



CITY OF KETCHUM, IDAHO

****SPECIAL MEETING** CITY COUNCIL**

Wednesday, March 25, 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/830 2782 9358](https://ketchumidaho-org.zoom.us/j/83027829358)

Webinar ID: 830 2782 9358

- 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:

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.

3. Recommendation to approve minutes of ****SPECIAL MEETING**** City Council/Strategic Session #2, February 19, 2026 - City Clerk Trent Donat
4. Recommendation to approve minutes of City Council, March 12, 2026 - City Clerk Trent Donat
5. Authorization and approval of the payroll register - Director of Finance Brent Davis
6. Authorization of disbursement of funds from the City's Treasury for the payment of bills - Director of Finance Brent Davis

- [7.](#) Recommendation to receive and file Treasurer's Monthly Financial Reports – Director of Finance Brent Davis
- [8.](#) Recommendation to approve 2026 Sidewalk Construction Projects – Director of Public Works Ben Whipple
- [9.](#) Recommendation to approve Alcohol Beverage License Application – Director of Finance Brent Davis
- [10.](#) Recommendation to approve HDR Task Order 08 and Purchase Order 26114 for the Ketchum and SVWSD Water Reclamation Facility Aeration Upgrades Phase II Preliminary Engineering Report – Director of Public Works Ben Whipple
- [11.](#) Recommendation to approve Right-of-Way Encroachment Agreement 24922 with 755 S Broadway LLC at 200 N. Leadville Ave - City Engineer Robyn Mattison
- [12.](#) Recommendation to approve Lease Agreement 26996 with Cairde Group, LLC (dba Starbucks) – City Administrator Jade Riley

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] - City Administrator Jade Riley

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 - Senior Planner Abby Rivin
- [15.](#) Recommendation to approve Warm Springs Townhomes FAR Exceedance Agreement 27005 – Director of Planning & Building Morgan Landers
- [16.](#) Update on potential future uses at Forest Service Park – Director of Public Works Ben Whipple
- [17.](#) Briefing/discussion regarding re-authorization of Local Option Tax – Director of Finance Brent Davis
- [18.](#) Review of Ownership and Preservation Program and Category Local - Housing Policy & Program Strategist Rian Rooney

ADJOURNMENT:

Public comment on stop signs

From HP Boyle <boylehp@yahoo.com>

Date Fri 3/13/2026 10:07 AM

To Participate <participate@ketchumidaho.org>

[https://linkprotect.cudasvc.com/url?
a=https%3a%2f%2fwww.mtexpress.com%2fnews%2fketchum%2fketchum-asks-for-public-input-on-stop-sign-rearrangement%2farticle_1a767412-4751-4a20-adcb-b52746db48f9.html%23tncms-source%3darticle-nav-next&c=E,1,v2A5RmcWc26eBugj_iVSLehbVS4_KMCGJ9_duL6wiy7F8a0WVpGDO8pnCsCWBwsPrCjL-yi5SRfbGwwAV5hbkGXsTd51_cgRCNQWEkWCd6Fz8hfdEa8i&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.mtexpress.com%2fnews%2fketchum%2fketchum-asks-for-public-input-on-stop-sign-rearrangement%2farticle_1a767412-4751-4a20-adcb-b52746db48f9.html%23tncms-source%3darticle-nav-next&c=E,1,v2A5RmcWc26eBugj_iVSLehbVS4_KMCGJ9_duL6wiy7F8a0WVpGDO8pnCsCWBwsPrCjL-yi5SRfbGwwAV5hbkGXsTd51_cgRCNQWEkWCd6Fz8hfdEa8i&typo=1)

The process outlined in the IME article is ridiculous. The City Planning department continues to push the Council to make decisions without the information needed to make the decisions.

Stop signs are part of city planning. The City of Ketchum has no City Planning plan, nor tools for planning. So we spend hundreds of thousands of dollars on consultants to provide made as directed studies to react to a small piece of the overall puzzle.

What should we be doing?

First of all, equip the staff with basic city planning tools, including traffic modeling tools. They are cheap. A lot cheaper than constantly paying HDR.

Next, we need to project traffic based on zoning. The new FLUM calls for massive increases in density. More buildings. More people. More cars. We should be doing our traffic planning based on our development projection.

With the right tools, you can share with the Council and the public the implications of different options and come up with much better decisions.

The current approach guarantees that you are planning for the present, not the future.

Let's move forward from the bad planning approach of the previous administration and do it the right way.

Thank you,

Perry Boyle
Ketchum.

Aly Swindley

From: HP Boyle <boylehp@yahoo.com>
Sent: Thursday, March 19, 2026 8:39 AM
To: Participate
Subject: Public comment for City Council and P&Z Commission

Thank you,
Perry Boyle
Ketchum

How Do You Build A Hotel in a Non-Hotel Zone in Ketchum?

Hire a P&Z Commissioner to design it and get a pro-gentrification P&Z Committee to approve it

[PERRY BOYLE](#)

MAR 19, 2026

The City Council will soon get a great test case from the P&Z, where we can assess whether they are as pro-local, pro-housing, and pro-Ketchum character as they claim to be.

Another Hotelification Project For Downtown Ketchum

At the March 18 P&Z meeting, P&Z Commissioner Brenda Moczygamba recused herself to present the development of 680 N Leadville to the P&Z Commission. The staff report is [here](#). I opposed this building in the meeting, as, in my analysis, it is a de facto hotel that will displace current Ketchum locals.

Given the tourism demand for condos, high construction costs, and our approach to land use, almost every incremental unit built in Ketchum becomes an Airbnb or luxury second home. During the Bradshaw regime, the City estimates that 400 workforce rentals were permanently lost in Ketchum, with an even greater number of Airbnbs added. This is part of the process of replacing low-revenue locals with high-revenue tourists and luxury condo owners that has guided Ketchum's decision-making for quite some time. I have called it Aspenization, but perhaps a better description is Hotelization.

Judd McMahon bought two lots on Leadville off of 7th in the Ketchum core that are among Ketchum's last affordable, albeit not very attractive, housing. He hired P&Z Commissioner Brenda Moczyzema to design a 10-unit, four-story condo building that will require setback waivers, lot consolidation, right-of-way vacation, conversion of an access alley to a private yard, net loss of six public parking spots (per Commissioner Harris' calculation), and potentially a large snowmelt system. Given Ketchum's inability to prevent nine out of 10 units from becoming short-term rentals, we all know what this building will become—a de facto hotel.

Mr. McMahon plans to tear down affordable housing, displace the Ketchum residents, and replace it with what is likely to become a de facto hotel for non-Ketchum residents. Except that legal hotels in Ketchum have to devote more square footage to affordable housing than this project will.

Problems With The Project

Lot Consolidation: The developer needs the City to approve the consolidation of two lots into one to permit a building of this scale. This has massive value to the developer. How much? I am not a developer, but I am pretty sure the staff can do the math here. They chose not to, or if they did, not share that with the Commission. It could be millions of dollars. What do the residents of Ketchum get in return for this gift to the developer? Some of them get kicked out of Ketchum.

ROW Vacation: This is literally a gift of a public asset to a private developer. It is a big deal. The developer gets to include that square footage against their floor-area-ratio (FAR) limit. This lets them build the massive building they propose. What does the City of Ketchum get in return that benefits the people of Ketchum (not the convenience of City Hall)? See answer above. Plus another four-story building.

Setback Variance 1: staircase. Every variance request is an opportunity for the City to derive a benefit for Ketchum residents. This is where the real conflict of interest of having a P&Z Commissioner pitching her project to her fellow Commissioners is highlighted. She designed the building knowing it needed a variance. It could have been designed differently. What will Ketchum residents get for granting this exception? See answers above.

Setback Variance 2: trash setback. Same comment.

Net loss of six public parking spaces: based on what we learned from the failed Washington Lot project, to build a parking spot costs the City taxpayers \$125k each. What do Ketchum residents get for this \$725k gift to the developer? See answers above.

Problems with the P&Z Process

Staff Works for Developer, Not Residents: This meeting highlighted the fundamental problem with the P&Z Commission process. Abby Rivin from the planning staff started this meeting by selling the project to the Commission. I know that sounds like I am overstating it, but you can watch the recording of the meeting and decide for yourself. She clearly wants to see this project proceed and provided a lot of help to the developer in the meeting. She never mentioned the real costs of this project to Ketchum residents or the residents of the building that will be torn down. I think that's backwards. I think the planning staff should work for residents, not developers. Their job is to ensure that development conforms to the code.

The issue that hit me hardest was that Ms. Rivin failed to highlight the issues surrounding the right-of-way (ROW) vacation. She sought to minimize this significant transfer of public wealth that will enrich the developer. Only the P&Z Chair, Tim Carter, had enough domain knowledge of planning and zoning to pick up on this. He pressed the staff for more information on this for the next meeting.

Note to Mayor Pete—replacing Susan Passovoy, the most competent P&Z member we have had in decades, with Hannah Harris, who has no planning expertise at all, was a huge blow to the quality of the P&Z process, a win for developers, and a major loss for Ketchum residents.

P&Z Commission Bias to Give Away Value to Developer Without Analysis: This project asks the P&Z to transfer a lot of value from the community to the developer. Lot Consolidation + ROW Vacation + 4th Story + Setback Variance 1 + Setback Variance 2 + 6 Parking Spots + Resident Displacement = \$\$\$? We have no idea because the staff hasn't done the math. How can the Commissioners make informed decisions on this basis? They should be requiring this information.

Pro-Gentrification Members: I was surprised that Ms. Harris supported this project in the meeting. She disagreed with me that it looks like a hotel, but did not disagree with me about how it will end up being used. She gave no thought to the displaced locals. She was not alone on the Commission in the lack of consideration for the fate of the people whose

currently affordable housing on these lots will be forever lost to them. They will likely meet the fate of others like them and will be permanently lost as members of the community. How the planning staff, developer, and P&Z Commissioners could just ignore them is a big change from when Spencer and Matt were on P&Z.

Public Comment Process: The Chair, Tim Carter, asked me a question in the meeting, but then asked me not to take any time answering it because the meeting ran long. If there is going to be a time limit to P&Z meetings, reducing public input is not where I would cut the time, and it is not consistent with Mayor Pete’s approach to public meetings. But, to be responsive to the question, I will publish a list of suggestions in [The Ketchum Sun](#) this weekend and will send it to Participate@KetchumIdaho.org as public comment for the P&Z.

Note to Tim—: Yes, you interpreted me correctly. I think **we should limit the development of units that are not deed-restricted for Ketchum’s workforce**. You characterized this development as “housing units.” Our empirical experience is that the units will not be “housing.” They will be short-term rentals or second homes. Property owners have development rights. Without a pro-resident land use policy, zoning code, and building codes, they will take out as much profit as they can squeeze from Ketchum. That’s why we have development limits. My suggestion is to craft land use policy, the zoning code, and building codes to discourage short-term rental development to the maximum amount permitted by statute. Happy to discuss in more detail after you read what I submit.

What Can the City Council Do?

Destruction of ramshackle affordable housing to get a pretty de facto hotel is not in Ketchum’s interest. This is not just my opinion; every single member of the Council ran for office stating this viewpoint. For example, Spencer’s consistently proclaimed #1 priority is housing preservation. At the last KURA meeting, Randy said his #1 priority is to funnel KURA money to affordable housing. Tripp has said his #1 issue is workforce housing. Mayor Pete and Matt ran on preserving Ketchum’s character.

This project stands for everything they said they stand against.

Deny the lot consolidation. This is the fundamental problem with this project. The Council is not required to approve it. The only reason to approve lot consolidation would be if it made Ketchum better. While it might make Ketchum more Instagrammable, the only way this project makes Ketchum better is if its units are deed-restricted to the Ketchum workforce.

If the City Council does not deny lot consolidation, they have an additional option to represent the interests of Ketchum residents.

Require the units to be deed-restricted for the Ketchum workforce. The give for that get would be lot consolidation, ROW vacation, fourth-floor permission, and setback variances. The developer cited his history of housing locals and stated his intent that these units be for Ketchum residents. Let him put that in writing via deed-restriction.

We have a new team in City Hall. Each one of them claims that their #1 goal is to preserve Ketchum's character. They have an opportunity to do it with this development.

What do you think?



bill middleton <bmidd100@gmail.com>



To: Participate

Thu 3/12/2026 9:06 AM

Flagged

To Whom It May Concern,

Although your intention to regulate STR's by mandating a wireless fire/CO2 detector may have been well-intentioned, the effective result for my condo was a plethora of last night calls from Simplisafe, asking if they needed to contact the fire department. In every case, the detector was triggered by steam from a guest taking a long, hot shower, or by myself. The placement of the detector was directed by a representative of the fire department. Your comment re maintaining detectors "just like you do at home" is disingenuous. I have several detectors at home, none of which are go off when I or my guests take long showers, nor are they wireless. Your insistence on the installation of these flawed detectors has diminished the "quiet enjoyment" of my unit for myself, and as a low return investment.

Although I would be happy to register and pay a yearly fee for the privilege of using my condo as both a mountain retreat for my family and an STR to offset it's costs, I will be contacting the governor's office(if they allow contact from Democrats), to share my unfortunate experience with your regulation. I've often wondered how much it would cost me for the fire department to show up at my place to put out the "steam".

Regards,

Bill



CALL TO ORDER: *(00:01:39 in video)*

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 1:00 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw
Randy Hall
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Ben Whipple – Director of Public Works
Brent Davis – Director of Finance
Carissa Connelly – Director of Housing
Jade Riley – City Administrator
Ramsy Hoehn – Street Superintendent (remote)
Sara Weaver – Community Service Officer
Wes Whitesell – Senior Community Service Officer
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT

Public comment opened *(00:01:56 in video)*

- Ethan McKee-Bakos *(00:02:39 in video)*

Public comment closed *(00:05:28 in video)*

COMMUNICATIONS FROM THE COUNCIL *(00:05:37 in video)*

STRATEGIC PLANNING

3. Housing Action Plan

Presented by: Carissa Connelly *(00:11:02 in video)*

Comments and discussion by the Council *(00:26:26 in video)*

4. Parking Management Plan

Presented by: Trent Donat and Jade Riley *(02:27:26 in video)*

- Randy Hall left the meeting *(02:32:30 in video)*
- Mayor's Proposed 1 Year Pilot Program *(02:28:09 in video)*

Comments and discussion by the Council *(02:45:52 in video)*

Public comment opened *(03:36:19 in video)*

- Ethan McKee-Bakos *(03:36:23 in video)*

Public comment closed *(03:39:24 in video)*

5. Overview of Fiscal Year 2027 budget development process and Council priorities
Presented by: Brent Davis (03:40:34 in video)

Motion to adjourn. (03:52:57 in video)

MOVER: Spencer Cordovano

SECONDER: Matthew McGraw

AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Thursday, March 12, 2026
191 5th Street West, Ketchum, ID

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
Tripp Hutchinson
Spencer Cordovano

ALSO PRESENT:

Ben Whipple—Director of Public Works
Brent Davis—Director of Finance
Jade Riley—City Administrator
Matt Johnson—City Legal Counsel (remote)
Morgan Landers—Director of Planning and Building
Robin Mattison—City Engineer (remote)
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT

Public comment opened (00:01:02 in video)
Public comment closed (00:01:36 in video)

COMMENTS FROM MAYOR AND COUNCIL:

Comments and discussion by the Council (00:02:23 in video)

CONSENT AGENDA:

Comments and discussion by the Council (00:05:53 in video)

Motion to approve the Consent Agenda (00:06:31 in video)

MOVER: Spencer Cordovano

SECONDER: Matthew McGraw

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

RESULT: Motion Passes

PUBLIC HEARING:

9. First reading of Ordinances 1271 (Title 1-General Provisions), Ordinance 1272 (Title 2-Administration and Personnel), and Ordinance 1274 (Title 4-Commissions and Boards)

Presented by: Jade Riley (00:06:44 in video)

Comments and discussion by the Council and staff (00:10:00 in video)

Public comment opened (00:47:20 in video)

- Melissa Rivelo (00:48:04 in video)

- Clyde Holt (00:51:14 in video)
- Jakub Galczynski (00:56:24 in video)
- Annie Corrock (00:59:36 in video)
- Wendolyn Holland-remote (01:04:35 in video)

Public comment closed (01:07:52 in video)

No formal action taken on item #9 (01:38:40 in video)

10. Recommendation to adopt Resolution 26-009-Right-Of-Way Standards

Presented by: Ben Whipple (01:40:30 in video)

Public comment opened (01:42:48 in video)

- Jakub Galczynski (01:42:58 in video)

Public comment closed (01:45:00 in video)

Comments and discussion by the Council and staff (01:45:07 in video)

Motion to approve Resolution 26-009 revised Right-Of-Way Standards (01:49:15 in video)

MOVER: Matthew McGraw

SECONDER: Randy Hall

AYES: Matthew McGraw, Spencer Cordovano, Randy Hall

NAYS: Tripp Hutchinson

RESULT: Motion Passes

NEW BUSINESS:

11. Recommendation to approve Warm Springs Townhomes FAR Exceedance Agreement 27005

Presented by: Morgan Landers (01:49:45 in video)

Matthew McGraw recused himself from item #11 (01:49:52 in video)

Public comment opened (01:50:17 in video)

Public comment closed (01:50:37 in video)

Comments and discussion by the Council and staff (01:50:43 in video)

Motion to continue the FAR exceedance 27005 for the Warm Springs Townhome at 108 Ritchie Drive to March 25, 2026, Council Meeting (02:09:33 in video)

MOVER: Randy Hall

SECONDER: Spencer Cordovano

AYES: Randy Hall, Spencer Cordovano, Tripp Hutchinson

ABSTAINED: Matthew McGraw

RESULT: Motion Passes

12. Briefing on Fiscal Year 2027 budget development (General Fund revenue and expenditures forecast)

Presented by: Brent Davis (02:010:39 in video)

Comments and discussion by the Council and staff (03:06:09 in video)

Public comment opened (03:05:40 in video)

- Andy Ross (03:08:45 in video)

Public comment closed (03:10:46 in video)

Comments and discussion by the Council (03:10:50 in video)

13. Briefing regarding planned 2026 City construction projects

Presented by: Ben Whipple (03:12:40 in video)

Comments and discussion by the Council and staff (03:40:03 in video)

Public comment opened (03:41:30 in video)

- Wendolyn Holland (03:41:46 in video)

Public comment closed (03:44:19 in video)

Comments and discussion by the Council and staff (03:44:27 in video)

14. Recommendation to select RLB Architecture for design services of Water Division Building (110 River Ranch Road)

Presented by: Ben Whipple (04:10:55 in video)

Motion to award the water facility addition design and bid contract to RLB Architecture (04:13:35 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

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

RESULT: Motion Passes

Motion to adjourn. (04:13:49 in video)

MOVER: Spencer Cordovano

SECONDER: Randy Hall

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

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					
LEGISLATIVE & EXECUTIVE					
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG					
HUTCHINSON, TRIPP	03052026	AIC Boise Travel	286.35		0
CORDOVANO, SPENCER	03052026	AIC Boise Travel	443.05		0
Ramp	022826	Snack for council strategic session	35.25		0
Total LEGISLATIVE & EXECUTIVE:			<u>764.65</u>		
ADMINISTRATIVE SERVICES					
01-4150-2760 OTHER EMPLOYEE BENEFITS					
Ramp	022826	All staff pizza lunch	727.20		0
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
Gem State Paper & Supply	1157720	Bath tissue, trash bags, foam soap, and facial tissues	227.09		0
JANE'S ARTIFACTS	46081	Miscellaneous office supplies	221.97		0
Platt Electric Supply	7D23022	Wall Plates for Network Wiring in Basement Community Engagement Room	9.98		0
Ramp	022826	Pens	25.46		0
Ramp	022826	Compostable Paper Bowls	15.19		0
Ramp	022826	Coffee Pods	31.34		0
Ramp	022826	City Hall Coffee	508.50		0
Ramp	022826	Tape - Packing and Scotch	32.21		0
Ramp	022826	Front Desk Mints	28.48		0
Ramp	022826	Front Desk Supplies- Glade Refills	34.51		0
01-4150-4200 PROFESSIONAL SERVICES					
Cintas	4261544080	Rental and cleaning of shop towels and floor mats	31.94		0
Western Records Destruction	0800530	Shredding and records destruction services for February 2026	247.00		0
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO					
Express Publishing, Inc	10002196 0228	Advertising and legal notice publication services	145.53		0
Express Publishing, Inc	10002196 0228	Advertising and legal notice publication services	145.53		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Express Publishing, Inc	10002196-0131	Advertising services including legal notices, job postings, and event displays	71.76		0
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	022826	Departmental lunch meeting expense	66.19		0
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST					
RILEY, JADE	03052026	AIC Boise Travel	315.85		0
Ramp	022826	Off-Site Clerk/CSO Team Meeting	148.96		0
01-4150-5200 UTILITIES					
Ramp	022826	76053745030 191 5th St W	538.53		0
01-4150-7400 OFFICE FURNITURE & EQUIPMENT					
Color Haus, Inc.	YT47S	Wood stain and polyurethane gloss	36.98		0
Ramp	022826	Legs for Ben Office Desk - DIY	109.99		0
Total ADMINISTRATIVE SERVICES:			<u>3,720.19</u>		
CITY CLERK					
01-4152-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	022826	Flight to IPMI Conference - June 2026	485.83		0
Ramp	022826	IPMI Conference Registration - June 2026	1,039.00		0
01-4152-5100 TELEPHONE & COMMUNICATIONS					
Apex Integrated Security Solutions, I	00045729	Annual software support and pre-purchased labor for security systems	800.00		0
LUMEN	772836905	Voice services and usage charges with regulatory fees	.09		0
Ramp	022826	Admin satellite internet service	100.00		0
Ramp	022826	Monthly telecommunications service 8x8	1,315.00		0
Ramp	022826	Utilities at 131 River St	81.99		0
01-4152-5110 COMPUTER NETWORK					
Leaf	19927878	Equipment financing lease for Xerox printers	833.10		0
Ramp	022826	Microsoft Online Services	89.58		0
Ramp	022826	Cloud storage backup subscription	1,499.50		0
Ramp	022826	Microsoft Online Services Refund	36.16-		0
Ramp	022826	Microsoft Online Services Subscription	96.00		0
Ramp	022826	Mailchimp - Email Marketing Services	332.00		0
Ramp	022826	Clerk Monthly Zoom Webinar	158.00		0
Ramp	022826	Cloud Storage Services	65.44		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	022826	reMarkable tablet subscription for software services	3.23		0
Ramp	022826	Annual subscription to online survey platform	143.88		0
Ramp	022826	Microsoft Online Services	22.00		0
Ramp	022826	Microsoft Online Services Refund	78.91-		0
Ramp	022826	Microsoft online network services	22.00		0
Ramp	022826	Microsoft Online Services	28.41		0
Total CITY CLERK:			6,999.98		
COMMUNITY ENGAGEMENT					
01-4154-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	022826	Department Strategic Planning Meeting	23.06		0
Ramp	022826	Department Strategic Planning Meeting	9.46		0
01-4154-5150 COMMUNICATIONS					
SECRETARY OF STATE	21550	Trademark registration renewal	30.00		0
Ramp	022826	Meta Ads	111.66		0
Ramp	022826	Mass texting service monthly fee	239.00		0
Ramp	022826	Monthly photography library services	74.20		0
Total COMMUNITY ENGAGEMENT:			487.38		
FINANCE					
01-4156-3100 OFFICE SUPPLIES & POSTAGE					
Ramp	022826	Letter Opener	141.09		0
Ramp	022826	Service fee	36.91		0
Ramp	022826	Adobe Acrobat Subscription	10.00		0
01-4156-4200 PROFESSIONAL SERVICES					
Ramp	022826	DocuSign Monthly Subscription	15.00		0
01-4156-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	022826	Front desk coverage food	12.42		0
Ramp	022826	Team Lunch Meeting	66.09		0
Ramp	022826	GFOA Annual Conference	679.00		0
Ramp	022826	Front desk coverage	18.53		0
Ramp	022826	Lunch with Visit Sun Valley	34.16		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4156-6510 COMPUTER SERVICES					
Caselle, LLC	INV-17180	Cloud hosting subscription and maintenance and support services	4,550.00		0
Total FINANCE:			5,563.20		
PLANNING & BUILDING					
01-4170-3100 OFFICE SUPPLIES & POSTAGE					
Ramp	022826	Planning department office supplies	38.45		0
01-4170-4200 PROFESSIONAL SERVICES					
Mattison, Robyn	2026.02	February Engineering Services for Building Permit Reviews and Development Applications	3,603.75		0
01-4170-4210 PROFESSIONAL SERVICES - IDBS					
Safebuilt LLC	3396390	Building inspection services for residential and commercial projects	2,468.75		0
Safebuilt LLC	3401650	Building permit and plan check fees	13,856.33		0
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO					
Express Publishing, Inc	10002196 0228	Advertising and legal notice publication services	119.25		4310047
Express Publishing, Inc	10002196 0228	Advertising and legal notice publication services	88.32		0
Express Publishing, Inc	10002196 0228	Advertising and legal notice publication services	83.72		0
Express Publishing, Inc	10002196 0228	Advertising and legal notice publication services	77.28		0
Express Publishing, Inc	10002196 0228	Advertising and legal notice publication services	107.25		4310047
Express Publishing, Inc	10002196 0228	Advertising and legal notice publication services	107.25		4310047
Express Publishing, Inc	10002196-0131	Advertising services including legal notices, job postings, and event displays	78.20		0
Express Publishing, Inc	10002196-0131	Advertising services including legal notices, job postings, and event displays	107.25		0
Express Publishing, Inc	10002196-0131	Advertising services including legal notices, job postings, and event displays	79.12		0
Express Publishing, Inc	10002196-0131	Advertising services including legal notices, job postings, and event displays	119.25		0
Express Publishing, Inc	10002196-0131	Advertising services including legal notices, job postings, and event displays	107.25		0
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
Ramp	022826	Monthly planning training subscription	37.49		0
Total PLANNING & BUILDING:			21,078.91		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
NON-DEPARTMENTAL					
01-4193-4200 PROFESSIONAL SERVICE					
Gallagher Benefit Services	365222	Ongoing consulting services for March 2026	2,083.33		0
01-4193-4210 RESORT CITIES					
JAQUET, WENDY	46054	Coordinator services for Resort Cities Coalition for February 2026	1,680.00		0
01-4193-4220 IT PROFESSIONAL SERVICES					
Ketchum Computers, Inc.	21575	Monthly IT workstation maintenance and technical support services	13,567.00		0
01-4193-6500 CONTRACT FOR SERVICE					
Blaine County Treasurer	101	Contribution for Mountain Towns 2030 Conference at Sun Valley Resort	25,000.00		0
01-4193-6900 MISCELLANEOUS EXPENSE					
KETCHUM FIRE DISTRICT	CoKFD-2026-0	Building permit plan review for Q1 2026	17,366.24		0
01-4193-9930 GENERAL FUND OP. CONTINGENCY					
Open Room	4987	Tables, Stacking Side Chairs	42,181.00	26012	0
HOLST ARCHITECTURE, INC	0031312	Design review package and architectural services for YMCA housing project	17,500.00		0
Ramp	022826	Retirement gift	7.02		0
Ramp	022826	219 Lewis St - KFD will reimburse	299.72		0
Ramp	022826	Processing Fee	7.94		0
Ramp	022826	Retirement gift	150.00		0
Total NON-DEPARTMENTAL:			119,842.25		
FACILITY MAINTENANCE					
01-4194-3500 MOTOR FUELS & LUBRICANTS					
Ramp	022826	Fuel	40.80		0
01-4194-4200 PROFESSIONAL SERVICES					
Arbor Care	19612	Tree risk assessment for spruce trees at bike path	275.00		0
Big Wood Landscape, Inc.	33089	Landscape maintenance, paver repairs, holiday light takedown, and dump fees	265.11		0
Ramp	022826	Inserts for flower planters	1,700.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4194-4205 SNOW REMOVAL					
Big Wood Landscape, Inc.	33091	2026 Snow Removal	501.00	26088	0
Big Wood Landscape, Inc.	33092	2026 Snow Removal	1,500.00	26088	0
Big Wood Landscape, Inc.	33093	2026 Snow Removal	300.00	26088	0
Big Wood Landscape, Inc.	33094	2026 Snow Removal	412.50	26088	0
Big Wood Landscape, Inc.	33095	2026 Snow Removal	501.00	26088	0
Big Wood Landscape, Inc.	33096	2026 Snow Removal	472.50	26088	0
Big Wood Landscape, Inc.	33097	2026 Snow Removal	412.50	26088	0
Big Wood Landscape, Inc.	33098	2026 Snow Removal	412.50	26088	0
Big Wood Landscape, Inc.	33099	2026 Snow Removal	501.00	26088	0
Big Wood Landscape, Inc.	33100	2026 Snow Removal	486.75	26088	0
Big Wood Landscape, Inc.	33103	2026 Snow Removal	412.50	26088	0
Big Wood Landscape, Inc.	33109	2026 Snow Removal	1,000.00	26088	0
01-4194-5200 UTILITIES					
Idaho Power	2209233309 02	2209233309 200 Lopey Ln	122.13		0
Ohio Gulch Transfer Station	00351537	Disposal fees for asphalt dirt and lumber	5.10		0
Ohio Gulch Transfer Station	00351762	Inbound ticket for municipal solid waste transfer services	13.77		0
Ohio Gulch Transfer Station	00352120	Transfer of MSW waste disposal service	14.58		0
Ramp	022826	44919030005 131 River St	57.38		0
Ramp	022826	83471227922 131 River St C	108.31		0
Ramp	022826	65669030002 491 SV Rd Fire Pit	23.47		0
Ramp	022826	32649330001 Utility Bill	38.90		0
01-4194-5300 CUSTODIAL & CLEANING SERVICES					
Western Building Maintenance, Inc	0151848-IN	Monthly janitorial services for various city buildings and parks	4,637.43		0
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS					
A.C. Houston Lumber Co	2603-985025	Togglers and fasteners	28.80		0
A.C. Houston Lumber Co	2603-987393	Spray paint and furring strip	9.78		0
Sentinel Fire & Security, Inc	120959	AES fire alarm monitoring for Atkinson Park Building	107.99		0
Ramp	022826	Annual backflow testing, wet sprinkler inspection, replace gauges	910.00		0
01-4194-5910 REPAIR & MAINT-491 SV ROAD					
Big Wood Landscape, Inc.	33104	Snow removal services and ice melt for Starbucks	515.25		0
Cintas	4261544293	Rental and cleaning services for onyx and scraper floor mats	46.84		0
Cintas	4262321244	Rental and cleaning of Xtrac and scraper floor mats	46.84		0
Thornton Heating	71391	Regular labor service for HVAC maintenance at 491 Sun Valley Rd	156.00		0
Ramp	022826	Property tax at 491	1,476.58		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	022826	Internet at 491	143.00		0
Ramp	022826	17499804809 491 SV Rd	301.46		0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR					
Grainger, Inc., W.W.	9827652844	Trailer cart with 17 cu ft capacity and pneumatic tires	760.71		0
Right Brain Unlimited LLC	35616	Pet waste bags	3,836.63		0
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI					
Warm Springs Auto Parts LLC	013126	Auto Repair Items	35.90		0
01-4194-6950 MAINTENANCE					
A.C. Houston Lumber Co	2603-987895	Sandpaper, paint brushes, sanding sponge, and measuring buckets	32.50		0
Chateau Drug Center	3138086	Brush and caddy sets	28.47		0
Chateau Drug Center	3138703	Black duct tape	18.04		0
Chateau Drug Center	3141349	Bolts	4.58		0
Chateau Drug Center	3142001	Duct tape	16.14		0
SAWTOOTH WOOD PRODUCTS, I	0000157794	Cordless pole pruner and lithium battery	1,108.78		0
Ramp	022826	Shop supply	114.02		0
Total FACILITY MAINTENANCE:			23,912.54		
POLICE					
01-4210-3100 OFFICE SUPPLIES & POSTAGE					
Ramp	022826	Breakfast for crew	22.59		0
Ramp	022826	Breakfast for crew	21.71		0
01-4210-3200 OPERATING SUPPLIES					
Ramp	022826	Breakfast for crew	15.98		0
Ramp	022826	Pedestrian Cross Walk Flags	436.84		0
Ramp	022826	Breakfast for crew	19.32		0
Ramp	022826	Refund for CSO office supply holsters	60.08-		0
01-4210-3500 MOTOR FUELS & LUBRICANTS					
Christensen Inc.	CL07790	Fuel purchase for gas pickup vehicle	50.04		0
Ramp	022826	Fuel for operations	77.47		0
Ramp	022826	Fuel for operations	78.96		0
Ramp	022826	Fuel for operations	85.00		0
01-4210-6000 REPAIR & MAINT--AUTOMOTIVE EQU					
Dick York's Auto Service	96339	Vehicle maintenance including oil service and differential			

