



CITY OF KETCHUM, IDAHO

CITY COUNCIL

Thursday, April 09, 2026, 5:30 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/82061188110>
Webinar ID: 820 6118 8110
- 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 Pete Prekeges

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.

PUBLIC COMMENT:

1. In Person/Virtual
2. Previously Submitted

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

3. Week of the Young Child Proclamation
4. International Dark Sky Week Proclamation

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.

- [5.](#) Recommendation to approve minutes of ****SPECIAL MEETING**** City Council, March 25, 2026 - City Clerk Trent Donat
6. Authorization and approval of the payroll register - Director of Finance Brent Davis
- [7.](#) Authorization of disbursement of funds from the City's Treasury for the payment of bills - Director of Finance Brent Davis
- [8.](#) Recommendation to Approve Resolution 26-010 - Destruction of City Records in Accordance with Idaho Records Retention Schedule - City Clerk Trent Donat
- [9.](#) Recommendation to approve reassignment of Silver Creek Facility Lease - City Administrator Jade Riley
- [10.](#) Recommendation to approve 1st Avenue Mill & Overlay Project Agreement 26121 with Idaho Materials & Construction – Director of Public Works Ben Whipple

PUBLIC HEARING:

- [11.](#) Second reading of Ordinances 1271 [City Code - Title 1 - General Provisions], Ordinance 1272 [City Code- Title 2 - Administration and Personnel], and Ordinance 1274 [City Code- Title 4- Commissions and Boards] - City Administrator Jade Riley

NEW BUSINESS:

12. Update on South of Ketchum/Highway 75 Construction - Director of Public Works Ben Whipple
13. Ambulance District Levy presentation – Commissioner McCleary and County Administrator Kirk Flannigan
- [14.](#) Recommendation to cancel law enforcement contract with Blaine County Sheriff - Mayor Pete Prekeges
- [15.](#) Update on expanded public parking at YMCA - City Administrator Jade Riley
- [16.](#) Fiscal Year 2027 Budget Development briefing (Capital Improvement Plan) - Director of Finance Brent Davis

ADJOURNMENT:

My feelings on ketchums future

From Carol Stevens <cfstevens@cox.net>

Date Wed 3/25/2026 2:36 PM

To Participate <participate@ketchumidaho.org>

1. End the in-lieu fee: it puts the City in the position of being a housing developer. We have excellent non-profit housing developers we should be working with, not competing with.
2. Until we have a fully informed decision on the impact of FAR exceedence, end FAR exceedence. Stick to our primary zoning. If a developer has a plan they think is good for the City that requires FAR exceedence, let them propose it to the Council.
3. Require one parking spot per bedroom, not per unit. End the no-parking allowance for small condos.
4. No lot consolidation—that's how we get monstrosities
5. No fourth floors
6. Require a commercial use on the first floor.
7. Permit snow melt on public access (sideways)
8. Enforce the existing policy on tree removal and replacement (no longer let developers replace mature trees with shrubs).
9. Create incentives for historic preservation. Work with a non-profit like the Land Trust for a similar approach. Moving buildings to Hailey is not historic preservation. Building on top of a historic structure is not historic preservation.
10. Require developments in the tourist zone (e.g., hotels) to provide 100% workforce housing. We don't need more hotels, especially if they won't house their workers.
11. No more chain stores like Faherty and Johnny Was
12. New developments should bury power lines.
13. No further reduction in parking. Easily accessible parking is part of Ketchum's character.

Sent from my iPhone

For Public Comment on Downtown Zoning

From HP Boyle <boylehp@yahoo.com>

Date Wed 3/25/2026 12:11 PM

To Participate <participate@ketchumidaho.org>

Council:

This is our opportunity to change course. While respecting property rights, we can revise our zoning code to discourage development that is inconsistent with Ketchum's values. To maintain the character of Ketchum's downtown, I suggest the following:

1. End the in-lieu fee: it puts the City in the position of being a housing developer. We should be working with excellent non-profit housing developers, not competing with them.
2. Until we have a fully informed decision on the impact of FAR exceedance, end FAR exceedance. Stick to our primary zoning. If a developer has a plan they believe is good for the City that requires FAR exceedance, let them present it to the Council.
3. Require one parking spot per bedroom, not per unit. End the no-parking allowance for small condos.
4. No lot consolidation—that's how we get monstrosities
5. No fourth floors
6. Require a commercial use on the first floor.
7. Permit snow melt on public access (sideways)
8. Enforce the existing policy on tree removal and replacement (no longer let developers replace mature trees with shrubs).
9. Create incentives for historic preservation. Work with a nonprofit like the Land Trust to adopt a similar approach. Moving buildings to Hailey is not historic preservation. Building on top of a historic structure is not historic preservation.
10. Require developments in the tourist zone (e.g., hotels) to provide 100% workforce housing. We don't need more hotels, especially if they won't house their workers.
11. No more chain stores like Faherty and Johnny Was
12. New developments should bury power lines.

No further reduction in parking. Easily accessible parking is part of Ketchum's character.

Thank you for keeping Ketchum Ketchum!

Perry Boyle

Ketchum

Fwd: Open Letter Submitted for Public Record: Idaho Economic Conditions and Quality of Life

From James Hungelmann <jim.hungelmann@gmail.com>

Date Fri 4/3/2026 1:23 PM

To James Hungelmann <jimhungelmann@gmail.com>

 1 attachment (78 KB)

Enduring Idaho April 2026 .pdf;

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

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

Date: vie, 3 abr 2026 a las 13:14

Subject: Open Letter Submitted for Public Record: Idaho Economic Conditions and Quality of Life

To: <Governor@gov.idaho.gov>, <info@gov.idaho.gov>

April 3, 2026

Governor Little and Idaho Public Officials,

Please find attached (and included below) an open letter titled:

“Idaho’s ‘Economic Success’ Is Leaving Its Own People Behind.”

This letter is being shared with the Office of the Governor, members of the Idaho Legislature, city and county governments across Idaho, and media outlets statewide, and is **respectfully submitted for inclusion in the official public record of each.**

It addresses the divergence between top-line economic indicators and the lived experience of Idaho residents, including housing affordability, cost burden, and the erosion of core quality-of-life conditions, and urges a return to a historic commitment to fiscal conservatism, long-term stewardship, and the preservation of the quality of life that has long defined Idaho.

Thank you for your time and attention.

Respectfully,

James Hungelmann
Ketchum, Idaho

April 3, 2026

Idaho’s “Economic Success” Is Leaving Its Own People Behind

For inclusion in the public record.

This submission challenges the prevailing public economic narrative advanced by Brad Little and examines its impact on the lived experience of Idaho residents.

Governor Little continues to promote Idaho as one of the nation’s great economic success stories, most recently through his “Enduring Idaho” plan. On paper, the case sounds compelling: rapid top-line growth, low unemployment, and balanced budgets. But for many Idahoans, the more relevant question is not how the economy looks in aggregate—it is how life actually feels on the ground.

By that measure, the story is far less flattering—and for many Idahoans, it has been a major step backward.

The “Enduring Idaho” narrative is presented as a clear and durable economic vision. But for many residents, what has endured is not prosperity, but significant pressure—on housing, on affordability, and on the spectacular quality of life that once defined the state. The question is not whether Idaho is enduring, but what, exactly, is enduring. If “enduring” means continued growth, rising valuations, and expanding population, then the label may fit. But if it means preserving affordability, access, and the quality of life that has defined Idaho for generations, then those are the very conditions now under serious strain.

The central problem is simple and measurable: costs have risen far faster than incomes. Over the past several years, home prices increased roughly 60–80%, while median household incomes rose only about 25–30%. That gap is not theoretical—it defines whether a family can afford to live where they work.

The standard affordability benchmark—home price relative to income—tells the story even more clearly. Historically, housing costs were more closely aligned with local incomes, often closer to two to three times annual earnings. Even by modern standards, markets begin to strain above four times income. Idaho now stands at six to eight times income statewide, and significantly higher in many communities—placing it well beyond levels considered sustainable.

Nowhere is this divergence more extreme than in Blaine County, where housing costs commonly exceed 10 times local household income, placing homeownership far beyond the reach of ordinary working residents and making clear that the problem is not theoretical, but structural.

This is the reality behind the headlines. A growing number of working Idahoans find themselves priced out of homeownership, squeezed in the rental market, or forced to make increasingly difficult trade-offs simply to remain in their communities. For the many Idaho residents living on fixed incomes—retirees, long-time homeowners, and working families alike—the pressure is

especially acute, as rising property values translate directly into higher taxes and associated costs.

At the same time, the state’s fiscal “success” must be understood in context. Idaho, like every state, benefited from extraordinary federal support during the pandemic through programs such as the CARES Act and the American Rescue Plan Act. In total, government-directed funds to Idaho exceeded \$3 billion—roughly half of a full year of the state’s general fund budget, with total inflows to the state economy reaching into the \$8–10 billion range.

But these were not “free” funds. They were part of a nationwide fiscal expansion financed through borrowing and taxation—costs that will ultimately be borne by taxpayers, including Idahoans, through future taxes, inflation, or debt. Idaho’s apparent fiscal strength during this period was therefore not purely the result of state policy but was materially supported by temporary and externally generated resources. Any honest assessment must acknowledge that reality.

Perhaps the clearest sign of imbalance is the growing reliance on government-driven “affordable housing” initiatives—and the growing sense that such reliance is now necessary. For most of its history, Idaho did not require widespread, government-centered housing programs. Affordability challenges existed, but they were limited and localized. Today, they are central to public policy. That shift is not a sign of economic strength. It is an admission that the underlying housing market has been tremendously and rapidly destabilized. While such programs may provide limited relief, they are often fraught with bureaucratic complexity and can become counterproductive—aggravating the underlying distortion rather than addressing it.

In a stable economic environment, ordinary working households should be able to afford ordinary housing without government intervention. When that is no longer the case, the problem is not a lack of programs—it is a breakdown in the relationship between wages, costs, and growth.

Moreover, Idaho’s quality of life has never been defined solely by income or employment statistics. It is defined by clean air, quiet surroundings, open space, and unimpeded access to the outdoors. Yet each of these has come under increasing pressure. Traffic, construction, and population density have eroded the quiet that once characterized daily life. Open space is increasingly fragmented by development, and access to recreation is more crowded and constrained. Even the deep blue skies that once defined Idaho’s identity—long taken for granted—are receding. These changes may not appear in economic summaries, but they are central to the lived experience of Idaho residents—and they are moving in the wrong direction.

Idahoans are not here for marginal economic expansion at any cost. They are here for a way of life. When that way of life is steadily eroded, no amount of top-line economic growth can compensate for the loss.

Enduring prosperity should first secure the stability and quality of life of those who over the generations have lived here and contributed to Idaho’s foundation—not simply prioritize new growth that comes at their expense.

Economic policy should be judged not by how many people it attracts, but by how well it sustains the people already here. By that standard, the results are increasingly difficult to defend. Idaho's economy has expanded, but it has not done so evenly. The benefits have accrued disproportionately to asset holders and new entrants, while many long-time residents face rising costs, reduced access, and growing instability.

What is presented as prosperity at the state level has, for many households, translated into considerable loss of ground.

Idaho remains a remarkable place. But if its economic success comes at the cost of affordability, stability, and quality of life for its own residents, then it demands that we ask whether the current trajectory represents progress—or something closer to its opposite. For many, the answer is already clear: what is being described as an economic boost has felt, in practice, like a sustained erosion of the very conditions that made Idaho worth living in at all.

I urge Idaho's political leadership to return to a historic commitment to fiscal conservatism and long-term stewardship, and the preservation of the quality of life that has long defined this state—without pushing aside the many generations who built it.

Submitted for the public record and statewide consideration.

James Hungelmann

Ketchum, Idaho

To Ballis or Not to Ballis

From Pam Johnsen <johnsenpj1@gmail.com>

Date Fri 4/3/2026 11:55 AM

To Participate <participate@ketchumidaho.org>

Sheriff Ballis should be responsible for a smaller jurisdiction that is commensurate with his lack of experience.

Additionally, in Idaho, county sheriffs like Ballis are independently elected officials and do not report to a higher supervisor or boss in the traditional chain-of-command sense. For the same reason stated above, it is reasonable to believe continuing responsibility for Ketchum is inappropriate.

Thank you for providing residents of Ketchum an easy and efficient email address to participate in the process.

Pam Johnsen 703.909.2346

Public comment for the City Council/Mayor

From Amanda Breen <amandabreensv@gmail.com>

Date Fri 4/3/2026 10:27 AM

To Participate <participate@ketchumidaho.org>

Councilmember Tripp Hutchinson has pled guilty to the crime of theft, a crime he committed while serving on the Ketchum City Council. The court has sentenced him for his crime. He should resign from the Ketchum City Council and from the Ketchum Urban Renewal Agency. Ketchum residents can no longer trust him to make sound and lawful decisions on our behalf, nor to steward millions of dollars of our taxpayer money. Moreover, Ketchum taxpayers should not be obligated to pay Councilmember Hutchinson's salary, health insurance, and pension for almost two more years.

Mayor Prekeges and Councilmembers Cordovano, Hall, and McGraw – you need to show us that you do not condone the commission of crimes by elected officials. When Ketchum voters elected all of you to represent us and to make important decisions on our behalf, we expected you to hold yourselves and each other to the highest standards of conduct. I urge you to immediately discuss your options with the Ketchum City Attorney, and to publicly show us on the record that you do not tolerate the commission of crimes while holding public office. I also direct you to Idaho Code § 50-2006(2)(b), which provides the procedure for removal of an urban renewal agency commissioner for misconduct in office.

Representative government only works when voters can trust the people they elect. Councilmember Hutchinson has broken that trust. It is time for him to step aside — and time for the rest of you as elected officeholders to demonstrate, firmly and publicly, that you take our trust seriously.

Amanda Breen
Ketchum, Idaho

Quiet Pickle Balls Exist

From John and Janet Crews <jjcrews@me.com>
Date Thu 4/2/2026 12:05 PM
To Participate <participate@ketchumidaho.org>

Hi Mayor Pete,

A couple weeks ago I saw the article about Bellevue enhancing the Memorial Park and adding Pickle Ball, but were concerned and willing to maybe pay \$50,000! for noise reduction. I wrote a letter to the editor (see below) but he never printed it. This could be a simple, easy answer to keep the Pickleball players out there playing and not have the neighbors go crazy with the noise. Easy solution just make it a rule for the public courts "Quiet Pickle Balls Only".

Just a thought..

Janet Crews 

Quiet Pickle Balls Exist!

I was reading Bellevue's dilemma about wanting to provide pickleball in Memorial Park and talking of spending \$50,000 for noise reduction. I did a Google search of "Quiet Pickle Balls". There were plenty of choices! I don't know why communities don't embrace them instead of creating friction when none needs to exist. It is my understanding that the PPA (Professional Pickleball Association) are the ones refusing to accept them . Unless you are a pro event player, like an FIS skier; you have no obligation to have to use Noisy pickleballs. It is like tennis players refusing to give up their wood rackets when light weight, higher quality composites came out. Maybe our community can be an example for others: encouraging this great sport that anyone can enjoy, and finding a quiet solution that doesn't drive our neighbors crazy (and create needless law suits). Google "quiet pickleballs) .

wake up Ketchum

From Juanita Young <mysunvalleyhome@gmail.com>

Date Wed 4/1/2026 2:34 PM

To Participate <participate@ketchumidaho.org>

LEVY FATIGUE IS REAL. Bellevue officials are already signaling they'll keep pushing tax increases even after voters rejected their Local Option Tax last fall. Ketchum is now discussing another LOT for November. Meanwhile, voters will soon face a library district levy, an ambulance district levy, and possibly yet another recreation district levy.

The explosion of taxing districts in Blaine County is making this valley increasingly unaffordable for working families.

Enough is enough. Local governments need to learn how to live within their means instead of treating taxpayers like an endless ATM. LEVY FATIGUE IS REAL. Bellevue officials are already signaling they'll keep pushing tax increases even after voters rejected their Local Option Tax last fall. Ketchum is now discussing another LOT for November. Meanwhile, voters will soon face a library district levy, an ambulance district levy, and possibly yet another recreation district levy.

The explosion of taxing districts in Blaine County is making this valley increasingly unaffordable for working families.

Enough is enough. Local governments need to learn how to live within their means instead of treating taxpayers like an endless ATM.

121 Badger Lane

From Tom Campion <tbcampionjr@gmail.com>
Date Tue 3/31/2026 8:45 AM
To Participate <participate@ketchumidaho.org>

Dear Ketchum City Council,

I protest your approval of the gigantic spec house now being built at 121 Badger Lane in west Ketchum.

This eyesore dwarfs all the houses in this neighborhood. Our once quiet street now echoes to the rumble of huge

dump trucks and heavy equipment. Construction will last until the summer of 2027.

What were you thinking ? You've allowed a monstrous white elephant in the heart of the floodplain.

You've ruined a peaceful, quiet neighborhood. I urge you to come down and see the mess you've made. You

should be ashamed of yourselves.

We never got any notice of any of the hearings on this project. Why not ?

Sincerely,

Thomas Campion

109 Badger Lane

Pete the Greek

From Mark Maykranz <mmaykranz@hotmail.com>

Date Fri 3/27/2026 4:16 PM

To Participate <participate@ketchumidaho.org>

The previous mayor was proud that he never used profanity while he was destroying Ketchum wholesale. After careful deliberation, I have come to the conclusion that if Pete the Greek needs to use a little profanity (or even a bunch of profanity) while he SAVES Ketchum, I am fine with that. Thank you Pete for your integrity!

Thoughtfully,
Mark Maykranz

Sent from my iPhone

additional zoning comments

From Beth Chiodo <bajabethy@gmail.com>

Date Fri 3/27/2026 3:28 PM

To Participate <participate@ketchumidaho.org>

Dear City council

Please don't build any more bluebirds!

Thank you

Beth Chiodo



City of Ketchum

Week of the Young Child Proclamation

Whereas, the Idaho Association for the Education of Young Children (Idaho AEYC) and other organizations are celebrating the Week of the Young Child™, April 11-17, 2026; and

Whereas, we are working to promote and inspire high quality early childhood experiences for our state's youngest citizens, that can provide a foundation for learning and success for children in Ketchum, Idaho; and

Whereas, teachers and others who work with or on behalf of young children birth through age eight, who make a difference in the lives of young children in Ketchum deserve thanks and recognition; and

Whereas, public policies that support early learning for all young children are crucial to young children's futures and to the prosperity of Ketchum's families and economy;

NOW THEREFORE, I, Pete Prekeges, Mayor of the City of Ketchum, do hereby proclaim April 11-17, 2026, as the Week of the Young Child™ in Ketchum and do hereby recognize that when our community invests in early childhood education and educators, we also invest in our children and families.

Dated this 9th day of April, 2026.

Mayor

Attest:

City Clerk



City of Ketchum

International Dark Sky Week Proclamation

- Whereas,** the aesthetic beauty and wonder of a natural night sky is a shared heritage of all humankind; and
- Whereas,** the experience of standing under a starry night sky inspires feelings of wonder and awe, encouraging a growing interest in science and nature, particularly among young people and visitors; and
- Whereas,** 80 percent of the world’s population lives under a dome of light pollution—excessive artificial lighting at night that disrupts natural darkness—and may never experience the visual wonder or ecological and health benefits of living under a dark sky; and
- Whereas,** DarkSky International, the globally recognized authority on light pollution, recognizes International Dark-Sky Week to raise awareness of the effects of light pollution, provide free education, resources, and solutions to the public, and encourage the protection of and enjoyment of dark skies and responsible outdoor lighting.

NOW THEREFORE, I, Pete Prekeges, Mayor of the City of Ketchum, do hereby proclaim April 13-20, 2026, as International Dark Sky Week and ask each resident to join me not only in observing and pondering upon this important week but also in raising awareness and support for protecting our precious dark sky as a resource.

Pete Prekeges, Mayor

ATTEST:

Trent Donat, Clerk



CALL TO ORDER: (00:00:17 in video)

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 5:30 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Randy Hall (remote)
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Abby Rivin—Senior Planner
Ben Whipple—Director of Public Works (remote)
Brent Davis—Director of Finance
Jade Riley—City Administrator
Matt Johnson—City Legal Counsel (remote)
Morgan Landers—Director of Planning and Building
Rian Rooney—Housing Policy & Program Strategist (remote)
Robin Mattison—City Engineer (remote)
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT

Public comment opened (00:00:50 in video)

- Jack Bariteau (00:01:14 in video)

Public comment closed (00:02:43 in video)

CONSENT AGENDA:

Comments and discussion by the Council (00:02:46 in video)

Item #8 and #11 pulled for discussion (00:04:10 in video)

Comments and discussion by the Council (00:04:25 in video)

Motion to approve the Consent Agenda items #3, #4, #5, #6, #7, #9, #10, and #12 (00:13:27 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Spencer Cordovano, Matthew McGraw, Randy Hall, Tripp Hutchinson

RESULT: Motion Passes

Item #8 – Recommendation to approve 2026 Sidewalk Construction Projects

Comments and discussion by the Council (00:13:57 in video)

Item #11 – Recommendation to approve Right-of-Way Encroachment Agreement 24922 with 755 S Broadway LLC at 200 N. Leadville Ave
Presented by: Robyn Mattison

Comments and discussion by the Council (00:16:19 in video)

Public comment opened (00:55:49 in video)

- Pam Colesworthy (00:56:11 in video)

Public comment closed (00:57:47 in video)

Comments and discussion by the Council (00:57:52 in video)

Motion to authorize the mayor to sign the Right-of-Way Encroachment Agreement 24922 between the city and 755 S Broadway LLC, the owner of 200 North Leadville Avenue (01:00:54 in video)

MOVER: Matthew McGraw

SECONDER: Randy Hall

NAYS: Spencer Cordovano

AYES: Matthew McGraw, Randy Hall, Tripp Hutchinson

RESULT: Motion Passes

Continued comments and discussion by the Council on Item #8 (01:02:11 in video)

Motion to approve agenda item #8 as noted in the Consent Agenda (01:10:16 in video)

MOVER: Randy Hall

SECONDER: Matthew McGraw

NAYS: Spencer Cordovano, Tripp Hutchinson

AYES: Randy Hall, Matthew McGraw, Pete Prekeges

RESULT: Motion Passes

Public Hearing deferred to after New Business (01:11:32 in video)

Public comment opened (01:11:50 in video)

Public comment closed (01:11:58 in video)

Matthew McGraw recused himself from New Business items #14 and #15 (01:12:03 in video)

NEW BUSINESS:

14. Recommendation to review and approve the draft Findings of Fact, Conclusions of Law, and Decision for the Knob Hill Residence Lot Consolidation Preliminary Plat Application P25-16A

Presented by: Abby Rivin (01:12:23 in video)

Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Knob Hill Residence Lot Consolidation Preliminary Plat Application (01:12:25 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYS: Spencer Cordovano, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

15. Recommendation to approve Warm Springs Townhomes FAR Exceedance Agreement 27005
Presented by: Morgan Landers (01:13:08 in video)

Public comment opened (01:13:21 in video)

Public comment closed (01:13:33 in video)

Motion to approve FAR Exceedance Agreement 27005 for the Warm Springs Townhomes development at 108 Ritchie Drive (01:13:37 in video)

MOVER: Tripp Hutchinson

SECONDER: Randy Hall

NAYS: Spencer Cordovano

AYES: Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

16. Updated on potential future uses at Forest Service Park

Presented by: Jade Riley (01:14:35 in video)

Public comment opened (01:26:58 in video)

- Amanda Medeiros (01:27:10 in video)
- Ashton Wilson—remote (01:29:17 in video)
- Doro Lohmann (01:31:22 in video)
- Claudia Graham (01:36:08 in video)
- Heidi Scherthanner—remote (01:38:09 in video)

Public comment closed (01:38:46 in video)

Comments and discussion by the Council (01:38:47 in video)

Public comment re-opened (01:40:17 in video)

- Kingsley Murphy (01:40:34 in video)

Public comment closed (01:42:05 in video)

Comments and discussion by the Council (01:42:07 in video)

17. Briefing/discussion regarding re-authorization of Local Option Tax

Presented by: Brent Davis (01:47:03 in video)

Comments and discussion by the Council and staff (02:31:57 in video)

Public comment opened (02:44:12 in video)

- Gerri Pesch (02:44:18 in video)

Public comment closed (02:46:44 in video)

Comments and discussion by the Council and staff (02:46:45 in video)

Randy Hall left the meeting (03:23:28 in the video)

Comments and discussion by the Council and staff on Additional Lot (03:29:14 in video)

Public comment opened (03:39:46 in video)

- Ned Burns (03:39:57 in video)
- David Wilson—remote (03:42:02 in video)

Public comment closed (03:43:50 in video)

Comments and discussion by the Council and staff (03:43:52 in video)

18. Review of Ownership and Preservation Program and Category Local
Presented by: Rian Rooney and Jade Riley (03:48:50 in video)

