyer perspective
- Support for long-term nature & durability of this investment/program
- Consider opening to allow for rentals and investor participation
- Ensure that rules allow for reality of life changes + transitions
- Consider expanding geography beyond Ketchum

Realtor Group – March 29, 2023

- They asked questions about how the grant money is taxed.
 - o In all cases, need to speak with a CPA for tax advice. If purchasing a home, grant funds would be considered a tax-free gift.
- They suggested including asset limits on Category Local (formerly Category L) properties, due to concern about “trust funders”; others praised the simplicity of a program without many restrictions.
 - o Since the meeting, BCHA has adopted asset limits of ~\$500k for Category Local occupants.
- They expressed appreciation cap concerns.

- Demand for the assistance exists. Would participants be willing to give up appreciation?
- Owning is better than renting but is less attractive with appreciation capped.
- Appreciation caps lag the market, prevent owners from “making the jump” to market housing.
- Capped units were not price competitive during the Great Recession. Participants may struggle to sell properties during major market downturns.
- Families would prefer to spend the same money on larger units in Hailey. Single people may struggle to afford Ketchum prices. Dual incomes with no children comprise the demand for smaller Ketchum units.
- Existing owners could use the program to restrict their unit and raise funds to upgrade to larger unit in Hailey, rent existing unit to local, if program were flexible enough to allow.

Lender Group – May 3, 2023

- Concern about appreciation capping units from perspective of home buyers because they face the risk of a market downturn, but do not get to participate in full market upside potential.
 - Challenge lies in the market appreciating more quickly, limiting ability of participating homeowners to move up and out of the unit. If program is not intended to be a steppingstone to move toward a market unit, then need to be clear that program is about housing stability through ownership.
- Challenges lending for condominiums due to warrantability guidelines set by Fannie Mae and Freddie Mac. Condos in the area are becoming less warrantable. Some local lenders offer separate mortgage products for non-warrantable properties, but the terms are not always right for borrowers (e.g. adjustable rates)
 - Potential for local lenders to develop OPP-specific mortgage product for non-warrantable properties. City could RFP to partner on these products.
- Consider a city reserve fund to buy/cure deed-restricted properties in the event of nonpayment/foreclosure (right to cure)

Community Survey – February 20 to April 24, 2023

- To determine demand for potential programs, the survey asked: *“Would you like to participate in any of these potential programs? (select all that apply).”* The survey described the OPP as follows: *“As a potential homebuyer or current homeowner, would you be interested in an ownership and preservation program? Such a program could grant up to \$150,000 to home buyers, sellers, or existing owners in exchange for recording a long-term restriction on the home that ensures (a) owner-occupants are locals and (b) whenever the home sells it would only be sold to a local. The money would not have any restrictions and could be used to assist with down payments and closing costs for new buyers. The program would not limit eligibility by household income or financial assets.”*
- 109 households of the 209 who expressed interest in living in Ketchum selected this program (212 households expressed interest in the program countywide).

City Employee Survey – May 23 to July 2, 2023

- 18 of 46 employees expressed interest in the OPP (same question format as the Community Survey).

Program Appreciation Caps and Tenure Requirements

These two policy questions benefit from a joint discussion, as the allowed types of program participants impact the implications of any appreciation cap. The most flexible deed-purchase programs (e.g. Vail, Park City, Summit County, CO) have three types of participants:

1. *Local Buyer Purchasing Residence.*
2. *Existing Owner Restricting Residence.*
3. *Local or Non-local Investor/Employer Using as a Long-Term Rental.*

Each of these participants has different constraints when participating in the program. For example, locals looking to purchase a primary residence will seek a mortgage and are more impacted by the decline in purchasing power due to higher interest rates and the limited mortgage products for non-warrantable condominiums. Investor/employer buyers may have access to other types of funding, capital, and tax benefits if purchasing a unit. Existing local owners may be struggling to keep up with rising costs of living and property taxes but would like to continue to live in the community and/or ensure that their home continues to house locals into the future.