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Warm Springs Auto Parts LLC	013126	fluid refill	617.68		0
		Auto Repair Items	12.95		0
Total POLICE:			1,378.46		
STREET					
01-4310-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2603-987417	Medium and ultra fine pads	15.16		4310047
A.C. Houston Lumber Co	2603-987892	Ratchet tie downs	29.99		4310047
Grainger, Inc., W.W.	9827652851	Automatic paper towel dispenser keys and shipping fees	18.09		4310047
Treasure Valley Coffee Inc	2160:11403398	Assorted coffee supply	125.00		4310047
Mid-American Research Chemical	0872523-IN	Degreaser	290.77		4310044
Ramp	022826	Crew Member New Baby Flower Arrangement	82.05		4310047
Ramp	022826	Wired Keyboard for Street Reception Desk	11.99		4310047
Ramp	022826	Snow Plow Crew Meals - 02.18.26	181.18		4310047
Ramp	022826	Compressed Air Duster	17.99		4310047
Ramp	022826	Wireless Mouse & Scotch Tape	35.51		4310047
Ramp	022826	Hard Candies for Crew	34.99		4310047
Ramp	022826	Snow Plow Crew Meals - 02.17.26	268.59		4310047
Ramp	022826	Packing Tape	21.71		4310047
Ramp	022826	Odor Eliminator	14.75		4310047
01-4310-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510383	Gas	727.52		4310044
Valley Wide Cooperative	U2510384	Fuel	1,847.25		4310044
01-4310-3600 COMPUTER SOFTWARE					
Ramp	022826	Monthly Adobe Subscription	29.99		4310047
Ramp	022826	Traffic control plan software	799.00		4310047
TRAFFICLOGIX	SIN35882	Subscription service WD-RFS-L1-2Y-R from June 2026 to June 2028 Speed Radar Signs	900.00		4310040
01-4310-4200 PROFESSIONAL SERVICES					
Big Wood Landscape, Inc.	33102	Snow removal services including plowing and blower attachments	540.00		4310037
01-4310-5200 UTILITIES					
Ramp	022826	32649330001 Utility Bill	1,120.83		4310047
Ramp	022826	49439330009 260 E 10th	220.80		4310047

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU					
Warm Springs Auto Parts LLC	013126	Auto Repair Items	372.65		4310044
Warm Springs Auto Parts LLC	013126	Auto Repair Items	1,176.14		4310044
Warm Springs Auto Parts LLC	215704	Standard capsule parts	10.95		4310044
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
Clearwater Power Equipment	90635	Snow plow pushframe and hardware components for equipment maintenance	665.77		4310044
Warm Springs Auto Parts LLC	215465	Shop tool	3.99		4310044
01-4310-6930 STREET LIGHTING					
Ramp	022826	Fuses for streetlights	27.95		4310050
Ramp	022826	Refund for Fuses for streetlights	27.95-		4310050
01-4310-6950 MAINTENANCE & IMPROVEMENTS					
A.C. Houston Lumber Co	2603-986862	Rebar caps	7.77		4310033
Big Wood Landscape, Inc.	33089	Landscape maintenance, paver repairs, holiday light takedown, and dump fees	1,080.00		4310030
Pipeco, Inc.	S6239872.001	Steel tamp	71.33		4310033
TRAFFIC SAFETY SUPPLY CO., I	INV089308	Traffic safety channelizer posts, bases, and butyl pads	1,582.42		4310033
Walker Sand and Gravel	1611834	Imported clean fill and commercial roadbase	418.74		4310033
Walker Sand and Gravel	1612903	Imported clean fill	123.63		4310033
Walker Sand and Gravel	1613139	Imported clean fill material for construction projects	100.99		4310033
ELECTRICAL WHOLESALE SUPP	S6093631.003	Decorative street lighting components	1,166.27		4310050
SAGE SUPPLY INC	26-50414	EZ Street asphalt patch bags for road maintenance	1,302.00		4310036
Total STREET:			15,415.81		
RECREATION					
01-4510-3200 OPERATING SUPPLIES					
Atkinsons' Market	03207861	Apples, bananas	16.50		0
Chateau Drug Center	3141148	Sponges and Lysol	17.08		0
Chateau Drug Center	3143991	Spiral notebooks	7.58		0
Ramp	022826	Work shoes	119.95		0
Ramp	022826	Work boots	90.51		0
01-4510-3250 RECREATION SUPPLIES					
Ramp	022826	Parks recreation supplies	21.50		0
Ramp	022826	Gardening club pots	22.79		0
Ramp	022826	Parks recreation supplies	81.42		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
Atkinsons' Market	03215496	Sugar, coffee, and half and half	20.87		0
Atkinsons' Market	05058123	Bananas, apples, and oranges	25.79		0
01-4510-4200 PROFESSIONAL SERVICE					
Overhead Door Company Inc	AR004979	Commercial door service and replacement of vertical track	180.50		0
01-4510-4410 ADVERTISING & PUBLICATIONS					
Express Publishing, Inc	10002196-0131	Advertising services including legal notices, job postings, and event displays	766.60		0
Ramp	022826	Artwork for Summer Camp banner	.99		0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	022826	Spanish language course	348.00		0
01-4510-5100 TELEPHONE & COMMUNICATIONS					
Ramp	022826	VPN software subscription	47.85		0
01-4510-5200 UTILITIES					
Ramp	022826	31904030009 900 N 3rd	196.45		0
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU					
Warm Springs Auto Parts LLC	215590	Vehicle mirror	38.30		0
Total RECREATION:			2,002.68		
Total GENERAL FUND:			201,166.05		
WAGON DAYS FUND					
WAGON DAYS EXPENDITURES					
02-4530-3200 OPERATING SUPPLIES					
Ramp	022826	Wagon Days management software monthly fee	54.00		0
Ramp	022826	Wagon Days Constituency Management Software	54.00		0
Ramp	022826	Wagon Days operating software annual renewal	487.90		0
Total WAGON DAYS EXPENDITURES:			595.90		
Total WAGON DAYS FUND:			595.90		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
GENERAL CAPITAL IMPROVEMENT FD					
GENERAL CIP EXPENDITURES					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)					
Jacobs Engineering Group, Inc.	W3Y27900-014	MISC SIDEWALK ENGINEERING	436.50	25064	0
PHILLIPS LAND SURVEYING, PL	1351	Land surveying and topographic data gathering for sidewalk projects	2,280.00		711002
PHILLIPS LAND SURVEYING, PL	1351	Land surveying and topographic data gathering for sidewalk projects	2,280.00		711004
03-4193-7199 LONG-TERM PLANNING & DESIGN					
Jacobs Engineering Group, Inc.	W3Y27900-014	TO#7 – Miscellaneous On-Call Design Services	1,844.70	26064	0
GGLO LLC	2024088.01 - 0	Master Planning - South of Town	1,870.00	26097	0
03-4193-7200 TECHNOLOGY UPGRADES					
Ramp	022826	NVR (Network Video Recorder) for Streets and the Rec Depts	645.00		0
Ramp	022826	New Apple Laptop for New Employee	1,848.00		0
Ramp	022826	AppleCare+ Warranty for Apple Laptop for New Employee	279.00		0
03-4193-7205 WEBSITE REBUILD					
Anderson, Amanda	030426	Monthly contract payment for March 2026	2,750.00		0
03-4193-7500 PARKING MANAGEMENT					
Cleverciti Systems Corporation	2670500	Parking Management	32,359.50	26026	0
03-4193-7611 PAVEMENT MANAGEMENT PROG (P)					
Jacobs Engineering Group, Inc.	W3Y27900-014	TO8 – 1st Ave Rehabilitation	18,895.50	26090	761101
Total GENERAL CIP EXPENDITURES:			<u>65,488.20</u>		
FACILITY MAINT CIP EXPENDITURE					
03-4194-7162 TOWN SQUARE REMODEL PHASE I					
GGLO LLC	2023040.01 - 0	Professional architectural services for Ketchum Town Square phased implementation	1,632.50		0
03-4194-7177 CITY HALL 3RD FLOOR					
Glass Masters, Inc.	I-26-1256	Third Floor Glass Partition	9,805.78	26115	0
Vega Construction Services LLC	1149	3rd Floor Remodel	35,526.57		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total FACILITY MAINT CIP EXPENDITURE:			46,964.85		
Total GENERAL CAPITAL IMPROVEMENT FD:			112,453.05		
FIRE BOND FUND					
FIRE BOND FUND EXP/TRNFRS					
41-4800-4205 PROF SERVICES PAYING AGENT					
ZIONS BANK PUBLIC FINANCE	8256	CONTINUING DISCLOSURE	2,250.00		0
Total FIRE BOND FUND EXP/TRNFRS:			2,250.00		
Total FIRE BOND FUND:			2,250.00		
COMMUNITY HOUSING					
COMMUNITY HOUSING EXPENSE					
54-4410-3100 GENERAL OFFICE					
Ramp	022826	AI assistance for grant submission	.50		0
Ramp	022826	Professional resource annual subscription	84.79		0
Ramp	022826	Hiring/Recruiting Assessments	72.00		0
Ramp	022826	Monthly News Subscription	51.99		0
Ramp	022826	Monthly Subscription - WSJ	41.33		0
Ramp	022826	Administrative office supplies purchase	14.73		0
Ramp	022826	Monthly Subscription - The New York Times	33.00		0
Ramp	022826	AI assistance for grant submission	.50		0
Ramp	022826	Envelopes for LTL & Evergreen Rent Payments	14.67		0
Ramp	022826	Annual survey software subscription	300.00		0
54-4410-4225 DEED RESTRICTIONS					
Placemate, Inc	1893	Monthly Rooted Renters Program support services	3,245.21		0
Placemate, Inc	1906	Monthly Rooted Renters Program support services	3,197.25		0
Placemate, Inc	1921	Monthly Rooted Renters Program support services	3,000.00		0
Placemate, Inc	1933	Monthly Rooted Renters Program support services	3,000.00		0
Placemate, Inc	1950	Monthly Rooted Renters Program support services	3,000.00		0
54-4410-4250 LIFT TOWER LODGE PROFF SVCS					
Sprague Pest Solutions	6130471	Monthly interior and exterior rodent control service	96.25		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
54-4410-4260 EVERGREEN PROF SVCS					
Lunceford Excavation, Inc.	19151	Snow removal services at Evergreen Condos	180.00		0
Boulder Mountain Property Manage	B4296	Monthly management and property check fees for Hyperborean and Evergreen	300.00		0
54-4410-4270 291 N 2ND PROF SVCS					
Five Step Carpet Care	3701	Carpet cleaning for 291 North 2nd Avenue Unit 2	100.00		0
Boulder Mountain Property Manage	B4296	Monthly management and property check fees for Hyperborean and Evergreen	320.00		0
54-4410-5200 LIFT TOWER LODGE UTILITIES					
Ramp	022826	08335990225 703 S Main	148.27		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
Big Wood Landscape, Inc.	33101	Snow removal services including loader with blower and walkway clearing	1,155.00		0
Chateau Drug Center	3138045	LED lamps and bulbs	86.42		0
Chateau Drug Center	3139307	Batteries	18.99		0
Chateau Drug Center	3141762	Shower curtains	26.58		0
Chateau Drug Center	3144187	Hardware supplies	14.58		0
Chateau Drug Center	3144890	Curtain rod	8.54		0
54-4410-5910 291 REPAIR & MAINTENANCE					
Big Wood Landscape, Inc.	33090	Snow removal services and ice melt for 291 2nd Ave	699.50		0
54-4410-5915 EVERGREEN REPAIR & MAINTENANCE					
Chateau Drug Center	3142039	Door guard chain	5.31		0
HIGHLAND PLUMBING	15796	Evergreen Waterline Repair	12,190.00	26116	0
Total COMMUNITY HOUSING EXPENSE:			31,405.41		
Total COMMUNITY HOUSING:			31,405.41		
WATER FUND					
WATER EXPENDITURES					
63-4340-3120 DATA PROCESSING					
Billing Document Specialists	104922	Invoicing for billing document processing and USPS postage services	617.59		0
63-4340-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2603-985080	Caulk and latex sealant	87.46		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
A.C. Houston Lumber Co	2603-987128	Tool bag	64.99		0
Chateau Drug Center	3138078	Epoxy units	16.32		0
Chateau Drug Center	3143166	Plaster patching compound and putty knives	15.74		0
63-4340-3400 MINOR EQUIPMENT					
Sherwin-Williams Co	2751817575032	Impact X 120 component	944.00		0
63-4340-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2510361	Unleaded gas	149.19		0
63-4340-3800 CHEMICALS					
Oxarc Inc	0032526931	Sodium hypochlorite supply	385.19		0
63-4340-4200 PROFESSIONAL SERVICES					
Dig Line	0079263-IN	Monthly fee and assessment charges for utility location services	38.60		0
Go-Fer-It	142564	Courier delivery service from Ketchum Water to Magic Valley Lab	33.60		0
Spronk Water Engineers Inc	WRV03-30	Engineering services for Big Wood River GW Management Technical Working Group	473.44		0
63-4340-4300 STATE & WA DISTRICT FEES					
Bureau of Land Management	2026007893	Right of way rental for Bureau of Land Management	397.53		0
63-4340-5100 TELEPHONE & COMMUNICATIONS					
Century Link	065400137	Monthly telecommunication services	134.79		0
63-4340-5200 UTILITIES					
Ramp	022826	32649330001 Utility Bill	57.89		0
63-4340-6000 REPAIR & MAINT-AUTO EQUIP					
Warm Springs Auto Parts LLC	013126	Auto Repair Items	705.99		0
Total WATER EXPENDITURES:			<u>4,122.32</u>		
WATER DEBT SERVICE EXPENDITRES					
63-4800-8400 DEBT SRVC ACCT INTEREST-2015B					
ZIONS BANK	2015B 031026	2015B BOND	4,637.84		0
Total WATER DEBT SERVICE EXPENDITRES:			<u>4,637.84</u>		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WATER FUND:			8,760.16		
WATER CAPITAL IMPROVEMENT FUND					
WATER CIP EXPENDITURES					
64-4340-7809 S. KETCHUM WATER LINE PROJ. A					
Idaho Foundation for Parks and Land	031726	Fee arrangement for Water Main Easement Agreement at Reinheimer Ranch	25,000.00		0
64-4340-7813 NORTHWOOD WELL ROOF ADDITION					
Peak Venture Group LLC	1090	Northwood Well Roof Addition	1,307.55	26061	0
Total WATER CIP EXPENDITURES:			26,307.55		
Total WATER CAPITAL IMPROVEMENT FUND:			26,307.55		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-3120 DATA PROCESSING					
Billing Document Specialists	104922	Invoicing for billing document processing and USPS postage services	617.60		0
65-4350-3200 OPERATING SUPPLIES					
D & B Supply	6821	Work wear	174.87		0
D & B Supply	6913	Workwear	29.70		0
Gem State Paper & Supply	1157805	Hydrogen peroxide cleaner, towels, and foam soap	137.18		0
Treasure Valley Coffee Inc	2160:11325613	Coffee	110.44		0
Ramp	022826	Tea	48.75		0
Ramp	022826	Tea	43.49		0
Ramp	022826	Tea	28.50		0
Ramp	022826	Mop handle	24.49		0
Ramp	022826	Flashlights, washer nozzles	44.08		0
Ramp	022826	Lab Supplies (Tape)	19.49		0
65-4350-3800 CHEMICALS					
Thatcher Company, Inc	2026100102629	ALUMINUM SULFATE	10,959.25	26085	0
65-4350-4200 PROFESSIONAL SERVICES					
Analytical Laboratories, Inc.	2601668	Wastewater and biosolids monitoring laboratory analysis services	1,068.46		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	022826	Staff continuing education training	125.00		0
Ramp	022826	CDL License Exam Fee	1.95		0
Ramp	022826	CDL Test Finance charge	5.00		0
65-4350-5200 UTILITIES					
Ramp	022826	58208688554 110 River Ranch Mechanical Screen Bldg	25.72		0
Ramp	022826	32649330001 Utility Bill	1,377.70		0
65-4350-6000 REPAIR & MAINT-AUTO EQUIP					
Northwest Equip Sales Mack, Inc.	RA102001235:	Trailer spring replacement parts and labor for vehicle unit 502	1,016.11		0
65-4350-6100 REPAIR & MAINT-MACH & EQUIP					
Ramp	022826	Refund for Tax Exempt Pipe Plug for WRF	24.24-		0
Ramp	022826	Pipe Plug for WRF	428.23		0
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA					
Dig Line	0079263-IN	Monthly fee and assessment charges for utility location services	38.60		0
Ramp	022826	Safety vests	85.88		0
Total WASTEWATER EXPENDITURES:			<u>16,386.25</u>		
WASTEWATER DEBT SERVICE EXP					
65-4800-4200 PROF.SERVICES-PAYING AGENT					
ZIONS BANK PUBLIC FINANCE	8256	CONTINUING DISCLOSURE	1,250.00		0
Total WASTEWATER DEBT SERVICE EXP:			<u>1,250.00</u>		
Total WASTEWATER FUND:			<u>17,636.25</u>		
WASTEWATER CAPITAL IMPROVE FND					
WASTEWATER CIP EXPENDITURES					
67-4350-7815 AERATION BASINS BLOWERS & ELEC					
HDR Engineering, Inc.	1200807196	TASK ORDER #3: SERVICES DURING CONSTRUCTION FOR AERATION UPGRADES PROJECT	2,916.58	24055	0
Aerzen USA Corp	SPI-26-000135	Aerzen Hybrid Rotary Lobe Blower - Alley Behind 191 N			

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
	Main		27,674.00	26063	0
67-4350-7818 ROTARY DRUM THICK & DEWATERING					
HDR Engineering, Inc.	1200807202	TO 6: Services during Construction	22,883.98	25116	0
HDR Engineering, Inc.	1200807202	TO 7: Resident Project Representative	184.22	26004	0
ANDRITZ SEPARATION TECHNO	8023002658	Screw Press Dewater System Bid Scope 4491088-1	75,143.00	25161	0
Total WASTEWATER CIP EXPENDITURES:			128,801.78		
Total WASTEWATER CAPITAL IMPROVE FND:			128,801.78		
PARKS/REC DEV TRUST FUND					
PARKS/REC TRUST EXPENDITURES					
93-4900-7950 WARM SPRINGS PRESR-RESTORATION					
DOTY, MICHAEL	26-02-03	Welcome Building Architectural Services	10,492.90	26113	0
Nested Strategies	1300	Warm Springs Preserve Restoration Support	2,760.00	26045	100
Nested Strategies	1300	Warm Springs Preserve Restoration Support	1,052.50	26045	101
NORTH FORK NATIVE PLANTS	3910	WSP PLANTINGS DIRECT PURCHASE	3,360.53	25071	100
NORTH FORK NATIVE PLANTS	3910	WSP PLANTINGS DIRECT PURCHASE	1,280.45	25071	101
Total PARKS/REC TRUST EXPENDITURES:			18,946.38		
Total PARKS/REC DEV TRUST FUND:			18,946.38		
Grand Totals:			548,322.53		

Report Criteria:

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



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

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

Reasons for Recommendation:

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

Sustainability Impact:

No Sustainability impact

Financial Impact:

No Financial Impact

Attachments:

- 1. Monthly Financial Report
- 2. FY 2026 Financial Statement YTD February

MONTHLY FINANCIAL REPORT

February 2026



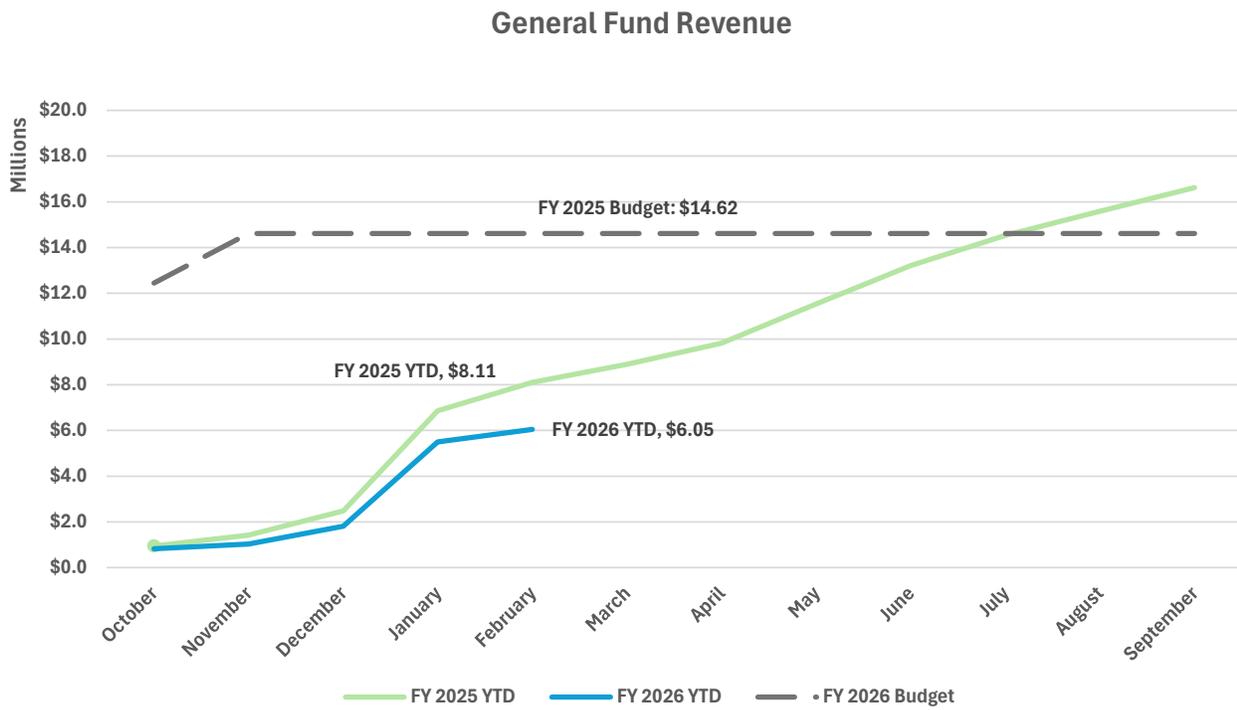
Report Contents

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

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

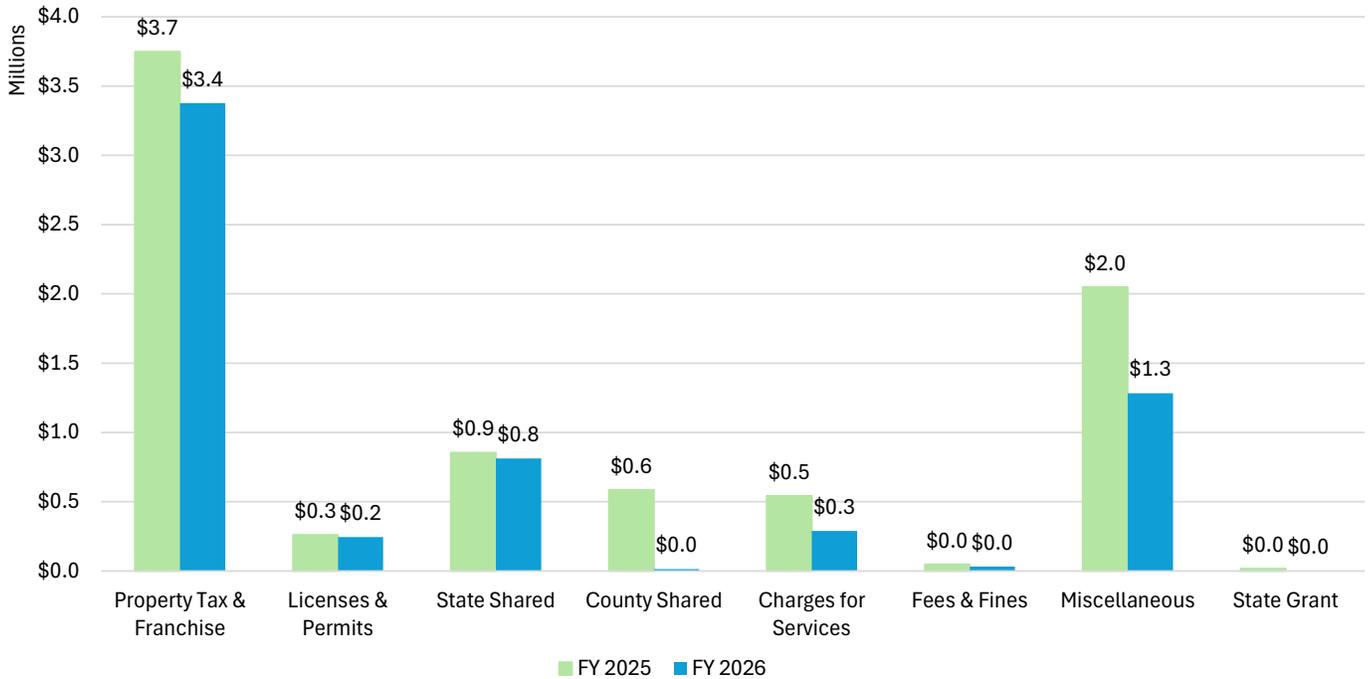
ketchumidaho.org/administration/page/revenue-expenditure-report

General Fund



General Fund revenues are down \$2.1M, or 33.9%, fiscal year to date compared to FY 2025. The primary reasons are outlined on the following page.