Comments and discussion by the Council and staff (03:50:51 in video)

PUBLIC HEARING:

13. First reading of Ordinances 1271 (City Code – Title 1 – General Provisions), Ordinance 1272 (City Code – Title 2 – Administration and Personnel), and Ordinance 1274 (City Code – Title 4 – Commissions and Boards)

Presented by: Jade Riley (04:26:52 in video)

Public comment opened (04:29:36 in video)

Public comment closed (04:30:01 in video)

Motion to approve the first reading by title only of Ordinances 1271, 1272 and 1274 (Titles 1, 2, and 4 of Ketchum Municipal Code) with the following changes to 2.02.010, the appointment of officers to add the Director of Planning and Building and the Director of the Ketchum Housing Authority and the Chief of Police either contracted to the Sheriff’s Department or otherwise (04:30:45 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

AYS: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

RESULT: Motion Passes

Trent Donat read Ordinances 1271, 1272, and 1274 by title only (04:31:24 in video)

Motion to adjourn. (04:32:51 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk

Report Criteria:

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

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
GENERAL FUND					
01-2300-0000 DEPOSITS-PARKS & EVENTS					
Cutter, Mitch	021826	Refund Security Deposit	250.00		0
Total :			250.00		
ADMINISTRATIVE SERVICES					
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
Chateau Drug Center	3144869	Paint edger and replacement paint pads	11.38		0
01-4150-4200 PROFESSIONAL SERVICES					
Cintas	4255575178	Shop towels and various floor mats	32.96		0
Enourato, Lisa	127	Miscellaneous Administrative Services	3,761.25	26082	0
01-4150-5200 UTILITIES					
Idaho Power	2203990334 03	2203990334 131 E River St, 296 N 1st Ave Light Center	78.42		0
Idaho Power	2206570869 03	2206570869 171 E River St	15.80		0
Idaho Power	2224128120 03	2224128120 191 5th St W	895.32		0
Idaho Power	2260077785 03	2260077785 180 E 1st St Whse	205.02		0
Total ADMINISTRATIVE SERVICES:			5,000.15		
CITY CLERK					
01-4152-5100 TELEPHONE & COMMUNICATIONS					
Century Link	333450155 031	Monthly telecommunications	177.86		0
01-4152-5110 COMPUTER NETWORK					
Integrated Technologies	279790	Contract copy and print charges for multiple office devices	501.04		0
Total CITY CLERK:			678.90		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
COMMUNITY ENGAGEMENT					
01-4154-4200 PROFESSIONAL SERVICES					
Background Investigation Bureau, LL	INV-95445	Background check	39.40		0
01-4154-5150 COMMUNICATIONS					
A.C. Houston Lumber Co	2603-991895	Powerlock Tape	21.99		0
Total COMMUNITY ENGAGEMENT:			61.39		
LEGAL					
01-4160-4200 PROFESSIONAL SERVICES					
White Peterson Law Firm	172647	Legal services for city administration, water rights, planning and zoning	17,500.00		0
Total LEGAL:			17,500.00		
PLANNING & BUILDING					
01-4170-4200 PROFESSIONAL SERVICES					
S & C Associates LLC	3805	Professional consulting and development services for project 21-1095	155.00		0
Total PLANNING & BUILDING:			155.00		
NON-DEPARTMENTAL					
01-4193-4210 RESORT CITIES					
JAQUET, WENDY	033026	Resort Cities Coalition Coordinator Services for March	385.00		0
01-4193-9930 GENERAL FUND OP. CONTINGENCY					
HDR Engineering, Inc.	1200811065	Stop Sign Study	5,040.50	25121	0
Total NON-DEPARTMENTAL:			5,425.50		
FACILITY MAINTENANCE					
01-4194-3200 OPERATING SUPPLIES					
Gem State Paper & Supply	1158249	Janitorial supplies including liners, wipes, bleach, and paper products	1,196.04		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4194-5200 UTILITIES					
Clear Creek Disposal	0001892571	Waste removal and portable restroom services for Dog Park	397.42		0
Clear Creek Disposal	0001892572	Portable restroom rental and service for Atkinsons Park	383.00		0
Clear Creek Disposal	0001898572	Waste disposal delivery and quarterly residential service	120.19		0
Idaho Power	2201272487 03	2201272487 480 E 4th St Rest	107.21		0
Idaho Power	2203313446 03	2203313446 900 N 3rd Ave Rest	26.34		0
Idaho Power	2203538992 03	2203538992 480 E 4th St Event	86.75		0
Idaho Power	2206452274 03	2206452274 571 5th St Spkr, 900 N 3rd Pmp	79.25		0
Idaho Power	2208579470 03	2208579470 215 Lewis St Compactor	455.88		0
Idaho Power	2208794558 03	2208794558 EV Charger	121.78		0
01-4194-5300 CUSTODIAL & CLEANING SERVICES					
Western Building Maintenance, Inc	0152496-IN	Monthly janitorial services for multiple city locations	4,637.43		0
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS					
Sentinel Fire & Security, Inc	121972	Monitoring services for Ketchum Ore Wagon Museum	89.61		0
Sentinel Fire & Security, Inc	122095	Historical Park Buildings fire monitoring services	114.00		0
Sherwin-Williams Co	2812817575032	Tack cloth and sandpaper supplies	10.50		0
01-4194-5910 REPAIR & MAINT-491 SV ROAD					
Cintas	4255575259	Rental of floor mats	49.47		0
Cintas	4263138701	Rental and cleaning of floor mats	46.84		0
Cintas	4263802294	Rental and cleaning of scraper floor mats	46.84		0
Clear Creek Disposal	0001892573	Monthly garbage collection and recycling services for Starbucks	954.51		0
Idaho Power	2202522062 03	2202522062 491 E Sun Valley Rd	532.02		0
Sentinel Fire & Security, Inc	122285	Fire system monitoring for Starbucks Visitor's Center	80.34		0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR					
Clear Creek Land Co. LLC	0000053767	Monthly rent for two mobile storage units	231.00		0
Grainger, Inc., W.W.	9827219172	25 gallon 12V sprayer for dog park	281.92		0
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI					
Napa Auto Parts	254549	A/C compressor clutch	137.63		0
01-4194-6950 MAINTENANCE					
A.C. Houston Lumber Co	2603-988060	Jig saw blade	17.99		0
A.C. Houston Lumber Co	2603-989195	Canvas drop cloth	21.99		0
A.C. Houston Lumber Co	2603-989289	Lag bolts, fender washers, and socket	10.75		0
Chateau Drug Center	3146543	Toggle bolts	7.58		0
Chateau Drug Center	3146705	Mop	11.39		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Chateau Drug Center	3150248	Scrub brush	7.21		0
Color Haus, Inc.	NRWS7	Stain and stain spray	45.29		0
Total FACILITY MAINTENANCE:			10,308.17		
POLICE					
01-4210-3500 MOTOR FUELS & LUBRICANTS					
Christensen Inc.	CL08746	Fuel	49.80		0
01-4210-3610 PARKING OPS PROCESSING FEES					
Data Ticket Inc	190813	Citation processing and delinquent collection services for February 2026	1,092.75		0
01-4210-5100 TELEPHONE & COMMUNICATIONS					
Century Link	333466365 031	Monthly telecommunications	393.25		0
Total POLICE:			1,535.80		
STREET					
01-4310-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2603-991006	Super Glue	9.98		4310047
A.C. Houston Lumber Co	2603-992057	Concrete nails and lumber crayons	28.64		4310047
Chateau Drug Center	3146286	Screw eyes and spring snaps	9.27		4310047
Chateau Drug Center	3148823	Nylon rope and drill bits	95.13		4310047
Cintas	5326100703	First aid supplies and medical cabinet service replenishment	146.57		4310047
Gem State Paper & Supply	1158568	Dish soap	205.97		4310047
01-4310-4200 PROFESSIONAL SERVICES					
Thornton Heating	71703	Check and repair unit heaters including venter assembly and motor	2,553.88		4310044
Western States Cat	IN003549832	2026 Cat D6T Tractor Rental	7,915.50	26018	4310037
01-4310-5200 UTILITIES					
Idaho Power	2204882910 03	2204882910 200 E 10th, 260 E 10th	850.69		4310047
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
A.C. Houston Lumber Co	2603-989591	Plywood for Dozer Blade	57.09		4310044
Color Haus, Inc.	GJT8P	Multi-purpose cartridge	50.99		4310044
Grainger, Inc., W.W.	9848051067	Filt-reg components and socket bits	143.10		4310044
Metroquip, Inc	P37129	Sweeper brooms and wire segments	2,863.26		4310044

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Napa Auto Parts	255137	Brake blast shop towels and disposable gloves	210.68		4310044
TRUCKPRO, LLC	275-0022775	Differential repair for Oshkosh plow truck	1,923.90		4310044
Warm Springs Auto Parts LLC	215883	Wire terminal	4.95		4310044
01-4310-6910 OTHER PURCHASED SERVICES					
Cintas	4256360813	Mats and classic coverall uniforms	20.85		4310047
Cintas	4257101103	Mats and classic coverall uniforms	20.85		4310047
Cintas	4257847933	Mats and coverall	20.85		4310047
Sentinel Fire & Security, Inc	121973	Quarterly fire alarm monitoring for Maintenance Building	105.06		4310047
Sentinel Fire & Security, Inc	122064	AES fire alarm monitoring services for street department	105.06		4310047
01-4310-6930 STREET LIGHTING					
Idaho Power	2200749261 03	2200749261 Misc Street Lights	339.21		4310050
Idaho Power	2201013857 03	2201013857 160 W 6th St Light	34.55		4310050
Idaho Power	2201174667 03	2201174667 6th & Main	1.92		4310050
Idaho Power	2202627564 03	2202627564 411 N Main Light	35.12		4310050
Idaho Power	2203855230 03	2203855230 291 N Walnut Ave Light	138.27		4310050
Idaho Power	2204535385 03	2204535385 420 E 4th St Lights	107.36		4310050
Idaho Power	2204882910 03	2204882910 41C Lights, Street Lights, Traffic Lights	661.46		4310050
Idaho Power	2205963446 03	2205963446 421 N Leadville Light	61.25		4310050
Idaho Power	2206773224 03	2206773224 600 E 2nd St Lights	29.18		4310050
Idaho Power	2207487501 03	2207487501 560 N 1st Ave Lights	28.22		4310050
Idaho Power	2208316659 03	2208316659 391 N 1st Ave Lights	32.09		4310050
Idaho Power	2208791562 03	2208791562 1st & Main	61.02		4310050
Idaho Power	2208932745 03	2208932745 211 N Leadville Ave Street Light	6.82		4310050
Idaho Power	2209078647 03	2209078647 Sun Valley Rd & Main Light	68.22		4310050
Idaho Power	2209078654 03	2209078654 5th & Main St Light	77.23		4310050
01-4310-6950 MAINTENANCE & IMPROVEMENTS					
A.C. Houston Lumber Co	2603-989477	Drive pin	22.99		4310044
Color Haus, Inc.	XM8K2	Five cans of white inverted tip traffic maker paint	64.95		4310030
Walker Sand and Gravel	1613625	Imported clean fill	71.30		4310033
Walker Sand and Gravel	1615579	Imported dirty fill material for city operations	55.38		4310033
Total STREET:			19,238.81		
RECREATION					
01-4510-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2603-990157	Hinges, bolts, staples, and poultry net	79.44		0
Chateau Drug Center	3149243	Weave storage tower and small suction cups	32.25		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
Atkinsons' Market	03222103	Bananas	6.49		0
Sysco	240926078	Food products	659.98		0
01-4510-5200 UTILITIES					
Idaho Power	2206452274 03	2206452274 900 N 3rd Ave Rec	327.53		0
Total RECREATION:			1,105.69		
Total GENERAL FUND:			61,259.41		
GENERAL CAPITAL IMPROVEMENT FD					
GENERAL CIP EXPENDITURES					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)					
Enourato, Lisa	127	Downtown Core Sidewalk Project Support	658.75	26038	0
Starhope Engineering	25012-001	Engineering-1st & 5th	7,500.00	26059	711004
03-4193-7199 LONG-TERM PLANNING & DESIGN					
Enourato, Lisa	127	Miscellaneous CIP Work	1,551.25	26083	0
Enourato, Lisa	R-2	Reimbursement for contact information services and public records search fees	28.90		0
Total GENERAL CIP EXPENDITURES:			9,738.90		
FACILITY MAINT CIP EXPENDITURE					
03-4194-7162 TOWN SQUARE REMODEL PHASE I					
Enourato, Lisa	127	Town Square Remodel Project Support	233.75	26039	0
03-4194-7177 CITY HALL 3RD FLOOR					
Thornton Heating	71629	HVAC Parts and labor	3,652.52		0
Total FACILITY MAINT CIP EXPENDITURE:			3,886.27		
Total GENERAL CAPITAL IMPROVEMENT FD:			13,625.17		
ORIGINAL LOT FUND					
ORIGINAL LOT TAX					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
22-4910-6070 SVED					
Sun Valley Economic Development	1741	Membership and quarterly contract for economic development services	3,750.00		0
Total ORIGINAL LOT TAX:			3,750.00		
Total ORIGINAL LOT FUND:			3,750.00		
COMMUNITY HOUSING					
COMMUNITY HOUSING EXPENSE					
54-4410-4200 PROFESSIONAL SERVICES					
AGNEW BECK CONSULTING INC	20668	Professional consulting for Pro Forma Refinement and RFP process	1,462.50		0
Rian Rooney	27	2026 Contract for Services	6,772.50	26029	0
54-4410-4250 LIFT TOWER LODGE PROFF SVCS					
Office Bright Inc	2302	Monthly cleaning services for Lift Tower Lodge	455.00		0
54-4410-5200 LIFT TOWER LODGE UTILITIES					
Clear Creek Disposal	0001892570	Waste removal services and rent for Lift Tower Lodge	552.44		0
Idaho Power	2208260063 03	2208260063 703 S Main St	471.27		0
54-4410-5210 291 N 2ND AVE UTILITIES					
Clear Creek Disposal	0001899884	Quarterly waste removal and disposal services	324.58		0
Idaho Power	2227900418 03	2227900418 291 N 2nd Ave	505.34		0
54-4410-5215 EVERGREEN UTILITIES					
Clear Creek Disposal	0001892574	Monthly waste removal and recycling services for Evergreen Apartments	223.31		0
Idaho Power	2228126898 03	2228126898 141 Bird Dr	298.79		0
Idaho Power	2228310260 03	2228310260 141 Bird Dr	117.41		0
Greenscape Lawn & Garden	36988	Snow removal and walkway clearing services for Evergreen Apartments	985.00		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
Chateau Drug Center	3147475	Cleaning pads	8.54		0
Chateau Drug Center	3149833	Showerhead and thread tape	46.53		0
Glass Masters, Inc.	1-26-1338	Bedroom window glass replacement and installation	985.71		0
Sherwin-Williams Co	2811-0	Paint and supplies including primer, rollers, and trays	44.20		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total COMMUNITY HOUSING EXPENSE:			13,253.12		
Total COMMUNITY HOUSING:			13,253.12		
WATER FUND					
WATER EXPENDITURES					
63-4340-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2603-989583	Anchor bolts	28.80		0
A.C. Houston Lumber Co	2603-990826	Concrete dry mix	28.36		0
A.C. Houston Lumber Co	2603-992161	Pole extension	34.99		0
Integrated Technologies	279790	Contract copy and print charges for multiple office devices	58.16		0
Pipeco, Inc.	S6251312.001	Blue marking paint	71.35		0
Pipeco, Inc.	S6260526.001	Teflon thread paste	16.98		0
Sherwin-Williams Co	9878917713032	Surface prep cleaner	4.99		0
63-4340-3250 LABORATORY/ANALYSIS					
Magic Valley Labs, Inc.	38062	Drinking water bacteria testing and cooler return	132.00		0
63-4340-3400 MINOR EQUIPMENT					
Warm Springs Auto Parts LLC	215858	Industrial units	689.90		0
63-4340-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510483	Unleaded gas fuel	616.87		0
63-4340-5100 TELEPHONE & COMMUNICATIONS					
Sentinel Fire & Security, Inc	121883	Monitoring services for Water & Sewer Admin and Water Building	76.48		0
63-4340-5200 UTILITIES					
Idaho Power	2202458903 03	2202458903 110 River Ranch Rd Optc	872.20		0
Idaho Power	2203658592 03	2203658592 Wells and Boosters	6,476.09		0
Idaho Power	2206786259 03	2206786259 110 River Ranch Rd Admin	69.85		4310050
63-4340-6100 REPAIR & MAINT-MACH & EQUIP					
Pacific Steel & Recycling	9284907	Steel supplies including angles, rounds, tubes, and fuel surcharge	241.47		0
Silver Creek Supply	0025740364-00	Black iron fittings and strut clamps for shop maintenance	59.51		0
Warm Springs Auto Parts LLC	215917	Auto parts including male plugs, couplers, and toggle switch	33.30		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WATER EXPENDITURES:			9,511.30		
Total WATER FUND:			9,511.30		
WATER CAPITAL IMPROVEMENT FUND					
WATER CIP EXPENDITURES					
64-4340-7650 WATER METERS					
Ferguson Enterprises, LLC	0952227	Water meter and manufacturer surcharge	4,544.07		0
64-4340-7813 NORTHWOOD WELL ROOF ADDITION					
A.C. Houston Lumber Co	2603-991823	Cedar boards	405.99		0
Mountainland Supply Company	S107713883.00	Water infrastructure supplies including gate valves, hydrant, and pipe fittings	6,693.22		0
Total WATER CIP EXPENDITURES:			11,643.28		
Total WATER CAPITAL IMPROVEMENT FUND:			11,643.28		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-3200 OPERATING SUPPLIES					
Chateau Drug Center	3144488	Silicone spatula and mice bait station	29.43		0
Gem State Paper & Supply	1157805-01	Delicate task wipers, Laboratory	227.89		0
Integrated Technologies	279790	Contract copy and print charges for multiple office devices	27.91		0
65-4350-3400 MINOR EQUIPMENT					
Chateau Drug Center	3144493	USB Drive	23.74		0
65-4350-3800 CHEMICALS					
North Central Laboratories	532994	Laboratory supplies including buffer solutions filter funnels and testing kits	1,049.91		0
Mid-American Research Chemical	0873501-IN	Concentrated defoamer for wastewater treatment	120.00		0
65-4350-4200 PROFESSIONAL SERVICES					
Roberts Electric	15156	Electrical materials and labor	3,115.15		0
Roberts Electric	15157	Electrical labor for portable pump and controller setup	350.00		0
Roberts Electric	15199	Troubleshooting 480V heaters in the clarifier building	150.00		0
Roberts Electric	15284	Electrical hardware installation and labor for portable sewer pump panels	536.75		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
65-4350-5100 TELEPHONE & COMMUNICATIONS					
Century Link	333803119 031	Monthly telecommunications	48.46		0
Sentinel Fire & Security, Inc	121883	Monitoring services for Water & Sewer Admin and Water Building	25.49		0
65-4350-5200 UTILITIES					
Idaho Power	2202158701 03	2202158701 110 River Ranch Rd	27,262.84		0
Idaho Power	2202703357 03	2202703357 1001 Chief Joseph Ct	74.65		0
Idaho Power	2206786259 03	2206786259 110 River Ranch Rd Admin	69.86		0
65-4350-6000 REPAIR & MAINT-AUTO EQUIP					
Les Schwab	11700993346	Flat tire repairs for a 2001 Mack Tanker Truck	58.81		0
65-4350-6100 REPAIR & MAINT-MACH & EQUIP					
McMASTER-CARR SUPPLY CO.	61973503	Hose couplings, suction strainers, and nipples	158.74		0
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA					
A.C. Houston Lumber Co	2603-990636	Mattock pick, tamper bar digger	97.98		0
Total WASTEWATER EXPENDITURES:			33,427.61		
Total WASTEWATER FUND:			33,427.61		
WASTEWATER CAPITAL IMPROVE FND					
WASTEWATER CIP EXPENDITURES					
67-4350-7816 UPGRADE FILTER PLC					
COLUMBIA ELECTRIC SUPPLY	8819-1049501	General purpose relays Filter Building	456.16		0
Total WASTEWATER CIP EXPENDITURES:			456.16		
Total WASTEWATER CAPITAL IMPROVE FND:			456.16		
PARKS/REC DEV TRUST FUND					
PARKS/REC TRUST EXPENDITURES					
93-4900-7950 WARM SPRINGS PRESR-RESTORATION					
Galena-Benchmark Engineering	0226-40	Professional engineering services for Warm Springs Preserve Phase 2	947.50		101
Enourato, Lisa	127	Warm Springs Preserve Restoration - Project Support	850.00	26044	0
LAMB, RUSS	3261	WSP Benches	7,500.00	26120	0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Studio Superbloom, LLC	WSP-049	WSP - Construction Phase Support	877.50	25131	101
Studio Superbloom, LLC	WSP-050	WSP - Construction Phase Support	3,759.00	25131	101
Studio Superbloom, LLC	WSP-051	WSP - Construction Phase Support	888.40	25131	101
Studio Superbloom, LLC	WSP-051	WSP - Construction Phase Support	2,331.60	25131	100
Trillium Woodwork LLC	89	Warm Springs Preserve Benches	7,500.00	26108	0
Walsworth Furnishings	032326	WSP Benches	7,500.00	26111	0
Total PARKS/REC TRUST EXPENDITURES:			32,154.00		
Total PARKS/REC DEV TRUST FUND:			32,154.00		
Grand Totals:			179,080.05		

Report Criteria:

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

CITY OF KETCHUM, IDAHO
RESOLUTION 26-010

A RESOLUTION OF THE CITY OF KETCHUM AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS IN ACCORDANCE WITH THE IDAHO RECORDS RETENTION SCHEDULE

WHEREAS, the City of Ketchum maintains records necessary for the administration of municipal operations; and

WHEREAS, the State of Idaho has established records retention schedules that authorize the destruction of certain public records after the expiration of their required retention periods; and

WHEREAS, Idaho Code 50-907 requires the City Council to authorize destruction of records that are not required to be retained as permanent records and that have met the minimum retention period provided by the City's record retention schedule and are no longer required by law or for city business,

WHEREAS, the destruction of such records is necessary to ensure efficient records management and to free storage space;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Ketchum, Idaho, that the following records are hereby authorized for destruction in accordance with applicable Idaho law and records retention schedules:

Records Authorized for Destruction:

- City LOT Sales Tax Returns from 01/01/2014 – 12/31/2014
- City LOT Sales Tax Returns from 02/01/2016 – 05/31/2016
- City LOT Sales Tax Returns from 06/01/2016 – 09/30/2016
- City LOT Sales Tax Returns from 10/01/2016 – 02/28/2017
- City LOT Sales Tax Returns from 03/01/2017 – 06/30/2017
- City LOT Sales Tax Returns from 07/01/2017 – 10/31/2017
- City LOT Sales Tax Returns from 11/01/2017 – 03/31/2018
- City LOT Sales Tax Returns from 04/01/2018 – 09/30/2018
- City LOT Sales Tax Returns from 10/01/2019 – 03/31/2019
- Voided Payroll Checks from 2015

- Voided U.S. Bank Checks from 2015
- Blaine County Tax General Ledger Summary from 2015
- Accounts Payable (AP) Check Stubs from 2017, 2018, 2019, and 2020
- MASSV Recorded Interviews from 2012

BE IT FURTHER RESOLVED that the destruction of these records shall be carried out in a manner that ensures confidentiality, as applicable, and in compliance with all state and local regulations.

PASSED AND ADOPTED by the Mayor and City Council of the City of Ketchum, Idaho, this *9th day of April, 2026*.

Pete Prekeges, Mayor

Attest Trent Donat, City Clerk



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

Sustainability Impact:

Financial Impact:

Attachments:

ASSIGNMENT AND ASSUMPTION OF MASTER LEASE AGREEMENT AND RENTAL AGREEMENTS

This Assignment and Assumption of Master Lease Agreement and Rental Agreements (“**Assignment**”) dated as of the Effective Date (defined below) is entered into by and between BLAINE COUNTY HOUSING AUTHORITY, an independent public body corporate and politic duly created by Blaine County, Idaho, and existing pursuant to the laws of the State of Idaho (“**Assignor**”) and CITY OF KETCHUM, a municipal corporation of the State of Idaho (“**City**” or “**Assignee**”).