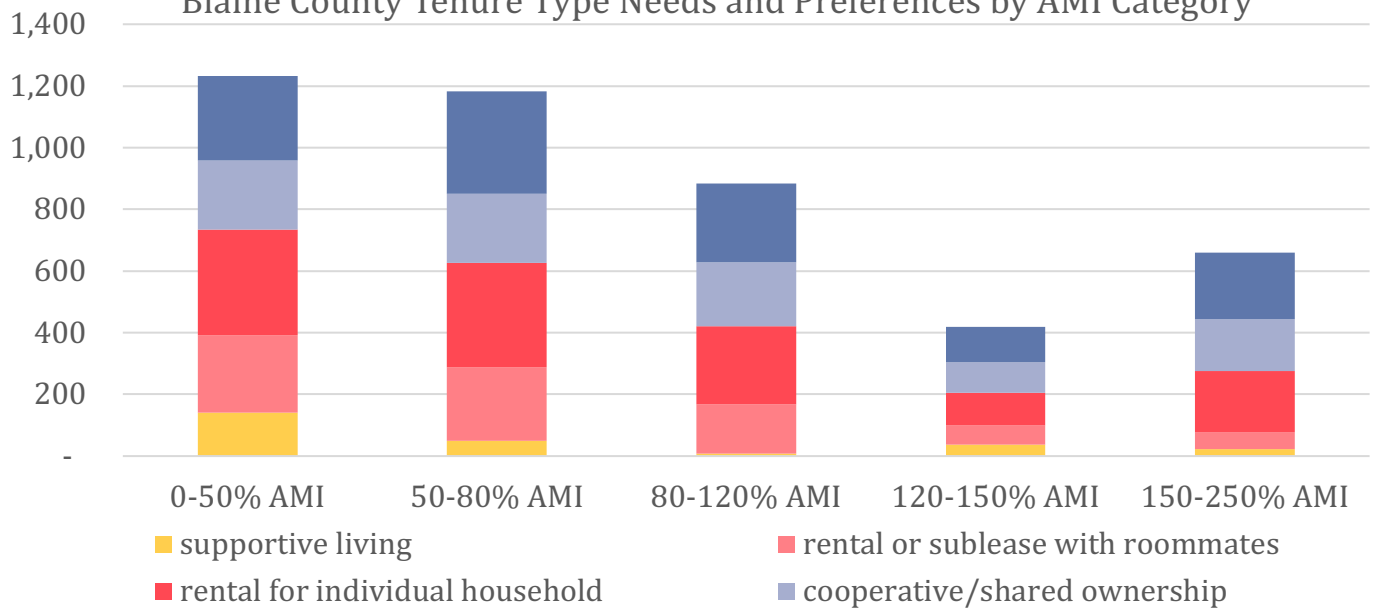
An appreciation cap in a preservation program has two main functions. First, it protects the initial public investment made with the grant, ensuring that that investment contributes to the long-term affordability of the unit and that the initial recipient does not walk away with some portion – if not all - of that subsidy when they sell the unit to the next buyer. Second, an appreciation cap protects against spikes in property appreciation, smoothing price growth and helping to keep a unit attainable to more local purchasers in the long run. If local incomes grow more quickly than the appreciation cap (i.e., if wages outpace inflation), then the unit can become more affordable over time, expanding accessibility to households earning a lower percentage of median income.

Under ideal conditions, a Category Local deed-restriction without an appreciation cap would reduce the value of the property in an amount equal to the subsidy (e.g. 15% or 20%), and the unit would appreciate closely with growth of local wages due to the restricted pool of potential local buyers. However, it is impossible to predict how the market will value a deed-restricted unit, now or in the future. This is even more difficult to predict if units may be purchased by investors whose incomes are not dependent upon local wages, even if the incomes of their tenants and the rents they can reasonably charge are. As such, staff recommends that the subsidy should be lower if deed-restrictions are not appreciation capped and/or are open to purchase by outside investors and higher if deed-restrictions are capped and/or limited to occupancy by local owner.

Demand for Rental vs. Ownership Units

The Housing Action Plan and Housing Needs Assessment show that housing is needed across all income levels. The 2023 Blaine County Housing Survey shows that about half of the demand for housing at incomes above 120% AMI is for rentals and half for ownership. Demand for ownership tenure generally increases with greater levels of income, while risks of ownership decrease.

Blaine County Tenure Type Needs and Preferences by AMI Category



The Bluebird development will bring 51 rental units online, primarily targeting 50-70% of median income but ranging from 30% to 100% AMI. The 1st and Washington development is expected to deliver between 63 and 66 rental units targeting 80 – 140% AMI, contributing needed rentals for households earning above the median. The Density Bonus program and Lease to Locals create or convert stock for the 80% to 120% AMI levels. Ketchum does not have any programs in place targeting local households earning more than 120% of median income. Renting at these higher income levels is also currently more attainable than ownership, given median market rents, home prices, and interest rates.