General Fund Revenues by Category YTD



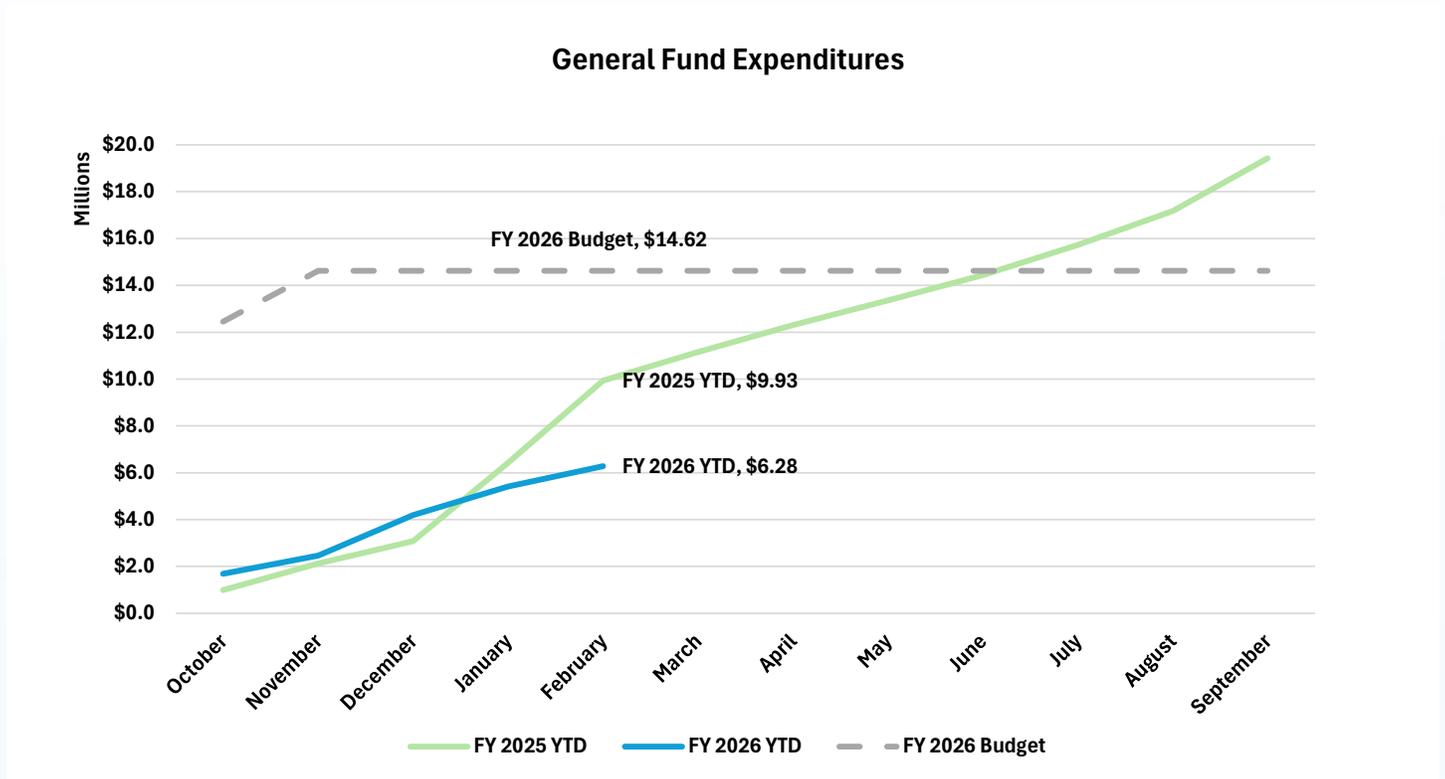
- **Property Tax/Franchise Fees.** Reduction in property tax collections as a result of the fire district creation, \$750k less than the maximum allowed amount (\$360k).
- **County Shared.** Loss of EMS revenue as a result of the creation of the Ketchum Fire District (\$562k).
- **Charges for Services.** Charges for services is down year of year due to a revenue booking in FY 2025 (\$175k) that was later reclassified to a different revenue category in May 2025.

Within the **Miscellaneous category** the following are the factors contributing to the year-over-year reduction:

- **Reduced LOT Revenue.** The FY 2026 budget includes a planned annual \$800k reduction in LOT transfer to the General Fund (\$333k).
- **Fire Revenue.** There are pending IDL reimbursements that have not yet been received (\$287k).

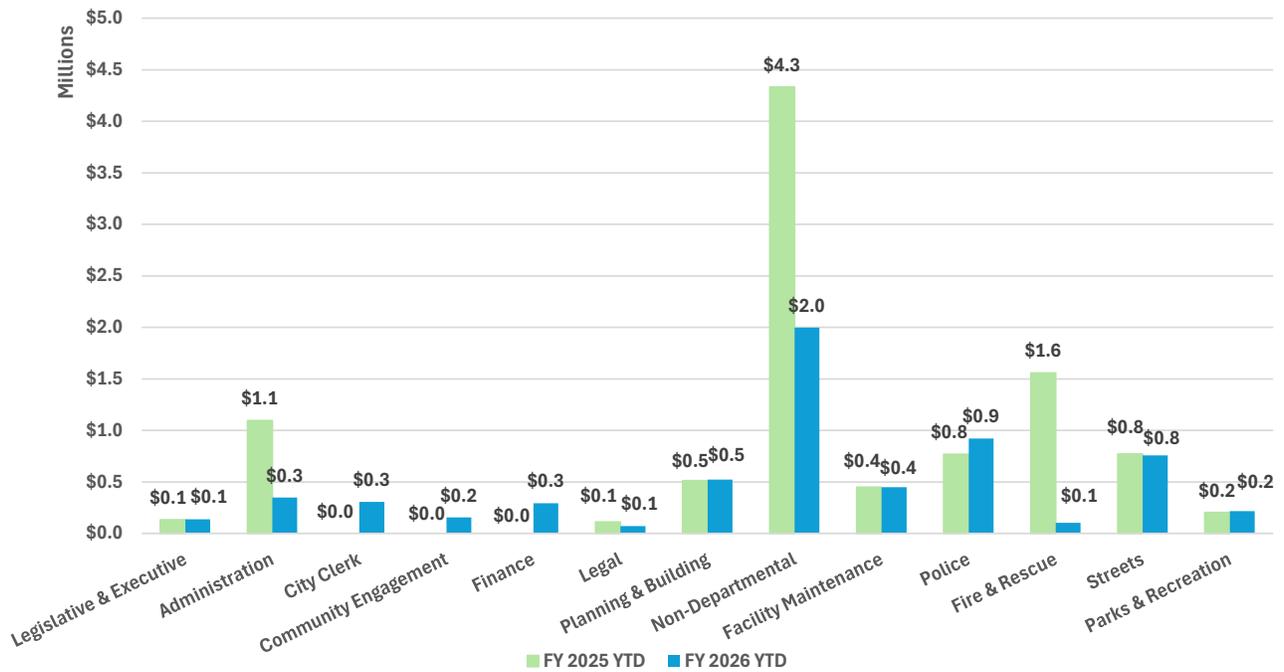


General Fund Expenditures



General Fund Expenditures are down \$3.7M, or 36.8%, fiscal year to date compared to FY 2025. See the departmental breakdown on the next page.

General Fund Expenditures by Department



The departments listed below have material year-over-year differences:

- **Administration.** This department in FY 2025 included Administration, City Clerk, Community Engagement and Finance. In FY 2026 these departments are now stand-alone departments.
- **Non-Departmental.** FY 2025 had a \$2.2M property acquisition (Hyperborean). There is no similar acquisition budgeted for FY 2026.
- **Fire & Rescue.** The City does not have the operating expenses associated with Fire service due to the creation of the Ketchum Fire District. There are a few fire payroll expenses that were booked in FY 2026 based on payroll timing and when the checks were paid to the employees (payroll is cash basis). The expenses will be reclassified by year end as a transitional expense.



Capital Improvement Fund

FY 2026 FUND STATUS/PROJECTION

AS OF 02/28/2026

1 **FY 2026 Beginning Fund Balance** **941,431**

FY 2026 BUDGET

REVENUES

2 Approved Budget 6,223,105

3 YTD Revenue 2,744,441

EXPENDITURES

4 Approved Budget 5,914,430

5 YTD Expenditures 1,218,312

6 **Net Position** **1,526,129**

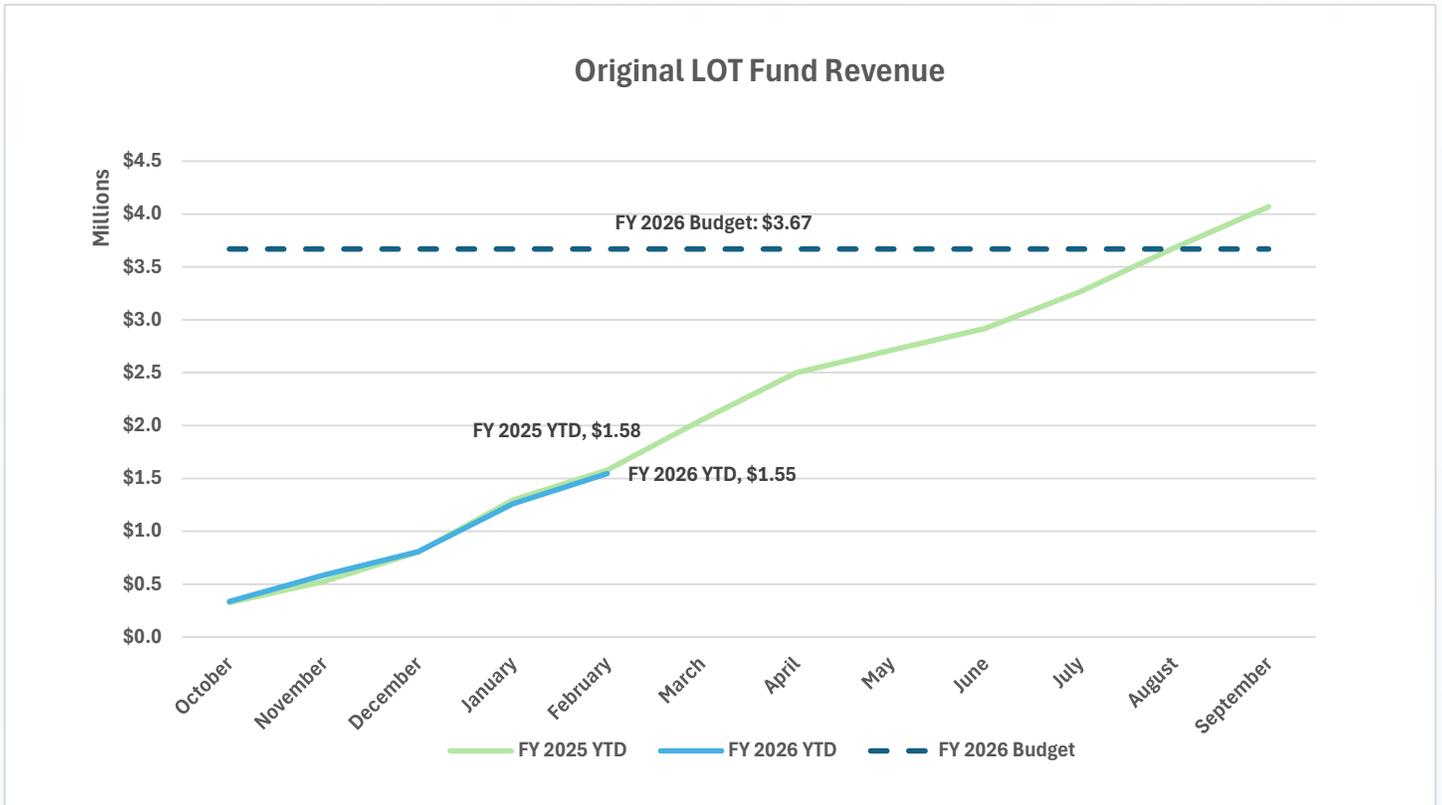
7 **Current Fund Balance** **2,467,560**

PROJECTION

8 **Projected FY 2026 EOY Fund Balance** **1,250,106**



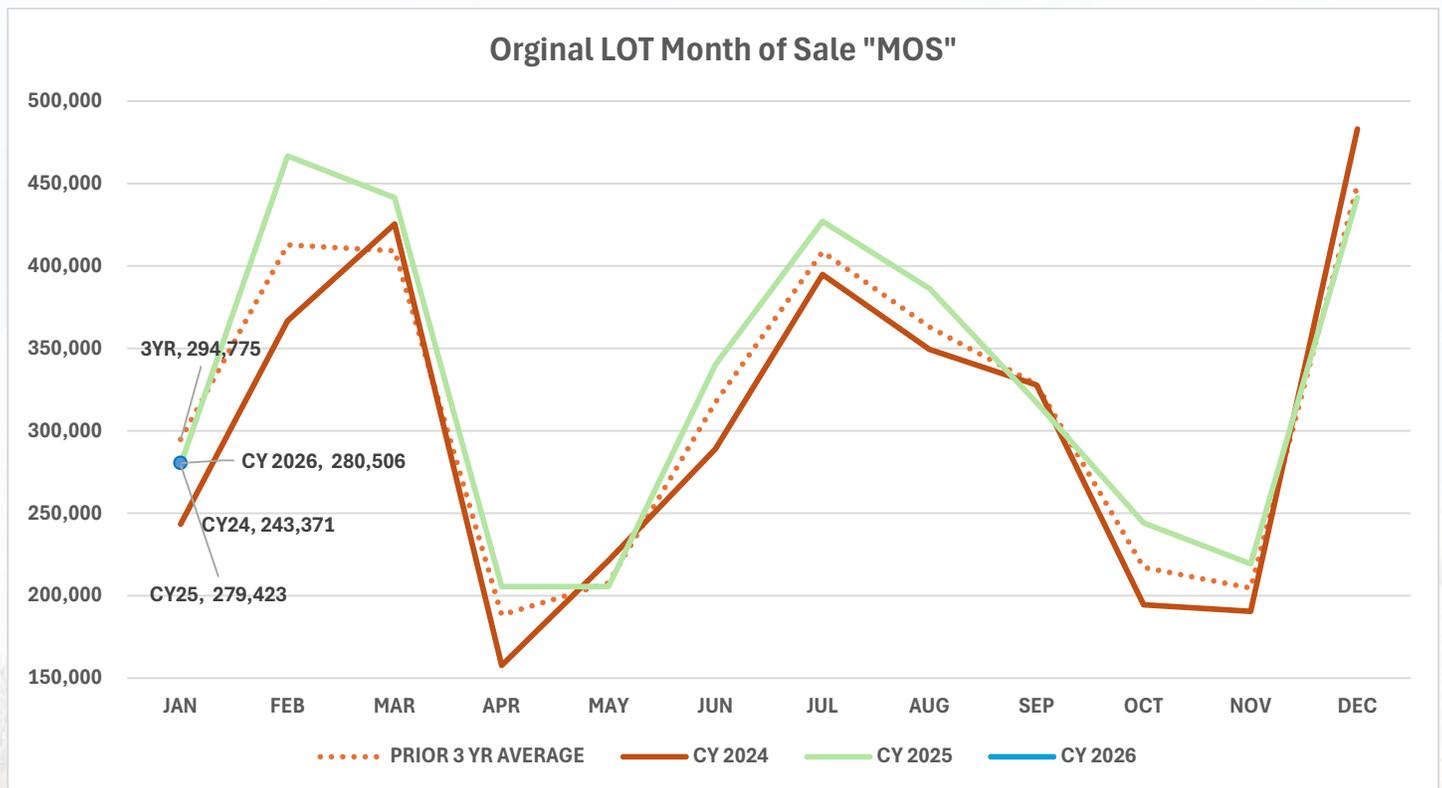
Original LOT Fund



Original LOT revenue is down \$34.9k, or 2.2%, year-over-year. The "Month of Sale" year-over-year comparison is shown on the next page.

Note: Revenue above includes interest income and admin fees from the Additional LOT fund.

Original LOT "Month of Sale" Data

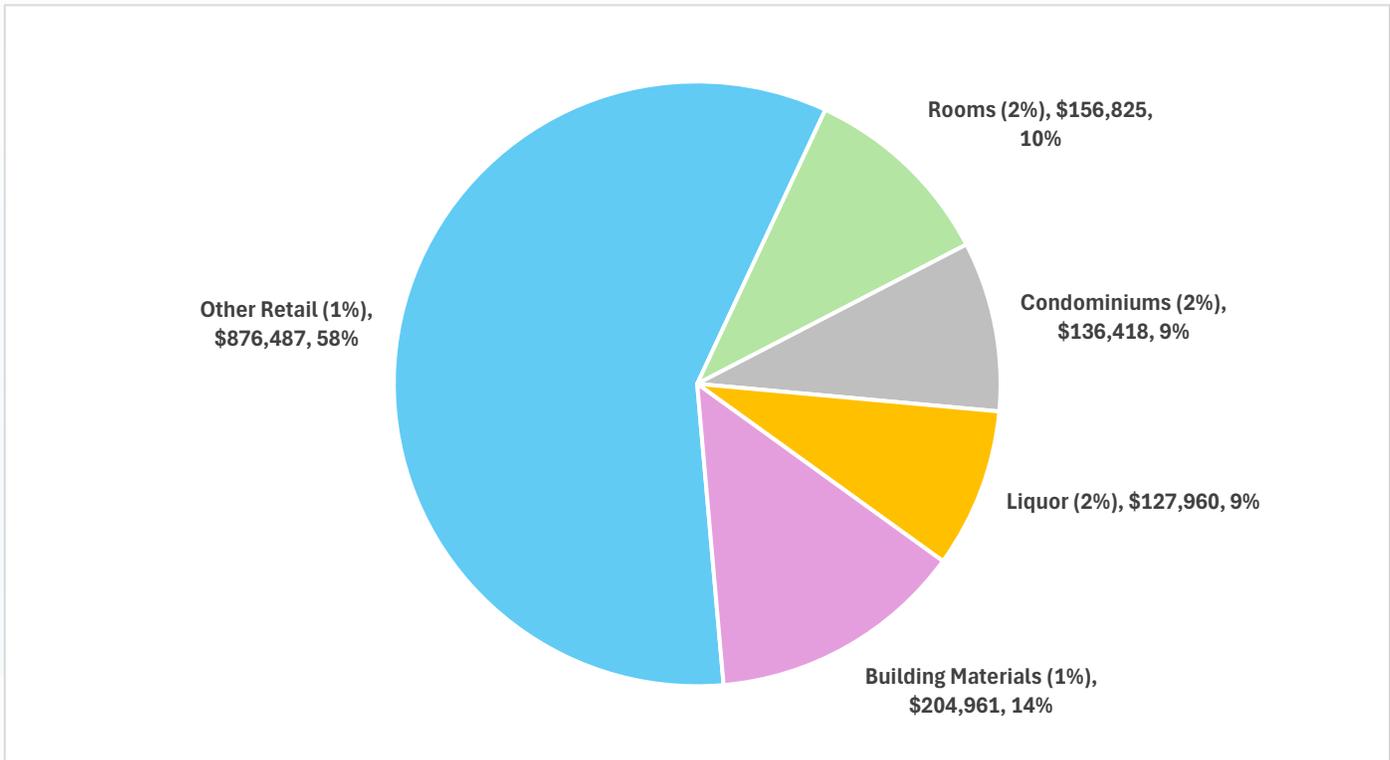


January 2026 month-of-sale (MOS) receipts were up \$1k, or 0.4%, compared to January 2025 MOS and 4.8% below the previous three-year average (2023-2025).

Note: Revenue above does not include interest income and admin fees from the Additional LOT fund. Also, there is a fiscal year cross over correction of approximately \$12.6k.

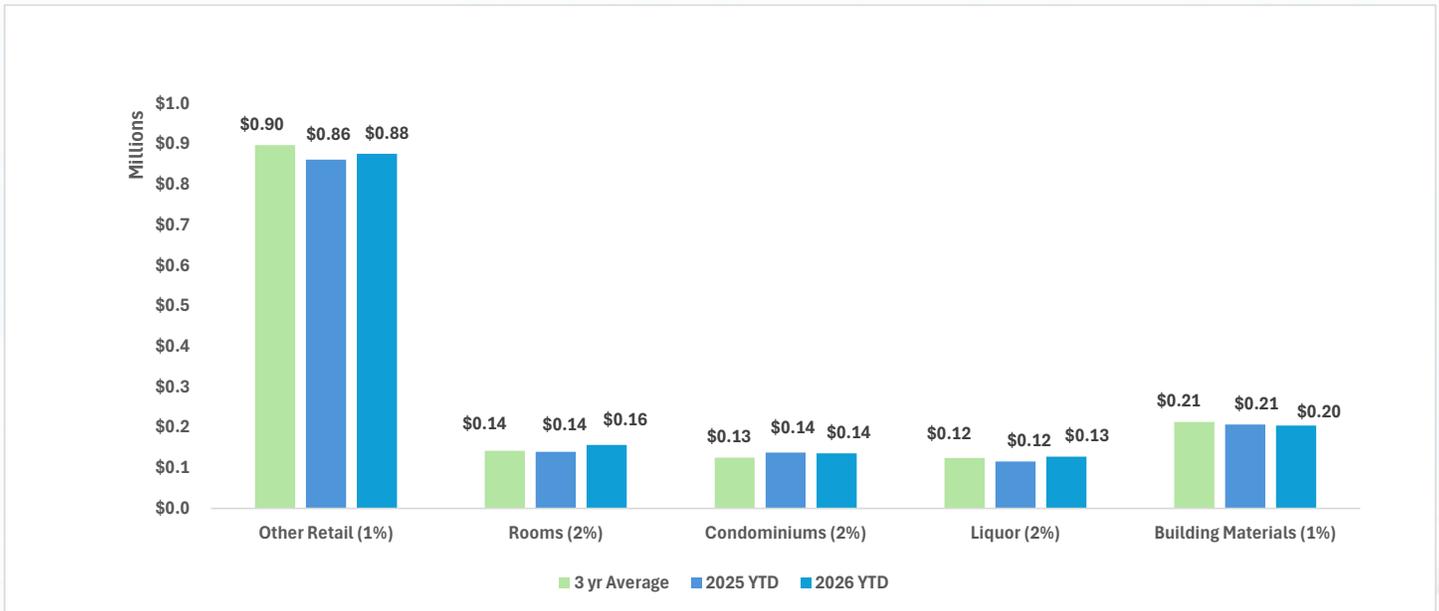


Original LOT Sector Percentage of Total



The chart above shows the percentage share of each of the sectors for FY 2026 YTD.

Original LOT Sector Performance



The chart above shows the current 2026 fiscal year-to-date amount for each business sector compared to the prior three-year average and the prior year-to-date. Based on fiscal year-to-date totals, the following details how each sector **compares to the previous 3-year average**:

- Retail: Down 2.4%
- Rooms: Up 10.2%
- Condominiums: Up 8.7%
- Liquor: Up 2.7%
- Building Materials: Down 4.2%
- In Total: Down 0.1%

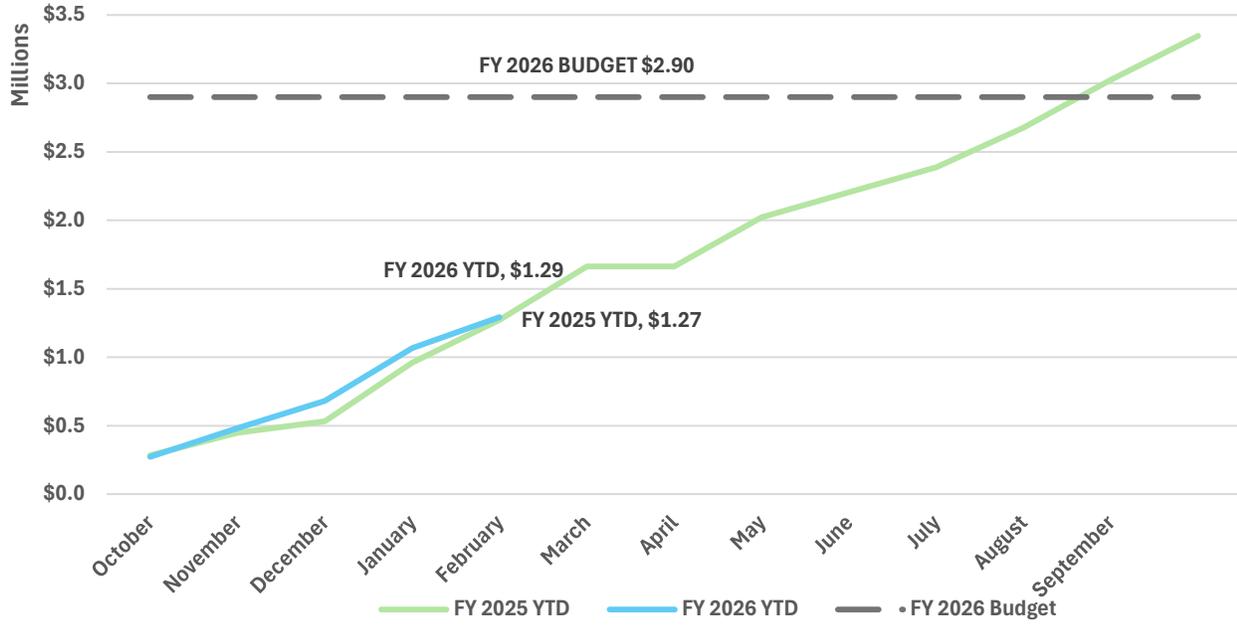
Based on fiscal year-to-date totals, here is how each sector **compares to the same period last year**:

- Retail: Up 1.7%
- Rooms: Up 12.1%
- Condominiums: Down 1.2%
- Liquor: Up 10.0%
- Building Materials: Down 1.2%
- In Total: Up 2.7%



Additional LOT Fund

Additional 1% LOT Fund Revenue



Additional LOT fund revenue received year to date for FY 2026 is up \$19.7k, or 1.55%, compared to FY 2025.