RECITALS

A. Wood River LLC, a Washington limited liability company (“**Wood River**”) is the owner of that certain property located at 31 E. McKercher Blvd, Hailey, Idaho (the “**Property**”). Wood River as “**Lessor**” and Assignor, as “**Lessee**” entered into that certain Master Lease Agreement dated November 30, 2023 (the “**Original Master Lease**”), as amended by that certain First Amendment to Master Lease Agreement dated December 1, 2025 (the “**First Amendment**”, collectively with the Original Master Lease, the “**Master Lease**”), attached hereto as Exhibit A, wherein Assignor leased 100% of the Property from Wood River to manage and oversee the residential leasing operation at the Property pursuant to separate rental agreements (“**Rental Agreements**”). Initially capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Lease; and

B. Assignor desires to assign the Master Lease and the Rental Agreements to Assignee, and Assignee desires to assume the Master Lease and Rental Agreements from Assignor, subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants herein contained, Assignor and Assignee hereby agree as follows:

ASSIGNMENT AND ASSUMPTION

1. Assignment. As of the Effective Date, Assignor hereby assigns, transfers and conveys to Assignee, all right, title and interest of Assignor as Lessee under the Master Lease. Assignor shall remain liable for the performance of any obligation required to be performed by Lessee under the Master Lease or any Rental Agreements for all periods prior to the Effective Date. Nothing herein shall be construed to limit or affect any right or remedy of Wood River under the Master Lease arising from acts or omissions of Assignor prior to the Effective Date.

2. Assumption. As of the Effective Date, Assignee hereby accepts said assignment and assumes and agrees to keep, observe and perform all of the covenants, conditions, terms and provisions under the Master Lease or any Rental Agreements to be kept, observed and performed by the lessee therein from and after the Effective Date. For the avoidance of doubt, Wood River shall be entitled to enforce the Master Lease directly against Assignee from and after the Effective Date.

3. Letter of Credit. It is agreed and understood that the City executed that certain Irrevocable Standby Letter of Credit dated November 29, 2023 (the “**LOC**”) related to the Master Lease wherein Wood River is the beneficiary. The City, in its capacity as both Assignee and original issuer of the LOC, hereby acknowledges and confirms that: (a) the LOC is and shall remain valid, binding, and in full force and effect in accordance with its terms; (b) the LOC shall continue to serve as security for the performance of all obligations of the lessee (now the City) under the Master Lease; (c) the face amount of the LOC is subject to reduction solely in accordance with Section 4 of the First Amendment; (d) notwithstanding the City’s assumption of the Master Lease, no merger of the City’s roles as lessee under the Master Lease and as issuer

of the LOC shall be deemed to have occurred, and Wood River's rights as beneficiary of the LOC shall remain unimpaired; and (e) the City shall not take any action to cancel, reduce, or otherwise impair the LOC except as expressly permitted under the Master Lease.

4. Severability. If any term or provision of this Assignment or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Assignment or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Assignment shall be valid and enforced to the fullest extent permitted by law.

5. Counterparts. This Assignment may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.

6. Miscellaneous. This Assignment and the obligations of Assignor and Assignee herein shall survive the Effective Date and shall not be merged therein, shall be binding upon and inure to the benefit of Assignor and Assignee hereto, their respective legal representatives, successors and assigns and may not be modified or amended in any manner other than by a written agreement signed by the party to be charged therewith.

7. Attorneys' Fees. Should either party employ attorneys to enforce any of the provisions hereof, the non-prevailing party agrees to pay the prevailing party all reasonable costs, charges, and expenses, including reasonable attorneys' fees, expended or incurred by the prevailing party in connection therewith.

8. Wood River Consent. By signing below, and subject to the provisions of this Assignment, Wood River hereby consents to the assignment of the Master Lease to Assignee. Wood River's consent herein is a one-time consent and shall not be deemed a consent to any further or subsequent assignment, subletting, or transfer of the Master Lease or any interest therein. Wood River's consent shall not modify, diminish, or waive any right or remedy of Wood River under the Master Lease, including without limitation Wood River's right to draw on the LOC, its early termination rights under Section 5 of the First Amendment, and all other rights reserved to Wood River thereunder. Wood River does not assume, and shall not be deemed to have assumed, any obligation of Assignor to Assignee by virtue of this consent or its execution of this Assignment.

[Remainder of Page Intentionally Blank; Signature Page and Exhibits Follow]

IN WITNESS WHEREOF, the undersigned have executed this Assignment to be effective as the latest of the dates set forth below (the “**Effective Date**”).

ASSIGNOR:

BLAINE COUNTY HOUSING AUTHORITY

By: _____
Name: _____
Title: _____
Date: _____

ASSIGNEE:

CITY OF KETCHUM

By: _____
Name: _____
Title: _____
Date: _____

FOR PURPOSES OF SECTION 8 ONLY

WOOD RIVER:

WOOD RIVER LLC,
a Washington limited liability company

By: BearRock Investments LLC,
a Washington limited liability company

Its: Member/Manager

By: _____
David Rothrock, Member/Manager

By: _____
Douglas Barrett, Member/Manager



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: 04.09.2026 Staff Member/Dept: Ben Whipple / Public Works

Agenda Item: Award of 1st Ave Rehabilitation - SV Rd to 5th St Contract to IMC

Recommended Motion:

“I move to award the contract for the ‘1st Ave Rehabilitation - SV Rd to 5th St’ to Idaho Materials & Construction”

Reasons for Recommendation:

- Staff conducted a public bid for the 1st Ave Rehab project on March 11th
- The project consists of milling the old asphalt, re-laying a new asphalt layer, lifting utility lids, and restriping parking and lane lines.
- Two competitive bids were submitted that were within \$8,123 of each other.
- IMC has a great track record in performing work for the City from the SV Road & Main St projects.
- The project is planned to be start in May and runs approximately 3 to 4 weeks.
- Sidewalk work at the 5th St intersection will be completed before end of April and all sidewalks will remain available for business access throughout the road reconstruction.
- City Staff will communicate and coordinate with all business owners and residents within the affected area.

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

Sustainability Impact:

N/A

Financial Impact:

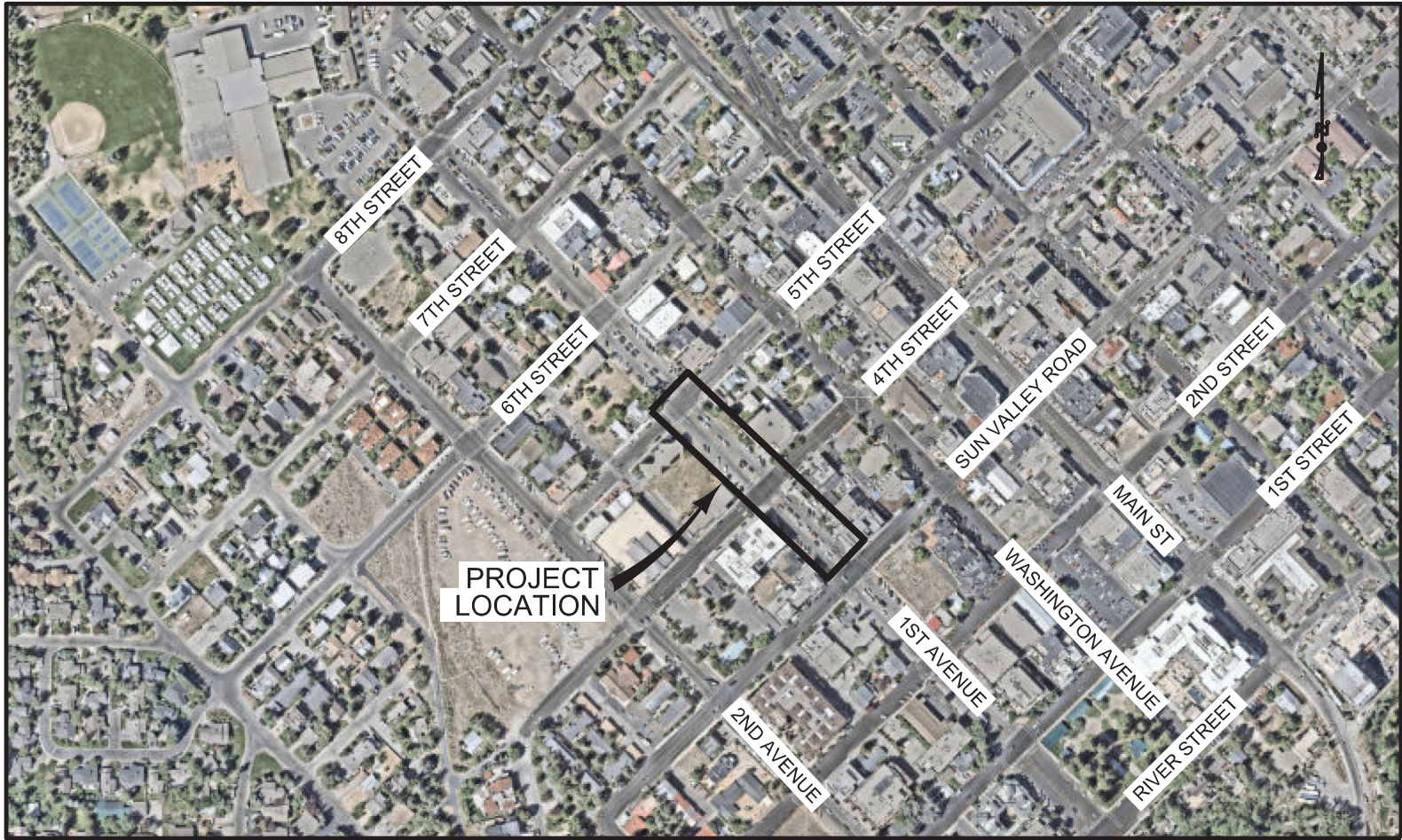
None OR Adequate funds exist in account:	This project was planned and budgeted for in the 2026 CIP Budget.
--	---

Attachments:

- | |
|---|
| 1. Project Drawings & Traffic Control Plans |
| 2. IMC’s Bid |
| 3. PO #26121 |

CITY OF KETCHUM

PROJECT NAME: 1ST AVENUE REHABILITATION, 5TH STREET TO SUN VALLEY ROAD
 KETCHUM PROJECT NUMBER: ST-Q4-002
 DATE: MARCH 2026



VICINITY MAP
(N.T.S.)

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS
3-4	ROADWAY PLAN
5-6	STRIPING PLAN

PLOTTER: STIMES SPENTIBLSS FILENAME: k0105sv_001_title.dgn

REVISIONS			
NO	DATE	BY	DESCRIPTION

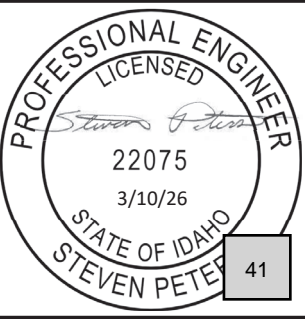
DESIGNED	S. PETERS
DESIGN CHECKED	M. FRANZOIA
DETAILED	M. ALHASYAH
DRAWING CHECKED	B. ROBERTS

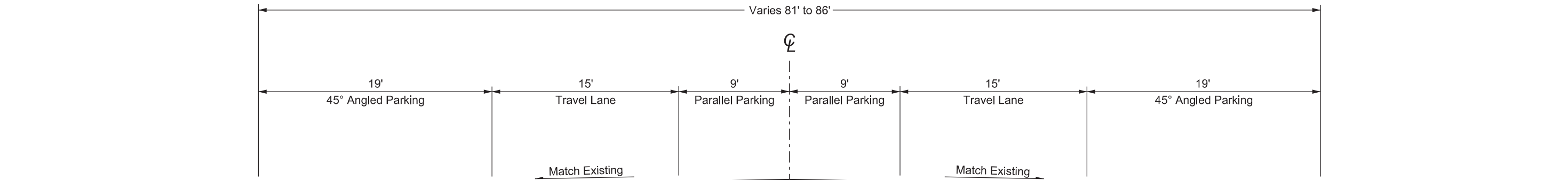
N.T.S.
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"



TITLE SHEET
1ST AVENUE REHABILITATION 5TH STREET TO SUN VALLEY ROAD

DATE	MAR 2026
PROJ	ST-Q4-002
DWG	k0105sv_001_title.dgn
SHEET	1 OF 6





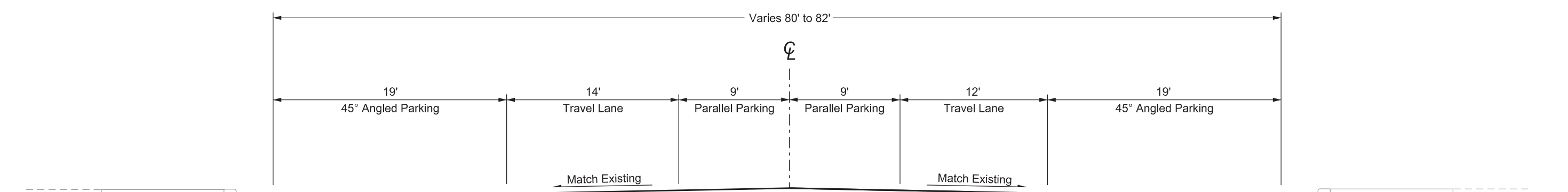
Retain and Protect Sidewalk/Curb and Gutter, See Note 3

Soft Spot Repair Crushed Aggregate Base Material, 307.4.1.K.7, CY, as needed to address any soft spots encountered during construction. Coordinate Soft Spot Repair w/ Engineer in the field.

- Retain & Protect Existing Road Base
- 2 Removal of Asphalt, 201.4.1.D.1.A, SY, See Note 2
- 18 Preparation of Base, SP-2A, SY
- 5 4" of 1/2" SP-3 Plant Mix Pavement, 810.4.1.A.1, TON
- 4 Diluted Emulsified Asphalt for Tack Coat (CSS-1), 806.4.1.B.1, GAL (Application Rate = 0.08 GAL/SY)

**1ST AVENUE
5TH STREET TO SOUTH SIDE OF 4TH STREET
(Full Asphalt Removal Rehabilitation)**
N.T.S.

Retain and Protect Sidewalk/Curb and Gutter, See Note 3



Retain and Protect Sidewalk/Curb and Gutter, See Note 3

Diluted Emulsified Asphalt for Tack Coat (CSS-1), 806.4.1.B.1, GAL (Application Rate = 0.08 GAL/SY)

- Retain & Protect Pavement Not Being Milled
- Retain & Protect Existing Base
- 20 2" of Pavement Milling, SP-3, SY
- 5 2" of 1/2" SP-3 Plant Mix Pavement, 810.4.1.A.1, TON

**1ST AVENUE
SOUTH SIDE OF 4TH STREET TO SUN VALLEY RD
(2" Asphalt Milling Rehabilitation)**
N.T.S.

Retain and Protect Sidewalk/Curb and Gutter, See Note 3

NOTES

- From Strata Boring Logs dated 01/16/2025, borings along 1st Avenue indicated:
 - 2-1/2" asphalt over 2" pea gravel over 11" of subbase at 5th Street intersection.
 - 3-3/4" asphalt over 4" Reclaimed Asphalt Pavement at 4th Street intersection.
 - 7" asphalt over 10" of base/subbase south at Sun Valley Road intersection.
- Prior to pavement removal, record location and elevation of existing crown. Match existing crown elevation and location with Preparation of Base and new pavement. Cost to record the location of the existing roadway crown and match existing crown elevations is paid under SP-1, Construction Survey, LS.
- At locations where intersection corner improvements are being constructed by others, the Contractor shall tie into either the existing curb and gutter or the newly constructed curb and gutter installed by others. The final coordination and determination of these tie-in points will occur after issuance of the Notice of Award for this project. Future coordination will be required with the City.

REVISIONS			
NO	DATE	BY	DESCRIPTION

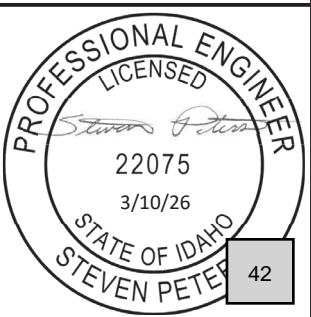
DESIGNED	S. PETERS
DESIGN CHECKED	M. FRANZOIA
DETAILED	M. ALHASYAH
DRAWING CHECKED	B. ROBERTS

N.T.S.
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

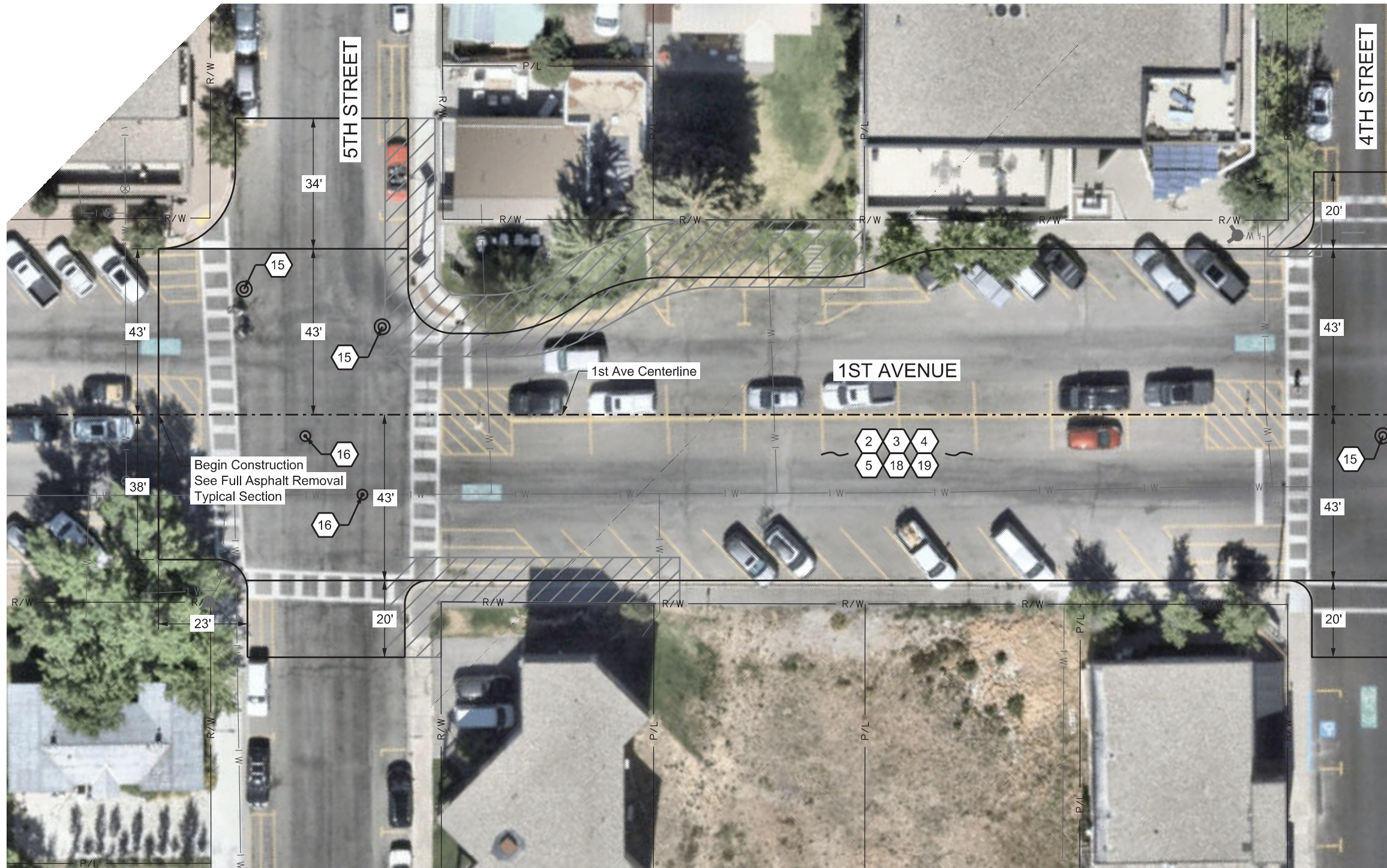


TYPICAL SECTIONS
**1ST AVENUE REHABILITATION
5TH STREET TO SUN VALLEY ROAD**

DATE	MAR 2026
PROJ	ST-Q4-002
DWG	k0105sv_002_typ.dgn
SHEET	2 OF 6



PLOT: STIMES SPENTBLSS FILENAME: k0105sv_002_typ.dgn



MATCH LINE SEE NEXT SHEET

- 2 Removal of Asphalt 201.4.1.D.1.A, SY
- 3 Soft Spot Repair Crushed Aggregate Base Material, 307.4.1.K.7, CY
- 4 Diluted Emulsified Asphalt for Tack Coat (CSS-1), 806.4.1.B.1, GAL
- 5 1/2" SP-3 Plant Mix Pavement, 810.4.1.A.1, TON
- 15 Manhole, Adjust To Grade, 2030.4.1.A.1, EA
- 16 Valve Box, Adjust To Grade, 2030.4.1.C.1, EA
- 18 Preparation of Base, SP-2A, SY
- 19 Crushed Aggregate for Base, SP-2B, CY

NOTES

1. All proposed dimensions shown are derived from aerial imagery and are approximate. No topographic survey of the existing ground has been conducted for this project. The Contractor shall verify all dimensions and field conditions prior to construction. Any discrepancies between these plans and actual field conditions shall be brought to the Engineer's attention and coordinated prior to proceeding with construction.
2. "Work By Others" includes all removals and the installation of curb and gutter, sidewalk, drainage facilities, and retaining wall. The "Work By Others" Contractor shall complete curb, gutter, and sidewalk improvements prior to the start of paving operations for this project. Contractor for this project is responsible for:
 - Removal of existing asphalt outside of the designated "Work By Others" limits shown.
 - Base preparation within project limits.
 - Asphalt paving after curb and sidewalk work is complete.
 - Final pavement patching/transition work required to match the new curb, sidewalk, and existing roadway.
 - Pavement markings after paving is complete.
 The Contractor shall coordinate all interface points, sequencing, and access requirements with the "Work By Others" Contractor. The City will provide point of contact for the "Work By Others" contractor after Notice of Award.