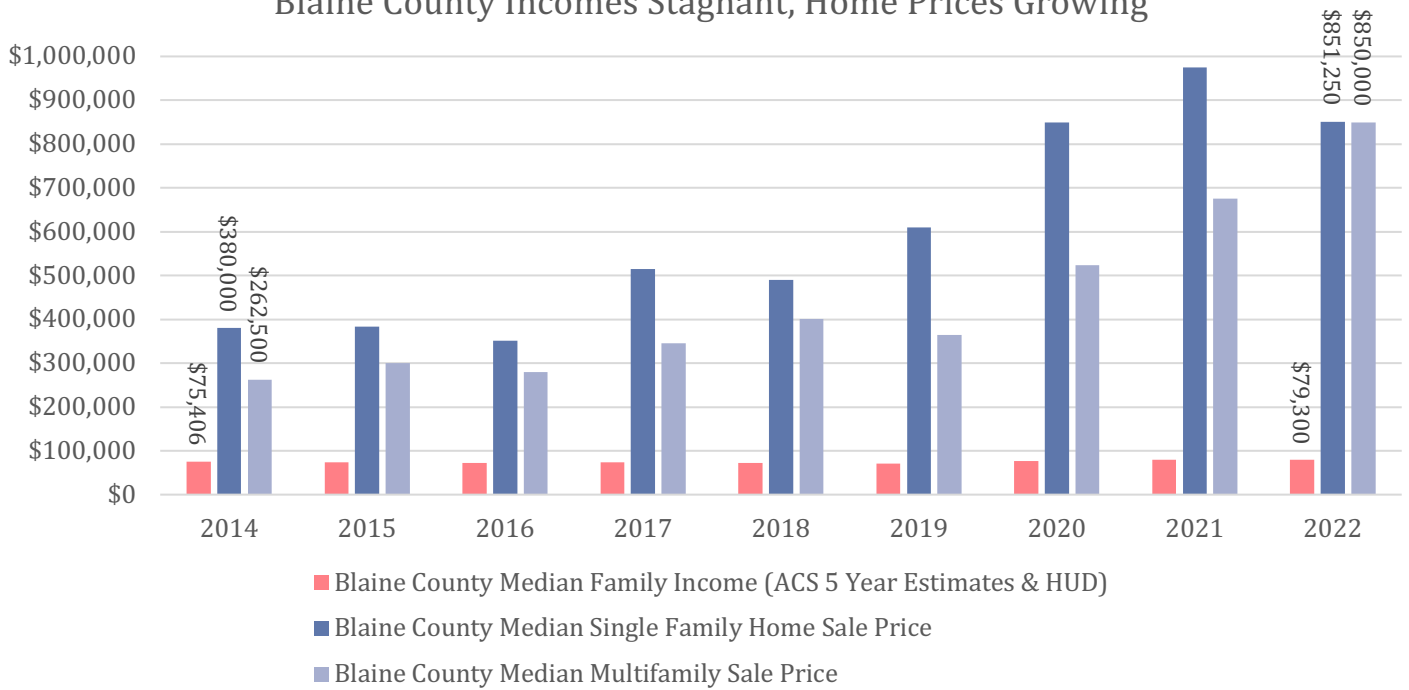
Ownership is also the most stable form of tenure. The most common concerns of an owner are limited to finances - increasing HOA fees, utilities, and taxes, whereas the common concerns of a renter include fluctuating desires of landlords, drastic rent changes, and whether they'll continue to have a home.

There are many social benefits associated with homeownership. Home is an emotionally potent space and concept, one that has social associations that include feelings of belonging, safety, identity and success.¹ Drew and Herbert's analysis of homeownership preference is based on 19,030 survey responses by Fannie Mae's National Housing Survey collected between June 2010 and October 2011. Many of the reasons for desiring homeownership cited by survey respondents were social considerations rather than investment in a commodity.² Three of the top four reasons cited for desiring to own a home are that it "provides a good place to raise children," "provides a safe place to live," and one can have "control over living space."³ Some researchers also found that owners are more likely to be involved in civic organizations such as neighborhood associations and local government, have higher levels of neighborhood cohesion, friendship formation, and trust of neighbors.⁴

Home Price Appreciation vs. Income Growth

Over the past decade, income growth has not kept pace with home values, leading to a dramatically increased affordability gap. The 20-year average annual growth in incomes in Blaine County was 1.4%, pacing behind both inflation and home price appreciation.

Blaine County Incomes Stagnant, Home Prices Growing



Blaine County Mortgage Affordability

Staff analyzed theoretical \$500k, \$750k, and \$1M properties under today’s economic conditions to assess which household incomes could realistically utilize the OPP down payment assistance. Category Local units are intended to serve local households earning above 140% of AMI (the upper limit of Category 6). However, under current conditions, a 140% AMI household (~\$125,000) could only afford approximately a \$455,000 property, assuming access to funds for a 20% down payment and closing costs. Mortgages on properties priced between \$500,000 and \$1,000,000 are currently affordable to households with annual incomes between approximately 150% and 300% AMI, or \$135,000 - \$271,000 dollars. To make monthly payments affordable to lower income ranges, more grant money could be provided to increase the down payment amount or buy down points on the interest rate.

Assumptions	
Affordable Housing Costs	30% of income
Interest and Principal	23% of income
Taxes, HOA Fees, Insurance	7% of income
Interest Rate	6.75%
Down Payment	20%
Mortgage Type	30-year, Fixed

Home Price	\$ 500,000	\$ 750,000	\$ 1,000,000
Monthly Payment (Interest and Principal)	\$2594	\$3891	\$5188
Monthly Payment (Taxes, HOA Costs)	\$ 789	\$ 1,184	\$ 1,579
Needed Household Income	\$ 135,339	\$ 203,009	\$ 270,678
% of Blaine County Area Median Income	152%	228%	304%

Projected Appreciation

On average, home prices in the United States appreciated approximately 4.4% annually between 1991 and 2021. Across the country and in Blaine County, home prices have risen far more quickly over the past few years. From 2019 to 2022, Blaine County median home prices had a 21% compound annual growth rate (19% in Ketchum). From 2014 to 2019, compound annual growth rates were 7.9% in Blaine County and 6.2% in Ketchum. Given that home value appreciation is unpredictable, and the current rate of annual appreciation is not expected to continue in the long run, the chart below compares potential appreciation and potential profit at sale on uncapped homes (at initial prices of \$500k, \$750k, and \$1M) using 4.4% and 6.2% appreciation rates with an appreciation-capped scenario, using the 20-year average annual inflation rate for the Western Region: 2.6%. For comparison, the chart also shows the estimated rental payments, with a 5% annual growth rate, that would be made for a comparable home over each period.