In-Lieu Housing Fund

AS OF 02/28/2026

FY 2026 Beginning Fund Balance (unaudited) 485,868

FY 2026 BUDGET

REVENUES

Approved Budget 2,000,000

YTD Revenue 10,537

EXPENDITURES

Approved Budget 2,000,000

YTD Expenditures -

Net Position 10,537

Current Fund Balance 496,405

Pending Developments

200 N. Leadville 421,650

140 W. 2nd 450,600

Limelight Hotel Conversion 466,200

108 Ritchie Drive Townhowns 2,244,561

Total 3,583,011

Potential Future Fund Balance 4,079,416

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



Community Housing Fund

AS OF 02/28/2026

FY 2026 Beginning Fund Balance **1,046,173**

FY 2026 BUDGET

REVENUES

	<u>YTD</u>
Approved Budget	2,276,017
YTD Revenue	1,090,046

EXPENDITURES

Approved Budget	2,336,017
YTD Expenditures	1,314,642

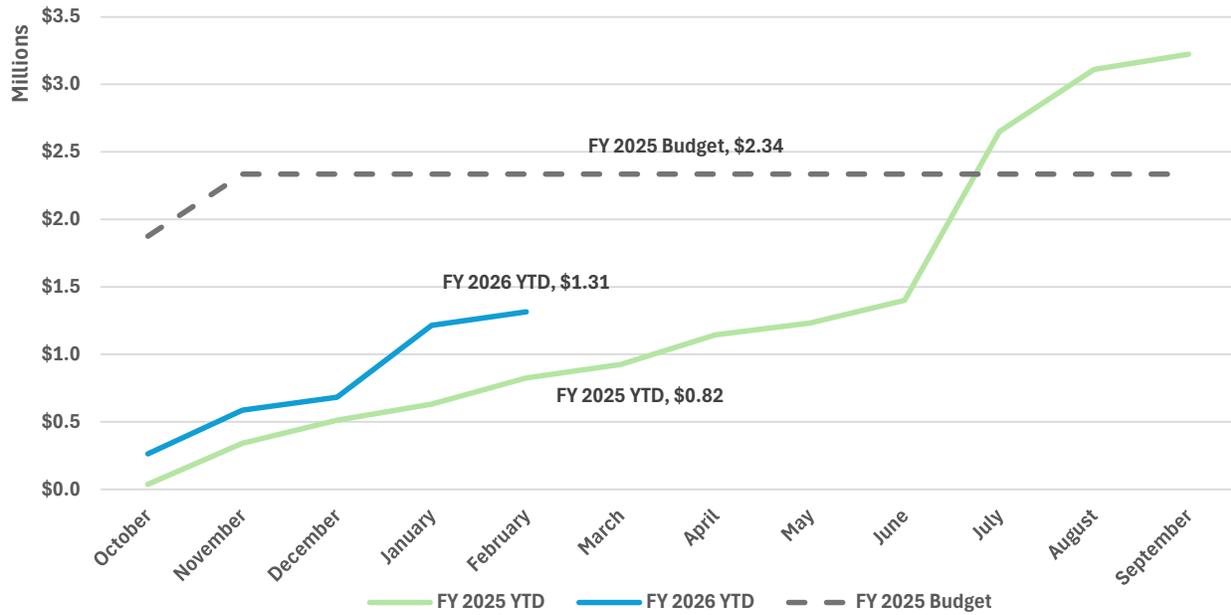
Net Position **(224,596)**

Current Fund Balance **821,577**

Projected FY 2026 EOY Fund Balance **986,173**

Fund balance dedicated to executing housing initiatives.

Community Housing Fund Expenses

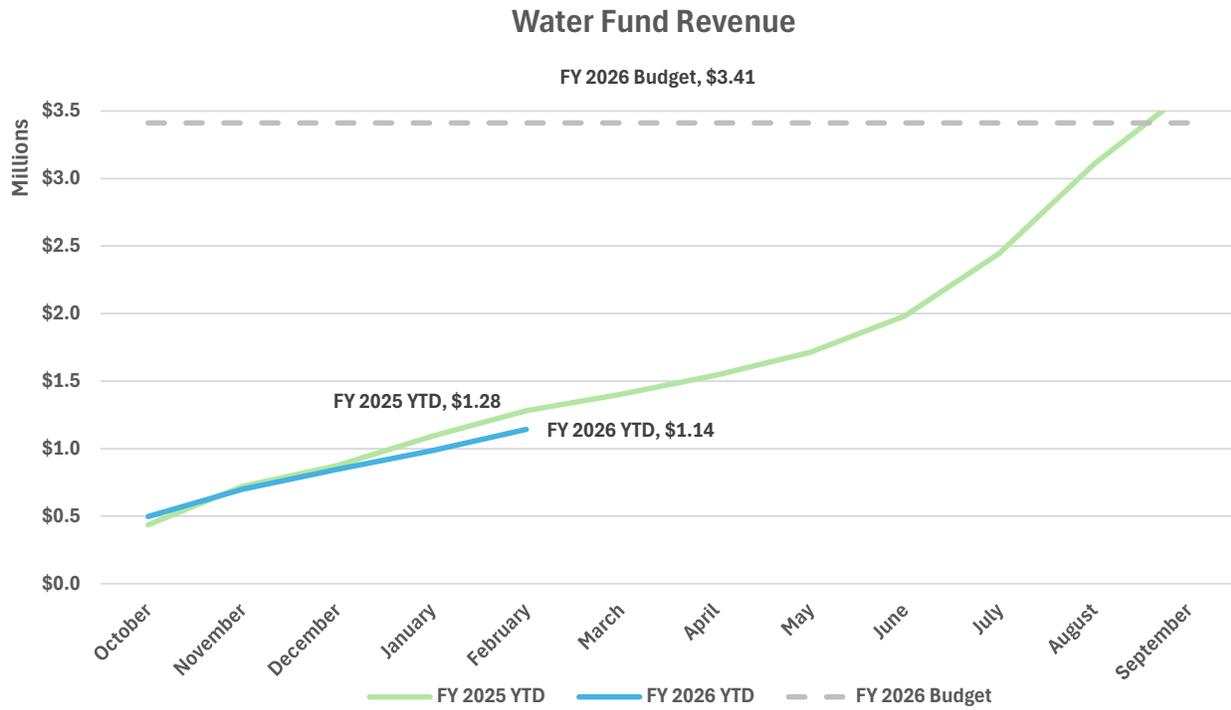


FY 2026 year-to-date expenses are up 59.4% due to the timing of deed restriction payments through the Community Housing Fund.

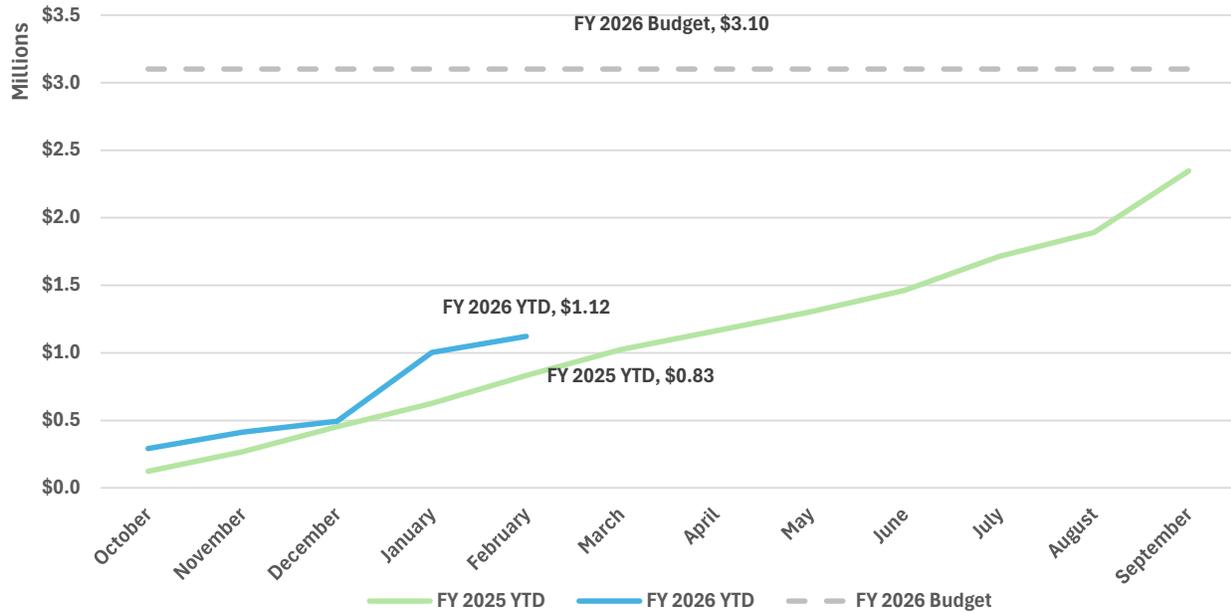


Enterprise Funds

Water Fund (graphs show operational fund)



Water Fund Expenditures



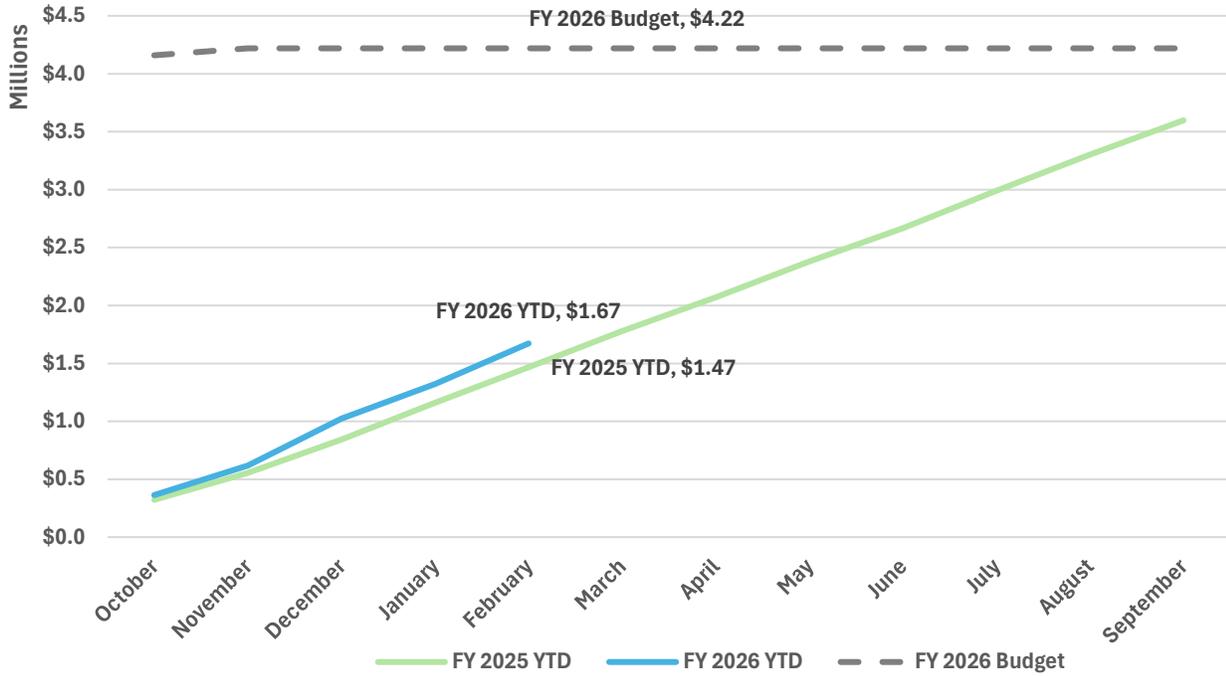
Water Fund Operational revenue is trending lower than FY 2025 as there was a one-time equipment warranty reimbursement booked last year. In addition, water usage is down in FY 2026 compared to FY 2025. The spike in expenditures is due to a planned increased transfer from the Water Operational Fund to the Water CIP fund.

The Water Operational Fund remains in solid financial position, with approximately \$5.3M in cash & investments, while the Water Capital Fund has approximately \$222k in cash & investments. Both of these amounts are needed for financial stability to account for emergency reserves and the execution of the long-term capital plan.

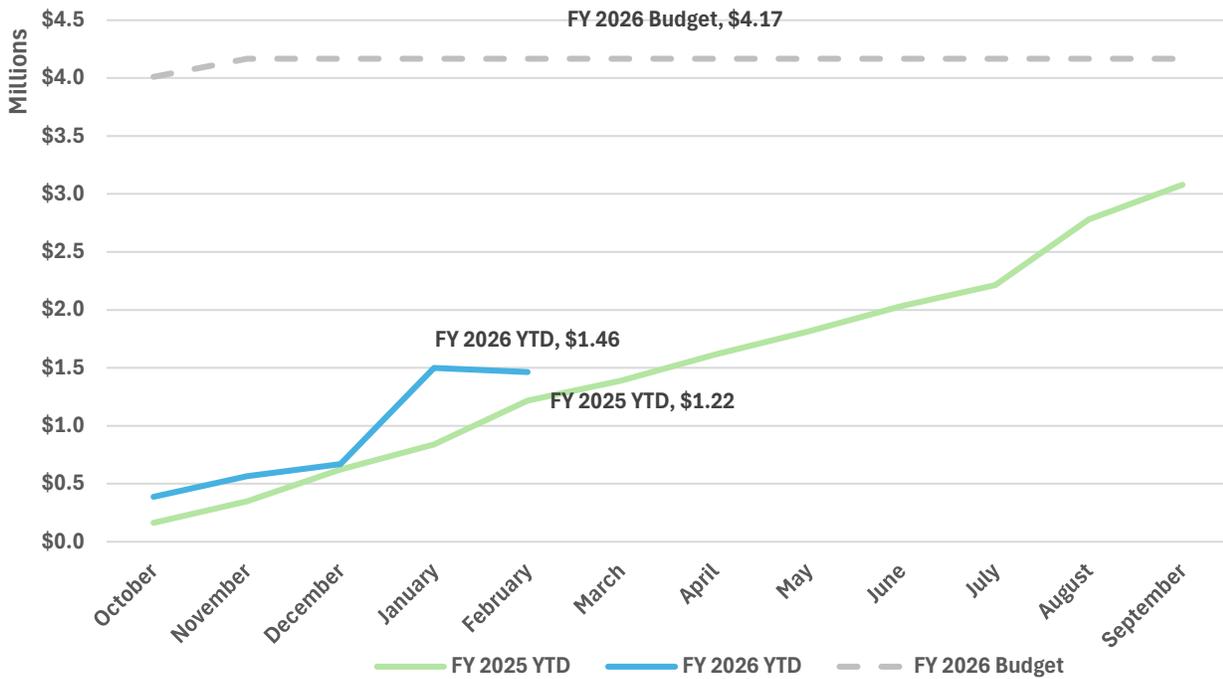


Wastewater Funds (graphs show operational fund)

Wastewater Fund Revenue



Wastewater Fund Expenditures



Wastewater Fund operational revenue is on target. Expenditures are up year-over-year due to an increased planned transfer from the Wastewater Operational Fund to the Wastewater Capital Fund.

The Wastewater Operational Fund remains in a solid financial position, with approximately \$3.4M in cash & investments, while the Wastewater Capital Fund has approximately \$6.3M in cash & investments. The Wastewater Funds are in a good financial position to foster long-term stability while continuing to invest heavily in infrastructure needs.



CITY OF KETCHUM
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL FUND

ASSETS

01-1000-0000	CASH - COMBINED	(	2,099,177.92)	
01-1030-0000	PETTY CASH		324.00	
01-1050-0000	TAXES RECEIVABLE--CURRENT		59,937.58	
01-1100-0000	ACCOUNTS RECEIVABLE - A/R	(	51,422.23)	
01-1320-0000	ACCTS RCVBL--IDAHO SHARED REVE		415,425.96	
01-1500-0000	INVESTMENTS-US BANK MIA ACCT		1,761.37	
01-1500-1000	INVESTMENTS-ST.TRS.DIV.BOND FD		418,935.58	
01-1510-0000	INVESTMENTS--GENERAL FUND #911		6,279,713.67	
	TOTAL ASSETS			5,025,498.01

LIABILITIES AND EQUITY

LIABILITIES

01-2030-0000	ACCOUNTS PAYABLE	(	65,163.80)	
01-2171-3000	P/R TAXES PBL--PAY REDUCTION		83.44	
01-2171-4000	P/R TAXES PBL -- WORKERS COMP		98.59	
01-2171-9000	P/R DEDUC PBL--HEALTH INSURANC	(	11,143.31)	
01-2172-2000	P/R DEDUC PBL--STD & LTD	(	7.35)	
01-2175-8000	P/R DEDUC PBL--EMP CAF FSA-MD		134,825.51	
01-2175-9000	P/R DEDUC PBL--EMP CAF FSA-DC	(	46,539.40)	
01-2300-0000	DEPOSITS-PARKS & EVENTS		16,050.00	
01-2310-0000	DEPOSITS-STREET DIG PERMIT		5,000.00	
	TOTAL LIABILITIES			33,203.68

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
01-2710-0000	GENERAL FUND BALANCE		5,224,816.06	
	REVENUE OVER EXPENDITURES - YTD	(	232,521.73)	
	BALANCE - CURRENT DATE			4,992,294.33
	TOTAL FUND EQUITY			4,992,294.33
	TOTAL LIABILITIES AND EQUITY			5,025,498.01

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>PROPERTY TAX & FRANCHISE</u>					
01-3100-1000	87,296.03	3,103,267.53	4,713,368.00	1,610,100.47	65.8
01-3100-1010	.00	.00	50,000.00	50,000.00	.0
01-3100-1050	10.75	6,825.18	13,650.00	6,824.82	50.0
01-3100-6110	25,804.77	35,647.22	130,000.00	94,352.78	27.4
01-3100-6120	32,044.86	65,612.77	137,500.00	71,887.23	47.7
01-3100-6130	12,500.00	62,500.00	150,000.00	87,500.00	41.7
01-3100-6140	12,333.00	61,665.00	148,000.00	86,335.00	41.7
01-3100-6150	.00	34,388.98	100,000.00	65,611.02	34.4
01-3100-9000	1,398.41	5,849.17	18,500.00	12,650.83	31.6
TOTAL PROPERTY TAX & FRANCHISE	171,387.82	3,375,755.85	5,461,018.00	2,085,262.15	61.8
<u>LICENSES & PERMITS</u>					
01-3200-1110	.00	670.33	12,000.00	11,329.67	5.6
01-3200-1120	.00	576.94	8,400.00	7,823.06	6.9
01-3200-1130	.00	665.69	13,000.00	12,334.31	5.1
01-3200-1140	.00	100.00	1,500.00	1,400.00	6.7
01-3200-1150	.00	2,880.00	20,000.00	17,120.00	14.4
01-3200-1400	1,565.00	10,987.04	33,000.00	22,012.96	33.3
01-3200-1410	18,594.78	54,882.78	200,000.00	145,117.22	27.4
01-3200-1520	690.00	1,570.00	2,500.00	930.00	62.8
01-3200-2100	19,392.30	165,571.50	450,000.00	284,428.50	36.8
01-3200-2140	900.00	6,300.00	13,000.00	6,700.00	48.5
01-3200-2160	.00	200.00	1,500.00	1,300.00	13.3
TOTAL LICENSES & PERMITS	41,142.08	244,404.28	754,900.00	510,495.72	32.4
<u>STATE OF IDAHO SHARED REVENUE</u>					
01-3310-5100	.00	136,790.00	395,000.00	258,210.00	34.6
01-3310-5200	.00	93,318.80	250,000.00	156,681.20	37.3
01-3310-5600	.00	582,714.15	1,150,000.00	567,285.85	50.7
TOTAL STATE OF IDAHO SHARED RE	.00	812,822.95	1,795,000.00	982,177.05	45.3
<u>COUNTY SHARED REVENUE</u>					
01-3320-8400	3,673.35	13,723.52	80,000.00	66,276.48	17.2
TOTAL COUNTY SHARED REVENUE	3,673.35	13,723.52	80,000.00	66,276.48	17.2

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
01-3400-1100	19,425.00	92,100.00	150,000.00	57,900.00	61.4
01-3400-1110	7,899.27	68,175.47	292,500.00	224,324.53	23.3
01-3400-1120	5,529.50	47,329.06	204,750.00	157,420.94	23.1
01-3400-1130	5,529.50	47,479.06	200,000.00	152,520.94	23.7
01-3400-1500	166.00	205.00	500.00	295.00	41.0
01-3400-2260	.00	30.00	.00	(30.00)	.0
01-3400-3600	.00	1,750.00	5,000.00	3,250.00	35.0
01-3400-6100	.00	.00	18,928.00	18,928.00	.0
01-3400-6300	.00	23,488.23	120,000.00	96,511.77	19.6
01-3400-6320	650.00	7,976.00	20,000.00	12,024.00	39.9
01-3400-6700	.00	1,396.47	11,000.00	9,603.53	12.7
TOTAL CHARGES FOR SERVICES	39,199.27	289,929.29	1,022,678.00	732,748.71	28.4
<u>FINES & FEES</u>					
01-3500-1100	7,183.00	29,934.00	90,000.00	60,066.00	33.3
01-3500-1300	.00	.01	3,000.00	2,999.99	.0
01-3500-1400	.00	1,800.00	4,000.00	2,200.00	45.0
TOTAL FINES & FEES	7,183.00	31,734.01	97,000.00	65,265.99	32.7
<u>MISCELLANEOUS REVENUE</u>					
01-3700-1000	18,742.06	99,847.90	250,000.00	150,152.10	39.9
01-3700-2000	500.00	2,000.00	6,000.00	4,000.00	33.3
01-3700-2010	(170.00)	640.00	9,000.00	8,360.00	7.1
01-3700-2020	5,762.78	28,813.90	108,000.00	79,186.10	26.7
01-3700-3600	4,277.00	9,082.08	50,000.00	40,917.92	18.2
01-3700-3610	250.00	34,250.00	34,500.00	250.00	99.3
01-3700-3650	.00	.00	8,000.00	8,000.00	.0
01-3700-4000	.00	4,075.00	.00	(4,075.00)	.0
01-3700-7000	45,000.00	45,378.88	209,300.00	163,921.12	21.7
01-3700-8722	100,000.00	500,000.00	1,200,000.00	700,000.00	41.7
01-3700-8763	33,636.17	168,180.85	403,634.00	235,453.15	41.7
01-3700-8765	72,016.25	360,081.25	864,195.00	504,113.75	41.7
01-3700-8798	9,511.15	28,533.45	95,000.00	66,466.55	30.0
TOTAL MISCELLANEOUS REVENUE	289,525.41	1,280,883.31	3,237,629.00	1,956,745.69	39.6
<u>MISCELLANEOUS REVENUE CONT.</u>					
01-3710-8722	416.67	2,083.35	5,000.00	2,916.65	41.7
TOTAL MISCELLANEOUS REVENUE C	416.67	2,083.35	5,000.00	2,916.65	41.7