LEGEND:

Work By Others
See Note 2

PLOTTED: STIMES SPENTBLSS FILENAME: S:\FILES

REVISIONS			
NO	DATE	BY	DESCRIPTION

DESIGNED	S. PETERS
DESIGN CHECKED	M. FRANZOIA
DETAILED	M. ALHASYAH
DRAWING CHECKED	B. ROBERTS

HORIZONTAL SCALE: 1" = 30'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

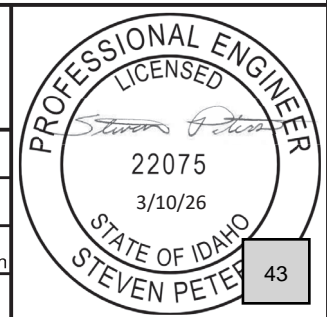
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ROADWAY PLAN

1ST AVENUE REHABILITATION
5TH STREET TO SUN VALLEY ROAD

DATE	MAR 2026
PROJ	ST-Q4-002
DWG	k0105sv_003_pln.dgn
SHEET	3 OF 6





- 2 Removal of Asphalt 201.4.1.D.1.A, SY
- 3 Soft Spot Repair Crushed Aggregate Base Material, 307.4.1.K.7, CY
- 4 Diluted Emulsified Asphalt for Tack Coat (CSS-1), 806.4.1.B.1, GAL
- 5 1/2" SP-3 Plant Mix Pavement, 810.4.1.A.1, TON
- 18 Preparation of Base, SP-2A, SY
- 19 Crushed Aggregate for Base, SP-2B, CY
- 20 Milling Pavement, SP-3, SY

NOTES

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LEGEND:

Work By Others
See Note 2

PLOTTED: STIMES SPENTBLISS FILENAME: STIMES SPENTBLISS

REVISIONS			
NO	DATE	BY	DESCRIPTION

DESIGNED	S. PETERS
DESIGN CHECKED	M. FRANZOIA
DETAILED	M. ALHASYAH
DRAWING CHECKED	B. ROBERTS

HORIZONTAL SCALE: 1" = 30'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

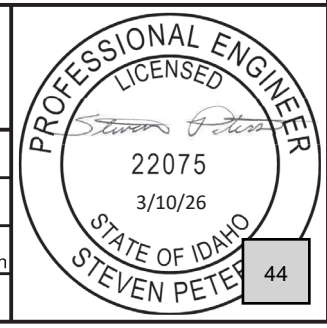
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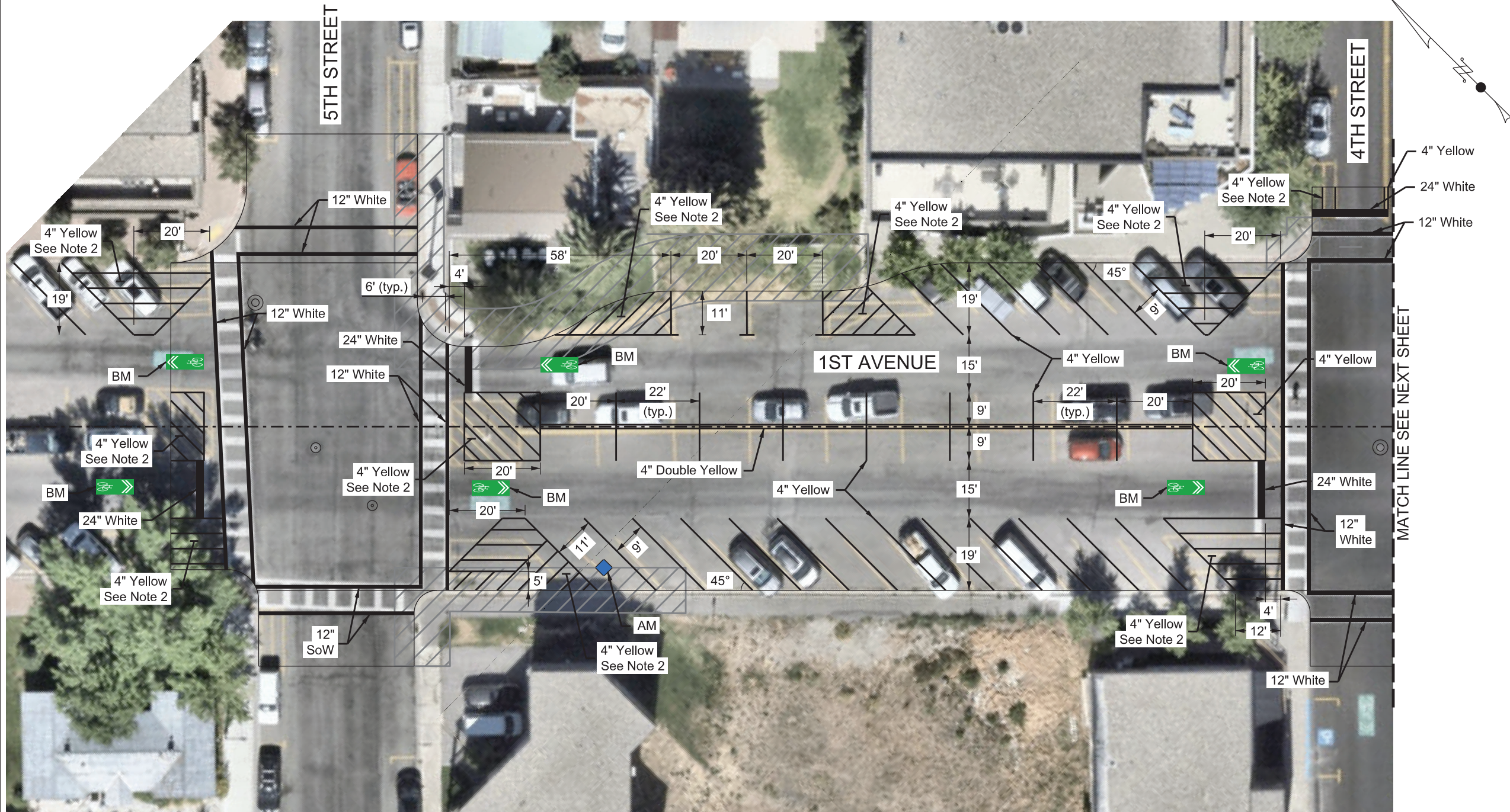


ROADWAY PLAN

1ST AVENUE REHABILITATION
5TH STREET TO SUN VALLEY ROAD

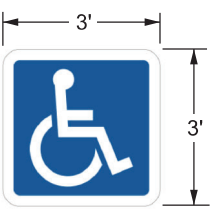
DATE	MAR 2026
PROJ	ST-Q4-002
DWG	k0105sv_004_pln.dgn
SHEET	4 OF 6



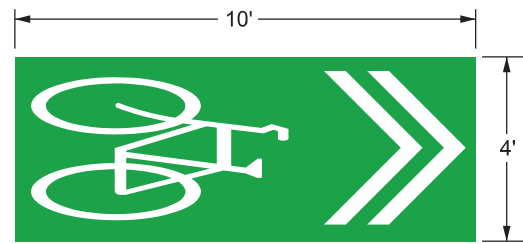


- NOTES**
1. All proposed dimensions shown are derived from aerial imagery and approximate. No topographic survey of the existing ground has been conducted for this project. The Contractor shall verify all dimensions and field conditions prior to construction. Any discrepancies between these plans and actual field conditions shall be brought to the Engineer's attention and coordinated prior to proceeding with construction.
 2. No parking hatches shall be 4" Solid Yellow lines at 45 degree angle to adjacent parking stall with 4' oc spacing.
 3. All painted markings shall be pre-marked. Engineer must approve the pre-marking layout prior to installation. Provide notification two working days before pre-marking.
 4. Crosswalks shall be centered on the associated pedestrian ramp locations. Install stop bars a minimum of 4 feet behind the nearest edge of the crosswalk.
 5. All pavement markings shall be applied using paint. Differences in pavement surface color will not be considered for payment purposes; pavement marking payment will be based solely on the quantity of marking installed.

ABBREVIATION LEGEND:
 BM - Bike Sharrow Marking
 AM - Accessibility Parking Space Marking



ACCESSIBILITY PARKING SPACE MARKING DETAIL (N.T.S.)



BIKE SHARROW MARKING DETAIL (N.T.S.)

Estimate Lengths of Paint By Color & Width:
 - 4" Double Yellow = 178 FT
 - 4" Yellow = 1,910 FT
 - 12" White = 752 FT
 - 24" White = 62 FT

PLOTTED: FILENAME: STIMES SPENTBLESS

REVISIONS			
NO	DATE	BY	DESCRIPTION

DESIGNED	S. PETERS
DESIGN CHECKED	M. FRANZOIA
DETAILED	M. ALHASYAH
DRAWING CHECKED	B. ROBERTS

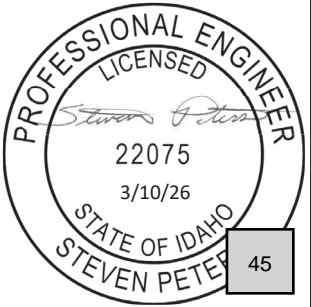
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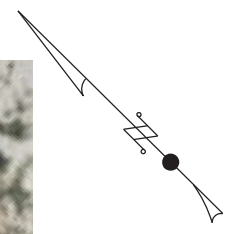


Jacobs

STRIPING PLAN
 1ST AVENUE REHABILITATION
 5TH STREET TO SUN VALLEY ROAD

DATE	MAR 2026
PROJ	ST-Q4-002
DWG	k0105sv_005_stp.dgn
SHEET	5 OF 6



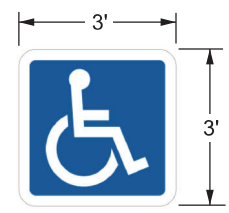


NOTES

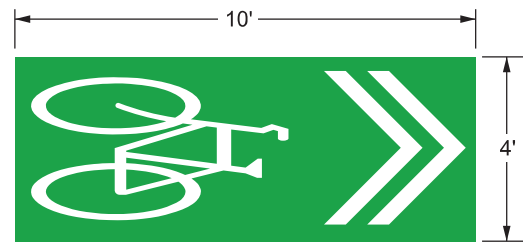
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- BM - Bike Sharrow Marking
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ACCESSIBILITY PARKING SPACE MARKING DETAIL (N.T.S.)



BIKE SHARROW MARKING DETAIL (N.T.S.)

Estimate Lengths of Paint By Color & Width:
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 - 4" Yellow = 1,348 FT
 - 12" White = 262 FT
 - 24" White = 47 FT

PLOTTER: STIMES SPENTBLISS FILENAME: K0105sv_006_stp.dgn

REVISIONS			
NO	DATE	BY	DESCRIPTION

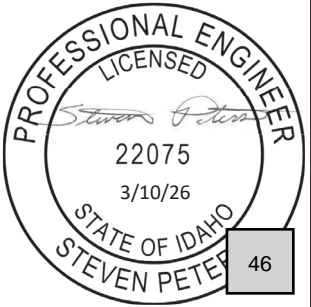
DESIGNED	S. PETERS
DESIGN CHECKED	M. FRANZOIA
DETAILED	M. ALHASYAH
DRAWING CHECKED	B. ROBERTS

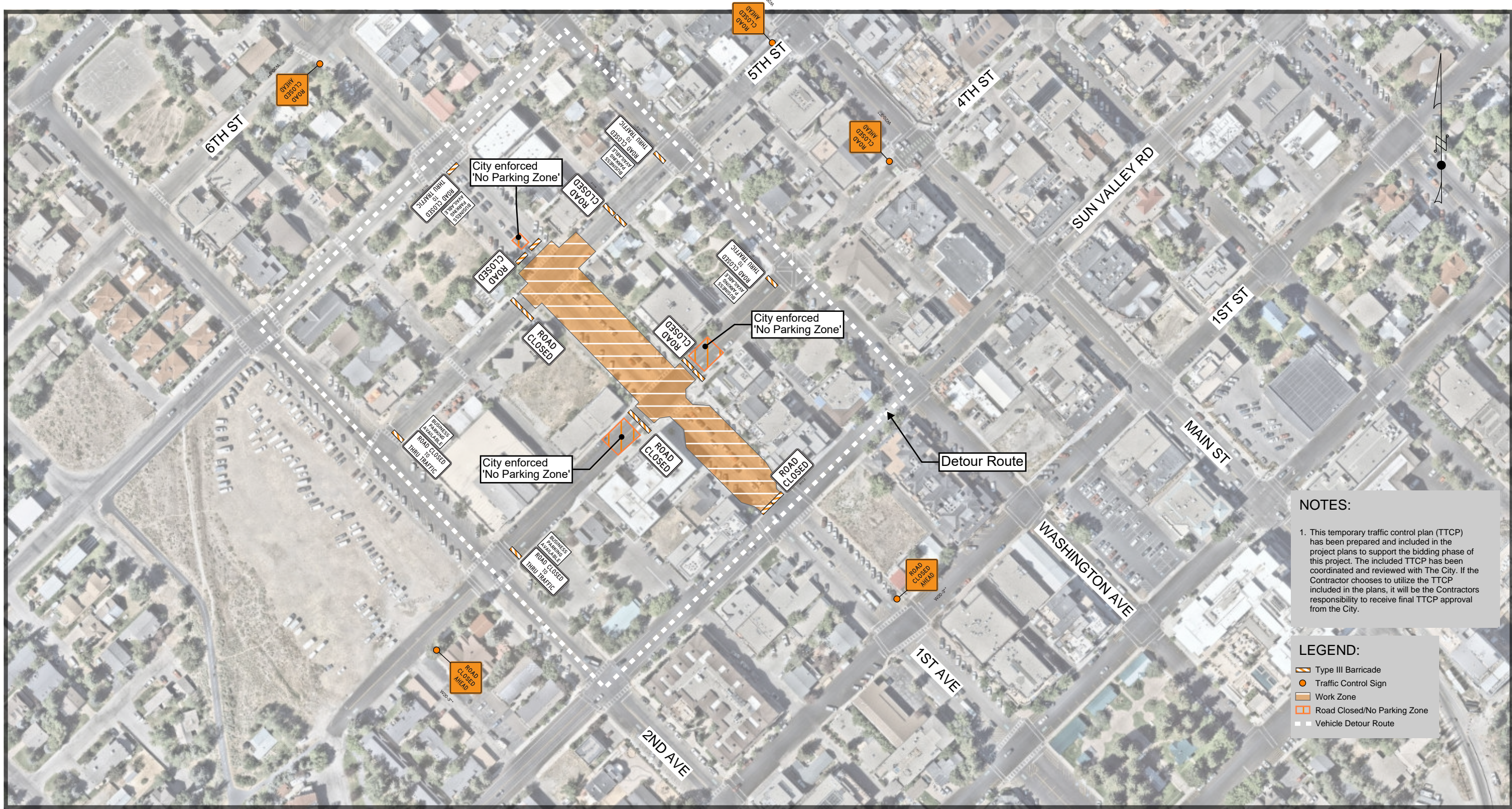
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 VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING



STRIPING PLAN
 1ST AVENUE REHABILITATION
 5TH STREET TO SUN VALLEY ROAD

DATE	MAR 2026
PROJ	ST-Q4-002
DWG	k0105sv_006_stp.dgn
SHEET	6 OF 6





Jacobs

1ST AVENUE REHABILITATION, 5TH STREET TO SUN VALLEY ROAD
TRAFFIC CONTROL EXHIBIT

NOTE TO BIDDER: Use typewriter or ink for completing this Bid Form.

**BID FORM
(STIPULATED PRICE BASIS)**

1. BID RECIPIENT

1.1. This Bid is submitted to:

Owner: City of Ketchum

Address: 191 5th Street West, Ketchum ID 83340

Project Identification: ST-Q4-002

Contract No.: _____

1.2. 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.

2. BIDDER'S ACKNOWLEDGEMENTS

2.1. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. 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.

3. BIDDER'S REPRESENTATIONS

3.1. In submitting this Bid, Bidder represents that:

3.1.1. Bidder has examined and carefully studied the Bidding Documents, the other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged.

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>N/A</u>	_____
_____	_____

(Bidder shall insert number of each Addendum received.)

3.1.2. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

3.1.3. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

3.1.4. Bidder has carefully studied: i) reports of explorations and tests of subsurface conditions at or contiguous to the Site and drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities) which have been identified in Paragraph 5.03 of the Supplementary Conditions as containing reliable "technical data,"; and ii) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Paragraph 5.06 of the Supplementary Conditions as containing reliable "technical data."

3.1.5. Bidder has considered the information known to Bidder; 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 Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

3.1.6. Based on information and observations referred to in paragraph above, Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) Bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

3.1.7. 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.

3.1.8. Bidder has given Engineer written notice of conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.

3.1.9. The Bidding Documents are generally sufficient to indicate and convey understanding of terms and conditions for the performance of the Work for which this Bid is submitted.

4. BIDDER'S CERTIFICATION

4.1. Bidder Certifies:

4.1.1. 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;

4.1.2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;

4.1.3. Bidder has not solicited or induced any individual or entity to refrain from bidding; and

4.1.4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this paragraph:

4.1.4.1. "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;

4.1.4.2. "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 noncompetitive levels, or (c) to deprive Owner of the benefits of free and open competition;

4.1.4.3. "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, noncompetitive levels; and

4.1.4.4. "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.

4.1.5. Required sales and use taxes are included in the stated Bid prices for the Work unless provision is made herein for the Bidder to separately itemize the estimated amount of sales tax or if Instructions to Bidders state Owner is tax exempt.

5. BASIS OF BIDS

5.1. Bidder shall complete the Work in accordance with the Contract Documents for the following price(s):

5.2. Unit Price Bid Schedule:

5.2.1. Unit prices have been computed in accordance with Paragraph 13.03.C of the General Conditions.

5.2.2. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents. Refer to Article 9, Bid Submittal.

5.3. Base Bid Summary:

5.3.1. Total Extended Unit Bid Prices: \$397,273.30

5.3.2. Cash allowances are included in the price(s) set forth above and have been computed in accordance with Paragraph 13.02.B of the General Conditions.

6. TIME OF COMPLETION

6.1. Bidder agrees the Work will be substantially complete within 40 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 54 calendar days after the date when the Contract Times commence to run. Owner has provided a Schedule Template for use by the Contractor. Template is provided at the back of Section 01 33 00, Submittal Procedures.

6.2. Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work, and any specified Milestones, within the Contract Times.

7. ATTACHMENTS TO THIS BID

7.1. The following documents are submitted with and made a condition of this Bid:

7.1.1. Required Bid security in the form of Bid Bond.

7.1.2. List of Proposed Subcontractors.

7.1.3. Certificate of Bidder Regarding Equal Opportunity.

7.1.4. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids.

7.1.5. Contractor's License No.: 11916-U-1-2

7.1.6. Name and address of proposed plumbing, heating and air conditioning, and electrical Subcontractors.

7.1.7. Affidavit of Payment or Securement of All Taxes.

8. **DEFINED TERMS**

8.1. 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.

9. BID SUBMITTAL (This page and those following to end of this Section 00 41 13, Bid Form, to be submitted electronically for bidding purposes)

1st Avenue Rehabilitation, 5th Street to Sun Valley Road Estimate						
Item No.	ISPWC Bid Item Key/Spec	Description	Estimated Quantity	Unit	Unit Price	Extended Unit Price
Jacobs Specifications						
1	01 57 13	Temporary Erosion and Sediment Control	1	LS	\$ 6,500.00	\$ 6,500.00
Division 200 — Earthwork						
2	201.4.1.D.I	Removal of Asphalt	3,510	SY	\$ 8.00	\$ 28,080.00
Division 300 — Trenching						
3	307.4.1.K.7	Soft Spot Repair Crushed Aggregate Base Material	12	CY	\$ 279.00	\$ 3,348.00
Division 800 - Aggregates and Asphalt						
4	806.4.1.B.1	Diluted Emulsified Asphalt for Tack Coat	402	GAL	\$ 7.60	\$ 3,055.20
5	810.4.1.A.1	Plant Mix Pavement	1,007	TON	\$ 185.00	\$ 186,295.00
Division 1100 - Traffic Signals and Street Lighting						
6	1103.4.1.B.1	Traffic Control Signs	147	SF	\$ 10.00	\$ 1,470.00
7	1103.4.1.C.1.A	Traffic Control Barricades, Type II	10	EA	\$ 17.50	\$ 175.00
8	1103.4.1.C.1.B	Traffic Control Barricades, Type III	17	EA	\$ 74.50	\$ 1,266.50
9	1103.4.1.G.1	Traffic Control Maintenance	10	DAY	\$ 505.00	\$ 5,050.00
10	1103.4.1.H.1	Portable Tubular Markers	100	EA	\$ 4.80	\$ 480.00
11	1103.4.1.L.1	Traffic Control Flaggers	100	HR	\$ 50.50	\$ 5,050.00
12	1104.4.1.A.1	Painted Pavement Markings	2,873	SF	\$ 2.60	\$ 7,469.80

1st Avenue Rehabilitation, 5th Street to Sun Valley Road Estimate						
Item No.	ISPWC Bid Item Key/Spec	Description	Estimated Quantity	Unit	Unit Price	Extended Unit Price
Division 2000 — Miscellaneous						
13	2010.4.1.A.1	Mobilization	1	LS	\$ 45,000.00	\$ 45,000.00
14	2020.4.1F.1	Reference and Reset Monuments	4	EA	\$ 6,500.00	\$ 26,000.00
15	2030.4.1.A.1	Manhole, Adjust to Grade	3	EA	\$ 2,850.00	\$ 8,550.00
16	2030.4.1.C.1	Valve Box, Adjust to Grade	2	EA	\$ 2,850.00	\$ 5,700.00
Special Provisions						
17	SP-1	Construction Surveying	1	LS	\$ 8,750.00	\$ 8,750.00
18	SP-2A	Preparation of Base	3,690	SY	\$ 3.70	\$ 13,653.00
19	SP-2B	Crushed Aggregate for Base Type 1	51	CY	\$ 140.00	\$ 7,140.00
20	SP-3	Milling Pavement	1,741	SY	\$ 8.80	\$ 15,320.80
21	SP-4	Temporary Curb Ramp	10	EA	\$ 892.00	\$ 8,920.00
22	SP-5	Cash Allowance, Materials Testing	10,000	CA	\$ 1.00	\$ 10,000.00
Total						\$ 397,273.30

9.1. This Bid submitted by:

If Bidder is:

~~An Individual~~

~~Name (typed or printed): _____~~

~~By (signature): _____~~

~~Doing business as: _____~~

~~A Partnership~~

~~Partnership Name: _____ (SEAL)~~

~~By: _____
(Signature of general partner – attach evidence of authority to sign)~~

~~Name (typed or printed): _____~~

A Corporation

Staker Parson Companies DBA
Idaho Materials & Construction

Corporation Name: _____ (SEAL)

State of Incorporation: Utah

Type (General Business, Professional, Service, Limited Liability): GB

By: 
(Signature – attach evidence of authority to sign)

Name (typed or printed): Josh Young

Title: Authorized Agent (CORPORATE SEAL)

Attest: 
(Signature of Corporate Secretary)

Date of Qualification to do business in Idaho is:

05/06/2002

A Joint Venture

Joint Venturer Name: _____ (SEAL)

By: _____
(Signature of joint venture partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address: 1310 Addison Ave West Twin Falls ID 83301

Phone No.: 208-733-5933

FAX No.: _____

E-mail: josh.young@idahomaterials.com

SUBMITTED on March 25, 2026

Idaho Contractor's License No.: 11916-U-1-2

Contractor's License Class (where applicable): RCE 39639

END OF SECTION

Bond No. 69453-ZUR-26-85

BID BOND

Any singular reference to Bidder, Surety, Owner, or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Staker & Parson Companies dba Idaho Materials & Construction
1310 Addison Avenue West
Twin Falls, ID 83301

SURETY (Name and Address of Principal Place of Business):

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 10th Floor
Schaumburg, IL 60196-1056

OWNER (Name and Address):

City of Ketchum
191 5th Street West
Ketchum, ID, 83340

BID

Bid Due Date: March 26, 2026

Project (Brief Description Including Location): The Project contemplated consists of milling and overlaying the length of two city blocks including the intersection of 5th Street and 1st Avenue. Work will include raising utilities to meet new surface as needed; pavement marking will be included.

BOND

Bond Number: 69453-ZUR-26-85

Date (Not later than Bid due date): March 20, 2026

Penal sum Five Percent of Amount Bid ----- 5% -----

(Words)

(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent, or representative.

1ST AVENUE REHABILITATION
5TH STREET TO SUN VALLEY ROAD

CITY OF KETCHUM

BIDDER

Staker & Parson Companies dba Idaho Materials
& Construction _____ (Seal)

Bidder's Name and Corporate Seal

By: *John Pajon* AUTHORIZED AGENT
Signature and Title

Attest: *Jan Condit* Authorized Agent
Signature and Title

SURETY

Fidelity and Deposit Company of Maryland _____ (Seal)

Surety's Name and Corporate Seal

By: *Olga Iglesias*
Signature and Title Olga Iglesias, Attorney-In-Fact
(Attach Power of Attorney)

Attest: *Gicelle Pajon*
Signature and Title Gicelle Pajon, Surety Witness



Note: Above addresses are to be used for giving required notice.

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Christopher Nolan**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Olga Iglesias, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 31st day of March, A.D. 2025.

**ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



By: *Christopher Nolan*
Vice President



By: *Dawn E. Brown*
Secretary



**State of Maryland
County of Baltimore**

On this 31st day of March, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Genevieve M. Maison
Notary Public
My Commission Expires January 27, 2029



EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 20th day of March, 2026.



Thomas O. McClellan
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
www.reportsfclaims@zurichna.com
800-626-4577

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 Surety's liability.
2. Default of Bidder shall occur 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 shall 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 by 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 shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.
6. No suit or action shall 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 Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall 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 Registered or Certified Mail, return receipt requested, postage pre-paid, and shall 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 shall 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 shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

END OF SECTION

AFFIDAVIT OF PAYMENT OR SECUREMENT OF ALL TAXES

STATE OF IDAHO Idaho }
 } ss
COUNTY OF Twin Falls }

Josh Young, being first duly sworn, on oath
deposes and says that they are in conformance with Idaho Code 63-1502; that they have paid
or secured to the satisfaction of the respective taxing units all taxes for which they or their
property is liable, now due or delinquent, including assessments, excises and license fees
levied by the State of Idaho or any taxing unit within the State of Idaho.