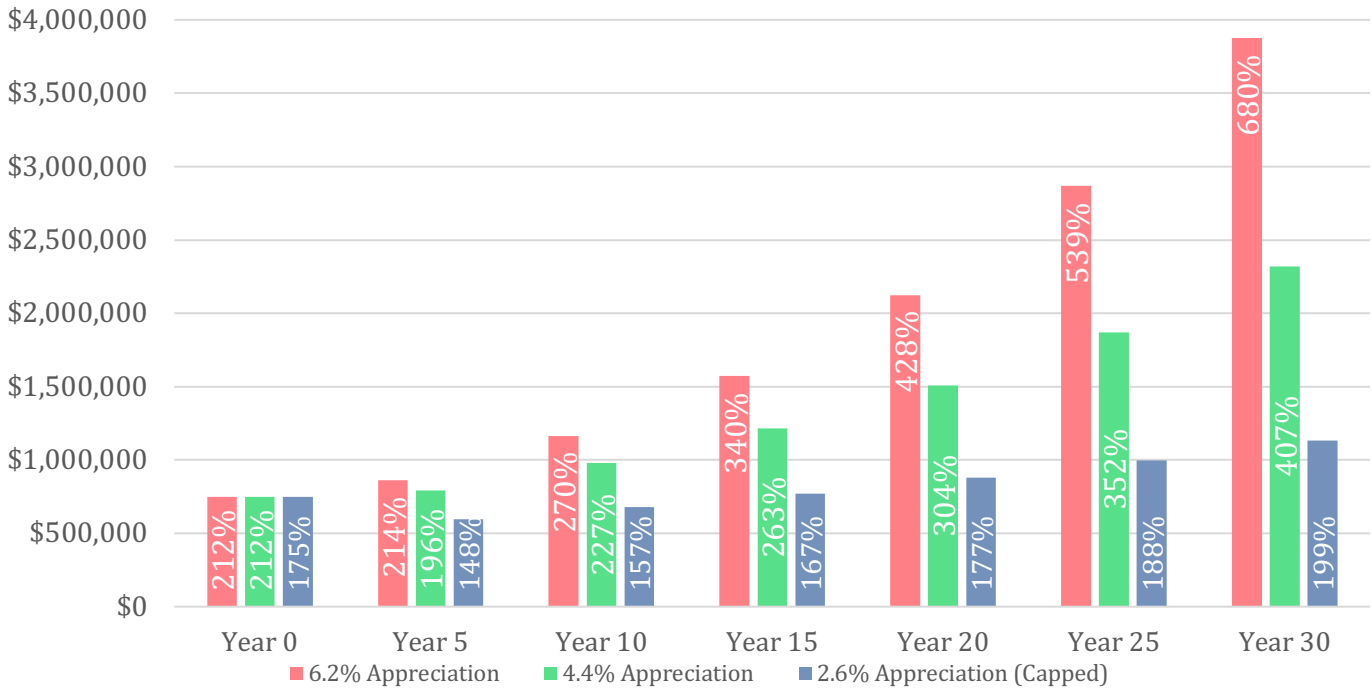
The chart below assumes that an appreciation capped deed-restriction value would be 30% and an uncapped deed-restriction value would be 15%, with an absolute maximum grant value of \$225,000 per deed-restriction. Assumed down payments in this model would equal the grant amount. The model also assumes appreciation would begin from the initial home price minus the subsidy in all cases. For an uncapped unit, it is possible that the impact of the deed-restriction on the home’s value could be more or less than 15%; in the case of the capped unit, appreciation is required to begin from the sale price minus 30%.