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>FUND BALANCE</u>						
01-3800-9000	FUND BALANCE	.00	.00	1,235,600.00	1,235,600.00	.0
	TOTAL FUND BALANCE	.00	.00	1,235,600.00	1,235,600.00	.0
	TOTAL FUND REVENUE	552,527.60	6,051,336.56	13,688,825.00	7,637,488.44	44.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE & EXECUTIVE</u>					
PERSONAL SERVICES:					
01-4110-1000 SALARIES	12,854.50	69,389.28	167,108.00	97,718.72	41.5
01-4110-2100 FICA TAXES-CITY	960.96	5,187.42	12,784.00	7,596.58	40.6
01-4110-2200 STATE RETIREMENT-CITY	1,272.30	7,768.63	19,986.00	12,217.37	38.9
01-4110-2400 WORKER'S COMPENSATION-CITY	8.80	47.40	117.00	69.60	40.5
01-4110-2500 HEALTH INSURANCE-CITY	10,910.56	49,832.26	145,487.00	95,654.74	34.3
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA	470.00	1,385.76	8,000.00	6,614.24	17.3
01-4110-2510 DENTAL INSURANCE-CITY	295.00	1,321.00	3,768.00	2,447.00	35.1
01-4110-2515 VISION	136.00	624.00	1,824.00	1,200.00	34.2
01-4110-2600 ST & LONG TERM DISABILITY	55.58	312.64	1,116.00	803.36	28.0
	<u>26,963.70</u>	<u>135,868.39</u>	<u>360,190.00</u>	<u>224,321.61</u>	<u>37.7</u>
MATERIALS AND SERVICES:					
01-4110-3100 OFFICE SUPPLIES & POSTAGE	54.26	54.26	1,000.00	945.74	5.4
01-4110-4000 ELECTIONS	.00	.00	1,000.00	1,000.00	.0
01-4110-4200 PROFESSIONAL SERVICES	.00	.00	8,000.00	8,000.00	.0
01-4110-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	.00	1,700.00	1,700.00	.0
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG	200.00	2,270.15	30,000.00	27,729.85	7.6
	<u>254.26</u>	<u>2,324.41</u>	<u>41,700.00</u>	<u>39,375.59</u>	<u>5.6</u>
CAPITAL OUTLAY:					
01-4110-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>.0</u>
	<u>27,217.96</u>	<u>138,192.80</u>	<u>402,890.00</u>	<u>264,697.20</u>	<u>34.3</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE SERVICES</u>					
PERSONAL SERVICES:					
01-4150-1000 SALARIES	30,329.07	190,516.87	385,546.00	195,029.13	49.4
01-4150-1500 PART TIME SALARIES	.00	.00	10,000.00	10,000.00	.0
01-4150-1900 OVERTIME	.00	30.00	1,500.00	1,470.00	2.0
01-4150-2100 FICA TAXES-CITY	2,274.39	12,389.68	29,494.00	17,104.32	42.0
01-4150-2200 STATE RETIREMENT-CITY	4,329.23	26,649.68	46,111.00	19,461.32	57.8
01-4150-2400 WORKMEN'S COMPENSATION-CITY	28.52	182.92	417.00	234.08	43.9
01-4150-2500 HEALTH INSURANCE-CITY	10,628.34	53,141.70	127,540.00	74,398.30	41.7
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA	90.00	6,627.48	6,000.00	(627.48)	110.5
01-4150-2510 DENTAL INSURANCE-CITY	211.00	1,055.00	2,532.00	1,477.00	41.7
01-4150-2515 VISION	132.00	660.00	1,584.00	924.00	41.7
01-4150-2600 ST & LONG TERM DISABILITY	148.17	740.85	2,085.00	1,344.15	35.5
01-4150-2760 OTHER EMPLOYEE BENEFITS	1,000.00	16,907.08	12,000.00	(4,907.08)	140.9
TOTAL PERSONAL SERVICES	49,170.72	308,901.26	624,809.00	315,907.74	49.4
MATERIALS AND SERVICES:					
01-4150-3100 OFFICE SUPPLIES & POSTAGE	2,421.72	10,972.14	25,000.00	14,027.86	43.9
01-4150-4200 PROFESSIONAL SERVICES	1,106.63	9,426.98	137,138.00	127,711.02	6.9
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO	224.80	820.64	.00	(820.64)	.0
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	1,307.26	6,000.00	4,692.74	21.8
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	742.70	4,000.00	3,257.30	18.6
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST	709.56	786.56	4,000.00	3,213.44	19.7
01-4150-5100 TELEPHONE & COMMUNICATIONS	.00	180.00	.00	(180.00)	.0
01-4150-5110 COMPUTER NETWORK	.00	225.00	.00	(225.00)	.0
01-4150-5150 COMMUNICATIONS	(1,383.70)	(1,383.70)	.00	1,383.70	.0
01-4150-5200 UTILITIES	2,869.27	7,756.59	32,000.00	24,243.41	24.2
01-4150-6500 CONTRACTS FOR SERVICES	8,245.00	8,245.00	55,000.00	46,755.00	15.0
TOTAL MATERIAL AND SERVICES	14,193.28	39,079.17	263,138.00	224,058.83	14.9
CAPITAL OUTLAY:					
01-4150-7400 OFFICE FURNITURE & EQUIPMENT	.00	608.62	5,000.00	4,391.38	12.2
TOTAL CAPITAL OUTLAY	.00	608.62	5,000.00	4,391.38	12.2
TOTAL ADMINISTRATIVE SERVICES	63,364.00	348,589.05	892,947.00	544,357.95	39.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CITY CLERK</u>					
PERSONAL SERVICES:					
01-4152-1000 SALARIES	17,870.34	97,745.75	227,213.00	129,467.25	43.0
01-4152-1500 PART TIME SALARIES	.00	.00	1,500.00	1,500.00	.0
01-4152-1900 OVERTIME	523.62	3,098.11	.00	(3,098.11)	.0
01-4152-2100 FICA TAXES-CITY	1,405.93	7,708.49	17,382.00	9,673.51	44.4
01-4152-2200 STATE RETIREMENT-CITY	2,199.92	12,060.93	27,175.00	15,114.07	44.4
01-4152-2400 WORKMEN'S COMPENSATION-CITY	16.60	92.49	245.00	152.51	37.8
01-4152-2500 HEALTH INSURANCE-CITY	3,825.00	19,125.00	45,900.00	26,775.00	41.7
01-4152-2505 HEALTH REIMBURSEMENT ACCT(HRA	433.60	4,515.49	4,000.00	(515.49)	112.9
01-4152-2510 DENTAL INSURANCE-CITY	148.00	740.00	1,776.00	1,036.00	41.7
01-4152-2515 VISION	92.00	460.00	720.00	260.00	63.9
01-4152-2600 ST & LONG TERM DISABILITY	110.34	551.70	1,288.00	736.30	42.8
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TOTAL PERSONAL SERVICES	26,625.35	146,097.96	327,199.00	181,101.04	44.7
MATERIALS AND SERVICES:					
01-4152-3100 OFFICE SUPPLIES & POSTAGE	.00	3,000.00	.00	(3,000.00)	.0
01-4152-4200 PROFESSIONAL SERVICES	.00	3,333.34	.00	(3,333.34)	.0
01-4152-4400 ADVERTISING & LEGAL PUBLICATIO	.00	.00	12,000.00	12,000.00	.0
01-4152-4600 PROPERTY & LIABILITY INSURANCE	.00	107,855.28	120,000.00	12,144.72	89.9
01-4152-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	2,533.51	5,000.00	2,466.49	50.7
01-4152-5100 TELEPHONE & COMMUNICATIONS	4,470.89	16,829.81	78,000.00	61,170.19	21.6
01-4152-5110 COMPUTER NETWORK	12,895.34	27,571.67	80,000.00	52,428.33	34.5
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TOTAL MATERIAL AND SERVICES	17,366.23	161,123.61	295,000.00	133,876.39	54.6
CAPITAL OUTLAY:					
01-4152-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
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TOTAL CAPITAL OUTLAY	.00	.00	3,000.00	3,000.00	.0
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TOTAL CITY CLERK	43,991.58	307,221.57	625,199.00	317,977.43	49.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY ENGAGEMENT</u>					
PERSONAL SERVICES:					
01-4154-1000 SALARIES	8,846.16	72,086.68	186,677.00	114,590.32	38.6
01-4154-2100 FICA TAXES-CITY	670.10	5,744.20	14,281.00	8,536.80	40.2
01-4154-2200 STATE RETIREMENT-CITY	1,058.00	8,621.54	22,327.00	13,705.46	38.6
01-4154-2400 WORKMEN'S COMPENSATION-CITY	8.06	70.11	202.00	131.89	34.7
01-4154-2500 HEALTH INSURANCE-CITY	2,488.34	17,541.70	45,160.00	27,618.30	38.8
01-4154-2505 HEALTH REIMBURSEMENT ACCT(HRA (	91.85)	3,054.60	3,000.00	(54.60)	101.8
01-4154-2510 DENTAL INSURANCE-CITY	61.00	473.00	1,236.00	763.00	38.3
01-4154-2515 VISION	32.00	224.00	576.00	352.00	38.9
01-4154-2600 ST & LONG TERM DISABILITY	49.52	395.56	1,009.00	613.44	39.2
01-4154-2700 VACATION/SICK ACCRUAL PAYOUT	.00	3,514.92	.00	(3,514.92)	.0
TOTAL PERSONAL SERVICES	13,121.33	111,726.31	274,468.00	162,741.69	40.7
MATERIALS AND SERVICES:					
01-4154-4200 PROFESSIONAL SERVICES	6,666.68	30,000.06	80,000.00	49,999.94	37.5
01-4154-4900 PERSONNEL TRAINING/TRAVEL/MTG	8.42	209.03	5,000.00	4,790.97	4.2
01-4154-5150 COMMUNICATIONS	453.76	12,679.86	50,000.00	37,320.14	25.4
TOTAL MATERIAL AND SERVICES	7,128.86	42,888.95	135,000.00	92,111.05	31.8
CAPITAL OUTLAY:					
01-4154-7400 OFFICE FURNITURE & EQUIPMENT	14.24	878.97	1,000.00	121.03	87.9
TOTAL CAPITAL OUTLAY	14.24	878.97	1,000.00	121.03	87.9
TOTAL COMMUNITY ENGAGEMENT	20,264.43	155,494.23	410,468.00	254,973.77	37.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
PERSONAL SERVICES:					
01-4156-1000 SALARIES	35,134.70	162,502.49	432,740.00	270,237.51	37.6
01-4156-1500 PART TIME SALARIES	584.00	2,920.00	.00	(2,920.00)	.0
01-4156-1900 OVERTIME	248.03	2,470.70	5,000.00	2,529.30	49.4
01-4156-2100 FICA TAXES-CITY	2,711.50	12,645.11	33,105.00	20,459.89	38.2
01-4156-2200 STATE RETIREMENT-CITY	3,961.81	18,375.73	45,605.00	27,229.27	40.3
01-4156-2400 WORKMEN'S COMPENSATION-CITY	32.14	152.14	468.00	315.86	32.5
01-4156-2500 HEALTH INSURANCE-CITY	10,848.90	44,291.14	130,187.00	85,895.86	34.0
01-4156-2505 HEALTH REIMBURSEMENT ACCT(HRA	54.00	3,089.78	7,000.00	3,910.22	44.1
01-4156-2510 DENTAL INSURANCE-CITY	314.00	1,326.00	3,546.00	2,220.00	37.4
01-4156-2515 VISION	152.00	632.00	1,632.00	1,000.00	38.7
01-4156-2600 ST & LONG TERM DISABILITY	169.04	731.65	2,340.00	1,608.35	31.3
TOTAL PERSONAL SERVICES	54,210.12	249,136.74	661,623.00	412,486.26	37.7
MATERIALS AND SERVICES:					
01-4156-3100 OFFICE SUPPLIES & POSTAGE	433.58	1,963.64	5,000.00	3,036.36	39.3
01-4156-4200 PROFESSIONAL SERVICES	.00	16,443.88	18,000.00	1,556.12	91.4
01-4156-4900 PERSONNEL TRAINING/TRAVEL/MTG	90.64	2,521.56	12,000.00	9,478.44	21.0
01-4156-5100 TELEPHONE & COMMUNICATIONS	.00	360.00	1,440.00	1,080.00	25.0
01-4156-6510 COMPUTER SERVICES	.00	22,520.00	60,000.00	37,480.00	37.5
TOTAL MATERIAL AND SERVICES	524.22	43,809.08	96,440.00	52,630.92	45.4
CAPITAL OUTLAY:					
01-4156-7400 OFFICE FURNITURE & EQUIPMENT	149.00	149.00	5,000.00	4,851.00	3.0
TOTAL CAPITAL OUTLAY	149.00	149.00	5,000.00	4,851.00	3.0
TOTAL FINANCE	54,883.34	293,094.82	763,063.00	469,968.18	38.4

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGAL</u>					
MATERIALS AND SERVICES:					
01-4160-4200	PROFESSIONAL SERVICES	17,500.00	52,500.00	210,000.00	25.0
01-4160-4270	CITY PROSECUTOR	3,883.33	19,416.65	50,920.00	38.1
	TOTAL MATERIAL AND SERVICES	21,383.33	71,916.65	260,920.00	27.6
	TOTAL LEGAL	21,383.33	71,916.65	260,920.00	27.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & BUILDING</u>					
PERSONAL SERVICES:					
01-4170-1000 SALARIES	36,729.66	220,242.03	547,182.00	326,939.97	40.3
01-4170-1200 PLANNING & ZONING COMMISSION	2,400.00	8,200.00	25,200.00	17,000.00	32.5
01-4170-2100 FICA TAXES-CITY	2,978.50	17,385.11	41,859.00	24,473.89	41.5
01-4170-2200 STATE RETIREMENT-CITY	4,679.90	27,321.64	65,443.00	38,121.36	41.8
01-4170-2400 WORKER'S COMPENSATION-CITY	316.49	1,942.07	5,502.00	3,559.93	35.3
01-4170-2500 HEALTH INSURANCE-CITY	8,708.86	53,497.66	134,366.00	80,868.34	39.8
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA	869.20	4,225.88	9,000.00	4,774.12	47.0
01-4170-2510 DENTAL INSURANCE-CITY	251.00	1,499.00	3,744.00	2,245.00	40.0
01-4170-2515 VISION	108.00	668.00	1,680.00	1,012.00	39.8
01-4170-2600 ST & LONG TERM DISABILITY	233.62	1,281.65	3,362.00	2,080.35	38.1
TOTAL PERSONAL SERVICES	57,275.23	336,263.04	837,338.00	501,074.96	40.2
MATERIALS AND SERVICES:					
01-4170-3100 OFFICE SUPPLIES & POSTAGE	.00	96.60	4,000.00	3,903.40	2.4
01-4170-3200 OPERATING SUPPLIES	241.33	1,313.99	5,000.00	3,686.01	26.3
01-4170-4200 PROFESSIONAL SERVICES	27,556.42	53,498.92	260,000.00	206,501.08	20.6
01-4170-4210 PROFESSIONAL SERVICES - IDBS	52,497.06	109,080.58	423,525.00	314,444.42	25.8
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG RE	.00	3,570.00	10,000.00	6,430.00	35.7
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO	.00	1,293.03	15,000.00	13,706.97	8.6
01-4170-4500 GEOGRAPHIC INFO SYSTEMS	.00	14,900.00	15,000.00	100.00	99.3
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERS	312.49	505.98	4,000.00	3,494.02	12.7
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	1,457.69	10,000.00	8,542.31	14.6
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM	.00	.00	3,000.00	3,000.00	.0
01-4170-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	720.00	630.00	12.5
01-4170-6910 OTHER PURCHASED SERVICES	.00	600.00	3,000.00	2,400.00	20.0
TOTAL MATERIAL AND SERVICES	80,607.30	186,406.79	753,245.00	566,838.21	24.8
CAPITAL OUTLAY:					
01-4170-7400 OFFICE FURNITURE & EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
TOTAL CAPITAL OUTLAY	.00	.00	3,000.00	3,000.00	.0
TOTAL PLANNING & BUILDING	137,882.53	522,669.83	1,593,583.00	1,070,913.17	32.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FACILITY MAINTENANCE</u>					
PERSONAL SERVICES:					
01-4194-1000 SALARIES	23,887.71	142,962.74	461,051.00	318,088.26	31.0
01-4194-1500 PART-TIME/SEASONAL	4,310.40	19,532.28	35,000.00	15,467.72	55.8
01-4194-1800 SHIFT COVERAGE ON CALL	464.40	1,438.98	4,000.00	2,561.02	36.0
01-4194-1900 OVERTIME	.00	1,148.08	8,500.00	7,351.92	13.5
01-4194-2100 FICA TAXES - CITY	2,157.04	12,409.48	35,270.00	22,860.52	35.2
01-4194-2200 STATE RETIREMENT - CITY	2,840.79	16,968.57	55,142.00	38,173.43	30.8
01-4194-2400 WORKER'S COMPENSATION-CITY	346.73	2,021.19	6,799.00	4,777.81	29.7
01-4194-2500 HEALTH INSURANCE - CITY	10,756.36	59,926.08	179,240.00	119,313.92	33.4
01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA	90.00	2,236.94	10,000.00	7,763.06	22.4
01-4194-2510 DENTAL INSURANCE-CITY	282.81	1,598.03	4,818.00	3,219.97	33.2
01-4194-2515 VISION	134.98	765.45	2,304.00	1,538.55	33.2
01-4194-2600 LONG TERM DISABILITY	162.56	812.80	2,587.00	1,774.20	31.4
01-4194-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	5,000.00	5,000.00	.0
TOTAL PERSONAL SERVICES	45,433.78	261,820.62	809,711.00	547,890.38	32.3
MATERIALS AND SERVICES:					
01-4194-3100 OFFICE SUPPLIES & POSTAGE	.00	9.73	300.00	290.27	3.2
01-4194-3200 OPERATING SUPPLIES	1,236.41	3,343.67	7,500.00	4,156.33	44.6
01-4194-3500 MOTOR FUELS & LUBRICANTS	101.59	308.68	2,500.00	2,191.32	12.4
01-4194-4200 PROFESSIONAL SERVICES	405.00	22,805.94	35,000.00	12,194.06	65.2
01-4194-4205 SNOW REMOVAL	4,287.75	13,378.50	70,000.00	56,621.50	19.1
01-4194-4210 PROFESSIONAL SERVC-CITY TREES	.00	3,812.22	15,000.00	11,187.78	25.4
01-4194-4220 PROF SERV-CITY BEAUTIFICATION	5,405.93	52,629.43	80,000.00	27,370.57	65.8
01-4194-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	743.00	440.00	(303.00)	168.9
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG	60.00	1,760.69	1,500.00	(260.69)	117.4
01-4194-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	500.00	410.00	18.0
01-4194-5200 UTILITIES	2,418.04	7,122.44	60,000.00	52,877.56	11.9
01-4194-5300 CUSTODIAL & CLEANING SERVICES	9,274.86	20,889.29	65,000.00	44,110.71	32.1
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS	3,130.75	24,317.83	50,000.00	25,682.17	48.6
01-4194-5910 REPAIR & MAINT-491 SV ROAD	7,294.49	17,687.51	70,000.00	52,312.49	25.3
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR	4,245.97	10,497.65	48,000.00	37,502.35	21.9
01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI	449.30	2,492.15	5,000.00	2,507.85	49.8
01-4194-6100 REPAIR & MAINT-MACHINERY & EQ	1,025.79	1,269.30	5,000.00	3,730.70	25.4
01-4194-6950 MAINTENANCE	1,177.83	3,301.28	36,000.00	32,698.72	9.2
TOTAL MATERIAL AND SERVICES	40,513.71	186,459.31	551,740.00	365,280.69	33.8
TOTAL FACILITY MAINTENANCE	85,947.49	448,279.93	1,361,451.00	913,171.07	32.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
PERSONAL SERVICES:					
01-4210-1000 SALARIES	8,204.50	49,560.23	147,878.00	98,317.77	33.5
01-4210-1500 PART-TIME	275.90	2,717.62	20,000.00	17,282.38	13.6
01-4210-1900 OVERTIME	1,633.07	3,712.65	5,000.00	1,287.35	74.3
01-4210-2100 FICA TAXES-CITY	751.23	4,159.54	11,313.00	7,153.46	36.8
01-4210-2200 STATE RETIREMENT-CITY	1,151.83	6,194.51	17,686.00	11,491.49	35.0
01-4210-2400 WORKMEN'S COMPENSATION-CITY	247.14	1,353.14	2,896.00	1,542.86	46.7
01-4210-2500 HEALTH INSURANCE-CITY	7,085.56	35,427.80	85,027.00	49,599.20	41.7
01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA	18.00	380.22	4,000.00	3,619.78	9.5
01-4210-2510 DENTAL INSURANCE-CITY	169.00	845.00	2,028.00	1,183.00	41.7
01-4210-2515 VISION	88.00	440.00	1,056.00	616.00	41.7
01-4210-2600 ST & LONG TERM DISABILITY	56.71	283.55	716.00	432.45	39.6
TOTAL PERSONAL SERVICES	19,680.94	105,074.26	297,600.00	192,525.74	35.3
MATERIALS AND SERVICES:					
01-4210-3100 OFFICE SUPPLIES & POSTAGE	.00	2,164.92	5,000.00	2,835.08	43.3
01-4210-3200 OPERATING SUPPLIES	382.43	1,782.66	1,000.00	(782.66)	178.3
01-4210-3500 MOTOR FUELS & LUBRICANTS	271.64	938.02	1,500.00	561.98	62.5
01-4210-3600 COMPUTER SOFTWARE	.00	.00	1,500.00	1,500.00	.0
01-4210-3610 PARKING OPS PROCESSING FEES	1,660.78	4,125.67	21,000.00	16,874.33	19.7
01-4210-3620 PARKING OPS EQUIPMENT FEES	.00	.00	6,000.00	6,000.00	.0
01-4210-4200 PROFESSIONAL SERVICES	.00	3,971.00	59,750.00	55,779.00	6.7
01-4210-4250 PROF.SERVICES-BCSO CONTRACT	159,837.92	799,189.60	1,994,777.00	1,195,587.40	40.1
01-4210-5100 TELEPHONE & COMMUNICATIONS	372.91	1,327.64	5,000.00	3,672.36	26.6
01-4210-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	2,198.25	10,000.00	7,801.75	22.0
TOTAL MATERIAL AND SERVICES	162,525.68	815,697.76	2,105,527.00	1,289,829.24	38.7
CAPITAL OUTLAY:					
01-4210-7500 AUTOMOTIVE EQUIPMENT	.00	16.19	5,000.00	4,983.81	.3
TOTAL CAPITAL OUTLAY	.00	16.19	5,000.00	4,983.81	.3
TOTAL POLICE	182,206.62	920,788.21	2,408,127.00	1,487,338.79	38.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE & RESCUE</u>					
PERSONAL SERVICES:					
01-4230-1000 SALARIES	.00	39,153.39	.00	(39,153.39)	.0
01-4230-1500 PAID ON-CALL WAGES	.00	21,885.25	.00	(21,885.25)	.0
01-4230-1700 WOOC (WORKING OUT OF CLASS)	.00	1,758.24	.00	(1,758.24)	.0
01-4230-1900 OVERTIME	.00	13,183.35	.00	(13,183.35)	.0
01-4230-2100 FICA TAXES-CITY	.00	5,785.69	.00	(5,785.69)	.0
01-4230-2300 FIREMEN'S RETIREMENT-CITY	.00	6,877.39	.00	(6,877.39)	.0
01-4230-2400 WORKMEN'S COMPENSATION-CITY	.00	2,174.95	.00	(2,174.95)	.0
01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA	.00	13,137.68	.00	(13,137.68)	.0
TOTAL PERSONAL SERVICES	.00	103,955.94	.00	(103,955.94)	.0
MATERIALS AND SERVICES:					
01-4230-3200 OPERATING SUPPLIES FIRE	.00	93.88	.00	(93.88)	.0
01-4230-4200 PROFESSIONAL SERVICES FIRE	.00	250.00	.00	(250.00)	.0
01-4230-5200 UTILITIES	.00	169.80	.00	(169.80)	.0
TOTAL MATERIAL AND SERVICES	.00	513.68	.00	(513.68)	.0
TOTAL FIRE & RESCUE	.00	104,469.62	.00	(104,469.62)	.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREET</u>					
PERSONAL SERVICES:					
01-4310-1000 SALARIES	57,775.48	309,734.15	662,917.00	353,182.85	46.7
01-4310-1500 PART-TIME	7,050.00	11,050.00	25,000.00	13,950.00	44.2
01-4310-1800 SHIFT COVERAGE ON CALL	2,793.88	9,887.04	17,500.00	7,612.96	56.5
01-4310-1900 OVERTIME	1,724.17	9,397.34	35,000.00	25,602.66	26.9
01-4310-2100 FICA TAXES-CITY	5,245.42	25,633.03	50,713.00	25,079.97	50.6
01-4310-2200 STATE RETIREMENT-CITY	7,444.07	39,224.81	79,285.00	40,060.19	49.5
01-4310-2400 WORKER'S COMPENSATION-CITY	1,980.12	9,995.53	21,638.00	11,642.47	46.2
01-4310-2500 HEALTH INSURANCE-CITY	24,792.48	111,128.25	247,346.00	136,217.75	44.9
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA	182.00	4,960.33	14,000.00	9,039.67	35.4
01-4310-2510 DENTAL INSURANCE-CITY	704.28	3,180.93	6,558.00	3,377.07	48.5
01-4310-2515 VISION	339.72	1,513.50	3,072.00	1,558.50	49.3
01-4310-2600 ST & LONG TERM DISABILITY	310.79	1,685.84	4,231.00	2,545.16	39.8
01-4310-2760 OTHER EMPLOYEE BENEFITS	.00	500.00	.00	(500.00)	.0
TOTAL PERSONAL SERVICES	110,342.41	537,890.75	1,167,260.00	629,369.25	46.1
MATERIALS AND SERVICES:					
01-4310-3200 OPERATING SUPPLIES	634.73	8,501.06	17,000.00	8,498.94	50.0
01-4310-3400 MINOR EQUIPMENT	749.98	1,804.84	3,500.00	1,695.16	51.6
01-4310-3500 MOTOR FUELS & LUBRICANTS	3,380.21	28,926.98	100,000.00	71,073.02	28.9
01-4310-3600 COMPUTER SOFTWARE	44.99	134.97	6,800.00	6,665.03	2.0
01-4310-4200 PROFESSIONAL SERVICES	7,359.50	50,971.24	240,000.00	189,028.76	21.2
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG	113.00	373.00	3,000.00	2,627.00	12.4
01-4310-5100 TELEPHONE & COMMUNICATIONS	.00	90.00	8,000.00	7,910.00	1.1
01-4310-5200 UTILITIES	2,222.97	5,440.44	19,500.00	14,059.56	27.9
01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU	267.19	5,307.05	7,500.00	2,192.95	70.8
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ	905.63	58,460.35	90,000.00	31,539.65	65.0
01-4310-6910 OTHER PURCHASED SERVICES	490.42	3,436.64	16,000.00	12,563.36	21.5
01-4310-6920 SIGNS & SIGNALIZATION	2,038.45	4,493.40	16,000.00	11,506.60	28.1
01-4310-6930 STREET LIGHTING	2,109.53	7,743.15	18,500.00	10,756.85	41.9
01-4310-6950 MAINTENANCE & IMPROVEMENTS	9,357.13	43,467.97	350,000.00	306,532.03	12.4
TOTAL MATERIAL AND SERVICES	29,673.73	219,151.09	895,800.00	676,648.91	24.5
TOTAL STREET	140,016.14	757,041.84	2,063,060.00	1,306,018.16	36.7

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
PERSONAL SERVICES:					
01-4510-1000 SALARIES	21,822.95	118,399.76	283,682.00	165,282.24	41.7
01-4510-1500 PART-TIME/SEASONAL	2,868.00	7,895.00	65,000.00	57,105.00	12.2
01-4510-1900 OVERTIME	.00	1,592.21	.00	(1,592.21)	.0
01-4510-2100 FICA TAXES - CITY	1,860.90	9,631.26	26,674.00	17,042.74	36.1
01-4510-2200 STATE RETIREMENT - CITY	2,610.04	14,351.12	33,928.00	19,576.88	42.3
01-4510-2400 WORKER'S COMPENSATION - CITY	362.26	1,867.82	4,709.00	2,841.18	39.7
01-4510-2500 HEALTH INSURANCE - CITY	8,581.12	42,905.60	88,413.00	45,507.40	48.5
01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA	93.59	4,083.62	5,000.00	916.38	81.7
01-4510-2510 DENTAL INSURANCE-CITY	229.50	1,147.50	2,526.00	1,378.50	45.4
01-4510-2515 VISION	108.00	540.00	1,104.00	564.00	48.9
01-4510-2600 ST & LONG TERM DISABILITY	136.55	682.75	1,828.00	1,145.25	37.4
01-4510-2800 STATE UNEMPLOYMENT INSURANCE	.00	.00	1,000.00	1,000.00	.0
TOTAL PERSONAL SERVICES	38,672.91	203,096.64	513,864.00	310,767.36	39.5
MATERIALS AND SERVICES:					
01-4510-3100 OFFICE SUPPLIES & POSTAGE	.00	2.32	750.00	747.68	.3
01-4510-3200 OPERATING SUPPLIES	492.64	1,810.79	4,500.00	2,689.21	40.2
01-4510-3250 RECREATION SUPPLIES	457.84	2,008.79	11,000.00	8,991.21	18.3
01-4510-3280 YOUTH GOLF	.00	.00	1,100.00	1,100.00	.0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPL	124.06	2,001.11	7,500.00	5,498.89	26.7
01-4510-3310 STATE SALES TAX-PARK	.00	3,219.75	8,500.00	5,280.25	37.9
01-4510-3500 MOTOR FUELS & LUBRICANTS	234.77	234.77	1,500.00	1,265.23	15.7
01-4510-4200 PROFESSIONAL SERVICE	27.45	1,239.35	7,000.00	5,760.65	17.7
01-4510-4410 ADVERTISING & PUBLICATIONS	.00	.00	1,000.00	1,000.00	.0
01-4510-4800 DUES, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG	.00	247.80	1,000.00	752.20	24.8
01-4510-5100 TELEPHONE & COMMUNICATIONS	.00	69.99	1,500.00	1,430.01	4.7
01-4510-5200 UTILITIES	1,569.70	2,949.48	10,500.00	7,550.52	28.1
01-4510-6000 REPAIR & MAINT--AUTOMOTIVE EQU	.00	199.57	3,000.00	2,800.43	6.7
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ	.00	168.71	3,000.00	2,831.29	5.6
TOTAL MATERIAL AND SERVICES	2,906.46	14,152.43	62,350.00	48,197.57	22.7
TOTAL RECREATION	41,579.37	217,249.07	576,214.00	358,964.93	37.7
TOTAL FUND EXPENDITURES	869,859.11	6,283,858.29	13,688,825.00	7,404,966.71	45.9
NET REVENUE OVER EXPENDITURES	(317,331.51)	(232,521.73)	.00	232,521.73	.0

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

WAGON DAYS FUND

ASSETS

02-1000-0000	CASH - COMBINED	13,551.01	
02-1510-0000	INVESTMENTS--WAGON DAYS #1625	(.03)	
02-1520-0000	WAGON DAYS- US BANK #2315	22,677.44	
	TOTAL ASSETS		<u>36,228.42</u>