Signed: 
Titled: Authorized Agent

Subscribed and sworn to before me this 23rd day of March, 20 2026

My commission expires: 02/24/2029

 Notary Public

(SEAL)

END OF SECTION

HEATHER TRENT
Notary Public - State of Idaho
Commission Number 20230920
My Commission Expires 02-24-2029

APPOINTMENT OF AUTHORIZED EMPLOYEES

Pursuant to the authority granted by the Board of Directors of Staker & Parson Companies (“the Company”), Derrick Pack Region President – UT and Travis Canfield Region President – ID, WY, MT, hereby declare that the following individuals shall be, and each of them hereby is, appointed to serve as an Authorized Employee of the Corporation until his or her resignation, removal, disqualification, or death, and each such individual is hereby authorized to execute and deliver such agreements, documents, certificates and other instruments under the seal of the Company, if required, for the purpose of conducting the Company’s business, including selling products, securing construction work, initiating company purchases and entering into contracts, such authority being subject to the dollar amount limitations set forth by the officers of the Company, including but not limited to those designated in the Staker & Parson Companies Financial Authority Approval documentation:

Authorized Agents Having Powers of a Vice President:

Tim Brown	John Nielson
Eric Emerson	Kurt Severinsen
Jake Goodliffe	Jeff Trosper
Chris Kinnersley	Christopher Ylincheta

*** Authority to sign hauler agreements**

Adams, Austin	Chamberlain, McKay	Fletcher, Jeff
Adamson, Matt	Chase, Peter	Foster, Angela
Albrecht, David	Christiansen, Hugh	Fred, Lynn
Aldrich, Nikki	Christensen, Buddy	Garcia, Krista
Allan, Dawn	Christofferson, Cade	Giles, Grace
Allen, Bret	Clark, Pat	Gillie, Dan
Anderson, Austin	Clayton, Rosalee	Grantham, Jerry
Anderson, Brad	Clyde, Matt	Graves, Jaclyn
Anderson, Cole	Coffman, Rylene	Greene, Rhonda
Anderson, Michele	Cokusis, Chris	Green, Dale
Armstrong, Pat	*Collard, Bevan	Green, Leslie
Ashby, Sean	*Collard, Jeff	Griffiths, Monica
Baggs, Taylor	Conner, Rhandi	Groo, Nathan
Barker, Heather	Cordova, Steve	*Groves, Jon
Barney, Jon	Crocker, James	Guerrera, Victoria
Barrett, Shanna	Crossley, Brooke	Gunter, Gerald
Barton, Sherri	Dalley, Mike	Guymon, Jeremy
Bennett, Gary	Dalton, Brent	Guymon, Tim
Bennett, Jordan	Davis, Jeff	Hafen, Natalie
Berntson, Brad	Davis, Nate	Hanks, Mike
Berry, Todd	Davis, Shannon	Hansen, Justin
Blanchard, Kyle	Dill, Kevin	Harmer, Justin
Bowes, Colleen	Doty, Travis	Harnden, Marlia
Boyer, Lane	*Druffel, Ashlee	Hayes, Hudd
Broadhead, Jade	Dunn, Peggy	Hernandez, Ed
Brittain, Thomas	East, Shad	Herring, Chris
Burggraf, James	Edmunds, Brent	Hiatt, Phill
Burr, Kade	Edwards, Annette	Hickman, Tony
Burrows, Kristine	Eells, William	Hill, Robin
Butler, Kathren (HK)	Ekart, Alyssa	Hintze, Shane
Cardinet, Chris	Ekart, Juston	Hirst, Cody
Cardinet, James	*Ellison, Landon	Hobbs, Jared
Carr, Richard	*Fabrizio, Craig	Hogan, Jim
Carlson, Ted	Ferrell, Brad	Hopkins, Mike
Carter, Mark	Frame, Derrick	Ivie, Randy
Castagno, Mike	Fisher, Heather	Jacobs, Paul

Jensen, Brian
 Jensen, Jeff
 Jeppesen, Erik
 Johnson, Matt
 Johnson, Mike
 *Johnston, Nate
 Jolley, Kevin
 Julian, Norma
 Keenan, Tim
 Kelly, Jim
 Korzep, Rachael
 Larsen, James
 Larsen, Mike
 Law, Kim
 Leatherwood, Dan
 Lewis, Mitch
 Limb, Amy
 Liu, Cheyenne
 Luke, Eric
 Lutz, Jason
 Magalhaes, Igor
 Mantz, Dorace
 Marshall, Bob
 Martin, Terrill
 Martinez, Annie
 Mason, Jaden
 Matheson, Bryan
 Maxfield, James (Dak)
 Mayer, Greg
 Mays, Ashley
 McCarthy, Nancy
 McCoy, Brian
 McFadden, Scott
 McGavis, Dennis
 McMickell, Darcy
 McMillan, Cheryl (Sherry)
 McMurry, Johathan
 *Meikle, Travis
 Mendoza, Keri
 Mendoza, Rachel
 Meyers, David
 Mickles, Shannon
 Morgan, Kelly
 Morrill, Clint
 Moynier, Ryan
 Murray, Ronan

Neilson, Erik
 Neria, Nick
 Neumeyer, Ryan
 Nicolodemos, Tyson
 Nielson, Lisa
 Olsen, Ryan
 Olson, Drake
 *Oman, Chance
 Orgill, Ben
 Ormes, Angela
 Ostergaard, Tamera
 Owen, Matt
 Pack, Lavell
 Packard, Clay
 *Palmer, William (Luke)
 Patterson, Rory
 Ponton, James
 Prill, Dusty
 Ramm, Justin
 Rasmussen, Brock
 Reser, Bettany
 Reynolds, Cody
 Reynolds, Dylan
 Ribordy, Shelby
 Richards, Derek
 *Rivera, Sean
 Robertson, Cameron
 Robinson, James
 Rodriguez, Isaac
 Ross, Kelly
 Rowley, Craig
 Ryan, Amy
 Ryan, Cam
 Sagers, Gregg
 Schildhauer, Jill
 Sharp, Michelle
 Sheffield, Mark
 Sibbett, April (Maus)
 Simpson, Jason
 Smith, Cody
 Smith, Jayson R
 Sommer, Aaron
 *Spackman, Travis
 Spillman, Michael
 Stephens, Jason
 Stevenson, John

Staker, Jonas
 Stewart, Jolene
 Strickland, Jaimon
 Strickland, Rebecca
 *Stinger, Nathan
 Stocks, Brian
 Strick, Shane
 Taintor, Rhett
 Tayler, Brian
 Taylor, Mark
 Thackeray, Nicholas
 Thain, Ryan
 Thompson, Jerry
 Thorpe, Tommy
 Thurgood, Dave
 Tranter, Jack
 Trent, Heather
 Trospen, Jeff
 Tuchtenhagen, Brock
 VanDyke, Andrew
 Vigil, Robert
 Virdell, Chelsea
 Waite, Glenn
 *Waldram, Mark
 Walker, Adam
 Ward, Shawn
 Ward, Thomas
 Ward, Tyler
 Wieser, Mike
 Wilcox, Jeremy
 Wilden, Joseph
 *Wilkes, John
 Williams, David
 *Williams, Taylor
 Wood, Hilary
 *Wood, Kyle
 Woodruff, Lisa
 Worthington, Michael
 Yang, Vickie
 Yates, Todd
 Young, Jacqueline
 *Young, Josh
 Youngberg, Lacey
 Zakotnik, Wayne (Zeke)

Derrick Pack

E8DAA23CFF055D84C247A1DB66707BB9

readyesign

01/13/2026

Derrick Pack
 Region President – UT

Date

Travis Canfield

ACC238B462CB32F1B01B40D6B2C23C4D

readyesign

01/15/2026

Travis Canfield
 Region President – ID, WY, MT

Date



Equal Employment Opportunity Policy

Staker & Parson Companies, dba Idaho Materials and Construction, endeavors to provide an environment at its facilities where employees are valued and respected. It is the policy of this company to assure that applicants are employed and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training. The Company is committed to employing only U.S. citizens and immigrants who are authorized to work in the U.S. We do not unlawfully discriminate on the basis of citizenship, gender, pregnancy, veteran status, current or future military status, or any other characteristic covered by law.

Equal opportunity calls for the fair and consistent treatment of applicants and employees in the matters of employment, compensation, training, and opportunities for promotion, transfers, and other conditions of employment. This practice has previously been and will continue to be applied in all phases of our business.

The Company's goal is to select the best employees from the full spectrum of qualified individuals and to work to achieve the full and equal participation of all employees. We encourage and appreciate when our employees refer women and minorities for employment.

We are committed to Equal Employment Opportunity (EEO) and Affirmative Action programs. Every supervisor and manager shares in the responsibility for carrying out our EEO and Affirmative Action goals.

In accordance with the Americans with Disabilities Act, the Company will make reasonable accommodations for qualified employees and job applicants with known disabilities so long as the accommodations do not cause undue hardship.

We are committed to providing and maintaining a workplace free of harassment, intimidation and coercion. The success of this program depends upon your cooperation in reporting acts of discrimination and harassment to management. Don't assume that we are aware of a problem. Please inform us. All complaints will be investigated promptly. The investigation will be kept as confidential as possible. Retaliation is not tolerated; please report any retaliatory conduct immediately. Review and utilize the Company's established Complaint Resolution Procedure.

COMPANY EEO OFFICER: Amy Ryan 208-859-0133

Address: 924 N Sugar Street, Nampa, ID 83687

Other Sources for EEO Information are as follows:

Idaho Commission on Human Rights
Ph: (208) 334-2873
Toll Free: (888) 249-7025
www.ihcwr.com
317 West Main Street
Second Floor
Boise, ID 83725-0690

Local Federal EEOC Contact
1-800-869-4000
info@eepc.org
Federal Office Building
909 First Avenue
Suite 400
Seattle, WA 98104-1061

PH 208-466-5001
www.idahomaterials.com
924 N Sugar St, Nampa, ID 83687

The Preferred Source

SAND ▲ ROCK ▲ LANDSCAPE PRODUCTS ▲ READY MIX CONCRETE ▲ ASPHALT ▲ PAVING ▲ CONSTRUCTION SERVICES

State of Idaho



Idaho State

Public Works Contractors License (PWC) Board

Certifies that

STAKER & PARSON COMPANIES

Has fulfilled all the requirements of the laws of Idaho and meets the prescribed qualifications as a

Public Works Contractor - Class Unlimited

Within the State of Idaho

A handwritten signature in blue ink, reading "Russell S. Bannan".

Administrator



14-Jan-1974

Issued Date



Division of Occupational and Professional Licenses
11341 W Chinden Blvd, Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

STAKER & PARSON COMPANIES

Public Works Contractor - Class Unlimited License
PWC-C-11916

Issued: 13-May-2025 Expires: 30-Jun-2026

Renewal Required

Printed: 13-May-2025

Russell Barron
Administrator

Public Works Contractors License (PWCL) Board

STAKER & PARSON COMPANIES
Public Works Contractor - Class Unlimited License
PWC-C-11916

Expires: 30-Jun-2026

Russell Barron
Administrator

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
 requester. Do not
 send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)		
	Staker & Parson Companies			
	2	Business name/disregarded entity name, if different from above.		
	Idaho Materials & Construction			
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
		<input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____		Exempt payee code (if any) 5
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>		Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) n/a
	5	Address (number, street, and apt. or suite no.). See instructions.		Requester's name and address (optional)
	2350 S 1900 W Ste 100			
	6	City, state, and ZIP code		
	Ogden, UT 84401			
	7	List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
				-					
or									
Employer identification number									
8	7	-	0	6	7	4	5	8	7

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	<i>James B. Larsen</i>	Date	1/7/2026
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "*By signing the filled-out form*" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

- **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

- **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or “doing business as” (DBA) name on line 2.

- **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity’s name as shown on the entity’s tax return on line 1 and any business, trade, or DBA name on line 2.

- **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

- **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner’s name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner’s name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity’s name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys’ fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

- 2—The United States or any of its agencies or instrumentalities.
- 3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5—A corporation.
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8—A real estate investment trust.
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10—A common trust fund operated by a bank under section 584(a).
- 11—A financial institution as defined under section 581.
- 12—A middleman known in the investment community as a nominee or custodian.
- 13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5. ²
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

¹ See Form 1099-MISC, Miscellaneous Information, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/EIN. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Go to www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.



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: 26121

To: 5162 IDAHO MATERIALS & CONSTRUCTION 2350 S 1900 W STE 100 OGDEN UT 84401	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
04/03/2026	CCHING	CCHING			

Quantity	Description	Unit Price	Total
1.00	1st Avenue Rehabilitation 03-4193-7611	397,273.30	397,273.30
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		397,273.30

 Authorized Signature



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: April 9, 2026 Staff Member/Dept: Jade Riley, Administration

Agenda Item: Second reading of Ordinances 1271 [Title 1 – General Provisions], Ordinance 1272 [Title 2 – Administration and Personnel], and Ordinance 1274 [Title 4 – Commissions and Boards].

Recommended Motion:

- Option 1: Move to approve the second reading by title only of Ordinance 1271, 1272, and Ordinance 1274 – Titles 1, 2 and 4 of Ketchum Municipal code.
Option 2: Move to approve the second and third readings by title only of Ordinance 1271, 1272, and Ordinance 1274 – Titles 1, 2 and 4 of Ketchum Municipal code.

Reasons for Recommendation:

- The city has completed the reorganization of the land-use sections (12, 15-17) of city code. This project seeks to update the remaining non-land-use titles to reflect current operational realities and best practices
During the February 26 meeting, Council opted to hold making changes to Title 3 to accompany the planned review of Local Option Tax (LOT) funding options.
No additional changes have been made to Title 1 since the February 26 meeting.
No additional changes have been made to Title 4 since the March 25 meeting.
The following edit to Title 2 has been made following the March 25 council meeting:
o 2.02.010 Appointed officers – “The Mayor, with the consent of the Council, shall appoint the City Administrator, City Clerk, City Treasurer, City Attorney, Chief of Police, Director of Planning and Building, and Director of Housing.”

Sustainability Impact:

None.

Financial Impact:

None OR Adequate funds exist in account: None.

Attachments:

- 1. Ordinance 1271 – Title 1
2. Ordinance 1272 – Title 2
3. Ordinance 1274 – Title 4

**CITY OF KETCHUM
ORDINANCE 1271**

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, ADOPTING GENERAL UPDATES AND REVISIONS TO KETCHUM CITY CODE TITLE 1 – GENERAL PROVISIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Recitals:

- A. Pursuant to Title 50, Chapter 9 of Idaho Code the City is authorized to enact ordinances for the governance of the city and to organize such by codification.
- B. The City is conducting a general review to update, streamline, remove unnecessary or inapplicable language, clarify, and modernize existing City Code.
- C. The City desires to update Title 1 as indicated on Exhibit A to this ordinance.

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

SECTION 1: That the Ketchum City Code, Title 1, is amended to read as identified on the attached Exhibit A.

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

SECTION 3: DIRECTING THE CITY CLERK.

3.1 The City Clerk is directed to file this Ordinance in the official records of the City, publish notice of this ordinance (or summary) as required by Section 50-901, Idaho Code.

3.2 The City Clerk is directed to provide an executed version of this Ordinance to the City’s contracted online code codifier so that Title 1 of the online published code may be updated to reflect the amendments set forth in Section 1 of this Ordinance.

SECTION 4: SAVINGS AND SEVERABILITY. It is hereby declared to be the legislative intent that the provisions and parts of this ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5: EFFECTIVE DATE. This ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY THE CITY COUNCIL of Ketchum, Idaho this ____ day of _____ 2026.

APPROVED BY THE MAYOR of Ketchum, Idaho this ____ day of _____ 2026.

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk

EXHIBIT A
Ketchum Municipal Code, Title 1

TITLE 1 GENERAL PROVISIONS

CHAPTER 1.04 GENERAL CODE PROVISIONS

1.04.010 Definitions.

The following words and phrases, whenever used in the ordinances of the City, shall be construed as defined in this section unless, from the context, a different meaning is intended or unless a different meaning is specifically defined and more particularly directed to the use of such words or phrases:

Alley: A minor improved or unimproved public way providing secondary and/or service access to the back or the side of a property otherwise abutting a street.

City: The City of Ketchum, the area within the territorial limits of the City, and such territory outside the City over which the City has jurisdiction or control by virtue of any constitutional or statutory provision.

Council: The City Council of the City of Ketchum. "All its members" or "all Council Members" means the total number of Council Members holding office.

County: The County of Blaine.

Law: Denotes applicable federal law, the constitution and statutes of the State of Idaho, the ordinances of the City, and, when appropriate, any and all rules and regulations which may be promulgated thereunder.

May: Is permissive.

Month: A calendar month.

Must and shall: Are each mandatory.

Oath: Includes an affirmation or declaration in all cases in which, by law, an affirmation may be substituted for an oath, and in such cases, the words "swear" and "sworn" shall be equivalent to the words "affirm" and "affirmed".

Owner: Applied to a building or land, means and includes any part owner, joint owner, tenant in common, joint tenant, tenant by the entirety, of the whole or a part of such building or land.

Person: Means and includes a natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them.

Personal property: Means and includes money, goods, chattels, things in action and evidences of debt.

Preceding and following: Next before and next after, respectively.

Property: Means and includes real and personal property.

Real property: Means and includes lands, tenements and hereditaments.

Sidewalk: That portion of a street or private property developed with a hard surface walkway for the use of pedestrians.

State: The State of Idaho.

Street: A public or private right-of-way, which provides vehicular or pedestrian access to more than four dwelling units. "Street" also includes the terms "highway", "boulevard", "parkway", "thoroughfare", "road", "avenue", "lane", "place" and all such terms except "driveway".

Tenant and occupant: Applied to a building or land, mean and include any person who occupies the whole or a part of such building or land, whether alone or with others.

Written: Means and includes printed, typewritten, mimeographed, multigraphed, or otherwise reproduced in permanent visible form.

Year: A calendar year.

(Ord. 778 § 1, 1999)

1.04.020 Interpretation of language.

All words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in the law shall be construed and understood according to such peculiar and appropriate meaning.

(Ord. 778 § 2, 1999)

1.04.030 Grammatical interpretation.

The following grammatical rules shall apply in the ordinances of the City unless it is apparent from the context that a different construction is intended:

- A. *Gender.* Each gender includes the masculine, feminine and neuter genders.
- B. *Singular and plural.* The singular number includes the plural, and the plural includes the singular.
- C. *Tenses.* Words used in the present tense include the past and the future tenses and vice versa, unless manifestly inapplicable.

(Ord. 778 § 3, 1999)

1.04.040 Acts by agents.

When an act is required by an ordinance, the same being such that it may be done as well by an agent as by the principal, such requirement shall be construed to include all such acts performed by an authorized agent.

(Ord. 778 § 4, 1999)

1.04.050 Prohibited acts include causing and permitting.

Whenever in the ordinances of the City any act or omission is made unlawful, it shall include causing, allowing, permitting, aiding, abetting, suffering or concealing the fact of such act or omission.

(Ord. 778 § 5, 1999)

1.04.060 Computation of time.

Except when otherwise provided, the time within which an act is required to be done shall be computed by excluding the first day and including the last day, unless the last day is Saturday, Sunday or a legal holiday, in which case, the period runs until the end of the next day which is neither Saturday, Sunday nor legal holiday.

(Ord. 778 § 6, 1999)

1.04.070 Construction.

The provisions of the ordinances of the City, and all proceedings under them, are to be construed with a view to affect their objects and to promote justice.

(Ord. 778 § 7, 1999)

1.04.080 Repeal shall not revive any ordinances.

The repeal of an ordinance shall not repeal the repealing clause of an ordinance or revive any ordinance.

(Ord. 778 § 8, 1999)

1.04.090 Saving and severability clause.

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

(Ord. 778 § 9, 1999)

CHAPTER 1.08 CORPORATE SEAL

1.08.010 Description of corporate seal.

The corporate seal of the City of Ketchum, Idaho, shall be circular in form approximately two inches in diameter, more or less, with an inner and outer circle, the inner circle to be approximately one-fourth-inch less in diameter than the outer circle. The seal shall bear in the space between the inner and outer circles substantially the following: "City of Ketchum, Blaine County, Idaho", and upon the space within the inner circle the word "Seal".

(Ord. 22 § 1, 1956; Ord. 781 § 1, 1999)

1.08.020 Adoption.

The corporate seal, the impression of which is described in section 1.08.010 of this chapter, is adopted and declared to be the official seal of the City of Ketchum, Blaine County, Idaho.

(Ord. 22 § 2, 1956; 2000 Code)

CHAPTER 1.20 OFFICIAL NEWSPAPER

1.20.010 Designated.

- A. This chapter is adopted to designate the official newspaper for the City of Ketchum, Idaho, as required by Idaho Code section 50-213.
- B. The "Idaho Mountain Express", as a newspaper which meets the requirements of Idaho Code section 60-106 et seq., shall be and the same is designated as the official newspaper for the City of Ketchum, Idaho.

(Ord. 475 §§ 1, 2, 1988)

CHAPTER 1.32 RIGHT OF ENTRY

1.32.010 Entry to any building or premises.

Whenever any officer or employee of the City is authorized to enter any building or premises for the purpose of making an inspection to enforce any ordinance, the officer or employee may enter such building or premises at all reasonable times to inspect the same pursuant to section 1.32.020 of this chapter, except in emergency situations, or when consent of the person having charge or control of such building or premises has been otherwise obtained.

(Ord. 780 § 1, 1999)

1.32.020 Presentation of proper credentials.

If the building or premises to be inspected is occupied, the authorized officer or employee shall first present proper credentials and demand entry. If such building or premises is unoccupied, the officer or employee shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and demand entry. If consent to such entry is not given, the authorized officer or employee shall have recourse to every remedy provided by law to secure entry.

(Ord. 780 § 2, 1999)

1.32.030 Controlling over other ordinances.

This chapter shall be controlling over any other ordinance or part of an ordinance on the same subject, whether heretofore or hereafter adopted, unless such ordinance or part of an ordinance provides differently by an express reference to this chapter. Notwithstanding any other ordinance of the City, it shall not be a violation of this chapter to refuse or fail to consent to an entry for inspection.

(Ord. 780 § 3, 1999)

CHAPTER 1.36 GENERAL PENALTY

1.36.010 General penalty.

Any person violating any of the provisions or failing to comply with any of the mandatory requirements of the ordinances of the City shall be guilty of an infraction unless the violation is made a misdemeanor by ordinance.

(Ord. 779 § 1, 1999)

1.36.020 Penalties, fines and fees.

Unless otherwise specified in this code, all penalties, fines, and administrative fees shall be established by resolution of the City Council. The current schedule of such fees and penalties is contained in the City's adopted fee resolution, as amended from time to time.

**CITY OF KETCHUM
ORDINANCE 1272**

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, ADOPTING GENERAL UPDATES AND REVISIONS TO KETCHUM CITY CODE TITLE 2 – ADMINISTRATION AND PERSONNEL; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Recitals:

- A. Pursuant to Title 50, Chapter 9 of Idaho Code the City is authorized to enact ordinances for the governance of the city and to organize such by codification.
- B. The City is conducting a general review to update, streamline, remove unnecessary or inapplicable language, clarify, and modernize existing City Code.
- C. The City desires to update Title 2 as indicated on Exhibit A to this ordinance.

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

SECTION 1: That the Ketchum City Code, Title 2, is amended to read as identified on the attached Exhibit A.

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

SECTION 3: DIRECTING THE CITY CLERK.

3.1 The City Clerk is directed to file this Ordinance in the official records of the City, publish notice of this ordinance (or summary) as required by Section 50-901, Idaho Code.

3.2 The City Clerk is directed to provide an executed version of this Ordinance to the City’s contracted online code codifier so that Title 2 of the online published code may be updated to reflect the amendments set forth in Section 1 of this Ordinance.

SECTION 4: SAVINGS AND SEVERABILITY. It is hereby declared to be the legislative intent that the provisions and parts of this ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5: EFFECTIVE DATE. This ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY THE CITY COUNCIL of Ketchum, Idaho this ____ day of _____ 2026.

APPROVED BY THE MAYOR of Ketchum, Idaho this ____ day of _____ 2026.

ATTEST:

Pete Prekeges, Mayor

Trent Donat, City Clerk

EXHIBIT A
Ketchum Municipal Code, Title 2

TITLE 2 ADMINISTRATION AND PERSONNEL

CHAPTER 2.01 MAYOR AND CITY COUNCIL

2.01.010 Mayor.

The Mayor, as the City's Chief Executive Officer, shall:

1. Provide leadership in implementing the City's mission, ensuring the faithful execution of laws, ordinances, and policies, and advancing community values and quality of life.
2. Recommend policies, programs, and legislation to the City Council, and exercise any statutory or charter authority, including the power to approve or veto ordinances as provided by law.
3. Represent the City in intergovernmental, community, and public affairs, and serve as the primary spokesperson for City government.
4. And as other specific duties as outlined in State law.

2.01.020 City Council.

The City Council, consisting of 4 members in non-designated seat, as the legislative body of the City, shall:

1. Establish policies, adopt ordinances and resolutions, approve the annual budget, and provide for the prudent use of City resources to advance the community's values and quality of life.
2. Represent the interests of residents by setting strategic goals, reviewing and evaluating City programs and services, and ensuring accountability in municipal operations.
3. Act collectively to direct the City's affairs, working with the Mayor and staff to implement policies and programs in compliance with applicable laws.
4. And as other specific duties as outlined in State law.

2.01.030 City Council meetings.

1. *Parliamentary Procedures*: City Council meetings shall be conducted in accordance with Robert's Rules of Order, Newly Revised, as a guide for orderly procedure, except where superseded by state law, City code, or adopted Council rules, following the basic principles:
 - a. Agenda Items – Each meeting shall have the following components:
 - 1) Consent calendar
 - 2) Public hearings
 - 3) New business
 - 4) Executive session

-
- b. **Orderly Conduct** – Only one person speaks at a time; remarks are addressed to the presiding officer.
 - c. **Motions** – A proposal for Council action; requires a second before debate.
 - d. **Debate** – Members may discuss the motion, with the presiding officer ensuring fair opportunity for all to speak.
 - e. **Voting** – Actions are decided by majority vote unless otherwise required by law.
 - f. **Records** – All actions taken are recorded in the official minutes.
2. *Quorum*: Pursuant to Idaho Code § 50-705, a quorum shall consist of a majority of the duly elected members of the Council; the minimum number of City Council members who must be present to conduct official business. No ordinance, resolution, or motion shall be passed without the concurrence of at least a majority of the full Council. No action may be taken without a quorum present, except to adjourn or recess a meeting.
 3. *Regular Meetings*: The regular meetings of the City Council of the City of Ketchum, Idaho, shall be held on the second and fourth Thursday of each month at the hour of 5:30 p.m. in Ketchum City Hall. Council shall adopt an resolution annually designating meeting dates and times, which will be posted on the city website

(Ord. 739 § 1, 1999; Ord. 870 § 1, 2001)
 4. *Special Meetings*: Special meetings of the City Council may be called at any time by the Mayor alone or by a majority of members of the Council. The call for all special meetings shall state the object and purposes of such meetings, and no other business shall be transacted at such meetings.