Initial Home Purchase Price	\$500,000	\$750,000	\$1,000,000
<i>Assumed Initial Value if Uncapped (-15%)</i>	\$425,000	\$637,500	\$850,000
<i>Initial Value if Capped (-30%, Max \$225,000)</i>	\$350,000	\$525,000	\$775,000
5-year Projected Home Value			
6.2% Appreciation - Uncapped	\$574,132	\$861,198	\$1,148,263
4.4% Appreciation - Uncapped	\$527,098	\$790,647	\$1,054,196
2.6% Appreciation (CPI Cap)	\$397,928	\$596,892	\$881,127
5-year Projected Profit at Sale			
6.2% Appreciation - Uncapped	\$ 175,160	\$ 262,740	\$ 350,320
4.4% Appreciation - Uncapped	\$ 128,126	\$ 192,189	\$ 256,253
2.6% Appreciation (CPI Cap)	\$ 69,363	\$ 104,045	\$ 153,590
Estimated 5-year Rental Payments (5% annual growth)	\$ (182,780)	\$ (274,169)	\$ (365,559)
10-year Projected Home Value			
6.2% Appreciation - Uncapped	\$775,593	\$1,163,390	\$1,551,187
4.4% Appreciation - Uncapped	\$653,723	\$980,585	\$1,307,446
2.6% Appreciation (CPI Cap)	\$452,420	\$678,630	\$1,001,787
10-year Projected Profit at Sale			
6.2% Appreciation - Uncapped	\$ 413,064	\$ 619,596	\$ 826,128
4.4% Appreciation - Uncapped	\$ 291,194	\$ 436,791	\$ 582,388
2.6% Appreciation (CPI Cap)	\$ 153,866	\$ 230,800	\$ 340,704
Estimated 10-year Rental Payments (5% annual growth)	\$ (416,058)	\$ (624,087)	\$ (832,116)
20-year Projected Home Value			

6.2% Appreciation	\$1,415,400	\$2,123,100	\$2,830,800
4.4% Appreciation	\$1,005,539	\$1,508,308	\$2,011,078
2.6% Appreciation (CPI Cap)	\$584,811	\$877,216	\$1,294,938
<i>20-year Projected Profit at Sale</i>			
6.2% Appreciation	\$ 1,175,334	\$ 1,763,001	\$ 2,350,668
4.4% Appreciation	\$ 765,472	\$ 1,148,209	\$ 1,530,945
2.6% Appreciation (CPI Cap)	\$ 387,109	\$ 580,663	\$ 857,170
<i>Estimated 20-year Rental Payments (5% annual growth)</i>	\$ (1,093,772)	\$ (1,640,658)	\$ (2,187,545)
<i>30-year Projected Home Value</i>			
6.2% Appreciation - Uncapped	\$2,583,000	\$3,874,500	\$5,166,000
4.4% Appreciation - Uncapped	\$1,546,692	\$2,320,038	\$3,093,384
2.6% Appreciation (CPI Cap)	\$755,943	\$1,133,914	\$1,673,873
<i>30-year Projected Profit at Sale</i>			
6.2% Appreciation - Uncapped	\$2,583,000	\$3,874,500	\$5,166,000
4.4% Appreciation - Uncapped	\$1,546,692	\$2,320,038	\$3,093,384
2.6% Appreciation (CPI Cap)	\$755,943	\$1,133,914	\$1,673,873
<i>Estimated 30-year Rental Payments (5% annual growth)</i>	\$ (2,197,698)	\$ (3,296,546)	\$ (4,395,395)
<i>Note that the above table is based on assumptions of appreciation, grant value, and interest rates. There is no guarantee of any of the appreciation estimated; the table is meant to provide examples for comparing between potential scenarios.</i>			

When appreciation is capped with inflation, appreciation in the home in real dollars will be close to zero, and only the buyer's equity will appreciate (the initial public funds are subtracted). In this way, a CPI-based appreciation cap limits the investment value of the property in favor of providing greater price attainability for future buyers. Homeowners would only build significant wealth through homeownership by paying down the debt (increasing their equity) over a long-term, thus accumulating significant savings in the home and benefiting from housing stability. If local incomes begin to grow faster than inflation, these units will become more affordable over time; however, over the past 20 years, inflation grew more quickly than incomes.

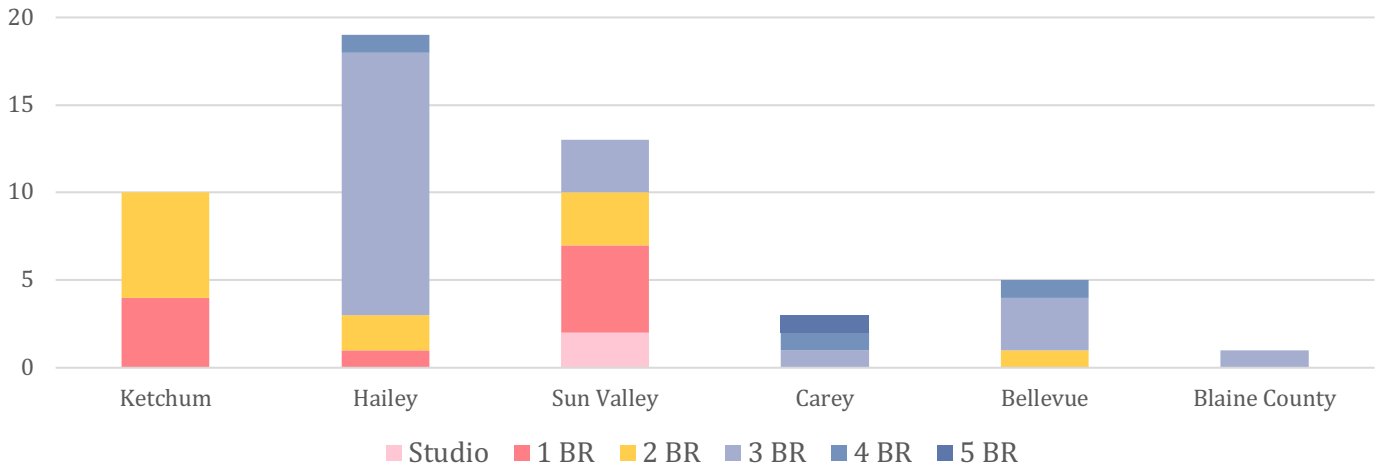
\$750k Home Appreciation Scenarios and Affordable Incomes for Buyers