LIABILITIES AND EQUITY

LIABILITIES

02-2030-0000	ACCOUNTS PAYABLE	(250.00)	
	TOTAL LIABILITIES		(250.00)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
02-2710-0000	WAGON DAYS FUND BALANCE	(45,671.80)	
	REVENUE OVER EXPENDITURES - YTD	82,150.22	
	BALANCE - CURRENT DATE	36,478.42	
	TOTAL FUND EQUITY		<u>36,478.42</u>
	TOTAL LIABILITIES AND EQUITY		<u>36,228.42</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WAGON DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WAGON DAYS REVENUE</u>					
02-3400-1100 WAGON DAYS FEES	.00	.00	1,500.00	1,500.00	.0
02-3400-6700 SALES-SOUVENIRS,TICKET,PICNIC	.00	.00	10,000.00	10,000.00	.0
TOTAL WAGON DAYS REVENUE	.00	.00	11,500.00	11,500.00	.0
<u>MISCELLANEOUS REVENUE</u>					
02-3700-1000 INTEREST EARNINGS	1.73	10.20	500.00	489.80	2.0
02-3700-6500 SPONSORSHIPS	.00	.00	8,000.00	8,000.00	.0
02-3700-7000 RESERVED SEATING	.00	.00	3,500.00	3,500.00	.0
02-3700-8722 TRANSFER FROM LOT	16,450.00	82,250.00	293,400.00	211,150.00	28.0
TOTAL MISCELLANEOUS REVENUE	16,451.73	82,260.20	305,400.00	223,139.80	26.9
TOTAL FUND REVENUE	16,451.73	82,260.20	316,900.00	234,639.80	26.0

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WAGON DAYS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WAGON DAYS EXPENDITURES</u>						
PERSONAL SERVICES:						
02-4530-2900	AWARDS	.00	.00	6,000.00	6,000.00	.0
TOTAL PERSONAL SERVICES		.00	.00	6,000.00	6,000.00	.0
MATERIALS AND SERVICES:						
02-4530-3100	OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
02-4530-3200	OPERATING SUPPLIES	279.98	609.98	7,000.00	6,390.02	8.7
02-4530-3250	SOUVENIRS SUPPLIES	.00	.00	7,500.00	7,500.00	.0
02-4530-3310	STATE SALES TAX	.00	.00	900.00	900.00	.0
02-4530-4200	PROFESSIONAL SERVICES	.00	.00	122,000.00	122,000.00	.0
02-4530-4210	PARADE PARTCPNT/FIDDLERS/POET	(500.00)	(500.00)	75,000.00	75,500.00	(.7)
02-4530-4220	GRAND MARSHAL DINNER	.00	.00	5,500.00	5,500.00	.0
02-4530-4230	HISTORY/CHILDREN'S ACTIVITIES	.00	.00	7,500.00	7,500.00	.0
02-4530-4240	CONCERT	.00	.00	27,000.00	27,000.00	.0
02-4530-4400	ADVERTISING & LEGAL PUBLICATIO	.00	.00	8,000.00	8,000.00	.0
02-4530-5210	SOLID WASTE COLLECTION	.00	.00	4,000.00	4,000.00	.0
TOTAL MATERIAL AND SERVICES		(220.02)	109.98	264,900.00	264,790.02	.0
TOTAL WAGON DAYS EXPENDITURES		(220.02)	109.98	270,900.00	270,790.02	.0
TOTAL FUND EXPENDITURES		(220.02)	109.98	270,900.00	270,790.02	.0
NET REVENUE OVER EXPENDITURES		16,671.75	82,150.22	46,000.00	(36,150.22)	178.6

CITY OF KETCHUM
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL CAPITAL IMPROVEMENT FD

<u>ASSETS</u>			
03-1000-0000	CASH - COMBINED	1,146,228.11	
03-1510-0000	INVESTMENTS--GEN CIP #2572	1,481,282.18	
	TOTAL ASSETS		2,627,510.29
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
03-2030-0000	ACCOUNTS PAYABLE	159,950.00	
	TOTAL LIABILITIES		159,950.00
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
03-2710-0000	GEN CAPITAL IMPRVMT BALANCE	941,431.43	
	REVENUE OVER EXPENDITURES - YTD	1,526,128.86	
	BALANCE - CURRENT DATE	2,467,560.29	
	TOTAL FUND EQUITY		2,467,560.29
	TOTAL LIABILITIES AND EQUITY		2,627,510.29

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>GENERAL CIP REVENUE</u>					
03-3100-6100 IDAHO POWER FRANCHISE	.00	136,374.91	300,000.00	163,625.09	45.5
TOTAL GENERAL CIP REVENUE	.00	136,374.91	300,000.00	163,625.09	45.5
<u>SOURCE 3400</u>					
03-3400-7200 STREET IMPACT FEES	8,984.00	13,476.00	.00 (	13,476.00)	.0
03-3400-7210 PARKS & RECREATION IMPACT FEE	2,094.00	3,141.00	.00 (	3,141.00)	.0
03-3400-7220 FIRE & RESCUE IMPACT FEES	2,092.00	4,184.00	.00 (	4,184.00)	.0
03-3400-7230 POLICE IMPACT FEES	208.00	312.00	.00 (	312.00)	.0
TOTAL SOURCE 3400	13,378.00	21,113.00	.00 (	21,113.00)	.0
<u>MISCELLANEOUS REVENUE</u>					
03-3700-1000 INTEREST EARNINGS	4,782.73	35,728.31	25,000.00 (	10,728.31)	142.9
03-3700-2000 ROW USAGE FEE (ENERGY)	6,460.00	6,460.00	.00 (	6,460.00)	.0
03-3700-3610 WOOD RIVER LAND TRUST REIMB	.00 (	7,235.85)	.00	7,235.85	.0
03-3700-8701 TRANSFER FROM GENERAL FUND	.00	600,000.00	600,000.00	.00	100.0
03-3700-8722 TRANSFER FROM LOT FUND	89,466.67	1,097,333.35	1,723,600.00	626,266.65	63.7
03-3700-8790 ITD MAIN STREET FUNDING	.00	.00	142,000.00	142,000.00	.0
03-3700-8795 OTHER DONATIONS & REIMBURSEME	90,588.79	90,588.79	167,505.00	76,916.21	54.1
03-3700-8798 URA FUNDING	.00	764,078.84	2,965,000.00	2,200,921.16	25.8
TOTAL MISCELLANEOUS REVENUE	191,298.19	2,586,953.44	5,623,105.00	3,036,151.56	46.0
<u>FUND BALANCE</u>					
03-3800-9000 FUND BALANCE	.00	.00	300,000.00	300,000.00	.0
TOTAL FUND BALANCE	.00	.00	300,000.00	300,000.00	.0
TOTAL FUND REVENUE	204,676.19	2,744,441.35	6,223,105.00	3,478,663.65	44.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4193-7110	DOWNTOWN CORE SIDEWALK (P)	12,245.90	78,508.59	900,000.00	821,491.41 8.7
03-4193-7135	MAIN STREET REHAB	6,570.71	106,511.08	66,250.00 (	40,261.08) 160.8
03-4193-7150	BIKE NETWORK IMPROVEMENTS	.00	20,815.31	59,563.00	38,747.69 35.0
03-4193-7160	TOWN SQUARE ALLEY-ASPHALT	.00	.00	50,000.00	50,000.00 .0
03-4193-7180	POWER LINE UNDERGROUNDING (P)	13,483.00	13,483.00	88,600.00	75,117.00 15.2
03-4193-7199	LONG-TERM PLANNING & DESIGN	22,622.85	71,598.35	150,000.00	78,401.65 47.7
03-4193-7200	TECHNOLOGY UPGRADES	3,606.42	6,317.25	95,000.00	88,682.75 6.7
03-4193-7205	WEBSITE REBUILD	5,500.00	81,109.00	60,000.00 (	21,109.00) 135.2
03-4193-7210	SUSTAINABILITY	.00	.00	50,000.00	50,000.00 .0
03-4193-7500	PARKING MANAGEMENT	.00	48,732.30	95,000.00	46,267.70 51.3
03-4193-7501	PUBLIC PARKING OPTIONS (P)	.00	.00	100,000.00	100,000.00 .0
03-4193-7502	INFRASTRUCTURE FOR HOUSING	735.00	5,718.00	800,000.00	794,282.00 .7
03-4193-7607	SIDEWALK CURB AND GUTTER (	919.00)	.00	.00	.00 .0
03-4193-7611	PAVEMENT MANAGEMENT PROG (P)	8,334.00	8,334.00	600,000.00	591,666.00 1.4
03-4193-7614	BOOM TRUCK	.00	.00	100,000.00	100,000.00 .0
03-4193-7615	STREET READER BOARDS	.00	38,778.00	45,000.00	6,222.00 86.2
	TOTAL CAPITAL OUTLAY	72,178.88	479,904.88	3,259,413.00	2,779,508.12 14.7
OTHER EXPENDITURES:					
03-4193-9930	CIP FUND CONTINGENCY	.00	.00	1,072,641.00	1,072,641.00 .0
	TOTAL OTHER EXPENDITURES	.00	.00	1,072,641.00	1,072,641.00 .0
	TOTAL GENERAL CIP EXPENDITURES	72,178.88	479,904.88	4,332,054.00	3,852,149.12 11.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>FACILITY MAINT CIP EXPENDITURE</u>						
CAPITAL OUTLAY:						
03-4194-7120	ATKINSON PARK IRRIG UPGRADES	.00	.00	200,000.00	200,000.00	.0
03-4194-7135	FOREST SRV PARK RENOVATION	4,634.00	9,345.50	80,921.00	71,575.50	11.6
03-4194-7136	HYPERBOREAN CONDO RENOVATIO	50,438.21	173,652.91	203,640.00	29,987.09	85.3
03-4194-7140	BONNING CABIN PRESERVATION	.00	92,500.00	95,456.00	2,956.00	96.9
03-4194-7155	ROTARY PARK REHABILATION	2,819.23	2,819.23	10,000.00	7,180.77	28.2
03-4194-7156	ORE WAGON R&M	.00	46,368.00	120,000.00	73,632.00	38.6
03-4194-7161	VISITOR CENTER BUIDLING R&M	.00	179,435.00	300,000.00	120,565.00	59.8
03-4194-7162	TOWN SQUARE REMODEL PHASE I	85.00	44,823.62	250,000.00	205,176.38	17.9
03-4194-7176	CITY HALL ELECTRICAL UPGRADES	.00	.00	15,000.00	15,000.00	.0
03-4194-7177	CITY HALL 3RD FLOOR	13,215.27	13,643.67	68,000.00	54,356.33	20.1
03-4194-7602	MOWER REPLACEMENT	.00	.00	30,000.00	30,000.00	.0
03-4194-7604	ATV WARMS SPRINGS PRESERVE	.00	19,426.00	20,000.00	574.00	97.1
	TOTAL CAPITAL OUTLAY	71,191.71	582,013.93	1,393,017.00	811,003.07	41.8
	TOTAL FACILITY MAINT CIP EXPENDIT	71,191.71	582,013.93	1,393,017.00	811,003.07	41.8

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL CAPITAL IMPROVEMENT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
03-4210-7100 POLICE VEHICLE (NEW)	.00	76,555.02	60,000.00	(16,555.02)	127.6
TOTAL CAPITAL OUTLAY	.00	76,555.02	60,000.00	(16,555.02)	127.6
TOTAL POLICE CIP EXPENDITURES	.00	76,555.02	60,000.00	(16,555.02)	127.6

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS CIP EXPENDITURES</u>						
CAPITAL OUTLAY:						
03-4310-7125	ELGIN EAGLE - SWEEPER	.00	.00	52,738.00	52,738.00	.0
03-4310-7140	140 GRADER (TBD) - (LEASE/PURC	(56,620.74)	56,620.74	56,621.00	.26	100.0
TOTAL CAPITAL OUTLAY		(56,620.74)	56,620.74	109,359.00	52,738.26	51.8
TOTAL STREETS CIP EXPENDITURES		(56,620.74)	56,620.74	109,359.00	52,738.26	51.8

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

GENERAL CAPITAL IMPROVEMENT FD

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION CIP EXPENDITURES</u>						
CAPITAL OUTLAY:						
03-4510-7130	PARKS UTV	.00	23,217.92	20,000.00	(3,217.92)	116.1
TOTAL CAPITAL OUTLAY		.00	23,217.92	20,000.00	(3,217.92)	116.1
TOTAL RECREATION CIP EXPENDITURE		.00	23,217.92	20,000.00	(3,217.92)	116.1
TOTAL FUND EXPENDITURES		86,749.85	1,218,312.49	5,914,430.00	4,696,117.51	20.6
NET REVENUE OVER EXPENDITURES		117,926.34	1,526,128.86	308,675.00	(1,217,453.86)	494.4

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

ORIGINAL LOT FUND

ASSETS

22-1000-0000	CASH - COMBINED	(	628,487.51)	
22-1050-0000	TAXES RECEIVABLE		342,830.47	
22-1510-0000	INVESTMENTS-LOT #3183		371,951.73	
			<u> </u>	
	TOTAL ASSETS			<u>86,294.69</u>

LIABILITIES AND EQUITY

LIABILITIES

22-2030-0000	ACCOUNTS PAYABLE	(	1,500.00)	
			<u> </u>	
	TOTAL LIABILITIES	(	1,500.00)	

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
22-2710-0000	FUND BALANCE		828,386.94	
	REVENUE OVER EXPENDITURES - YTD	(	740,592.25)	
			<u> </u>	
	BALANCE - CURRENT DATE		87,794.69	
			<u> </u>	
	TOTAL FUND EQUITY			<u>87,794.69</u>
	TOTAL LIABILITIES AND EQUITY			<u>86,294.69</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

ORIGINAL LOT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>ORIGINAL LOT TAX</u>					
22-3100-3000 ORIGINAL LOT TAX	280,506.48	1,515,140.39	3,600,000.00	2,084,859.61	42.1
TOTAL ORIGINAL LOT TAX	280,506.48	1,515,140.39	3,600,000.00	2,084,859.61	42.1
<u>MISCELLANEOUS REVENUE</u>					
22-3700-1000 INTEREST EARNINGS	1,200.95	6,291.46	10,000.00	3,708.54	62.9
22-3700-8725 TRANSFR FROM ADDITIONAL 1%-LOT	4,833.33	24,166.65	60,000.00	35,833.35	40.3
TOTAL MISCELLANEOUS REVENUE	6,034.28	30,458.11	70,000.00	39,541.89	43.5
TOTAL FUND REVENUE	286,540.76	1,545,598.50	3,670,000.00	2,124,401.50	42.1

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

ORIGINAL LOT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ORIGINAL LOT TAX</u>					
MATERIALS AND SERVICES:					
22-4910-3610	303.34	1,219.28	2,000.00	780.72	61.0
22-4910-4200	.00	.00	22,000.00	22,000.00	.0
22-4910-5000	416.67	2,083.35	5,000.00	2,916.65	41.7
22-4910-6060	175.77	12,269.19	120,000.00	107,730.81	10.2
22-4910-6070	.00	3,750.00	15,000.00	11,250.00	25.0
22-4910-6075	.00	.00	3,000.00	3,000.00	.0
22-4910-6080	212,000.00	424,000.00	848,000.00	424,000.00	50.0
22-4910-6085	.00	.00	10,000.00	10,000.00	.0
22-4910-6090	.00	160,290.58	171,005.00	10,714.42	93.7
22-4910-6095	.00	2,995.00	2,995.00	.00	100.0
TOTAL MATERIAL AND SERVICES	212,895.78	606,607.40	1,199,000.00	592,392.60	50.6
OTHER EXPENDITURES:					
22-4910-8801	100,000.00	500,000.00	1,200,000.00	700,000.00	41.7
22-4910-8802	16,450.00	82,250.00	293,400.00	211,150.00	28.0
22-4910-8803	89,466.67	447,333.35	1,073,600.00	626,266.65	41.7
22-4910-8850	.00	650,000.00	650,000.00	.00	100.0
TOTAL OTHER EXPENDITURES	205,916.67	1,679,583.35	3,217,000.00	1,537,416.65	52.2
TOTAL ORIGINAL LOT TAX	418,812.45	2,286,190.75	4,416,000.00	2,129,809.25	51.8
TOTAL FUND EXPENDITURES	418,812.45	2,286,190.75	4,416,000.00	2,129,809.25	51.8
NET REVENUE OVER EXPENDITURES	(132,271.69)	(740,592.25)	(746,000.00)	(5,407.75)	(99.3)

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

ADDITIONAL 1%-LOT FUND

ASSETS

25-1000-0000	CASH - COMBINED		125,283.60	
	TOTAL ASSETS			<u>125,283.60</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
25-2710-0000	FUND BALANCE		160,229.70	
	REVENUE OVER EXPENDITURES - YTD	(	34,946.10)	
	BALANCE - CURRENT DATE		<u>125,283.60</u>	
	TOTAL FUND EQUITY			<u>125,283.60</u>
	TOTAL LIABILITIES AND EQUITY			<u>125,283.60</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

ADDITIONAL 1%-LOT FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>ADDITIONAL 1%-LOT</u>						
25-3100-3010	ADDITIONAL 1%	225,730.26	1,292,050.08	2,900,000.00	1,607,949.92	44.6
	TOTAL ADDITIONAL 1%-LOT	<u>225,730.26</u>	<u>1,292,050.08</u>	<u>2,900,000.00</u>	<u>1,607,949.92</u>	<u>44.6</u>
	TOTAL FUND REVENUE	<u>225,730.26</u>	<u>1,292,050.08</u>	<u>2,900,000.00</u>	<u>1,607,949.92</u>	<u>44.6</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

ADDITIONAL 1%-LOT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADDITIONAL 1%-LOT</u>						
MATERIALS AND SERVICES:						
25-4910-4220	SUN VALLEY AIR SERVICE BOARD	189,223.69	680,216.55	1,421,000.00	740,783.45	47.9
25-4910-4240	SVASB RELEASE FUND BALANCE	.00	.00	105,115.00	105,115.00	.0
25-4910-4250	HOUSING RELEASE FUND BALANCE	.00	.00	55,115.00	55,115.00	.0
	TOTAL MATERIAL AND SERVICES	189,223.69	680,216.55	1,581,230.00	901,013.45	43.0
OTHER EXPENDITURES:						
25-4910-8822	TRANSFER TO ORIG LOT-DIR COST	4,833.33	24,166.65	58,000.00	33,833.35	41.7
25-4910-8824	TRANSFER TO HOUSING	108,031.80	622,612.98	1,421,000.00	798,387.02	43.8
	TOTAL OTHER EXPENDITURES	112,865.13	646,779.63	1,479,000.00	832,220.37	43.7
	TOTAL ADDITIONAL 1%-LOT	302,088.82	1,326,996.18	3,060,230.00	1,733,233.82	43.4
	TOTAL FUND EXPENDITURES	302,088.82	1,326,996.18	3,060,230.00	1,733,233.82	43.4
	NET REVENUE OVER EXPENDITURES	(76,358.56)	(34,946.10)	(160,230.00)	(125,283.90)	(21.8)

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

FIRE BOND FUND

ASSETS

41-1000-0000	CASH - COMBINED	288,731.02	
41-1050-0000	TAXES RECEIVABLE--CURRENT	7,291.72	
		<u> </u>	
	TOTAL ASSETS		<u>296,022.74</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
41-2710-0000	FUND BALANCE	4,703.00	
	REVENUE OVER EXPENDITURES - YTD	291,319.74	
		<u> </u>	
	BALANCE - CURRENT DATE		<u>296,022.74</u>
	TOTAL FUND EQUITY		<u>296,022.74</u>
	TOTAL LIABILITIES AND EQUITY		<u>296,022.74</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

FIRE BOND FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>PROPERTY TAX</u>						
41-3100-1000	PROPERTY TAX GO LEVY	12,677.37	411,134.64	617,019.00	205,884.36	66.6
41-3100-9000	PENALTY & INTEREST ON TAXES	195.81	819.48	.00	(819.48)	.0
	TOTAL PROPERTY TAX	<u>12,873.18</u>	<u>411,954.12</u>	<u>617,019.00</u>	<u>205,064.88</u>	<u>66.8</u>
	TOTAL FUND REVENUE	<u>12,873.18</u>	<u>411,954.12</u>	<u>617,019.00</u>	<u>205,064.88</u>	<u>66.8</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

FIRE BOND FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE BOND FUND EXP/TRNFRS</u>					
MATERIALS AND SERVICES:					
41-4800-4205 PROF SERVICES PAYING AGENT	.00	.00	3,000.00	3,000.00	.0
TOTAL MATERIAL AND SERVICES	.00	.00	3,000.00	3,000.00	.0
OTHER EXPENDITURES:					
41-4800-8100 DEBT SRVC ACCT PRINCIPL-FIRE	.00	.00	355,000.00	355,000.00	.0
41-4800-8200 DEBT SRVC ACCT INTEREST-FIRE	120,634.38	120,634.38	259,019.00	138,384.62	46.6
TOTAL OTHER EXPENDITURES	120,634.38	120,634.38	614,019.00	493,384.62	19.7
TOTAL FIRE BOND FUND EXP/TRNFR	120,634.38	120,634.38	617,019.00	496,384.62	19.6
TOTAL FUND EXPENDITURES	120,634.38	120,634.38	617,019.00	496,384.62	19.6
NET REVENUE OVER EXPENDITURES	(107,761.20)	291,319.74	.00	(291,319.74)	.0

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

IN-LIEU HOUSING FUND

ASSETS

52-1515-0000	INVESTMENTS--IN-LIEU HOUS#3044		496,404.95	
	TOTAL ASSETS			496,404.95

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
52-2710-0000	FUND BALANCE	485,868.45		
	REVENUE OVER EXPENDITURES - YTD	10,536.50		
	BALANCE - CURRENT DATE		496,404.95	
	TOTAL FUND EQUITY			496,404.95
	TOTAL LIABILITIES AND EQUITY			496,404.95

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

IN-LIEU HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
52-3700-1000 INTEREST EARNINGS	1,602.78	10,536.50	.00	(10,536.50)	.0
52-3700-7500 IN-LIEU-AFFORDABLE HOUSING FEE	.00	.00	800,000.00	800,000.00	.0
TOTAL MISCELLANEOUS REVENUE	1,602.78	10,536.50	800,000.00	789,463.50	1.3
<u>FUND BALANCE</u>					
52-3800-9000 FUND BALANCE	.00	.00	1,200,000.00	1,200,000.00	.0
TOTAL FUND BALANCE	.00	.00	1,200,000.00	1,200,000.00	.0
TOTAL FUND REVENUE	1,602.78	10,536.50	2,000,000.00	1,989,463.50	.5

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

IN-LIEU HOUSING FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IN-LIEU HOUSING EXPENDITURES</u>					
OTHER EXPENDITURES:					
52-4410-9930 COM.HOUSING OP. CONTINGENCY	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL OTHER EXPENDITURES	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL IN-LIEU HOUSING EXPENDITURE	.00	.00	2,000,000.00	2,000,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	2,000,000.00	2,000,000.00	.0
NET REVENUE OVER EXPENDITURES	1,602.78	10,536.50	.00	(10,536.50)	.0

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

COMMUNITY HOUSING

ASSETS

54-1000-0000	CASH - COMBINED		820,270.26	
	TOTAL ASSETS			<u>820,270.26</u>

LIABILITIES AND EQUITY

LIABILITIES

54-2030-0000	ACCOUNTS PAYABLE		(132.15)	
54-2300-0000	DEPOSITS-SEC DEP LTL		425.00	
54-2300-0001	DEPOSITS-SEC DEP BIRD DR		(3,100.00)	
54-2300-0002	DEPOSITS-SEC DEP EVERGREEN		1,500.00	
	TOTAL LIABILITIES			(1,307.15)

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
54-2710-0000	FUND BALANCE	1,046,173.20		
	REVENUE OVER EXPENDITURES - YTD	(224,595.79)		
	BALANCE - CURRENT DATE		<u>821,577.41</u>	
	TOTAL FUND EQUITY			<u>821,577.41</u>
	TOTAL LIABILITIES AND EQUITY			<u>820,270.26</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>COMMUNITY HOUSING REVENUE</u>					
54-3700-2000 LIFT TOWER LODGE RENTS	6,544.00	32,680.00	70,000.00	37,320.00	46.7
54-3700-2012 EVERGREEN RENTS	7,085.00	34,753.00	.00	(34,753.00)	.0
54-3700-3610 REFUNDS & REIM BLAINE COUNTY	.00	.00	154,500.00	154,500.00	.0
54-3700-4000 DEED RESTRICTED PROP SALE	.00	.00	230,517.00	230,517.00	.0
54-3700-8701 TRANSFER FROM GENERAL FUND	.00	400,000.00	400,000.00	.00	100.0
54-3700-8705 TRANSFER FROM ADDITIONAL .50%	108,031.80	622,612.98	1,421,000.00	798,387.02	43.8
TOTAL COMMUNITY HOUSING REVEN	121,660.80	1,090,045.98	2,276,017.00	1,185,971.02	47.9
TOTAL FUND REVENUE	121,660.80	1,090,045.98	2,276,017.00	1,185,971.02	47.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

COMMUNITY HOUSING

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY HOUSING EXPENSE</u>					
PERSONAL SERVICES:					
54-4410-1000 SALARIES	34,009.00	187,193.70	440,057.00	252,863.30	42.5
54-4410-1500 PART-TIME SALARIES	193.12	668.48	.00	(668.48)	.0
54-4410-2100 FICA TAXES-CITY	2,547.83	13,988.42	33,664.00	19,675.58	41.6
54-4410-2200 STATE RETIREMENT-CITY	4,090.58	22,468.34	52,631.00	30,162.66	42.7
54-4410-2400 WORKMEN'S COMPENSATION-CITY	33.35	181.67	1,248.00	1,066.33	14.6
54-4410-2500 HEALTH INSURANCE-CITY	10,910.56	54,552.80	124,099.00	69,546.20	44.0
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)	(932.08)	7,189.78	7,000.00	(189.78)	102.7
54-4410-2510 DENTAL INSURANCE-CITY	298.41	1,478.41	3,540.00	2,061.59	41.8
54-4410-2515 VISION REIMBURSEMENT ACCT(HRA)	137.30	681.30	1,632.00	950.70	41.8
54-4410-2600 LONG TERM DISABILITY	210.45	1,052.25	2,640.00	1,587.75	39.9
TOTAL PERSONAL SERVICES	51,498.52	289,455.15	666,511.00	377,055.85	43.4
MATERIALS AND SERVICES:					
54-4410-3100 GENERAL OFFICE	673.26	4,195.06	11,489.00	7,293.94	36.5
54-4410-4200 PROFESSIONAL SERVICES	350.00	30,248.25	100,000.00	69,751.75	30.3
54-4410-4210 LEASE TO LOCALS INCENTIVES	6,000.00	13,200.00	.00	(13,200.00)	.0
54-4410-4225 DEED RESTRICTIONS	.00	427,706.88	608,100.00	180,393.12	70.3
54-4410-4250 LIFT TOWER LODGE PROFF SVCS	306.25	9,899.68	40,000.00	30,100.32	24.8
54-4410-4260 EVERGREEN PROF SVCS	11,590.64	49,639.79	.00	(49,639.79)	.0
54-4410-4270 291 N 2ND PROF SVCS	1,720.00	2,680.00	.00	(2,680.00)	.0
54-4410-5110 COMPUTER NETWORK	.00	.00	4,000.00	4,000.00	.0
54-4410-5200 LIFT TOWER LODGE UTILITIES	3,094.74	8,614.04	25,000.00	16,385.96	34.5
54-4410-5210 291 N 2ND AVE UTILITIES	1,073.92	3,270.19	.00	(3,270.19)	.0
54-4410-5215 EVERGREEN UTILITIES	1,798.66	4,455.57	.00	(4,455.57)	.0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT	18,073.06	18,661.61	100,000.00	81,338.39	18.7
54-4410-5910 291 REPAIR & MAINTENANCE	.00	905.00	.00	(905.00)	.0
54-4410-5915 EVERGREEN REPAIR & MAINTENANC	3,886.74	5,810.55	.00	(5,810.55)	.0
TOTAL MATERIAL AND SERVICES	48,567.27	579,286.62	888,589.00	309,302.38	65.2
OTHER EXPENDITURES:					
54-4410-8000 REIMBURSEMENT BCHA OP & PROG	.00	395,900.00	395,900.00	.00	100.0
54-4410-8010 REIMBURSE BCHA BLAINE CO CONT	.00	.00	154,500.00	154,500.00	.0
54-4410-8030 REIMBURSE GENERAL FUND	.00	.00	230,517.00	230,517.00	.0
54-4410-8040 BLAINE COUNTY CHARITABLE FUND	.00	50,000.00	.00	(50,000.00)	.0
TOTAL OTHER EXPENDITURES	.00	445,900.00	780,917.00	335,017.00	57.1
TOTAL COMMUNITY HOUSING EXPEN	100,065.79	1,314,641.77	2,336,017.00	1,021,375.23	56.3
TOTAL FUND EXPENDITURES	100,065.79	1,314,641.77	2,336,017.00	1,021,375.23	56.3
NET REVENUE OVER EXPENDITURES	21,595.01	(224,595.79)	(60,000.00)	164,595.79	(374.3)