2.01.040 Reconsideration and appeals.

1. Reconsideration
 - a. Any applicant or affected person seeking judicial review of the City Council’s final decision must first file a written request for reconsideration with the City Council within fourteen (14) days of the decision, specifying the deficiencies in the decision for which reconsideration is sought.
 - b. The Council may reconsider only on one or more of the following grounds:
 - 1) Clerical error,
 - 2) Fraud or mistake,
 - 3) New evidence or changed circumstances,
 - 4) Procedural error,
 - 5) A tie vote in the initial decision, or
 - 6) Violation of substantive law.
 - c. At its next regular meeting, the Council shall consider whether to grant reconsideration. If granted, a hearing limited to the specified deficiencies shall be scheduled and conducted in accordance with public notice requirements.
 - d. Within sixty (60) days following receipt of the request, the Council shall issue a written decision to affirm, reverse, or modify, in whole or in part, the original decision. If the Council does not act within that time, the reconsideration request is deemed denied.

2. Appeal

- a. If the Council issues a final decision – either initially or following reconsideration – an affected person may seek judicial review in the district court, as provided by Chapter 52, Title 67, Idaho Code, within twenty-eight (28) days after all local remedies have been exhausted.
- b. Upon receipt of a judicial review petition, the City shall prepare and provide the administrative record in accordance with Idaho law.
- c. Any actions or determinations not expressly listed in this section as appealable to the City Council shall be subject to the reconsideration or appeal procedures outlined within the corresponding chapters of this code.

2.01.050 Compensation.

In accordance with Idaho Code title 50, compensation for the Mayor and City Council members shall be fixed by ordinance at least seventy-five (75) days prior to any general City election. Annual salaries are effective January 1 of the following year.

Commencing January 1, 2008, the compensation of the Mayor and of the members of the City Council shall be as follows:

1. The Mayor shall receive a monthly salary in the sum of \$3,000.00. Furthermore, beginning January 1, 2009, and continuing each January thereafter, the Mayor shall receive a cost of living adjustment (COLA) to such salary in the same amount afforded to City of Ketchum employees. The Mayor shall also receive health benefits, dental benefits, vision benefits, long term disability benefits and healthcare reimbursement account benefits in the same amount afforded to City of Ketchum employees. The Mayor shall also receive Idaho PERSI retirement benefits in the same amount afforded to City of Ketchum employees as prescribed by Idaho Code section 59-1322. If such benefits are declined by the Mayor, a monthly payment shall be made compensating the Mayor for benefits in an amount not to exceed the value of the benefits; and
2. Each member of the Council shall receive a monthly salary in the sum of \$1,666.67. Furthermore, beginning January 1, 2009, and continuing each January thereafter, each member of the Council shall receive a cost of living adjustment (COLA) to such salary in the same amount afforded to City of Ketchum employees. Each member of the Council shall also receive health benefits, dental benefits, vision benefits, long term disability benefits and healthcare reimbursement account benefits in the same amount afforded to City of Ketchum employees. Each member of the Council shall also receive Idaho PERSI retirement benefits in the same amount afforded to City of Ketchum employees as prescribed by Idaho Code section 59-1322. If such benefits are declined by a member of the Council, a monthly payment shall be made compensating such member of the Council for benefits in an amount not to exceed the value of the benefits.
3. No other compensation shall be afforded to the Mayor or Council Members.

(Ord. 1023 § 1, 2007)

CHAPTER 2.02 APPOINTED OFFICERS

2.02.010 Appointment of officers.

The Mayor, with the consent of the Council, shall appoint the City Administrator, City Clerk, City Treasurer, City Attorney, Chief of Police, Director of Planning and Building, and Director of Housing. Appointed officers and specified department heads may be removed from office either by the Mayor and two (2) members of the Council, or by three (3) members of the Council.

2.02.020 Officer duties.

1. City Administrator
 - a. Oversee day-to-day city operations consistent with Council policies and the Mayor's direction,
 - b. Supervise department heads and support effective interdepartmental coordination,
 - c. Assist in preparing the annual budget and advise on financial and operational matters,
 - d. Provide administrative support to the City Council, including attendance at meetings and preparation of reports,
 - e. Act as point of contact for residents, businesses, other governmental agencies, and the community, and
 - f. Perform additional duties as assigned by the Mayor or City Council.
2. City Clerk
 - a. Keep the official records of the City, including ordinances, resolutions, minutes, and contracts,
 - b. Maintain the City seal and attest official documents,
 - c. Administer oaths of office when required by law,
 - d. Act as custodian of public records and manage requests under Idaho Law,
 - e. Issue licenses and permits as authorized by ordinance, and
 - f. Perform such other duties as may be required by law, ordinance, or direction of the Mayor and Council.
3. City Treasurer
 - a. Collect, receive and safely keep all city funds,
 - b. Deposit city funds in approved depositories,
 - c. Keep accurate records of all receipts and disbursements,
 - d. Disburse funds only upon proper authorization and warrant,
 - e. Provide regular financial reports to the Mayor and Council,
 - f. Assist with budget preparation and monitoring of city finances, and
 - g. Perform other duties as prescribed by law or directed by the Mayor and Council.
4. City Attorney
 - a. Act as legal advisor to the Mayor, Council, and city departments,
 - b. Draft ordinances, resolutions, contracts, and other legal documents,
 - c. Represent the City in civil proceedings and prosecute ordinance violations as directed,
 - d. Provide legal opinions and guidance to the Mayor, Council, and staff,
 - e. Attend Council meetings when requested by the Mayor or Council, and
 - f. Perform such other duties as may be required by law, ordinance, or direction of the Mayor and Council.

CHAPTER 2.03 DEPARTMENTS

2.03.010 Establishment of departments.

The City Council may, by ordinance or resolution, create, consolidate, or dissolve departments as necessary for the efficient administration of City affairs. The administrative service of the City shall be organized into the following departments:

1. Administration
2. Community Engagement
3. City Clerk
4. Finance
5. Housing
6. Planning & Building
7. Police
8. Public Works
 - a. Facilities Division
 - b. Streets Division
 - c. Wastewater Division
 - d. Water Division
9. Recreation

2.03.020 Department heads.

Each department shall be directed by a department head who shall be appointed by the City Administrator with approval of the Mayor, except for the Chief of Police, Director of Planning and Building, and Director of Housing who shall be appointed in accordance with Section 2.02.010. Department heads shall be responsible for the administration and operation of their departments, including:

1. Implementing City policies and ordinances within their areas of responsibility,
2. Managing staff, budgets, and resources assigned to the department,
3. Advising the Mayor and Council on departmental matters,
4. Coordinating with other departments, boards, and commissions to further the City's goals, and
5. Performing other duties as may be assigned by the Mayor or City Administrator.

CHAPTER 2.04 CODE OF ETHICS

2.04.010 Purpose.

The purpose of this chapter is to promote public confidence in the integrity of city government by establishing clear ethical standards for city officials, employees, and contractors. These standards are intended to supplement, not replace, the requirements of Idaho Code Title 74, Chapter 4, "Ethics in Government."

2.04.020 Applicability.

This chapter applies to all elected and appointed city officials, members of boards and commissions, city employees, and contractors acting on behalf of the City of Ketchum.

2.04.030 Conflicts of interest.

1. **Prohibited Conduct.** No city official, employee, or contractor shall engage in any action, decision, or vote that may result in a direct or indirect financial benefit to themselves, their household members, or any business with which they are associated, when such benefit conflicts with the proper discharge of their official duties.
2. **Disclosure Required.** Any person covered by this chapter who has a potential conflict of interest shall disclose the nature of the conflict prior to participating in any discussion, decision, or action on the matter.
3. **Recusal.** Upon disclosure, the official or employee shall abstain from participation in the decision-making process when the conflict exists, unless otherwise permitted by Idaho Code.
4. **Use of Position.** No person shall use their position or city resources for personal gain, private advantage, or to benefit another in a manner inconsistent with public duties.

2.04.040 Gifts and favors.

No city official, employee, or contractor shall solicit or accept any gift, favor, service, or item of value that could reasonably be perceived to influence, or appear to influence, the impartial performance of official duties. Acceptance of items of nominal value, such as promotional items, light refreshments, or awards of recognition customarily given in the ordinary course of civic or professional relationships, is permitted. Any gift or benefit received in connection with city service shall not exceed fifty dollars (\$50.00).

CHAPTER 2.28 ELECTIONS

2.28.010 Run-off elections for mayor.

1. **Majority Vote Required.** A majority of the voters cast for the office of Mayor shall be required for election.
2. **Run-Off Election.** If no candidate receives a majority of the votes cast at a general election, a run-off election shall be held between the two (2) candidates receiving the highest number of votes.
3. **Tie for Second Place.** In the event of a tie between candidates receiving the second and third highest number of votes, the candidate to oppose the candidate receiving the highest number of votes in the run-off election shall be determined by the toss of a coin.

-
4. **Conduct of Election.** The run-off election shall be conducted in the same manner as a general election and shall be held within thirty (30) days following the general election.
 5. **Notice and Polling Places.** The City Clerk shall publish the first notice of the run-off election in the official newspaper not less than twenty (20) days prior to the election. The City Clerk shall designate the polling places before publication of the notice.
 6. **Recount; Cancellation of Run-Off.** The results of the general election shall be subject to change as a result of a recount. If, following a recount that becomes final at least twenty-four (24) hours prior to the scheduled run-off election, a candidate is determined to have received a majority of the votes cast, the City Council may cancel the run-off election.

**CITY OF KETCHUM
ORDINANCE 1274**

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, ADOPTING GENERAL UPDATES AND REVISIONS TO KETCHUM CITY CODE TITLE 4 – COMMISSIONS AND BOARDS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Recitals:

- A. Pursuant to Title 50, Chapter 9 of Idaho Code the City is authorized to enact ordinances for the governance of the city and to organize such by codification.
- B. The City is conducting a general review to update, streamline, remove unnecessary or inapplicable language, clarify, and modernize existing City Code.
- C. The City desires to update Title 4 as indicated on Exhibit A to this ordinance.

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

SECTION 1: That the Ketchum City Code, Title 4, is amended to read as identified on the attached Exhibit A:

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

SECTION 3: DIRECTING THE CITY CLERK.

3.1 The City Clerk is directed to file this Ordinance in the official records of the City, publish notice of this ordinance (or summary) as required by Section 50-901, Idaho Code.

3.2 The City Clerk is directed to provide an executed version of this Ordinance to the City’s contracted online code codifier so that Title 4 of the online published code may be updated to reflect the amendments set forth in Section 1 of this Ordinance.

SECTION 4: SAVINGS AND SEVERABILITY. It is hereby declared to be the legislative intent that the provisions and parts of this ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5: EFFECTIVE DATE. This ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY THE CITY COUNCIL of Ketchum, Idaho this ____ day of _____ 2026.

APPROVED BY THE MAYOR of Ketchum, Idaho this ____ day of _____ 2026.

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk

EXHIBIT A
Ketchum Municipal Code, Title 4

TITLE 4 COMMISSIONS AND BOARDS

CHAPTER 4.08 HISTORIC PRESERVATION COMMISSION

4.08.010 Purpose.

The purpose of this chapter is to establish the Historic Preservation Commission of the City of Ketchum in accordance with Idaho Code Title 67, Chapter 46, and to define the composition, duties, and responsibilities of the Historic Preservation Commission, herein referenced as HPC. The HPC is created to preserve the historical, archeological, architectural and cultural heritage of the City of Ketchum through a comprehensive historic preservation program as guided by the goals and policies of the Comprehensive Plan. The HPC shall function solely as a land use authority for historic preservation and shall not serve as a forum for general community engagement on historic matters.

(Ord. 511 § 1, 1989; Ord. No. 1231, § 1, 1-3-2022)

4.08.030 Created; appointments.

- A. There is created an HPC which shall consist of five members comprised of a maximum of three and a minimum of one member of the Planning and Zoning Commission and a maximum of four and a minimum of two members of the community who shall be appointed by the Mayor with the advice and consent of the Council.
- B. All members of the HPC shall have a demonstrated interest, competence or knowledge in history or historic preservation. The Council shall endeavor to appoint community members with professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation related disciplines.
- C. Initial appointments to the HPC shall be made as follows: two two-year terms, and three three-year terms. All subsequent appointments shall be made for three-year terms. HPC members may be reappointed to serve additional terms. Vacancies shall be filled in the same manner as original appointments, and the appointee shall serve for the remainder of the unexpired term.
- D. The members of the HPC may be reimbursed by the City for expenses incurred in connection with their duties and for meetings, subject to a resolution adopted by the City Council.

(Ord. 511 § 3, 1989; Ord. 512 § 1, 1989; Ord. 978 § 1, 2006; Ord. No. 1231, § 1, 1-3-2022)

4.08.040 Organization, officers, rules, meetings.

- A. The HPC shall have the power to make whatever rules are necessary for the execution of its duties as set forth in this chapter. Rules of procedure and bylaws adopted by the HPC shall be available for public inspection.
- B. The HPC shall elect officers from among the HPC members. The chairperson shall preside at meetings of the HPC. The vice chairperson shall, in the absence of the chairperson, perform the duties of the chairperson.

-
- C. All meetings of the HPC shall be open to the public and follow the requirements of Idaho's open meeting laws. The HPC shall keep minutes and other appropriate written records of its resolutions, proceedings and actions.
 - D. The HPC may recommend to the Council, within the limits of its funding, the employment of or the contracting with other parties for the services of technical experts or other persons as it deems necessary to carry on the functions of the HPC.

(Ord. 511 § 4, 1989; Ord. No. 1231, § 1, 1-3-2022)

4.08.050 Powers, duties and responsibilities.

The HPC shall be advisory to the Council and shall be authorized to:

- A. Conduct a survey of local historic properties;
- B. Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests or donation;
- C. Recommend methods and procedures necessary to preserve, restore, maintain and operate historic properties under the ownership or control of the City;
- D. Recommend the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property;
- E. Contract, with the approval of the Council, with the state or federal government, or any agency of either, or with any other organization;
- F. Cooperate with the federal, state and local governments in the pursuance of the objectives of historic preservation;
- G. Make recommendations in the planning processes undertaken by the county, the City, the state or the federal government and the agencies of these entities;
- H. Recommend ordinances related to historic preservation in the City;
- I. HPC members, employees or agents of the HPC may enter private property, buildings or structures in the performance of their official duties only with the express consent of the owner or occupant;
- J. Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction;
- K. Establish and maintain the Historic Building/Site list;
- L. Review and make decisions on Demolition and Addition/Alteration applications.

(Ord. 511 § 5, 1989; Ord. No. 1231, § 1, 1-3-2022)

CHAPTER 4.12 PLANNING AND ZONING COMMISSION

4.12.010 Purpose.

The purpose of this chapter is to establish the Planning and Zoning Commission of the City of Ketchum in accordance with Idaho Code Title 67, Chapter 65, and to define its composition, duties, and responsibilities. The Commission is created to promote the orderly development of the City; to implement the goals and policies of the

Comprehensive Plan; to review and make recommendations on land use, zoning, and subdivision matters; and to advise the Mayor and City Council on issues affecting the growth, development, and general welfare of the community.

4.12.020 Creation of the Commission.

A Planning and Zoning Commission for the City of Ketchum, Idaho, is created pursuant to Idaho Code section 67-6504. The appointment of members, filling vacancies, residency, length of service and removal for cause shall conform to requirements contained in Idaho Code section 67-6504) as may be amended from time to time.

(Ord. 1130, 2015)

4.12.030 Establish number of members.

The number of members to be appointed to the Commission shall be five.

(Ord. 1130, 2015)

4.12.040 Establish term of office.

The term of a commissioner shall be three years, pursuant to Idaho Code section 67-6504(a) that provides for not less than three years and not more than six years.

(Ord. 1130, 2015)

CHAPTER 4.16 CULTURAL AND HERITAGE COMMISSION

4.16.010 Purpose.

It is the purpose of this chapter and the policy of the City to recognize the value of art and cultural activities in public places, in order to beautify community spaces and enhance the quality of life for Ketchum citizens and visitors to attract tourism, elevate art education, celebrate cultural heritage, and provide incentives for businesses to locate within the City, thus expanding Ketchum's economic base.

(Ord. 1168, 2017)

4.16.020 General requirements.

- A. Public cultural, historical, or art installations may be an integral part of a structure, attached to a structure or detached from a structure within or outside of it. These installations may also be located on any publicly owned property or on publicly accessible private property upon formal written agreement with the private entity.
- B. Any public cultural, historical, or art installations chosen shall be located in a public place with public accessibility and impact, and further shall comply with any additional guidelines established by Council upon recommendation of the Ketchum Cultural and Heritage Commission.

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- C. Nothing contained herein shall preclude the funding of City public cultural, historical, or art installations by matching monies, donations, or other means.

(Ord. 1168, 2017)

4.16.030 Administrative responsibilities.

- A. The City designates the Ketchum Cultural and Heritage Commission to be responsible for the location and selection of all public cultural, historical, or art installations in the City. The Ketchum Cultural and Heritage Commission will make recommendations and seek input and advice from relevant City departments prior to public cultural, historical, or art installation. The Ketchum Cultural and Heritage Commission will also advise relevant City departments regarding the maintenance, repair, and other conservation of public cultural, historical, or art installations.
- B. Public cultural, historical, or art installations selected shall be consistent with the City's comprehensive plan, zoning and subdivision ordinances, and land uses contemplated therein.
- C. The Ketchum Cultural and Heritage Commission will work with the City regarding the public cultural, historical, or art installations for capital improvement projects and the selection of artists or historians for these projects.
- D. The Ketchum Cultural and Heritage Commission shall make reports from time to time as requested by the Mayor and/or the Council.

(Ord. 1168, 2017)

4.16.040 Source of funds.

Funds to support the Cultural and Heritage Commission may include, but are not limited to, general funds, percent for art funds, Ketchum Urban Renewal Agency funds, grants, donations, and funding from other organizations and agencies.

(Ord. 1168, 2017)

4.16.050 Composition, appointment, and terms.

- A. The Commission shall consist of seven (7) members.
- B. Members shall be appointed by the Mayor with the advice and consent of the Council.
- C. The membership should, to the greatest extent practicable, include:
 - 1. Persons with demonstrated interest, competence, or knowledge in one or more of the following:
 - a. History
 - b. Archaeology
 - c. Cultural arts
 - d. Visual, performing, or literary arts
 - e. Arts administration or curation
 - f. Museum studies
 - g. Landscape architecture

(Supp. No. 6)

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- h. Other related disciplines.
 - D. Initial appointments shall be for staggered terms. Thereafter, terms shall be three (3) years.
 - E. Members shall be limited to a total of two terms, which may be served consecutively, unless otherwise approved by resolution of the City Council.
 - F. Vacancies shall be filled in the same manner as the original appointment for the remainder of the unexpired term.
 - G. Members may be reimbursed for expenses as approved by resolution of the City Council

4.16.060 Organization, officers, meetings, and rules.

- A. The Commission shall elect a chair and vice-chair annually from among its members at the first regular meeting of each calendar year.
- B. All meetings shall be open to the public and conducted in accordance with Idaho open meeting laws.
- C. The Commission shall keep minutes and other appropriate records.
- D. The Commission may recommend to the Council, within budgetary limits, the use of technical experts or consultants.

The Mayor shall designate one City staff member to the Commission. Staff shall provide administrative support, assist with agenda preparation and reports, coordinate with other City departments, and serve as a point of communication between the Commission, the Mayor, and the City Council. Additional staff or consultants may assist as necessary. Staff member shall not be a voting member of the Commission. The Commission shall not exercise administrative or supervisory authority over City staff, and all staff direction and supervision shall remain with the City Administrator or designee.

4.16.070 Duties and responsibilities.

The duties and responsibilities of the Cultural and Heritage Commission shall be as follows:

- A. Raise awareness and appreciation of the importance of culture, history, and art in the broadest possible manner including, but not limited to, the review and incorporation of public cultural, historical, or art installations with existing and new construction (both public and private), support and production of visual, performing and literary cultural, historical, or arts programming, and general promotion and education regarding culture, history and art.
- B. Encourage the preservation and growth of the City's cultural, historical, or art resources, foster the development of a receptive climate for the humanities, and promote opportunities for Ketchum residents to participate in cultural, historical, or art activities.
- C. Provide information, encouragement, and general assistance to Ketchum's cultural organizations, artists, and historians.
- D. Promote the development of Ketchum artists, historians, institutions, and community organizations sponsoring cultural, historical, or arts activities.
- E. Assess the community's cultural, historical, or arts needs and make such information available to the Mayor and City Council and all interested agencies and persons.
- F. Review and provide recommendations and advice to the Mayor and City Council on all proposed cultural, historical, or art related projects, events, grants, general disbursement of funds or provision of

services to artists, historians, nonprofits, or for-profit cultural, historical, or arts institutions or organizations.

- G. Promote and conduct educational and interpretive programs on historic properties in the City of Ketchum.
- H. Seek and encourage financial support, including grants, loans and guarantees for Ketchum Cultural and Heritage Commission projects subject to approval by the City Council and Mayor.

(Ord. 1168, 2017)

CHAPTER 4.18 URBAN RENEWAL AGENCY

4.18.010 Purpose.

The purpose of this chapter is to establish the Ketchum Urban Renewal Agency (KURA), an independent agency formed by the City of Ketchum in 2006, to focus on downtown revitalization, community housing, and public and private investments. The KURA operates under its own budget, bylaws, and Board of Commissioners, implementing projects identified in the Ketchum Urban Renewal Plan adopted by the City Council. Ketchum Urban Renewal Agency.

4.18.020 Establishment and Composition.

The Ketchum Urban Renewal Agency is established as an independent agency of the City of Ketchum. The Agency shall be governed by a Board of Commissioners consisting of seven members: two members of the Ketchum City Council and five additional members from the community. The members shall be appointed by the Mayor and confirmed by the City Council. Ketchum Urban Renewal Agency.

4.18.030 Powers and Duties.

The KURA shall have the authority to:

1. Implement the projects identified in the Ketchum Urban Renewal Plan.
2. Utilize tax increment financing to fund urban renewal projects.
3. Acquire, improve, and dispose of property within the Revenue Allocation Area.
4. Enter into contracts and agreements necessary to carry out urban renewal projects.
5. Issue bonds or other obligations to finance urban renewal activities.
6. Perform all other activities authorized under Idaho Code Title 50, Chapter 20.

4.18.040 Administrative Responsibilities.

The City designates the Ketchum Urban Renewal Agency as responsible for the administration and implementation of urban renewal projects within the City. The KURA shall coordinate with relevant City departments and officials to ensure alignment with the City's comprehensive plan and zoning ordinances.

(Supp. No. _)

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4.18.050 Funding Sources.

The KURA may utilize various funding sources to support its activities, including but not limited to:

1. Tax increment financing derived from the Revenue Allocation Area.
2. Grants and loans from federal, state, or local agencies.
3. Private investments and partnerships.
4. Donations and other contributions.

4.18.060 Reporting and Oversight.

The KURA shall provide annual reports to the City Council detailing its activities, financial status, and progress on urban renewal projects. The City Council shall have oversight authority to ensure that the KURA's activities align with the City's goals and objectives.



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- Policy discussions initiated on this topic during the June 2025 budget workshop and continued through the fall without the culmination of a contract with the Blaine County Sheriff’s Office (BCSO) for the 2026 fiscal year. Section three of the FY25 contract states that in the event the parties intend to renew, but a renewal agreement is not in place by October 1, 2025, all terms and conditions of this agreement shall continue in full force and effect until a renewal agreement is approved by the parties. (Note: a typo was in the agreement #25059 to establish the FY25 contract that stated the automatic renewal date as October 1, 2024, but October 1, 2025, is the correct date.)
- The city’s policy review of the contract has focused on the best approach to achieve community policing goals. Ketchum is a tourist town with unique policing needs. These include increased community policing efforts, such as officers on foot or bike spending time educating or building relationships with community members and assisting with parking and other code enforcement. Resident requests to the city echo these needs. Adding more of these community policing efforts into daily law enforcement operations has been a priority for the city throughout these discussions.
- City staff have completed a financial analysis that has concluded annual operating costs for a stand-alone police department will not materially exceed the current contract with Blaine County. Staff also identified that one-time transition or start-up costs will be approximately \$125,000-\$175,000 to bring police services in-house. It is important to note that the city owns all police equipment. The main cost element for a transition is technology (e.g., fiber connection to dispatch, software subscriptions, etc.). Other expenses include new vehicle graphics, switching out badges, etc. Adequate funds exist in the City’s current fiscal year budget to cover these expenses.
- Should the City Council concur with the recommendation, an official termination notice will be issued to Blaine County per the contract. Additionally, the city will provide a proposed transition plan and associated timeline. The contract outlines the transition period as not exceeding a 120-day period.