The chart above shows how a \$750,000 home would appreciate under three different scenarios. This model assumes a 5.5% interest rate and 1.4% annual income growth, based on the 20-year averages. In all cases, homes would become less affordable by year 30, however, in the appreciation-capped scenario, appreciation begins from a significantly discounted value (\$750,000 - \$225,000 subsidy = \$525,000) and appreciates significantly slower, making the home more affordable in the medium-term and protecting the public investment for the benefit of future buyers. The uncapped appreciation scenarios assume that the deed-restriction has a 15% impact on the value of the unit. All scenarios assume that any secondary purchaser has the funds available for a 20% down payment.

If one of the goals of the program is to allow investors to participate and create more local-restricted rental units, an appreciation cap is not appropriate for these participants. Without meaningful capital appreciation in the investment, in addition to rental income, it is unlikely investors would participate. Relatedly, allowing investor participation creates competition between home buyers and investors for the available inventory. It also means these two groups compete for a limited pool of funds, unless funds are designated for different types of participants or deed-restrictions.

Unit Sizes Available ≤ \$1 Million (as of March 23, 2023)

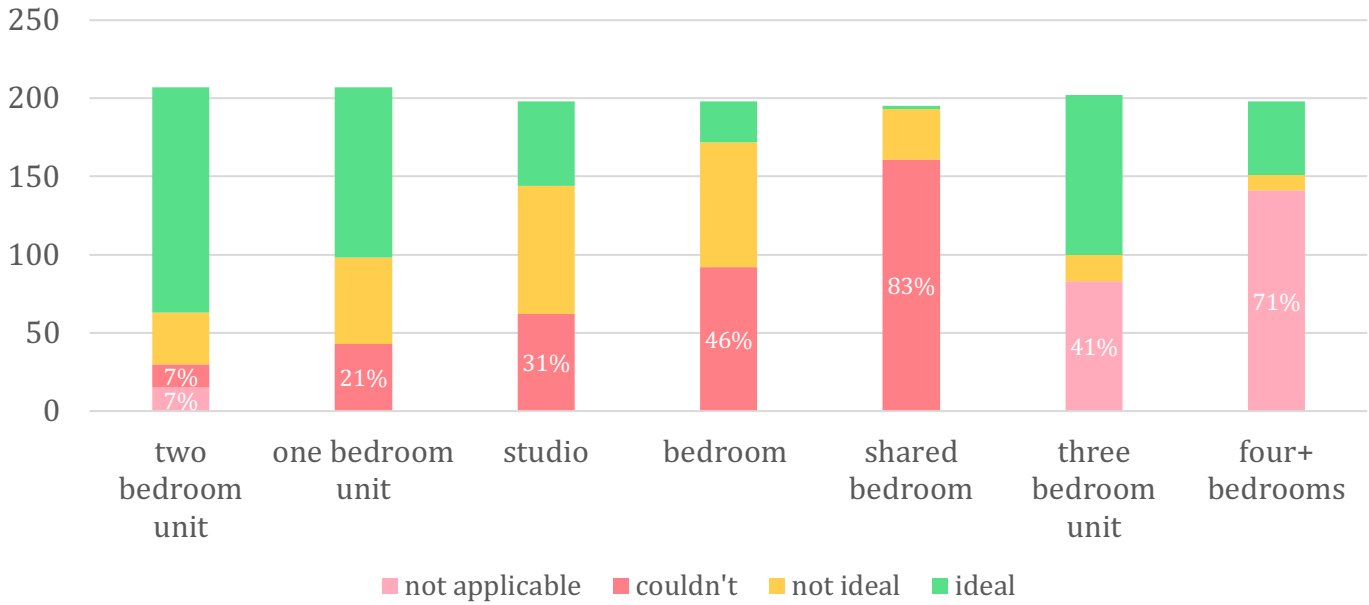


Program Geography

At the June 12 meeting, the City Council expressed general support for expanding the program geography beyond the Ketchum city limits. Recognizing the interconnected nature of the economies of Wood River Valley communities but also concerns about subsidizing distant commutes and traffic, staff proposes to expand the geography of eligible properties for the program to the “North Valley,” defined as the cities of Ketchum and Sun Valley, and the portion of unincorporated Blaine County located between Galena Lodge and the intersection of State Highway 75 and East Fork Big Wood River Road in Gimlet, allowing for any future residential development near St. Luke’s Wood River Medical Center would be program eligible.