CITY OF KETCHUM
BALANCE SHEET
FEBRUARY 28, 2026

WATER FUND

ASSETS

63-1000-0000	CASH - COMBINED	1,674,223.16	
63-1150-0000	ACCTS RCVBL--WATER	45,549.36	
63-1510-0000	INVESTMENTS-WATER FUND #976	3,669,282.34	
63-1610-0000	FIXED ASSETS--LAND	15,380.00	
63-1620-0000	FIXED ASSETS--BUILDINGS	13,922,544.35	
63-1630-0000	ACCUM DEPRN--BUILDINGS	(8,516,282.06)	
63-1660-0000	FIXED ASSETS--MACHINERY & EQUI	1,341,870.88	
63-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP	(502,655.12)	
63-1800-0000	DEFERRED OUTFLOWS OF RESOURCES	42,761.88	
63-1900-0000	UNAMORTIZED BOND DISCOUNT 2016	7,659.48	
	TOTAL ASSETS		11,700,334.27

LIABILITIES AND EQUITY

LIABILITIES

63-2300-0000	ACCRUED INTEREST PAYABLE	4,506.21	
63-2330-0000	BONDS PAYABLE-2015B	2,045,000.00	
63-2340-0000	WA REFNDING BONDS PAYABLE 2016	339,000.00	
63-2390-0000	COMPENSATED ABSENCES PAYABLE	76,807.21	
63-2395-0000	NET PENSION LIABILITY	226,921.45	
63-2500-0000	UNAMORTIZED BOND PREMIUM	144,478.10	
63-2510-0000	DEFERRED INFLOWS OF RESOURCES	98,237.16	
	TOTAL LIABILITIES		2,934,950.13

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
63-2710-0000	WATER FUND BALANCE	2,161,077.05	
63-2720-0000	RETAINED EARNINGS	6,585,036.55	
	REVENUE OVER EXPENDITURES - YTD	19,270.54	
	BALANCE - CURRENT DATE		8,765,384.14
	TOTAL FUND EQUITY		8,765,384.14
	TOTAL LIABILITIES AND EQUITY		11,700,334.27

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WATER REVENUE</u>					
63-3400-6100 WATER CHARGES	144,751.01	1,078,428.99	3,298,000.00	2,219,571.01	32.7
63-3400-6600 WA CONNECT FEE/FIRELINE/METER	.00	.00	10,000.00	10,000.00	.0
TOTAL WATER REVENUE	144,751.01	1,078,428.99	3,308,000.00	2,229,571.01	32.6
<u>MISCELLANEOUS REVENUE</u>					
63-3700-1000 INTEREST EARNINGS	11,847.30	62,064.82	100,000.00	37,935.18	62.1
63-3700-7000 MISCELLANEOUS REVENUE	.00	1,464.64	2,500.00	1,035.36	58.6
TOTAL MISCELLANEOUS REVENUE	11,847.30	63,529.46	102,500.00	38,970.54	62.0
TOTAL FUND REVENUE	156,598.31	1,141,958.45	3,410,500.00	2,268,541.55	33.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
PERSONAL SERVICES:					
63-4340-1000	30,419.97	168,565.41	326,609.00	158,043.59	51.6
63-4340-1800	1,835.96	10,248.02	22,000.00	11,751.98	46.6
63-4340-1900	894.45	5,217.40	20,000.00	14,782.60	26.1
63-4340-2100	2,496.93	13,927.74	28,199.00	14,271.26	49.4
63-4340-2200	3,964.81	22,010.17	44,086.00	22,075.83	49.9
63-4340-2400	549.56	3,109.27	5,863.00	2,753.73	53.0
63-4340-2500	9,521.93	47,214.00	93,833.00	46,619.00	50.3
63-4340-2505	1,189.16	11,230.24	6,000.00	(5,230.24)	187.2
63-4340-2510	284.50	1,409.47	2,910.00	1,500.53	48.4
63-4340-2515	122.00	605.03	1,272.00	666.97	47.6
63-4340-2600	187.13	935.65	1,937.00	1,001.35	48.3
	<u>51,466.40</u>	<u>284,472.40</u>	<u>552,709.00</u>	<u>268,236.60</u>	<u>51.5</u>
TOTAL PERSONAL SERVICES					
MATERIALS AND SERVICES:					
63-4340-3100	22.75	22.75	1,000.00	977.25	2.3
63-4340-3120	1,246.86	2,504.96	7,500.00	4,995.04	33.4
63-4340-3200	1,395.69	8,253.17	20,000.00	11,746.83	41.3
63-4340-3250	132.00	702.00	3,000.00	2,298.00	23.4
63-4340-3400	299.00	785.53	3,000.00	2,214.47	26.2
63-4340-3500	802.27	3,361.87	10,000.00	6,638.13	33.6
63-4340-3600	.00	644.00	10,000.00	9,356.00	6.4
63-4340-3800	939.53	2,379.88	10,000.00	7,620.12	23.8
63-4340-4200	715.69	28,758.26	150,000.00	121,241.74	19.2
63-4340-4300	8,544.84	68,720.59	65,000.00	(3,720.59)	105.7
63-4340-4600	.00	12,369.78	16,000.00	3,630.22	77.3
63-4340-4800	.00	252.00	1,000.00	748.00	25.2
63-4340-4900	.00	690.00	5,000.00	4,310.00	13.8
63-4340-5100	674.98	3,757.91	12,000.00	8,242.09	31.3
63-4340-5200	1,770.66	29,605.57	120,000.00	90,394.43	24.7
63-4340-5500	12,500.00	62,500.00	150,000.00	87,500.00	41.7
63-4340-6000	225.71	6,504.85	6,000.00	(504.85)	108.4
63-4340-6100	2,659.73	38,787.99	60,000.00	21,212.01	64.7
63-4340-6910	.00	369.24	10,000.00	9,630.76	3.7
	<u>31,929.71</u>	<u>270,970.35</u>	<u>659,500.00</u>	<u>388,529.65</u>	<u>41.1</u>
TOTAL MATERIAL AND SERVICES					
CAPITAL OUTLAY:					
63-4340-7900	.00	.00	275,000.00	275,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>275,000.00</u>	<u>275,000.00</u>	<u>.0</u>
TOTAL CAPITAL OUTLAY					
OTHER EXPENDITURES:					
63-4340-8801	33,636.17	168,180.85	403,634.00	235,453.15	41.7
63-4340-8864	.00	350,000.00	700,000.00	350,000.00	50.0
63-4340-9930	.00	.00	200,000.00	200,000.00	.0
	<u>33,636.17</u>	<u>518,180.85</u>	<u>1,303,634.00</u>	<u>785,453.15</u>	<u>39.8</u>
TOTAL OTHER EXPENDITURES					

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL WATER EXPENDITURES	117,032.28	1,073,623.60	2,790,843.00	1,717,219.40	38.5

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER DEBT SERVICE EXPENDITRE</u>					
MATERIALS AND SERVICES:					
63-4800-4200	.00	.00	500.00	500.00	.0
	.00	.00	500.00	500.00	.0
OTHER EXPENDITURES:					
63-4800-8300	.00	.00	86,125.00	86,125.00	.0
63-4800-8400	.00	46,115.01	51,125.00	5,009.99	90.2
63-4800-8600	.00	.00	168,950.00	168,950.00	.0
63-4800-8700	2,949.30	2,949.30	2,950.00	.70	100.0
	2,949.30	49,064.31	309,150.00	260,085.69	15.9
	2,949.30	49,064.31	309,650.00	260,585.69	15.9
	119,981.58	1,122,687.91	3,100,493.00	1,977,805.09	36.2
	36,616.73	19,270.54	310,007.00	290,736.46	6.2

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

WATER CAPITAL IMPROVEMENT FUND

ASSETS

64-1000-0000	CASH - COMBINED	(	513,403.58)	
64-1510-0000	INVESTMENTS--WATER CIP #2138		735,116.99	
				<u>221,713.41</u>
	TOTAL ASSETS			<u>221,713.41</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
64-2710-0000	FUND BALANCE		281,671.79	
	REVENUE OVER EXPENDITURES - YTD	(	59,958.38)	
				<u>221,713.41</u>
	BALANCE - CURRENT DATE			<u>221,713.41</u>
	TOTAL FUND EQUITY			<u>221,713.41</u>
	TOTAL LIABILITIES AND EQUITY			<u>221,713.41</u>

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WATER CAPITAL IMPROVEMENT FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>WATER CIP REVENUE</u>						
64-3400-7300	WATER CONNECTION FEES	.00	10,086.00	100,000.00	89,914.00	10.1
	TOTAL WATER CIP REVENUE	.00	10,086.00	100,000.00	89,914.00	10.1
<u>MISCELLANEOUS REVENUE</u>						
64-3700-1000	INTEREST EARNINGS	2,373.53	12,434.28	30,000.00	17,565.72	41.5
64-3700-8763	TRANSFER FROM WATER FUND	.00	350,000.00	700,000.00	350,000.00	50.0
	TOTAL MISCELLANEOUS REVENUE	2,373.53	362,434.28	730,000.00	367,565.72	49.7
	TOTAL FUND REVENUE	2,373.53	372,520.28	830,000.00	457,479.72	44.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WATER CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
64-4340-7650	16,645.50	98,336.66	200,000.00	101,663.34	49.2
64-4340-7804	.00	3,358.75	.00	(3,358.75)	.0
64-4340-7809	3,030.50	202,498.75	298,791.00	96,292.25	67.8
64-4340-7810	3,248.25	26,245.45	44,181.00	17,935.55	59.4
64-4340-7811	.00	63,737.24	150,000.00	86,262.76	42.5
64-4340-7812	.00	.00	100,000.00	100,000.00	.0
64-4340-7813	26,796.68	38,301.81	50,000.00	11,698.19	76.6
TOTAL CAPITAL OUTLAY	49,720.93	432,478.66	842,972.00	410,493.34	51.3
TOTAL WATER CIP EXPENDITURES	49,720.93	432,478.66	842,972.00	410,493.34	51.3
TOTAL FUND EXPENDITURES	49,720.93	432,478.66	842,972.00	410,493.34	51.3
NET REVENUE OVER EXPENDITURES	(47,347.40)	(59,958.38)	(12,972.00)	46,986.38	(462.2)

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

WASTEWATER FUND

ASSETS

65-1000-0000	CASH - COMBINED	717,900.06	
65-1150-0000	ACCTS RCVBL	20,510.04	
65-1500-1000	INVSTMNT-ST.TR.DIV.BND-WW	201,093.97	
65-1510-0000	INVESTMENTS-WASTEWATER #889	2,509,263.26	
65-1620-0000	FIXED ASSETS--BUILDINGS	19,726,457.55	
65-1630-0000	ACCUM DEPRN--BUILDINGS	(7,719,399.16)	
65-1660-0000	FIXED ASSETS--MACHINERY & EQUI	1,661,875.75	
65-1670-0000	ACCUM DEPRN--MACHINERY & EQUIP	(875,808.53)	
65-1800-0000	DEFERRED OUTFLOWS OF RESOURCES	52,264.07	
	TOTAL ASSETS		16,294,157.01

LIABILITIES AND EQUITY

LIABILITIES

65-2030-0000	ACCOUNTS PAYABLE	3.33	
65-2300-0000	ACCRUED INTEREST PAYABLE	12,096.67	
65-2350-0000	BONDS PAYABLE-S2023	5,900,000.00	
65-2390-0000	COMPENSATED ABSENCES PAYABLE	42,612.71	
65-2395-0000	NET PENSION LIABILITY	277,347.19	
65-2500-0000	UNAMORTIZED BOND PREMIUM	665,977.74	
65-2510-0000	DEFERRED INFLOWS OF RESOURCES	120,067.64	
	TOTAL LIABILITIES		7,018,105.28

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
65-2710-0000	WASTEWATER FUND BALANCE	11,540,875.04	
65-2720-0000	RETAINED EARNINGS	(2,473,470.69)	
	REVENUE OVER EXPENDITURES - YTD	208,647.38	
	BALANCE - CURRENT DATE		9,276,051.73
	TOTAL FUND EQUITY		9,276,051.73
	TOTAL LIABILITIES AND EQUITY		16,294,157.01

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WASTEWATER REVENUE</u>					
65-3400-7100 WASTEWATER CHARGES	264,121.66	1,284,822.49	2,960,000.00	1,675,177.51	43.4
65-3400-7300 WASTEWATER INSPECTION FEES	.00	40.00	.00	(40.00)	.0
65-3400-7800 SUN VALLEY WA & SW DISTRICT CH	77,001.97	342,079.83	1,200,793.00	858,713.17	28.5
TOTAL WASTEWATER REVENUE	341,123.63	1,626,942.32	4,160,793.00	2,533,850.68	39.1
<u>MISCELLANEOUS REVENUE</u>					
65-3700-1000 INTEREST EARNINGS	8,101.85	42,443.45	60,000.00	17,556.55	70.7
65-3700-7000 MISCELLANEOUS REVENUE	.00	2,963.83	.00	(2,963.83)	.0
TOTAL MISCELLANEOUS REVENUE	8,101.85	45,407.28	60,000.00	14,592.72	75.7
TOTAL FUND REVENUE	349,225.48	1,672,349.60	4,220,793.00	2,548,443.40	39.6

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER EXPENDITURES</u>					
PERSONAL SERVICES:					
65-4350-1000	SALARIES-WASTEWATER	42,527.28	223,707.32	530,195.00	306,487.68 42.2
65-4350-1800	SHIFT COVERAGE ON CALL	1,601.74	7,890.56	20,000.00	12,109.44 39.5
65-4350-1900	OVERTIME	1,592.59	8,646.81	15,000.00	6,353.19 57.7
65-4350-2100	FICA TAXES-CITY	3,418.95	18,025.50	43,237.00	25,211.50 41.7
65-4350-2200	STATE RETIREMENT-CITY	5,468.31	28,733.23	67,597.00	38,863.77 42.5
65-4350-2400	WORKMEN'S COMPENSATION-CITY	642.55	3,399.32	7,815.00	4,415.68 43.5
65-4350-2500	HEALTH INSURANCE-CITY	17,948.57	84,642.81	203,403.00	118,760.19 41.6
65-4350-2505	HEALTH REIMBURSEMENT ACCT(HRA	764.03	14,409.52	13,000.00	(1,409.52) 110.8
65-4350-2510	DENTAL INSURANCE-CITY	494.00	2,273.66	5,652.00	3,378.34 40.2
65-4350-2515	VISION	226.00	1,054.72	2,712.00	1,657.28 38.9
65-4350-2600	LONG TERM DISABILITY	255.57	1,222.49	3,338.00	2,115.51 36.6
	<u>TOTAL PERSONAL SERVICES</u>	<u>74,939.59</u>	<u>394,005.94</u>	<u>911,949.00</u>	<u>517,943.06 43.2</u>
MATERIALS AND SERVICES:					
65-4350-3100	OFFICE SUPPLIES & POSTAGE	10.80	10.80	500.00	489.20 2.2
65-4350-3120	DATA PROCESSING	1,246.86	2,504.96	8,000.00	5,495.04 31.3
65-4350-3200	OPERATING SUPPLIES	89.76	2,498.77	14,000.00	11,501.23 17.9
65-4350-3400	MINOR EQUIPMENT	54.95	357.82	2,000.00	1,642.18 17.9
65-4350-3500	MOTOR FUELS & LUBRICANTS	.00	4,703.24	20,000.00	15,296.76 23.5
65-4350-3600	COMPUTER SOFTWARE	.00	4,995.47	5,000.00	4.53 99.9
65-4350-3800	CHEMICALS	46.75	23,425.69	105,000.00	81,574.31 22.3
65-4350-4200	PROFESSIONAL SERVICES	16,021.45	27,215.50	205,000.00	177,784.50 13.3
65-4350-4201	IPDES PERMIT FEE	.00	.00	3,800.00	3,800.00 .0
65-4350-4600	INSURANCE	.00	88,961.94	90,000.00	1,038.06 98.9
65-4350-4900	PERSONNEL TRAINING/TRAVEL/MTG	131.95	1,185.84	3,000.00	1,814.16 39.5
65-4350-5100	TELEPHONE & COMMUNICATIONS	333.55	3,678.86	7,000.00	3,321.14 52.6
65-4350-5200	UTILITIES	14,116.54	50,205.17	175,000.00	124,794.83 28.7
65-4350-5500	RIGHT-OF-WAY FEE (STREET DEPT)	12,333.00	61,665.00	148,000.00	86,335.00 41.7
65-4350-6000	REPAIR & MAINT-AUTO EQUIP	224.66	7,674.50	12,000.00	4,325.50 64.0
65-4350-6100	REPAIR & MAINT-MACH & EQUIP	.00	19,075.14	100,000.00	80,924.86 19.1
65-4350-6900	COLLECTION SYSTEM SERVICES/CH	2,590.81	17,064.33	65,000.00	47,935.67 26.3
	<u>TOTAL MATERIAL AND SERVICES</u>	<u>47,201.08</u>	<u>315,223.03</u>	<u>963,300.00</u>	<u>648,076.97 32.7</u>
CAPITAL OUTLAY:					
65-4350-7900	DEPRECIATION EXPENSE	.00	.00	375,000.00	375,000.00 .0
	<u>TOTAL CAPITAL OUTLAY</u>	<u>.00</u>	<u>.00</u>	<u>375,000.00</u>	<u>375,000.00 .0</u>
OTHER EXPENDITURES:					
65-4350-8801	REIMBURSE CITY GENERAL FUND	72,016.25	360,081.25	864,195.00	504,113.75 41.7
65-4350-8867	TRANSFER TO WW CAP IMP FUND	(375,000.00)	250,000.00	500,000.00	250,000.00 50.0
65-4350-9930	WASTEWATER FUND OP.CONTINGEN	.00	.00	50,000.00	50,000.00 .0
	<u>TOTAL OTHER EXPENDITURES</u>	<u>(302,983.75)</u>	<u>610,081.25</u>	<u>1,414,195.00</u>	<u>804,113.75 43.1</u>
	<u>TOTAL WASTEWATER EXPENDITURE</u>	<u>(180,843.08)</u>	<u>1,319,310.22</u>	<u>3,664,444.00</u>	<u>2,345,133.78 36.0</u>

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER DEBT SERVICE EXP</u>					
MATERIALS AND SERVICES:					
65-4800-4200	.00	.00	1,000.00	1,000.00	.0
	.00	.00	1,000.00	1,000.00	.0
OTHER EXPENDITURES:					
65-4800-8500	.00	.00	210,000.00	210,000.00	.0
65-4800-8600	144,392.00	144,392.00	290,400.00	146,008.00	49.7
	144,392.00	144,392.00	500,400.00	356,008.00	28.9
	144,392.00	144,392.00	501,400.00	357,008.00	28.8
	(36,451.08)	1,463,702.22	4,165,844.00	2,702,141.78	35.1
	385,676.56	208,647.38	54,949.00	(153,698.38)	379.7

CITY OF KETCHUM
BALANCE SHEET
FEBRUARY 28, 2026

WASTEWATER CAPITAL IMPROVE FND

ASSETS

67-1000-0000	CASH - COMBINED	(963,363.91)	
67-1510-0000	INVESTMENTS--WW CIP #884	7,304,981.50	
	TOTAL ASSETS		6,341,617.59

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
67-2710-0000	FUND BALANCE	6,190,735.43	
	REVENUE OVER EXPENDITURES - YTD	150,882.16	
	BALANCE - CURRENT DATE		6,341,617.59
	TOTAL FUND EQUITY		6,341,617.59
	TOTAL LIABILITIES AND EQUITY		6,341,617.59

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER CAPITAL IMPROVE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>WASTEWATER CAPITAL REVENUE</u>					
67-3400-7300 WASTEWATER CONNECTION FEES	.00	6,572.25	75,000.00	68,427.75	8.8
67-3400-7800 SUN VALLEY WA & SW DISTRICT CH	102,889.40	870,257.85	3,645,410.00	2,775,152.15	23.9
TOTAL WASTEWATER CAPITAL REVE	102,889.40	876,830.10	3,720,410.00	2,843,579.90	23.6
<u>MISCELLANEOUS REVENUE</u>					
67-3700-1000 INTEREST EARNINGS	23,586.16	123,561.60	100,000.00	(23,561.60)	123.6
67-3700-8765 TRANSFER FROM WASTEWATER FUN	(375,000.00)	250,000.00	500,000.00	250,000.00	50.0
TOTAL MISCELLANEOUS REVENUE	(351,413.84)	373,561.60	600,000.00	226,438.40	62.3
TOTAL FUND REVENUE	(248,524.44)	1,250,391.70	4,320,410.00	3,070,018.30	28.9

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER CAPITAL IMPROVE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER CIP EXPENDITURES</u>					
CAPITAL OUTLAY:					
67-4350-7800 CONSTRUCTION	.00	.00	100,000.00	100,000.00	.0
67-4350-7809 ENERGY EFFICIENCY PROJECTS	.00	10,256.68	50,000.00	39,743.32	20.5
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)	1,195.00	27,777.04	142,502.00	114,724.96	19.5
67-4350-7815 AERATION BASINS BLOWERS & ELEC	2,990.87	26,884.52	525,000.00	498,115.48	5.1
67-4350-7816 UPGRADE FILTER PLC	.00	.00	50,000.00	50,000.00	.0
67-4350-7818 ROTARY DRUM THICK & DEWATERIN	188,909.15	976,826.30	6,152,319.00	5,175,492.70	15.9
67-4350-7819 REPLACE PUMPS	.00	.00	40,000.00	40,000.00	.0
67-4350-7820 VEHICLE REPLACEMENT	.00	.00	70,000.00	70,000.00	.0
67-4350-7821 AERATION BASIN UPGRADE	.00	.00	160,000.00	160,000.00	.0
67-4350-7822 OUTFALL CLEARING	.00	.00	83,500.00	83,500.00	.0
67-4350-7823 HAUL TRUCK	.00	57,765.00	60,000.00	2,235.00	96.3
TOTAL CAPITAL OUTLAY	<u>193,095.02</u>	<u>1,099,509.54</u>	<u>7,433,321.00</u>	<u>6,333,811.46</u>	<u>14.8</u>
TOTAL WASTEWATER CIP EXPENDITURE	<u>193,095.02</u>	<u>1,099,509.54</u>	<u>7,433,321.00</u>	<u>6,333,811.46</u>	<u>14.8</u>
TOTAL FUND EXPENDITURES	<u>193,095.02</u>	<u>1,099,509.54</u>	<u>7,433,321.00</u>	<u>6,333,811.46</u>	<u>14.8</u>
NET REVENUE OVER EXPENDITURES	<u>(441,619.46)</u>	<u>150,882.16</u>	<u>(3,112,911.00)</u>	<u>(3,263,793.16)</u>	<u>4.9</u>

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

POLICE TRUST FUND

ASSETS

90-1000-0000	CASH - COMBINED		1,385.60	
90-1510-0000	INVESTMENTS-POLICE TR-JUS#1755		7,328.17	
90-1512-0000	INVESTMENTS-POLICE TR-TRS#2196		375.71	
			<u> </u>	
	TOTAL ASSETS			<u>9,089.48</u>

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
90-2710-0000	FUND BALANCE	8,959.18		
	REVENUE OVER EXPENDITURES - YTD	130.30		
		<u> </u>		
	BALANCE - CURRENT DATE		9,089.48	
			<u> </u>	
	TOTAL FUND EQUITY			<u>9,089.48</u>
	TOTAL LIABILITIES AND EQUITY			<u>9,089.48</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

POLICE TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
90-3700-1000	INTEREST EARNINGS	24.87	130.30	.00	(130.30)	.0
	TOTAL MISCELLANEOUS REVENUE	24.87	130.30	.00	(130.30)	.0
<u>FUND BALANCE</u>						
90-3800-9000	FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
	TOTAL FUND BALANCE	.00	.00	7,500.00	7,500.00	.0
	TOTAL FUND REVENUE	24.87	130.30	7,500.00	7,369.70	1.7

CITY OF KETCHUM
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

POLICE TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
90-4900-6910 OTHER PURCHASED SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL MATERIAL AND SERVICES	.00	.00	7,500.00	7,500.00	.0
TOTAL POLICE TRUST EXPENDITURE	.00	.00	7,500.00	7,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	7,500.00	7,500.00	.0
NET REVENUE OVER EXPENDITURES	24.87	130.30	.00	(130.30)	.0

CITY OF KETCHUM
BALANCE SHEET
FEBRUARY 28, 2026

PARKS/REC DEV TRUST FUND

ASSETS

93-1000-0000	CASH - COMBINED	426,605.06	
93-1510-0000	INVESTMENTS--PARK DEV TR #3280	145,896.12	
93-1512-0000	INVESTMENTS--WSP RESTOR #3766	465,802.51	
93-1515-0000	WSRESTORE US BANK#2333	180,756.79	
	TOTAL ASSETS		1,219,060.48

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

93-2710-0000	PARK/REC DEV TRUST UNASSIGNED	199,336.41	
93-2710-0001	WARM SPRINGS PRESERVE	462,956.84	
93-2710-0003	GUY COLES SKATE PARK	1,175.66	
93-2710-0004	HEMINGWAY SPLASH PARK	500.35	
93-2710-0005	PARK MEM. BENCH/TREE	(815.87)	
93-2710-0006	RIVER PARK	70.00	
93-2710-0007	ICE RINK	24,835.85	
93-2710-0008	KAGAN PARK	4,657.86	
93-2710-0009	PUMP PARK	2,260.25	
93-2710-0010	YOUTH RECREATION SCHOLARSHIPS	3,891.73	
93-2710-0011	JAZZ IN THE PARK	36,178.75	
93-2710-0012	KETCHEM ALIVE	4,570.29	
93-2710-0013	CHILDRENS RECREATION	4,987.00	
93-2710-0014	TREE FUND	1,501.95	
93-2710-0015	LITTLE LEAGUE FIELD	2,529.22	
93-2710-0016	WATCH ME GROW GARDEN	(742.03)	
93-2710-0017	YOUTH GOLF	19,394.55	
93-2710-0018	KETCHUM ARTS COMMISSION	4,465.45	
93-2710-0019	PERCENT FOR ART	11,678.07	
	REVENUE OVER EXPENDITURES - YTD	435,628.15	
	BALANCE - CURRENT DATE		1,219,060.48
	TOTAL FUND EQUITY		1,219,060.48
	TOTAL LIABILITIES AND EQUITY		1,219,060.48

CITY OF KETCHUM
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
93-3700-1000 INTEREST EARNINGS	2,324.47	10,749.61	40,000.00	29,250.39	26.9
93-3700-5900 WARM SPRINGS PRESERVE	.00	1,847,993.87	.00	(1,847,993.87)	.0
93-3700-5910 WARM SPRINGS PRES-RESTORATIO	12.46	28,187.63	3,997,560.00	3,969,372.37	.7
93-3700-6000 GUY COLES SKATE PARK	.00	50.00	.00	(50.00)	.0
93-3700-6500 ICE RINK/ZAMBONI	.00	1,050.00	.00	(1,050.00)	.0
93-3700-6800 KETCHUM ARTS COMMISSION	.00	35,000.00	.00	(35,000.00)	.0
93-3700-7000 MISCELLANEOUS DONATIONS	1,200.00	5,800.00	.00	(5,800.00)	.0
93-3700-7200 JAZZ IN THE PARK	.00	1,500.00	.00	(1,500.00)	.0
93-3700-7900 DONATIONS-C. GATES YOUTH GOLF	.00	1,272.23	.00	(1,272.23)	.0
TOTAL MISCELLANEOUS REVENUE	3,536.93	1,931,603.34	4,037,560.00	2,105,956.66	47.8
TOTAL FUND REVENUE	3,536.93	1,931,603.34	4,037,560.00	2,105,956.66	47.8