Sustainability Impact:

Financial Impact:

The current appropriation for base ongoing policing operations in the FY2026 budget is sufficient. One-time expenditures are estimated to be between \$125k – \$175k. Anticipated one-time expenditures will be funded from FY 2025 contract savings recently remitted to the City from the Blaine County Sheriff's Office. A budget amendment later in FY 2026 will ensure the appropriate spending authority is established; however, no use of fund balance is projected for base operations or transitional one-time costs.

Attachments:

- | |
|--|
| 1. Joint Powers Agreement 25059 (FY2025 contract) |
| 2. Financial comparison |
| 3. Notice of contract termination and proposed transition plan |

FY25 JOINT POWERS AGREEMENT BETWEEN
BLAINE COUNTY AND THE CITY OF KETCHUM
RELATING TO LAW ENFORCEMENT SERVICES

This Agreement made and entered into this 16th day of December 2024, by and between Blaine County, a political subdivision of the State of Idaho, (herein referred to as the “County”) and the City of Ketchum, Idaho, (referred to herein as the “City” or “Ketchum”).

WITNESSETH

WHEREAS, the Blaine County Sheriff’s Office, (referred to herein as the “BCSO”), the County, and the City, each support unified law enforcement within Blaine County and, in particular, within the City to enhance the quality, depth and breadth of the law enforcement services; and

WHEREAS, the City desires to contract with the County for the performance of the hereinafter described law enforcement duties, and services;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is mutually agreed to between BCSO, the County, and Ketchum as follows:

1. Law Enforcement Services. The BCSO shall provide to Ketchum, the law enforcement services set forth below together with those services set forth in this Agreement (collectively referred to herein as “BCSO Law Enforcement Services”).

1.1. City Services. The BCSO shall provide the following services within the City which consist of law enforcement and other related services provided by personnel assigned primarily for the benefit of the geographic areas within the boundaries of the City:

- a. Reactive patrol to enforce state law and City-adopted municipal ordinances and traffic codes and to respond to residents’ and business complaints and calls for service;
- b. Proactive patrol to prevent and deter criminal activity;
- c. Traffic patrol to enforce applicable traffic codes;
- d. Investigation of crimes, infractions, and misdemeanors;
- e. Crime prevention, community policing, and involvement of BCSO law enforcement personnel in community events;
- f. Citation of violations of municipal ordinances pursuant to the police authority under Section 1.9(a) of this Agreement;
- g. Prosecution services for misdemeanor, infraction, and city ordinance violations originating within the City are expressly excluded from this agreement;

1.2. Support Services

The following support services shall be provided by the BCSO:

- a. Investigation services by deputies for felony crimes and misdemeanors. These deputies are supported by crime analysis, polygraph, identification, and evidence control.
- b. Critical Incident operational services.

1.3. Administrative Services

The BCSO shall provide administrative services including, without limitation, planning and statistics, subpoena control, training, accounting, payroll, personnel, media relations, fleet control, radio maintenance, purchasing, records, and inspections/internal investigations.

- a. The BCSO shall provide administrative services in line with law enforcement authority and, in general, will not provide investigative services for the city for civil matters; for example, personnel issues. These services may be performed at the request of the city in extraordinary circumstances at the discretion of the BCSO.

1.4. Method of Service

The BCSO shall keep the existing Ketchum City Police office open at its present location and shall staff same with a Ketchum Chief (with the rank Lieutenant for BCSO), and ten (10) additional full-time law enforcement deputies and one (1) full-time administrative person, consistent with BCSO Staffing Chart attached hereto as Exhibit A. BCSO law enforcement deputies will be assigned to work primarily within the City under this agreement shall be deputies of the Ketchum office. Notwithstanding the foregoing, BCSO law enforcement deputies shall be authorized to patrol, issue citations, and investigate criminal activities within the Ketchum City limits.

- a. All BCSO deputies assigned to work primarily within the City of Ketchum shall be issued a City citation book and shall issue Ketchum citations for all traffic and misdemeanor offenses occurring within the City. All revenue received from citations issued and other revenues received within Ketchum shall be the sole property of Ketchum. Other funds received or property forfeited as a result of crimes or infractions occurring within the City shall become the sole property of Ketchum, unless such funds or forfeited property resulted from an interagency task force, including but not limited to, the Narcotics Enforcement Team.
- b. The BCSO shall exercise its best efforts to ensure that the number of such positions assigned to the City remains constant. The City recognizes that the deputies assigned to the City may be unavailable at times due to staffing shortages, training, vacation, sick leave, or other leave. Notwithstanding a deputy's absence, calls for service in the City will be responded to by appropriate BCSO personnel.
- c. Except as set forth in this Agreement, support and administrative services shall be provided to the City at the level, degree and type as customarily provided by the BCSO in Blaine County.
- d. All BCSO law enforcement personnel operating within Ketchum under this Agreement shall be adequately trained and supervised by BCSO.

- e. BCSO will continue to maintain a comprehensive community policing program for Ketchum. Such program will provide proactive involvement of BCSO deputies in the Ketchum community. Areas of involvement will include, but not necessarily be limited to, schools, businesses, bars and taverns, neighborhoods, community events, and community foot and bicycle patrols.
- f. In the event that Ketchum receives grant(s) that allow the hiring of additional city police officer(s), BCSO agrees to incorporate such officer(s) into its Ketchum staff even if, under grant conditions, Ketchum must directly employ such officer(s).
- g. Subject to an employee's right to work, in the event that this agreement is terminated, Ketchum shall have the right to hire BCSO employees who were assigned to the BCSO Ketchum division during the period of contracted service. If Ketchum elects to hire any such employees they shall do so without lapse of service to affected employees.
- h. At a minimum, BCSO shall train all personnel assigned to the BCSO Ketchum Division to comply with State mandated training requirements.
- i. Personnel assigned to the BCSO Ketchum Division shall have the same opportunities for promotions as provided to all other BCSO employees and shall be considered for such positions as provided through BCSO's application process. In the event the Sheriff makes an appointment to the position of BCSO Ketchum Chief, he shall include in his considerations any member of the BCSO Ketchum Division who is trained and qualified for the position.

1.5. Special Provisions

- a. BCSO shall be responsible for the repair and preventive maintenance of all equipment, software, and accessories that are used in conjunction with the mobile computing program. This agreement does not supersede any Joint Powers Agreement that addresses these items (i.e. BCCLERMS agreement).
- b. The Blaine County Sheriff and BCSO Ketchum Chief shall consult with the Mayor, City Council, or City Administrator of Ketchum prior to any significant changes in law enforcement. Also, they will consult with the Mayor and City Council with regard to law enforcement issues within the City, and with regard to long-range law enforcement planning for the City.
- c. The Mayor and City Administrator shall have direct access to the Blaine County Sheriff with regard to this Agreement and law enforcement generally within Ketchum.
- d. At the request of the City, BCSO will review and comment upon law enforcement impact and needs relative to subdivisions, annexations and other development proposals submitted to Ketchum.
- e. In the event of a major felony that occurs in Ketchum that requires financial resources beyond those provided in this agreement for routine crime processing and investigation, BCSO and Ketchum will develop a plan to provide the needed resources. Such plan may provide for the reprioritizing of existing financial resources as provided in this agreement, the provision of additional resources from Ketchum, or a combination of both. (This joint powers agreement does not absolve the City of financial impact of a major felony within the City of Ketchum.)

1.6. Reporting

- a. Reporting District: A reporting district coterminous with the City boundaries shall be maintained by BCSO to enable accurate data collection on law enforcement services and criminal activity.
- b. Notification of Criminal Activity: The BCSO will notify the Mayor or City Administrator in the event of a significant criminal occurrence within the City.
- c. Monthly Reports: When requested BCSO will report on law enforcement activities, traffic incidents and criminal activity within the City. The BCSO Ketchum Chief will attend all regular meetings of the Ketchum City Council and any special council meeting called with regard to law enforcement issues at which his/her attendance is requested. The BCSO Ketchum Chief shall also attend all city management team meetings.

1.7. Personnel and Equipment

The BCSO is acting hereunder as independent contractors for the City so that:

- a. Control of Personnel: Control of personnel, standards of performance, discipline and all other aspects of performance shall be governed entirely by the BCSO. Allegations of misconduct shall be investigated in accordance with BCSO protocol.
- b. Status of Employees: All persons rendering service hereunder shall be for County employees employed by the BCSO.
- c. Liabilities: All liabilities for salaries, wages, any other compensation, employee injury or sickness, and employee complaints arising from services by the BCSO hereunder shall be the responsibility of the BCSO.
- d. Accrued Liabilities: Ketchum agrees to reimburse County for any and all accrued liabilities County pays as a result of the termination of this agreement. Payment is due and payable upon 30 days after the termination date.
- e. Provision of Personnel: The BCSO shall furnish personnel, equipment, materials, supplies and such resources and material in accordance with this Agreement and as necessary to provide the level of law enforcement service herein described. Ownership of equipment purchased by the BCSO shall be retained by the BCSO.

1.8. Ketchum Owned Property, and Evidence

- a. Property: Ketchum currently owns certain vehicles, equipment and other property (“Ketchum Property”) which the BCSO will use in the performance of this Agreement. Any new equipment and other property paid for by Ketchum as a specific capital acquisition line item in the annual budget paid for by Ketchum shall be the property of Ketchum. Upon the expiration or termination of this Agreement, all property owned by Ketchum shall be returned to the possession of Ketchum. BCSO shall maintain a written Inventory List of all Ketchum property. Ketchum shall maintain insurance on Ketchum-owned property.

- b. Evidence: BCSO shall maintain a written inventory list of all evidence that is taken in on behalf of the City for the purposes of carrying out this Agreement, which Inventory List of Ketchum Evidence shall remain in the possession and control of the BCSO. The transfer of the chain of custody of evidence shall be under the direction of the BCSO in accordance with law. The BCSO shall control and dispose of all evidence acquired under the terms of this Agreement in accordance with law.

1.9. City Responsibilities

In support of the BCSO providing the services described in this Agreement, the City agrees to the following:

- a. Municipal Police Authority: The City hereby confers municipal police authority on the BCSO and its deputies to enforce City and State laws within City boundaries, for the purposes of carrying out this Agreement. This municipal police authority is in addition to the authority presently utilized by the BCSO and shall not interfere with or limit the BCSO's current authority in any way.
- b. Special Supplies: Except as otherwise expressly provided for herein, the City will supply at its own cost and expense any special supplies, stationery, notices, forms, and the like where such must be issued in the name of the City.
- c. Ketchum Building and Grounds: Ketchum will pay the utilities and casualty insurance on the current Police office building, and maintain the structural components of the building in a good state of condition and repair.
- d. Equipment: As described in paragraph 2(f) of this agreement, the City and representatives from the BCSO shall meet during the City's annual budgeting process to assess equipment needs for providing services under this Agreement as part of the annual renegotiation of this Agreement.

2. Compensation and Budgeting

The City shall pay BCSO and the County for the BCSO Law Enforcement Services under this Agreement as follows:

- a. Total Cost: Total cost to be paid by Ketchum to the BCSO and the County for the Law Enforcement Services under this Agreement shall be the sum of \$1,918,055.00.
- b. Development of Budget Costs: Budget costs shall include, but not be limited to, salary, benefits and special pays, if any, for personnel providing the service, along with any associated clothing allowance, supplies, services, telephone, motor pool, systems services, insurance, equipment and associated administrative costs.
- c. Trust Account: County shall establish and maintain a trust account for the purpose of maintaining and tracking funds paid by Ketchum to County that are unspent during the fiscal year. County shall maintain a minimum of \$100,000 in the trust account. Upon completion and receipt of the County's annual audit, County shall refund to Ketchum any amounts in the trust account in excess of \$100,000 within 30 days. Upon termination of this agreement County shall retain, at its discretion but not to exceed three (3) years, a minimum of \$100,000 in the trust account to pay for liabilities incurred but not yet reported arising out of the services rendered under this agreement.

- d. Billing: In consideration for duties, services, and functions provided by BCSO as set forth in this Agreement, the City shall pay to the Office of the County Clerk the sum of \$1,918,055.00 for the term of this Agreement, which shall be paid in twelve (12) equal monthly installments due no later than the tenth day of each month. Payments shall be due on the tenth day of each month, commencing on the first month following the effective date of this Agreement.
- e. Interest Charge: In the event the City fails to make a monthly payment within fifteen (15) days of the payment due date as provided in paragraph 2(c), the City shall be responsible for paying the delinquent amount and an additional payment equal to the Prime Rate plus two percentage points on the delinquent amount for the entire period of the delinquency.
- f. Application for Additional Services: The City may request services for special events from the BCSO Ketchum Chief that are in addition to the services set forth in Paragraph 1.1 of this Agreement and shall give the BCSO Ketchum Chief and the BCSO reasonable notice of such a request. When such a request is made, the BCSO Ketchum Chief and the BCSO will not unreasonably withhold their approval of such additional services. City agrees to pay for any mutually agreed additional overtime, salary, special pay, benefits, equipment, supply or any other costs relating to or resulting from the provision of services for the requested special event.
- g. Budgeting: The Blaine County Sheriff and the BCSO Ketchum Chief shall meet with the Mayor, City Council, and City Administrator of Ketchum during the City's annual budgeting process to consult on the law enforcement needs of the City for the upcoming fiscal year and renegotiation of this Agreement.
- h. Forfeiture Trust: If a need arises to expend funds from the police trust account, the BCSO Ketchum Chief and the Blaine County Sheriff will meet with the Mayor and City Council for approval.

3. Term

This Agreement is effective upon authorization and signature by all parties, and the BCSO Law Enforcement Services and charges shall commence on the October 1, 2024. The agreement period shall continue until September 30, 2025, and may, upon agreement of the parties, be renewed for additional one-year periods using the County's budgeting cycle of October 1st to September 30th of the following year. In the event the parties intend to renew, but a renewal agreement is not in place by October 1, 2024, all terms and conditions of this agreement shall continue in full force and effect until a renewal agreement is approved by the parties.

3.1. Termination Process

Each party may initiate a process to terminate this Agreement as follows:

- a. Notice of Termination: In the event either party hereto desires to terminate the Agreement prior to the expiration date, such party may do so by giving 120 days written notice to the other party.
- b. Transition Plan: Within 30 days of the receipt of such written termination notice, the parties shall complete a mutually agreed-upon transition plan providing for an orderly transition of responsibilities from the BCSO to the City. The transition shall be no more than 120 days from the date the termination notice is provided. The planning method should proceed along the lines of a project management approach to facilitate the joint planning process by the City

and the BCSO. The overarching goal of the transition plan will be to ensure there is no disruption in service to the community. Each party shall bear its respective costs in developing the transition plan.

4. Limited Liability

- a. Liability Related to City Ordinances, Policies, Rules and Regulations: In executing this agreement, the BCSO and the County do not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the County, the BCSO, or any combination of these entities, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

5. Audits and Inspections

The records and documents with respect to all matters covered by this Agreement shall be subject to inspection, review or audit by the County Clerk, BCSO or City during the term of this agreement and three (3) years after termination unless such records are exempt from disclosure under the Idaho Public Records Laws, or other applicable law.

6. Agreement Administration

- a. Agreement Administrators: The City Administrator or his/her designee and the BCSO Ketchum Chief shall serve as agreement administrators to review agreement performance and resolve operational problems or issues hereunder or with regard to law enforcement within the City.
- b. Referral of Unresolved Problems: The City Administrator shall refer any police service operational problem, which cannot be resolved with the BCSO Ketchum Chief to the Blaine County Sheriff. The Sheriff and City Administrator shall meet as necessary to resolve such issues.

7. General Provisions

- a. Police Powers: Nothing contained herein is intended to limit the police powers or other powers of the County, the BCSO or Ketchum. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulations of Ketchum or the County, or any subsequent amendment thereof.
- b. Amendment: This Agreement may be revised, amended, or canceled in whole or in part, only by means of a written instrument executed by the parties hereto.
- c. Assignment: Neither this Agreement nor any portion thereof may be assigned by any party hereto without the prior written consent of the other parties.
- d. Default: In the event either party hereto, its successors and assigns, fail to faithfully comply with all the terms and conditions included in this Agreement it shall be in breach of this Agreement. In addition to all other remedies at law or in equity, this Agreement shall be enforceable by specific performance by either party hereto. All remedies shall be cumulative.

- e. Notices: Any and all notices, demands, requests, and other communications required to be given hereunder by either of the parties hereto shall be in writing and be deemed properly served or delivered, if delivered by hand to the party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, or upon the sending of a facsimile, followed by a copy sent by U.S. mail as provided herein, addressed as follows:

To City:

City of Ketchum, Idaho
c/o City Clerk
P.O. Box 2315
Ketchum, ID 83340

To BCSO:

Blaine County Sheriff
1650 Aviation Dr.
Hailey, Idaho 83333

To County:

Blaine County Board of Commissioners
206 First Avenue South, Suite 300
Hailey, ID 83333

or at such other address, or facsimile number, or to such other party which any party entitled to receive notice hereunder designates to the other in writing as provided above.

- f. Entire Agreement/Waiver of Default: The parties agree that this agreement is the complete expression of the terms hereto and any oral or written representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement.
- g. Partial Invalidity: In the event any portion of this Agreement shall be determined by any court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions of this Agreement, or parts hereof, shall remain in full force and effect.
- h. Entire Agreement: This Agreement constitutes the full and complete agreement and understanding between the parties hereto. No representations or Covenants made by either party shall be binding unless contained in this Agreement or subsequent written amendments hereto.
- i. Exhibits: Each of the Exhibits attached to this Agreement is hereby incorporated herein by reference:

Exhibit A: BCSO Staffing Chart
Exhibit B: BCSO Ketchum Budget

- j. Captions: The captions of this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part hereof.
- k. No Presumptions: No presumption shall exist in favor or against any party to this Agreement as a result of the drafting and/or preparation of this Agreement.
- l. Recitals Incorporated: The recitals set forth in this Agreement are hereby incorporated herein by reference.
- m. No Third-Party Beneficiaries. This Agreement is not intended, nor shall it be deemed or construed, to create or confer any rights upon third parties.

IN WITNESS WHEREOF, the parties have executed this Agreement effective the date and year first written above.

City of Ketchum, Idaho

By: _____
Neil Bradshaw, Mayor

Attest: _____
Trent Donat, Ketchum City Clerk

Blaine County Sheriff's Office

By: _____
Steve M. Harkins, Sheriff

Board of Blaine County Commissioners

By: _____
Muffy Davis, Chairman

By: _____
Angenie McCleary, Vice Chairman

By: _____
Lindsay Mollineaux, Commissioner

Attest: _____
Stephen McDougall Graham, Blaine County Clerk

Financial History/Projection

	FY 2023	FY 2024	FY 2025	FY 2026	KPD Proposal Current Year Comparison
Contract Amount*	1,741,737	1,862,144	1,918,055	1,966,000	
Refund/Savings Issued**	(76,942)	(150,313)	(223,093)		
Net Costs	1,818,679	1,711,831	1,694,962	1,966,000	
*Contract Amount (23-26) increases ranged from 2.5% - 6.4% / annually					
**Savings predominately due to staffing vacancies					
Staffing					11 Total Staff 9 Field Staff
Chief					Chief
Admin					Admin
Lieutenant					Lieutenant
Sargeant					Sargeant
Sargeant					Sargeant
Detective	12 Total Staff	12 Total Staff	12 Total Staff	12 Total Staff	Patrol Detective
Corporal	9 Field Staff	9 Field Staff	9 Field Staff	9 Field Staff	Corporal
Corporal					Corporal
Officer					Officer
Officer					Officer
Officer					Officer
Officer					Officer
Total Personnel Costs	Personnel Costs included in Contract Amount				1,757,015
Operating Costs					
ICRMP					20,000
Travel/Training					20,000
Vehicle R&M & Fuel					40,000
Operating Supplies & Equipment					22,000
Professional Services					12,000
Travel/Per Diem					9,000
Dues/Membership					6,000
Community Policing					5,500
Communications					7,500
Software					27,000
IA Matters					5,000
Total Operating Costs	Operating Costs included in Contract Amount				174,000
Total Projected KPD Costs					1,931,015
One Time Costs					\$125-175k
Technology					
Branding					
Misc./Contingency					



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: April 9, 2026 Staff Member/Dept: Jade Riley/Administration

Agenda Item: Update on expanded public parking at YMCA

Recommended Motion:

No formal action is requested. Staff will provide an overview and stand for questions/concerns from City Council prior to the matter being discussed during the joint meeting with Urban Renewal Agency on April 16th.

Reasons for Recommendation:

- A revised parking agreement was executed between the City and YMCA in 2019 associated with the construction of the new fire station and the long-term land lease with the YMCA.
Under the agreement, the City is obligated to provide 150 parking spaces (on-site) and 200 (adjacent) when the YMCA's expansion is completed.
City staff initially worked with the YMCA and HDR engineers to create a phased implementation plan. The plan was reviewed in fall of 2025 by the City Council in which significant concerns were raised. In January of 2026, Mayor Prekeges directed staff to create a revised plan that was less reliant on on-street parking, the City engaged Galena-Benchmark to revise the HDR plan (attachment #1) to include the following actions:
Construct a new parking lot off Lewis Street resulting in 59 new stalls. This action will result in giving notice to Ketchum Fire District to relocate the fire training tower.
Construct on-street parking spots on Saddle Road (parallel=10 stalls, angled =26)
The YMCA is scheduled to appear in front of Planning & Zoning Commission in May for Design Review. They have indicated they intend to start their expansion project late summer of 2026. Should City Council and URA approve the new parking plan, temporary parking measures could be instituted to accommodate this schedule and complete permanent installation in 2027 or when it would work best with YMCA construction.

Sustainability Impact:

No direct impact.

Financial Impact:

The URA has budgeted \$800,000 for the project. The construction estimates will be updated following initial approval by City Council and URA Board on the concept.

Attachments:

- 1. Revised Parking Plan
2. 2019 YMCA parking agreement 20403

ADDENDUM AND AMENDMENT TO PARKING AGREEMENT

This ADDENDUM AND AMENDMENT is made and entered into this 4th day of November, 2019, by and between the City of Ketchum, a municipal corporation of the State of Idaho ("Lessor" or "City"), and Wood River Community Young Men's Christian Association, Inc., dba Wood River Community YMCA, an Idaho nonprofit corporation ("Lessee" or "YMCA").

- A. The City leases certain real property to the YMCA ("Leased Property") under the Lease Agreement, dated March 16, 2005, with a First Amendment to Lease, dated April 25, 2013 ("Lease"). The Parties also entered into a Parking Agreement, dated October 12, 2006, ("Parking Agreement") to address parking requirements and joint use arrangements in connection with the lease.
- B. The Parking Agreement covers parking on the Development Parcel, being all remaining property within the identified Park and Ride Lot not leased to the YMCA, and upon which certain joint parking uses were allowed pending future development by City. The YMCA relies upon the availability of sufficient public parking on the City land not leased to the YMCA.
- C. The City is pursuing potential development of a fire station ("City Development") which will impact the Development Parcel with respect to public parking availability. The City desires to minimize impact on the public parking also available to the YMCA. The YMCA supports the City Development and desires to come to an arrangement to accommodate the changing needs of the Parties.
- D. The YMCA is planning for expansion and further development of YMCA facilities as contemplated in the Lease. The City supports the YMCA and its mission in the community, and desires to come to an arrangement to accommodate the changing needs of the Parties.
- E. The Parties desire to continue the existing Lease and Parking Agreement with certain addendums and amendments to address changing needs and clarify the duties of the Parties.

Therefore, the Parties agree to further addend and amend the Lease Agreement, as previously amended, and the Parking Agreement, as follows:

- 1. Continued Use of Development Parcel for YMCA Parking. The City will continue to permit the YMCA to jointly use public parking facilities on the Development Parcel for the YMCA's parking requirements as generally contemplated within the Lease and Parking Agreement. In the event of any inconsistency between this Addendum and Amendment and the Parking Agreement or Lease this Addendum and Amendment shall govern. Except as amended by this Addendum and Amendment the Lease and Parking Agreement are ratified and affirmed.

2. Vicinity Parking.

The Parties have identified 150 parking spaces as the number of spaces reasonably necessary for the YMCA to continue to generally serve its patrons and fulfill its mission. In consideration of the ongoing cooperative efforts and support between the City and YMCA the City will maintain public parking available for YMCA non-exclusive use within the Vicinity of the YMCA. The Vicinity, for purposes of this Addendum and Amendment, shall be the area as identified on Exhibit A.