Staff do not share the concerns of the realtor group regarding families preferring a larger, unrestricted home in Hailey. No program will suit everyone, and Hailey is piloting a Category Local buy-down program with ARCH. 2023 Blaine County Housing Survey data shows that – while a similar number of respondents were from Ketchum and Hailey (39% and 36%) – about the same proportion of respondents seeking housing in the next two years would prefer to live in either location, with a slight preference for Ketchum. While larger home sizes are needed for larger households, a greater percentage of respondents expecting to need housing in the next two years need one or two bedrooms (79% and 86%), with only 59% responding that a three bedroom is doable or ideal. This suggests that there is greater demand among smaller households, including those who may be downsizing.

2023 Housing Survey | Needs and Preferences | Unit Size



References

1. Christie, Smith, and Munro, "The Emotional Economy of Housing."
2. Drew and Herbert, "Postrecession Drivers of Preferences for Homeownership," 6.
3. Rohe, William M, and Cary C Boshamer Distinguished. "Reexamining the Social Benefits of Homeownership after the Housing Crisis," n.d., 54.
4. Rohe, William M, and Cary C Boshamer Distinguished. "Reexamining the Social Benefits of Homeownership after the Housing Crisis," n.d., 54.

Sustainability Impact:

Community housing houses members of the community locally, ensuring that residents are closer to their places of work, recreation, and other needs. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the proposed Ownership and Preservation program converts existing housing units into community housing, utilizing existing housing stock, land, and resources.

Financial Impact:

Staff have anticipated launching a pilot of the Ownership and Preservation Program using \$1 million in LOT funding, to be distributed over two years.

Attachments:

1. June 12 Ownership and Preservation Program City Council Staff Report



CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

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

Staff request guidance on key policy questions for the OPP.

Goal 1: Create + Preserve Housing

Action: Pathway to Ownership

The 2022-2023 Housing Action Plan identifies a Pathway to Ownership Year 1 Action to support Goal 1, including exploration of deed-restriction and down payment assistance feasibility and program options. Staff investigated the feasibility of a deed-restriction purchase program (Ownership and Preservation Program), similar to programs established in many other mountain resort communities.

The Town of Vail, Colorado and the Vail Local Housing Authority initiated the InDEED program in 2017. The program offers a cash incentive in exchange for “light” deed-restrictions, which restrict occupancy to qualified local workers, preserving existing housing stock for local, year-round occupancy. These restrictions are similar to Blaine County Housing Authority’s Category L deed-restriction, which has no income or asset limits.

Staff hosted three focus groups with local experts, realtors, and mortgage lenders to introduce the program and receive feedback to refine program details. Staff also explored and analyzed local inventory and current economic conditions to inform program recommendations. Since the launch of Vail’s InDEED program in 2017, pandemic-related effects have shifted the economic landscape in mountain towns like Ketchum. Home prices, already high and rising, surged with the pandemic. In the last year, federal interest rate policy made borrowing more expensive and decreased purchasing power.

Staff wishes to use this update to provide the City Council with the latest findings, analysis, and recommendations for the program and to seek direction and guidance to finalize a program proposal for review in July. More extensive background and details on the program can be found in the attached slides (Attachment #1). Staff requests direction from the City Council on the following program elements.

Expand Program to Include Rental Properties

Because the Year 1 HAP Action “Pathway to Ownership” seeks to encourage and support home ownership, originally staff explored a narrower, more restrictive program, targeted specifically to people seeking homeownership or assistance with existing homeownership. This differs from the most flexible deed-

restriction purchase programs (e.g. Vail INDEED, Park City), which are only concerned with the qualifications of the occupant of the unit, not the owner.

Given the high housing costs, decreased purchasing power, and limited inventory, staff recommends opening the Ownership and Preservation Program pilot to allow participating units to be used as rentals and to be purchased by other entities, including investors and employers. Staff believes that this added flexibility will expand the use of the program but values prioritizing support for homeownership, in alignment with the HAP year 1 action. Staff could closely monitor funding allocation among participant types and hold or pause funds to support homeownership. Summit County, Colorado, for example, only processes requests for ownership acquisition applications during peak sale season, and then reopens to existing homeowners after the summer.

Staff recommend Option 2, with the potential to consider timing preferences and funding allocations specifically for homeownership.

Program Options:

1. Flexible. No distinction between rental and ownership – unit occupant must be qualified, year-round local.
 - a. Pro: Maximum flexibility and eligibility for use of program
 - b. Con: May create competition between investors and those seeking homeownership funding
2. Same program, two deed-restrictions: 1. Ownership, 2. Flexible.
 - a. Pro: Two restrictions could allow for distinctions in regulations, financial incentive, and appreciation, and give participants opportunity to choose what is preferable for them.
 - b. Con: More options can add education and administrative work.
3. Ownership. Only allow program funds to be used for owner-occupied units
 - a. Pro: Program exclusively supports homeownership, which is not currently supported by other programs
 - b. Con: Limits program participation due to limited inventory amounts and housing types

Appreciation Cap

The program element which has received the most debate and discussion in focus groups is whether to include an appreciation cap with the Category-L deed-restriction, as is typically used with other BCHA deed-restrictions. Current BCHA Category-L deed-restriction terms include a maximum 4% annual appreciation cap that tracks with increases in cost-of-living. The most flexible versions of these programs, including the Vail INDEED and Park City programs, do not have appreciation caps. On the other hand, Jackson/Teton County's ownership-specific restriction includes a 3% annual appreciation cap (their second, less restrictive, rental version of the restriction does not have an appreciation cap). Notably, the more flexible restrictions provide less subsidy (typically about 10-15% of value) than Jackson's ownership-specific program (20%). In Breckenridge, two versions of the restriction are offered: an uncapped restriction (up to 19% of value) and an appreciation-capped restriction (up to 30% of value).

The arguments for an appreciation cap are primarily protecting the long-term value of the public investment and keeping home prices on restricted units more attainable to more locals. When the public provides a subsidy in the form of down payment assistance, appreciation on the home would be capped beginning from the market price of the home, less the value of the restriction. This ensures that the value provided by the public subsidy buys down the home price on all future transactions so that all future homeowners benefit from the subsidy. If appreciation on the unit is not capped, the initial recipient can collect the public subsidy at the first subsequent sale. Even without an appreciation cap, a deed-restriction will likely limit the

maximum sale value of unit relative to a comparable unrestricted unit, however, an appreciation cap can ensure that a home remains more accessible to local earners in the long-run.

Arguments against appreciation caps include that they prevent homeowners from building enough equity in their home to eventually “graduate” out of the unit and into an unrestricted, market home, as the market appreciates faster than the appreciation cap. Staff views the primary benefit of homeownership under this program as long-term housing stability, not as investment and equity-building, although equity-building and appreciation will be an additional benefit even with a cap.

Staff also heard that appreciation-capped units were difficult for owners to sell during economic downturns, citing challenges experienced after 2008. In a “down market” with home prices falling, comparable unrestricted units were affordable to buyers and more attractive than deed-restricted units. Some focus group participants argued that if a deed-restricted unit will participate in downside risk like a market unit, then it should also benefit from any potential upside. Staff notes that BCHA deed-restricted units in 2008 were income category-restricted units and did not include Category-L-style units, which do not have income or asset limits and use a different method for capping appreciation.

A final consideration for appreciation caps is related to question #1 and eligibility for participation in the Ownership and Preservation Program. When buyers are investors or businesses, capital and funding are more available for purchasing units, compared to the individual local household, and appreciation caps are not as necessary. Additionally, investors will be more interested in participating in a community housing program without an appreciation cap.

Staff recommends considering whether to include appreciation caps in conjunction with consideration of participant eligibility and corresponding grant value.

Program Options:

1. No appreciation cap
2. Two versions: one with an appreciation cap and a higher financial incentive and the other with no appreciation cap and lower financial incentive. These could also correspond with ownership vs. flexible deed-restrictions.
3. Annual appreciation cap (tracked against cost-of-living) for all participating units

Program Geography

Staff analyzed real estate inventory in Ketchum and the rest of the Wood River Valley over the past year. Ketchum’s inventory in the sub-\$1 million category is limited and largely made up of 1 and 2-bedroom condominiums constructed in the 1970s and 1980s. Hailey has the greatest mix and volume of unit types at this price point, including larger units and single-family homes. While staff believes, and recent survey data supports, that there is demand for the program to support acquisition of available units in Ketchum under this program, occupants of preserved units would be smaller households due to the limited size of units. Realtors advised that some families seeking housing would opt for larger unit types in Hailey or beyond, without subsidy programs. Additionally, the City of Hailey is currently developing a similar preservation program.

The HAP includes direction to allocate 20% of City of Ketchum housing funds for significant county-wide actions. Staff recommends Option 2 or 3. Any funding for properties outside of Ketchum’s city limits could be split with relevant participating jurisdictions (if any).

Program Options:

1. Restrict use of Ownership and Preservation Program to properties located within the Ketchum city limits.
2. Restrict use of program to properties located within Ketchum or Ketchum’s Area of City Impact.
3. Restrict 80% of the program funds for properties located within Ketchum (or Ketchum’s Area of City Impact).
4. Expand use of program to all of Blaine County and operate the program through the Blaine County Housing Authority.

Value of financial incentive

The recommended financial incentive – either as a percentage of home price and/or in maximum dollars – is largely dependent on the guidance sought above.

Next steps:

Staff will recommend program policies to Council in July. In the meantime, Staff will review the deed restriction template(s) with key partners and prepare for implementation.

Sustainability Impact:

Community housing houses members of the community locally, ensuring that residents are closer to their places of work, recreation, and other needs. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the proposed Ownership and Preservation program converts existing housing units into community housing, utilizing existing housing stock, land, and resources.

Financial Impact:

Staff anticipate launching a pilot of the Ownership and Preservation Program using \$1 million in LOT funding, to be distributed over two years.

Attachments:

1. Ownership and Preservation Pilot Program Background Slides