Upon completion of the City Development, the City will, at no required expense to the YMCA, develop, manage, and provide public parking in the Vicinity in the amount of at least one-hundred and fifty (150) on-site, on-street, or off-street public parking spaces or other equivalent parking facilities, which the Parties mutually agree are sufficient to ensure that the YMCA reasonably has access to public parking spaces for its ordinary and routine use.

The Parties understand that retaining a certain level of parking more proximate to the YMCA facilities is also desirable. Therefore, to preserve such proximity, at least one-hundred (100) of such public parking spaces will be located On-Site. "On-Site" is defined as illustrated by Exhibit B hereto.

At the time of a building permit for the contemplated YMCA expansion, the City will, at no required expense to the YMCA, increase the development, management, and provision of public parking to at least two-hundred (200) public parking spaces or equivalent parking facilities within the Vicinity. The commitment for On-Site spaces will increase to one-hundred and fifty (150) spaces. The definition of "On-Site" at this time will be expanded to include the additional area illustrated on Exhibit C hereto.

The Parties understand that unique circumstances, special events, and non-routine events will occur and will not be considered interference with the routine provision of generally available public parking.

The Parties understand and agree that ADA compliant spaces will be included to the extent required by law. The Parties also understand and agree that at the time of this Addendum and Amendment these commitments will not include compact car spaces, and that the Parties shall work cooperatively to address changing automobile and parking habits over the course of the Lease.


3. No Designated or Committed Parking. The Parties understand and agree that all public parking developed by the City shall be open and available to general public use. None of the On-Site public parking spaces are hereby designated to, reserved, or committed solely to the YMCA.
4. Ongoing Cooperative Efforts; Reservation of City Rights. The Parties understand and agree that this Addendum and Amendment is a result of the designated City Development. The Parties acknowledge and agree the City Development is dependent on the electorate's approval of the bond measure on November 5, 2019 which approval is an express condition precedent to the rights and obligations of the Parties hereunder. In the event the bond measure is not approved this Addendum and Agreement will be deemed as without effect and in which case neither Party shall have any further rights or obligations hereunder. Subject to the terms and conditions of this Addendum and

Amendment, the City reserves all general rights to provide, manage, and maintain public parking under its municipal powers. The Parties will endeavor to maintain a cooperative and collaborative effort in addressing parking needs for future development.

This Addendum shall be effective as of the later date of execution below.

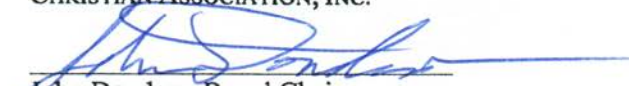
CITY OF KETCHUM

WOOD RIVER COMMUNITY YOUNG MEN'S
CHRISTIAN ASSOCIATION, INC.



Neil Bradshaw, Mayor

Date: 11/4/2019



John Dondero, Board Chair

Date: 11/4/2019

Attest: 

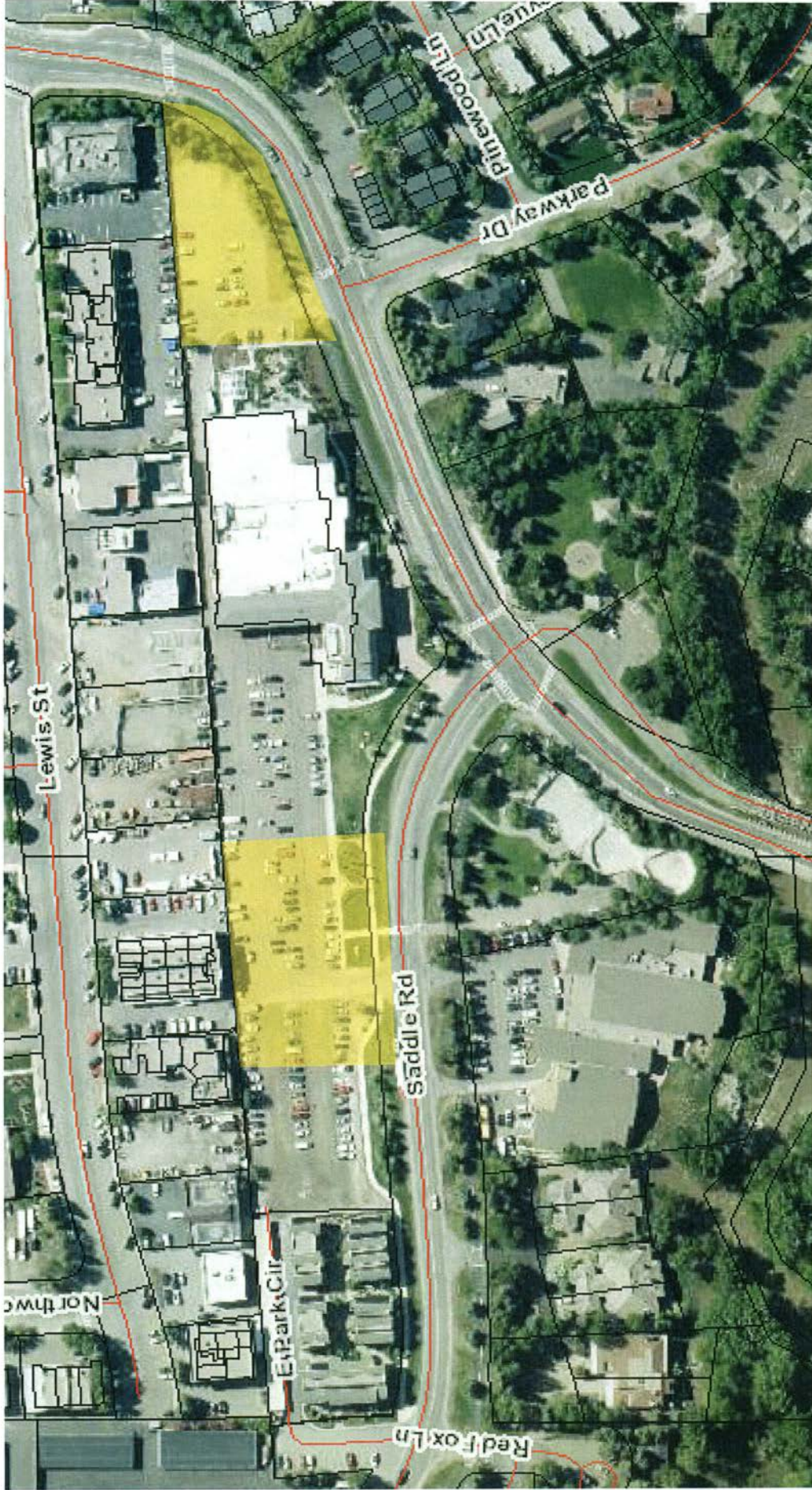
Robin Crotty, City Clerk

ADDENDUM and AMENDMENT EXHIBIT A



Legend
Vicinity

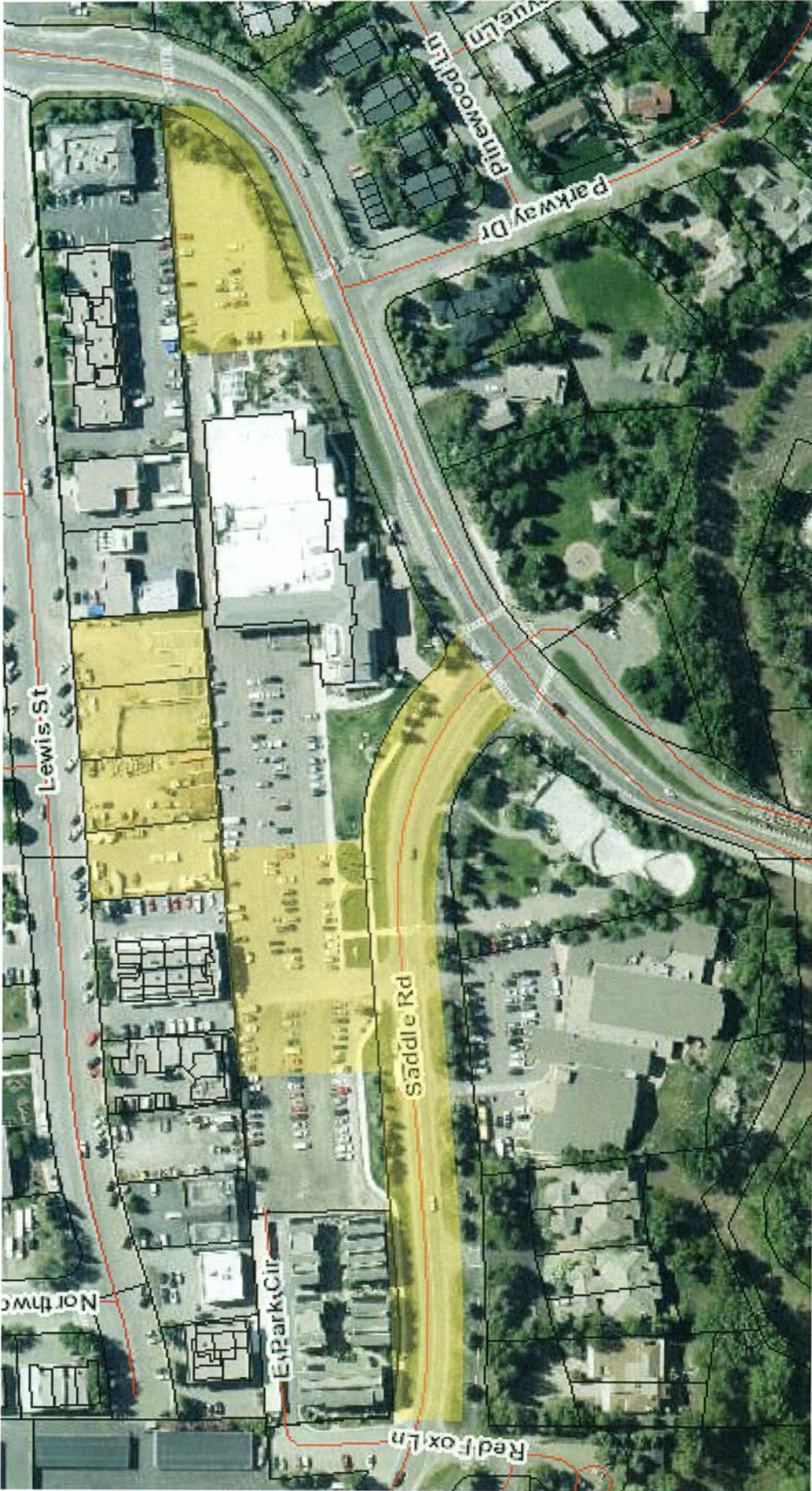
ADDENDUM and AMENDMENT EXHIBIT B



Legend

 On-site location for 100 parking spaces prior to YMCA expansion

ADDENDUM and AMENDMENT EXHIBIT C



Legend

 On-site parking location for 150 parking spaces after YMCA expansion



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

No motion is requested at this time. Mayor and Council discussion and direction is needed to further the FY 2027 Budget Development process.

Reasons for Recommendation/Background:

The CIP has been a focus and consistent topic for over a year. The purpose of this discussion is to align the priorities of Mayor and City Council to the FY 2027 “starting point” project list as well as align those priorities to the “out years” (FY 2028 – FY 2032). This is the first discussion leading to a final FY 2027 list and an approved print version of the 5-Year list at the May 14, 2026, City Council meeting.

Staff will produce a draft project list as a result of the April 9, 2026, meeting and take that to the KURA board for input. The City’s CIP is heavily dependent on the partnership, and the KURA board input may alter what projects will be tied to their funding.

After KURA board input, a new draft will be sent to Mayor and City Council in preparation for the May 14, 2026, City Council meeting and final approval for the FY 2027 project list and preliminary approval for the “out years” (FY 2028 – FY 2032).

Sustainability Impact:

The FY 2027 Budget “Starting Point” maintains the partnership with the County regarding sustainability (~\$135k).

Financial Impact:

No financial impact at this time. However, resulting decisions will culminate in a proposed FY 2027 budget document, budget workshop, and budget hearing.

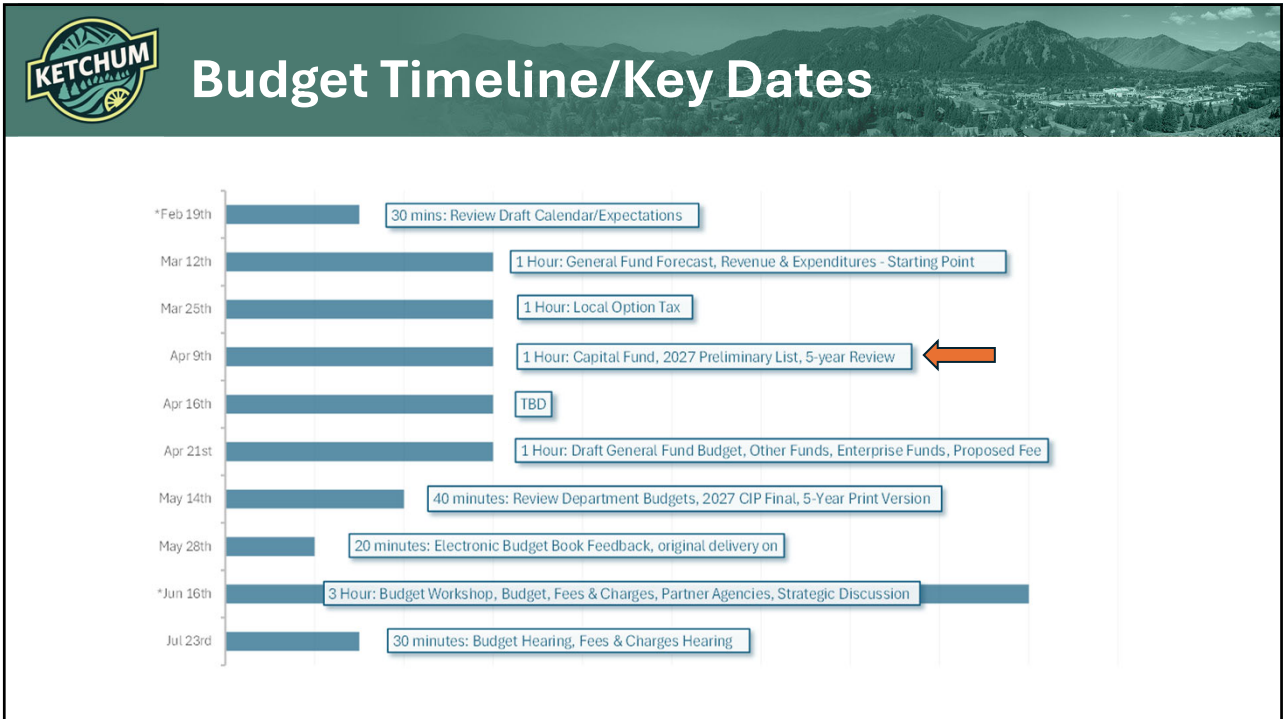
Attachments:

- 1. CIP Slide Deck
- 2. CIP Attachments/Handouts



FY 2027 Budget Development/Strategic Planning Capital Improvement Plan (CIP)

1



2



What have we heard?

Council Direction : “Needs Versus Wants”

- Streets repair/maintenance
- Equipment replacement
- Frugality regarding enhancements

3



CIP FY2027

- See handout

	FY 2027
1 REVENUE	
2 IDAHO POWER FRANCHISE	\$ 300,000
3 INTEREST EARNINGS	\$ 25,000
4 TRANSFER FROM GENERAL FUND	\$ -
5 CIP FUND BALANCE (CARRY-FORWARD)	\$ 338,400
6 FY 2026 END OF YEAR GENERAL FUND TRANSFER	\$ 500,000
7 FY 2026 END OF YEAR ORIGINAL LOT TRANSFER	\$ 250,000
8 TRANSFER FROM LOT FUND	\$ 1,038,600
9 URA FUNDING	\$ 5,368,845
10 TOTAL REVENUE	\$ 7,820,845
11 EXPENDITURES	
12 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000
13 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000
14 POWER LINE UNDERGROUNDING (P)	\$ 150,000
15 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000
16 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000
17 REPLACE CITY TRASH CANS	\$ 10,000
18 TASERS	\$ 7,000
19 SH-75 PATHWAY CONSTRUCTION	\$ 500,000
20 ZAMBONI (USED)	\$ 60,000
21 TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 90,000
22 CRACK SEALER REPLACEMENT	\$ 100,000
23 MOWER REPLACEMENT (ADDED TO 2026 CARRY-OVER)	\$ 70,000
24 SNOW BLOWER	\$ 818,845
25 HOUSING PROPERTY ACQUISITION	\$ 3,000,000
26 TOTAL EXPENDITURES	\$ 7,820,845
27 ANNUAL NET POSITION	\$ -

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CIP FY2027 Revenue

Revenues	FY 2027
Idaho Power Franchise Fee	\$300,000
Interest Earnings	\$25,000
Transfer from General Fund	\$ -
CIP Fund Balance (FY2026 Carry-Over)	\$338,400
FY 2026 End of Year GF Transfer	\$500,000
FY 2026 End of Year Original LOT Transfer	\$250,000
Transfer from Original LOT Fund	\$1,038,600
KURA Funding	\$5,368,845
Total Revenue	\$7,820,845

- Pavement Management Program
 - Funded in FY 2027, concerns going forward
- Reliance on One-time Funds
 - FY 2026 CIP fund balance carry-over (\$328,400)
 - FY 2026 End of Year Commitments
 - One-time General Fund and Original LOT balance transfers (\$500,000 & \$250,000, respectively)
- Planned Original LOT transfer (\$1,038,600)
- Significant KURA funding (draft)
 - Pending KURA review & approval

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CIP FY2027 Expenses

Expenditures	FY 2027
Downtown Core Sidewalk (P)	\$900,000
Pavement Management (P)	\$2,000,000
Power Line Undergrounding (P)	\$150,000
Technology Upgrades/Replacement	\$65,000
Sustainability Infrastructure	\$50,000
Replace City Trash Cans	\$10,000
Tasers	\$7,000
SH-75 Pathway Construction	\$500,000
Zamboni (Used)	\$60,000
Tool Cat/Bobcat Replacement (Streets)	\$90,000
Crack Sealer Replacement	\$100,000
Mower Replacement (FY2026 Carry-Over)	\$70,000
Snow Blower	\$818,845
Housing Property Acquisition	\$3,000,000
Total	\$7,820,845

- Proposed KURA expenses (pending KURA Board Approval)
 - Sidewalks
 - Power undergrounding
 - Highway 75
 - Snowblower
 - Housing
- See handout for further breakdown of expenses

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CIP 5-Year Forecast

- See handout

	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
REVENUE					
1 IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
7 INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
11 TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	\$ 600,000	\$ 600,000
12 TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
14 URA FUNDING	\$ 4,130,000	\$ 5,130,000	\$ 2,300,000		
TOTAL REVENUE	\$ 5,455,000	\$ 6,455,000	\$ 3,625,000	\$ 1,925,000	\$ 1,925,000
EXPENDITURES					
17 DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
18 PAVEMENT MANAGEMENT PROG (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
19 POWER LINE UNDERGROUNDING (P)	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
20 TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
21 SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
22 VAC TRUCK SWEEPER	\$ 500,000				
23 MINI SWEEPER (FACILITIES)	\$ 150,000				
24 REPLACEMENT DUMP TRUCK (STREETS)	\$ 300,000			\$ 350,000	
25 00' FLAT BED REPLACEMENT (STREETS)	\$ 70,000				
26 HOT PATCHER REPLACEMENT	\$ 100,000				
27 INFRASTRUCTURE HOUSING (LIFT TOWER)	\$ 2,000,000				
28 4TH STREET PED CORRIDOR	\$ 100,000	\$ 1,150,000			
29 REPLACE CITY TRASH CANS		\$ 10,000		\$ 10,000	
30 TASERS		\$ 7,000		\$ 7,000	
31 POLICE VEHICLE REPLACEMENT (SAVINGS USED IN 2026)		\$ 90,000		\$ 90,000	
32 HOUSING PROPERTY ACQUISITION		\$ 3,000,000			
33 YMCA PARKING PHASE 2 (PUSHED TO 2029)		\$ 800,000			
34 SADDLE & SH-75 UNDERGROUND PATHWAY		\$ 2,000,000			
35 LOADER REPLACEMENT (STREETS)		\$ 550,000			\$ 600,000
36 WARM SPRINGS/LEWIS ROUNDABOUT (GRANT ASSUMPTION)		\$ 250,000	\$ 1,220,000		
37 VEHICLE REPLACEMENT (STREETS)		\$ 75,000	\$ 75,000		
38 PLOW REPLACEMENT (STREETS)				\$ 600,000	
39 RIFLE REPLACEMENT (MOVE TO 2026)					\$ 18,000
TOTAL EXPENDITURES	\$ 6,415,000	\$ 11,127,000	\$ 4,490,000	\$ 4,252,000	\$ 3,813,000
ANNUAL NET POSITION	\$ (960,000)	\$ (4,672,000)	\$ (865,000)	\$ (2,327,000)	\$ (1,888,000)

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CIP 5-Year Revenue

Revenues	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Idaho Power Franchise Fee	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Interest Earnings	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Transfer from General Fund	TBD	TBD	TBD	\$600,000	\$600,000
Transfer from Original LOT Fund	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
KURA Funding	\$4,130,000	\$4,830,000	\$2,300,000	\$ -	\$ -
Total	\$5,455,000	\$6,155,000	\$3,625,000	\$1,925,000	\$1,925,000

- Current funding scenario is insufficient for expenses
- Average \$1.8M deficit/year
- No KURA funding in FY 2031 – 2032
- Assumed \$600,000 for General Fund transfer starting in FY 2031 (as result of KURA sunset)

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CIP 5-Year Expenses

Expenditures	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Downtown Core Sidewalk (P)	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Pavement Management (P)	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Power Line Undergrounding (P)	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Technology Upgrades/Replacement	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Sustainability Infrastructure	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Vac Truck Sweeper	\$500,000	\$ -	\$ -	\$ -	\$ -
Mini Sweeper (Facilities)	\$150,000	\$ -	\$ -	\$ -	\$ -
Tool Cat/Bobcat (Recreation)	\$60,000	\$ -	\$ -	\$ -	\$ -
Replacement Dump Truck (Streets)	\$300,000			\$350,000	
Flatbed Replacement (Streets)	\$70,000	\$ -	\$ -	\$ -	\$ -
Hot Patcher Replacement	\$100,000	\$ -	\$ -	\$ -	\$ -
Infrastructure Housing (Lift Tower)	\$2,000,000	\$ -	\$ -	\$ -	\$ -
4 th Steet Pedestrian Corridor	\$100,000	\$1,150,000	\$ -	\$ -	\$ -
Replace City Trash Cans	\$ -	\$7,000	\$ -	\$7,000	\$ -
Tasers	\$7,810,845	\$7,810,845	\$7,810,845	\$7,810,845	\$7,810,845
Police Vehicle Replacement (FY 2026 Savings)	\$ -	\$90,000	\$ -	\$ -	\$ -
Housing Property Acquisition	\$ -	\$3,000,000	\$ -	\$ -	\$ -
YMCA Parking Phase 2	\$ -	\$800,000	\$ -	\$ -	\$ -
Saddle & SH-75 Underground Pathway	\$ -	\$2,000,000	\$ -	\$ -	\$ -
Loader Replacement (Streets)	\$ -	\$550,000	\$ -	\$ -	\$ -
Warm Springs/Lewis Roundabout (Grant Assumption)	\$ -	\$250,000	\$1,220,000	\$ -	\$ -
Vehicle Replacement (Streets)	\$ -	\$75,000	\$75,000	\$ -	\$ -
Plow Replacement (Streets)	\$ -	\$ -	\$ -	\$600,000	\$ -
Rifle Replacement	\$ -	\$ -	\$ -	\$ -	\$18,000
Total	\$6,475,000	\$11,127,000	\$4,490,000	\$4,252,000	\$3,813,000

- Holds sidewalks at \$900/year (KURA funds FY 2028 – 2030)
- Holds streets at \$2M/year
- Assumes static Original LOT transfer of \$1M/year
- Estimated \$600k General Fund transfer starting in FY 2031 (KURA sunset)

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CIP 5-Year Net Position

Line Item	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Revenue	\$5,455,000	\$6,155,000	\$3,625,000	\$1,925,000	\$1,925,000
Expenditures	\$6,475,000	\$11,127,000	\$4,490,000	\$4,252,000	\$3,813,000
Net Position	(\$1,020,000)	(\$4,972,000)	(\$865,000)	(\$2,327,000)	(\$1,888,000)

- Average \$1.8M deficit/year
- No KURA funding in FY 2031 - 2032

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Mayor/Council Discussion