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

PARKS/REC DEV TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS/REC TRUST EXPENDITURES</u>					
MATERIALS AND SERVICES:					
93-4900-6000 GUY COLES SKATE PARK	.00	.00	1,176.00	1,176.00	.0
93-4900-6100 HEMINGWAY SPLASH PARK	.00	.00	500.00	500.00	.0
93-4900-6500 ICE RINK-PRIVATE	.00	1,994.94	24,836.00	22,841.06	8.0
93-4900-6600 KAGAN PARK	.00	.00	4,658.00	4,658.00	.0
93-4900-6710 LITTLE PARK	.00	.00	2,529.00	2,529.00	.0
93-4900-6800 KETCHUM ARTS COMMISSION	.00	.00	51,143.00	51,143.00	.0
TOTAL MATERIAL AND SERVICES	.00	1,994.94	84,842.00	82,847.06	2.4
CAPITAL OUTLAY:					
93-4900-7100 YOUTH RECREATION SCHOLARSHIP	.00	.00	9,892.00	9,892.00	.0
93-4900-7200 JAZZ IN THE PARK	.00	.00	36,179.00	36,179.00	.0
93-4900-7300 KETCH'EM ALIVE	.00	.00	4,570.00	4,570.00	.0
93-4900-7400 CHILDREN'S RECREATION	.00	.00	4,987.00	4,987.00	.0
93-4900-7499 TREE FUND EXPENSES	.00	.00	1,502.00	1,502.00	.0
93-4900-7700 WATCH ME GROW GARDEN	.00	.00	219.00	219.00	.0
93-4900-7900 YOUTH GOLF	.00	.00	21,395.00	21,395.00	.0
93-4900-7950 WARM SPRINGS PRESR-RESTORATI	111,332.61	1,493,980.25	4,617,481.00	3,123,500.75	32.4
TOTAL CAPITAL OUTLAY	111,332.61	1,493,980.25	4,696,225.00	3,202,244.75	31.8
TOTAL PARKS/REC TRUST EXPENDIT	111,332.61	1,495,975.19	4,781,067.00	3,285,091.81	31.3
TOTAL FUND EXPENDITURES	111,332.61	1,495,975.19	4,781,067.00	3,285,091.81	31.3
NET REVENUE OVER EXPENDITURES	(107,795.68)	435,628.15	(743,507.00)	(1,179,135.15)	58.6

CITY OF KETCHUM
 BALANCE SHEET
 FEBRUARY 28, 2026

DEVELOPMENT TRUST FUND

<u>ASSETS</u>			
94-1000-0000	CASH - COMBINED		288,779.93
94-1500-0000	OFFSITE VENDOR DEPOSITS	(	2,500.00)
94-1501-0000	INVST-ALPENGLOW	(	500.00)
94-1502-0000	INVST-CONST/PHASE DEV ECT		93,287.94
			<u>379,067.87</u>
	TOTAL ASSETS		<u>379,067.87</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
94-2060-0000	DEVELOPMENT TRUST FUNDS PAYABL		332,005.28
			<u>332,005.28</u>
	TOTAL LIABILITIES		332,005.28
<u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	47,062.59	
		<u>47,062.59</u>	
	BALANCE - CURRENT DATE		47,062.59
			<u>47,062.59</u>
	TOTAL FUND EQUITY		<u>47,062.59</u>
	TOTAL LIABILITIES AND EQUITY		<u>379,067.87</u>

CITY OF KETCHUM
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

DEVELOPMENT TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
94-3700-1000 INTEREST EARNINGS	6.44	34.69	.00	(34.69)	.0
94-3700-7000 MISCELLANEOUS REVENUE	.00	.00	650,000.00	650,000.00	.0
94-3700-8119 POSTER CONSTRUCTION	.00	163,527.90	.00	(163,527.90)	.0
TOTAL MISCELLANEOUS REVENUE	6.44	163,562.59	650,000.00	486,437.41	25.2
TOTAL FUND REVENUE	6.44	163,562.59	650,000.00	486,437.41	25.2

CITY OF KETCHUM
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING FEBRUARY 28, 2026

DEVELOPMENT TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEVELOPMENT TRUST EXPENDITUR</u>						
MATERIALS AND SERVICES:						
94-4900-6910	OTHER MISC. ACCOUNTS	.00	.00	650,000.00	650,000.00	.0
TOTAL MATERIAL AND SERVICES		.00	.00	650,000.00	650,000.00	.0
OTHER EXPENDITURES:						
94-4900-8100	J BROWN DEVELOPMENT LLC	.00	62,800.00	.00	(62,800.00)	.0
94-4900-8115	JOHN & HEIDI JACOBI	.00	53,700.00	.00	(53,700.00)	.0
TOTAL OTHER EXPENDITURES		.00	116,500.00	.00	(116,500.00)	.0
TOTAL DEVELOPMENT TRUST EXPEN		.00	116,500.00	650,000.00	533,500.00	17.9
TOTAL FUND EXPENDITURES		.00	116,500.00	650,000.00	533,500.00	17.9
NET REVENUE OVER EXPENDITURES		6.44	47,062.59	.00	(47,062.59)	.0



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- These prioritized sidewalk projects demonstrate staff’s focus on ADA sidewalk compliance initiatives and were approved by council on March 12th, 2026.
- 1st Ave & 5th St Sidewalk works in conjunction with the asphalt rehabilitation of the sections of 1st Ave.
- The Trail Creek to River St Trees & Lights to be completed in collaboration with ITD’s road rebuild of Hwy 75.
- Sidewalk pricing provided as a not-to-exceed price and the project will include value engineering in the field to ensure a cost-effective execution of design.
- All effected businesses and stakeholders have expressed satisfaction with the planned designs & construction schedule windows, to be completed prior to July.
- Lunceford Excavation was awarded by council as the contractor via a RFQ process on October 6th 2025.

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

Sustainability Impact:

Financial Impact:

Attachments:

-
-



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

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

Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
- The attached application is for the period of March 25, 2026 – August 31,2026.
- Council approval is requested to complete the process of issuing such beer, wine and liquor licenses.

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

Pursuant to Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any individual or business to sell liquor, beer, or wine at retail or by-the-drink within the City without first obtaining the appropriate licenses as required under Ordinance 367. All City-issued liquor, beer, and wine licenses expire annually and must be renewed by September 1.

The business listed below has applied to sell beer, wine, and liquor. (Wine is included within the liquor license fee.)

The business has submitted the required applications, and Council approval is requested to finalize the issuance of the applicable beer, wine, and liquor license.

Sustainability Impact:

None

Financial Impact:

Revenue:	The City will realize a revenue of \$281.37 from approval of this license in accordance with the current fee structure.
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Attachments:

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

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor</u>
Ciclo of Sun Valley DBA Catalina's	X	X	X	X	

Premises Number: 5B-38431

Idaho State Police

Retail Alcohol Beverage License

License Year: 2026
License Number: 38431

This is to certify, that Ciclo of Sun Valley LLC
doing business as: Catalina's by Ciclo

is licensed to sell alcoholic beverages as stated below at:

231 E 2nd Street , Ketchum, Blaine County

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

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

Liquor	No
Beer	Yes <u>\$20.00</u>
Wine by the bottle	Yes <u>\$20.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$140.00

CICLO OF SUN VALLEY LLC
 CATALINA'S BY CICLO
 3180 MOUNTAIN ASH DR.

 HAILEY, ID 83333
Mailing Address

Valid

03/11/2026 - 07/31/2026

Expires
07/31/2026

2026

BLAINE COUNTY
STATE OF IDAHO

No. 2026-010

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT _____ CICLO OF SUN VALLEY LLC
doing business as _____ CATALINAS
at _____ 230 WALNUT AVE, KETCHUM, IDAHO 83340

a(n) SOLE PROPRIETOR _____, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2025

Transfer Fee	60.00
Bottled/canned beer, Consumed off premise	\$25.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$0.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$185.00

Signature of Licensee or Officer of Corporation _____

This license is TRANSFERABLE and EXPIRES 07/31/2026.
Witness my hand and seal

Angus McConry

Chairman

Muffy Davis

Commissioner

Lindsay Molleneaux

Commissioner

[Signature]
Clerk of the Board of County Commissioners



(This license must be conspicuously displayed)





City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 26, 2026	Staff Member/Dept:	Jeff Vert/Water Reclamation Facility Manager

Agenda Item:	Recommendation to approve Task Order #08 HDR preliminary engineering report.
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Recommended Motion:

I move to approve Task Order #08 Ketchum and SVWSD Water Reclamation Facility aeration upgrades phase II preliminary engineering report for a not to exceed amount of \$98,300.00 and Purchase Order #26114

Reasons for Recommendation:

- | |
|--|
| <ul style="list-style-type: none"> Aeration basins #01 and #02 – evaluate structural condition of the 60-year-old concrete tank, upgrade the activated sludge process to Modified Ludzack-Ettinger (MLE) to match the recently upgraded aeration basins #03 and #04 |
| <ul style="list-style-type: none"> Replace or repair a 30-year old grit removal system |
| <ul style="list-style-type: none"> Replace 40-year-old RAS pumps, valves, and piping. |
| <ul style="list-style-type: none"> Replace site stormwater discharge to the river to a dry-well system. |

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

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Sustainability Impact:

None

Financial Impact:

Adequate funds exist in the 2026 budget.	This expense will be shared equally with the Sun Valley Water and Sewer District.
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Attachments:

Exhibit A

TASK ORDER NO. 08

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

TASK ORDER NUMBER: 08

PROJECT NAME: Ketchum and SVWSD Water Reclamation Facility (WRF) – Aeration Upgrades Phase II Preliminary Engineering Report

PART 1.0 TASK ORDER DESCRIPTION:

Provide Preliminary Engineering Report (PER) regarding second phase of implementation of process improvements for the biological treatment system for current and known future design conditions. The upgrades include modifying Aeration Basins (AB) #1 and #2 to match recently upgraded AB #3 and #4, upgrading the grit removal system, upgrading the RAS pumping system, and site work for stormwater containment and repaving.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER:

See Exhibit A.

PART 3.0 OWNER’S RESPONSIBILITIES:

See Exhibit A.

PART 4.0 PERIOD OF SERVICE:

February 2026 – December 2026

PART 5.0 ENGINEER’S FEE:

See Exhibit A for breakdown.

Task Order #08: Ketchum and SVWSD Water Reclamation Facility (WRF) – Aeration Upgrades Phase II Preliminary Engineering Report.

\$ 98,300.00

PART 6.0 OTHER: N/A

This Task Order is executed this _____ day of _____ 2026.

CITY OF KETCHUM, ID

“OWNER”

BY: _____

NAME: Pete Prekeges

TITLE: Mayor

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

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

“OWNER”

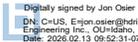
BY: _____

NAME: Peter Hendricks

TITLE: Chairman

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

HDR ENGINEERING, INC.
“ENGINEER”

BY: Jon Osier 
Digitally signed by Jon Osier
DN: c=US, e=jon.osier@hdrinc.com, o=HDR
Engineering Inc., ou= Idaho, cn=Jon Osier
Date: 2026.02.13 09:52:31-0700

NAME: Jon Osier

TITLE: Vice President

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

EXHIBIT A

Background

The Ketchum and SVWSD Water Reclamation Facility (WRF) treats the wastewater generated by the City of Ketchum and Sun Valley. The WRF is jointly owned (50/50) by the City of Ketchum and the Sun Valley Water & Sewer District (SVWSD). Treated water is either discharged to the Big Wood River per an Idaho Pollutant Discharge Elimination System (IPDES) permit or to recycled water application sites under a “City-wide” Reuse permit.

Future planning for the WRF is found in a Wastewater Facility Planning Study (FPS) completed by HDR in 2022 and approved by Idaho Department of Environmental Quality (IDEQ). This Task Order defines the next project identified in the FPS capital improvements plan (CIP). The Preliminary Engineering Report (PER) is a required first step to be reviewed by IDEQ before the detailed design phase.

The PER provided by this Scope of Services (Task Order) will be used to advance WRF treatment operations critical to current and future performance in these general areas:

- I. Aeration basins #01 and #02 – evaluate the condition of the 60-year-old concrete tank,
- II. Aeration basins #01 and #02 – upgrade the activated sludge process to Modified Ludzack-Ettinger (MLE) to match the recently upgraded aeration basins #03 and #04,
- III. Grit removal system – replace or repair a 30-year old grit removal system,
- IV. Return activated sludge (RAS) pump station – replace 40-year-old RAS pumps, valves, and piping, and
- V. Site stormwater containment – replace site stormwater discharge to the river to a dry-well system.

The PER tasks are generally summarized below:

Aeration Upgrades Phase II PER

- Summarize the current, intermediate, and future design conditions (from FPS).
- Review the Sumo biological model for aeration basin minimum and maximum air flows to meet current and future loading demands.
- Prepare preliminary hydraulic model of the WRF from the Headworks influent splitter box to the Effluent Pump Station.
- Conduct a structural condition assessment on Aeration Basins 01 & 02 (constructed in 1968).
- Provide recommendations on structural modifications/repair of existing Aeration Basins 01 & 02.
- Provide recommendations for MLE process modifications to Aeration Basins 01 & 02.

- Provide recommendations on minor modifications to Aeration Basins 03 & 04 to support scum removal in the north anoxic zones.
- Review the existing grit removal system (constructed in 1997) and provide recommendations to repair/replace existing system.
- Prepare preliminary layout for grit removal system modifications.
- Prepare layout for a third owner-furnished aeration blower and associated owner-furnished variable frequency drive in the Blower Building to provide redundancy.
- Prepare preliminary layout for RAS pumping system modifications.
- Review the existing site stormwater management strategy and provide recommendations to eliminate direct stormwater discharge to the Big Wood River.

The engineering services described in detail for this Scope of Services are as follows:

Scope of Services

Task 100 – Project Management

Objective

Budget Status Monitoring: Monitor the project work for the overall Project, the budget expended, the estimated cost of the work remaining, and the estimated cost at completion. Inform OWNER of budget status through the monthly invoices, provide invoice progress reports and progress conference calls. Manage activities within overall total Project budget. Develop and Execute the Quality Assurance/Quality Control (QA/QC) Plan.

Approach

- Communicate scope, schedule, and budget status with OWNER and the project team through project management plan, telephone calls, and e-mail communications.
- Monitor project progress including work completed, work remaining, budget expended, schedule, estimated cost of work remaining, and estimated cost at completion.
- Prepare and submit monthly progress reports and invoices to OWNER. The monthly progress report will include work performed within invoiced period, tracking of ENGINEER contract changes and the cumulative effect of changes on ENGINEER contract budget.
- Provide review of approach and resources being applied to the services in this task order by ENGINEER's wastewater construction technical director or designee.

Assumptions

- This task is for the management of ENGINEER's contract.

- ENGINEER will manage ENGINEER staff and sub-consultants.
- Costs for this contract will be tracked at the task level.
- Budget may be transferred between tasks and from sub-consultant to ENGINEER without an amendment to the Agreement, unless such transfers also require a change in total fee.
- Invoice and progress report format will follow ENGINEER standard format.
- One progress report and invoice will be submitted to OWNER each month.
- Engineer's subcontractor expense costs and other direct expenses for all tasks and subtasks will be billed to OWNER with a 10 percent markup.
- Monthly client progress updates (30-minute conference call with HDR project manager)
- Duration of the project – 8 months.
- Monthly invoices over project duration.

Deliverables

- Monthly progress reports and invoices transmitted to OWNER via e-mail in .pdf format.

Task 200 - Aeration Basins 01 & 02 Condition Assessment

Objective

The objective of Task 200 is to inspect the structural condition of the existing concrete Aeration Basins 01 & 02, which were originally constructed in 1968. The age of the tank and the design standards used almost 60 years ago make it highly unlikely that the tank can be salvaged without major modifications. An assessment goal will be to determine upgrade solutions for the future basins using updated structural design standards and the same basin footprint.

Approach

- In one of the two basins the floor will be inspected (it is assumed each have approximately the same condition). The Owner shall select the basin (drain and clean) prior to the inspection. The other basin shall be drained with only the wall condition inspected. The condition assessment will include the following:
 - Thorough visual assessment of accessible concrete.
 - Aural sounding of concrete around areas of cracking to look for voids or delamination. Aural sounding is a simple non-destructive inspection method (tapping with a hammer) to detect hidden defects. It relies on the inspector's experience to differentiate sounds and is used to determine the condition.

- Provide recommendations on structural and process recommendations for modification of existing Aeration Basins 01 & 02. Prepare preliminary layout for the basin modifications.
 - Structural recommendations based on results of condition assessment.

Assumptions

- An initial site visit will be arranged to kick-off this scope of work. The content of the structural condition assessment and PER will be discussed, as well as the communication protocol. This will also be an opportunity to collect detailed analytical and operation data, review preferred site design, review the blower layout, take photos, and discuss electrical. The meeting will be attended by two HDR engineers (PM and PE) and an electrical engineer.
- Aeration Basin 01 and Aeration Basin 02 structural conditions are approximately equivalent, so only one basin floor will be assessed. Basin walls in each basin will be examined, as well as the divider wall between Basin 01 and 02.
- Society of Professional Rope Access Technicians (SPRAT) rope access will be used for confined space entry and non-entry rescue.
- Owner will fully dewater basin and remove sludge in proposed areas of wall and floor inspection prior to condition assessment team starting work.
- One (1) site visit for condition assessment, duration of three (3) days.

Deliverables

- Condition assessment and recommendations for AB #1 and #2
- Prepare a technical memorandum (TM) for the aeration basin condition assessment. The cost opinion for the tank modifications will be provided in Task 500.

Task 300 - Aeration Basins 01 & 02 Upgrades for MLE Process

Objective

The layout for the MLE process will attempt to closely mirror the recently upgraded AB #3 and #4. This includes: walkway for divider wall between trains #1 and #2, divider walls within each train to create three zones, anoxic mixing in Zone 1, aeration diffusers in all three zones, and mixed liquor recycle (MLR).

Approach

- Layout for MLE process includes:
 - This includes reviewing past operating data to understand the minimum, average, and maximum air flows required during a typical year. Review of the flow and oxygen demand load (BOD and nitrogen) from the past year will be adjusted to match

“typical” current conditions. Some of the recent abnormal load data during the pandemic period (2020 – 2022) showed high organic loading resulting in higher required air flows. This recent data will be sorted out to determine how it impacts the design air flow.

- Establish design flows and loads for the current (2025) conditions.
- Review SUMO biological computer model from the results provided in the MLE TM (dated 3/20/2023).
- Provide recommendations on minor modifications to Aeration Basins 03 & 04 to support scum removal in the north anoxic zones.
- Provide layout drawings showing center wall walkway, zone divider walls for three zones in each train, aeration layout, anoxic zone mixing, mixed liquor recycle (MLR) pump layout, and instrumentation.
- Prepare layout for a third owner-furnished aeration blower and associated variable frequency drive in the Blower Building to provide redundancy.

Assumptions

- Owner will supply analytical data (flow, BOD, TSS, NH3-N, TKN) and operational data (air flow) for verification of existing conditions for computer modeling.
- Layout of AB #1 and #2 for MLE process will closely mirror AB #3 and #4. The preliminary structural design will incorporate recommendations resulting from the condition assessment in Task 200.

Deliverables

- Provide a layout drawing for the installation of aeration blower #3.
- Layout drawings of AB #1 and #2.
- Prepare a technical memorandum (TM) for the aeration basin upgrades and cost opinion. The cost opinion will be provided for the entire preliminary design and is further described in Task 500.

Task 400 – Grit System Upgrades

Objective

The objective of Task 400 is to provide recommendations and preliminary engineering report/design for upgrades or replacement of the grit removal system. The grit removal building and associated equipment was installed about 30 years ago. The typical design life of wastewater equipment is about 20 years. The building remains within the typical design life of about 50 years.

Approach

- Review the design criteria for the current system and compare to the current and future flow/loads. The planning period is 20 years (~ year 2045).
- Provide recommendations to repair/replace the existing grit removal system.
- Prepare preliminary layout for the grit system modifications.

Assumptions

- The equipment assessment will begin during the kick-off meeting. This will be an opportunity to collect detailed analytical and operation data, review layout, take photos, and discuss operational issues.

Deliverables

- Provide a layout drawing of the grit removal system upgrades.
- Prepare a technical memorandum (TM) for the grit system condition assessment, recommended upgrades, and associated cost opinion. The cost opinion will be provided for the entire preliminary design and is further described in Task 500.

Task 500 – Miscellaneous Upgrades

Objective

Review and document the hydraulic model for the treatment process from influent to effluent. Review and establish containment of stormwater within the plant site (dry wells). Review the existing potable water usage for the plant. Determine the upgrades to the RAS/WAS pump station (in the basement of the blower building).

Approach

- Develop preliminary hydraulic model of the WRF from the Headworks influent splitter box to the Effluent Pump Station using Visual Hydraulics.
- Review the existing site stormwater management strategy and provide recommendations to eliminate site stormwater discharge to the Big Wood River.
- Review existing potable water usage across the Ketchum / SVWSD WRF and document monthly water usage estimates. Review will consist of the following:
 - Potable water usage requirements for new and existing process equipment.
 - Estimated water consumption for grass landscaping across the WRF property.
 - Estimated water consumption for employees working at the Ketchum / SVWSD WRF site (including wastewater, water, and administrative personnel).

- Provide recommendations for RAS pumping system modifications and prepare preliminary layout for the modifications.

Assumptions

- Owner will provide miscellaneous water level elevations to support calibration of hydraulic model.
- Site survey will be required for areas without adequate data. Survey instruction will be provided by HDR. Survey costs will be billed directly to Ketchum/SVWSD.
- Stormwater volumes will be based upon estimations of typical precipitation events and durations. Soils infiltration rates will be based upon percolation tests conducted at the site in 2025.
- The following assumptions apply to development of potable water usage estimates for the Ketchum / SVWSD WRF:
 - Process equipment water usage based on manufacturer-provided usage requirements, not necessarily actual usage.
 - Grass landscaping water usage based on irrigated grass turf consumption estimates based on Ketchum Ranger Station data available from ET-IDWR.
 - Water usage for personnel will be estimated based on an assumption of 20 gallons per day per employee (equivalent to estimated wastewater generated by office-based employee per IDAPA 58.01.03).
- RAS pump, valves, and flow meters will be matched to existing layout and operational needs.

Deliverables

- Prepare a technical memorandum (TM) for miscellaneous upgrades will include:
 - a plant hydraulic profile showing control points and key process elevations,
 - a stormwater grading plan and dry-well location plan,
 - a hydraulic balance of water usage for process equipment and administration buildings, and
 - layout of the RAS pump station showing revised piping, valves, and meters.
- Breakdown of opinion of probable construction costs (Class 3, +30%, -15% in accordance with AACE 17R-97) for the miscellaneous upgrades. In providing opinions of probable construction cost, HDR has no control over cost or price of labor and materials, unknown or latent conditions of existing equipment or structures that might affect operation or maintenance costs, competitive bidding procedures and market conditions, time or quality of performance by operating personnel or third parties, and other economic and operational factors that might materially affect the ultimate project

construction cost or schedule. HDR, therefore, will not warranty that project costs will not vary from their opinions, analyses, projections, or estimates.

Final PER Deliverables

- Draft - Aeration Upgrades Phase II PER - pdf format for OWNER review. Compiling technical memorandums for each task and a summary of construction costs (Class 3 OPCC).
- Draft - Aeration Upgrades Phase II 30% Design Drawings - pdf format for OWNER review (see table below).
- Final - Aeration Upgrades Phase II PER - pdf format for Idaho DEQ review.

Preliminary Sheet Layout List Aeration Upgrades – Phase II		
1	G-001	COVER SHEET
2	G-002	SHEET INDEX
3	G-003	LEGEND
4	G-004	ABBREVIATIONS
5	G-501	HYDRAULIC PROFILE
6	G-601	DESIGN CRITERIA
7	G-602	EQUIPMENT AND ACTUATED VALVE SCHEDULE
8	X-101	GRIT SYSTEM DEMOLITION PLAN
9	X-102	AERATION BASIN 01 & 02 DEMOLITION PLAN
10	X-103	AERATION BLOWER BUILDING BASEMENT DEMOLITION PLAN
11	C-101	CONTRACTOR STAGING PLAN
12	C-102	YARD PIPING PLAN
13	C-103	YARD PAVING & GRADING PLAN
14	S-101	AERATION BASIN 01 & 02 STRUCTURAL PLAN
15	S-102	AERATION BASIN 03 & 04 STRUCTURAL PLAN
16	D-101	AERATION BASIN 01 & 02 PROCESS PLAN
17	D-102	AERATION BASIN 03 & 04 PROCESS PLAN
18	D-103	AERATION BLOWER BUILDING MAIN FLOOR PIPING PLAN
19	D-104	AERATION BLOWER BUILDING BASEMENT PIPING PLAN
20	D-901	AERATION BASIN 01 & 02 ISOMETRIC
21	D-902	AERATION BASIN 03 & 04 ISOMETRIC

22	D-903	AERATION BLOWER BUILDING ISOMETRIC
23	E-001	ONE-LINE DIAGRAM
24	E-101	ELECTRICAL SITE PLAN
25	E-102	AERATION BLOWER BUILDING MAIN FLOOR ELECTRICAL PLAN
26	E-103	AERATION BLOWER BUILDING BASEMENT ELECTRICAL PLAN
27	Y-000	LEGENDS AND SYMBOLS
28	Y-001	GRIT REMOVAL SYSTEM
29	Y-002	AERATION BASIN 01
30	Y-003	AERATION BASIN 02
31	Y-004	AERATION BLOWERS
32	Y-005	RAS PUMPING

Final Deliverable Assumptions

- Draft PER review will be completed by web conference call, assumed to be 1 hour duration.
- Condition assessment will be provided as an appendix to the PER.
- Preliminary drawings will be provided as a separate file alongside the PER.

Additional Services Not Part of this Scope

Additional services can be provided upon request. The following provides a list of exclusions or situations not included in this scope of services:

- No site visits after the kick-off meeting (only web based virtual meetings) except for condition assessment crew.
- No bench or pilot testing.
- No updates to the FPS.
- No detailed design or bidding documents.
- Excludes any other services not otherwise included in the agreement or not customarily furnished in accordance with generally accepted engineering practices.

Anticipated Schedule Summary

The project schedule assumes the following milestones timeline for project completion.

Activity or Milestone	Date
Notice-to-Proceed (NTP)	February 26, 2026
Task 200 - Aeration Basins 01 & 02 Condition Assessment	May 14, 2026
Task 300 – Aeration Basins 01 and 02 Upgrades	May 14, 2026
Task 400 – Grit System Upgrades	June 11, 2026
Task 500 – Misc. Upgrades	July 23, 2026
Draft PER Deliverable	August 20, 2026
Final PER Deliverable	September 17, 2026

The above schedule will be adjusted based on the actual day the NTP is issued and/or if the City requests additional review time. An additional 30 days has been added to the overall contract period in the Task Order (PM) to allow for project closeout activities.

Fee Summary Table

Subtask	Labor (\$)	Expenses (\$)	Total (\$)
100 – Project Management, Project Financials, Monthly Reports, Kick-off Meeting	\$12,150	\$5,500	\$17,650
200 – Aeration Basin 01 & 02 Condition Assessment	\$15,700	\$7,150	\$22,850
300 – Aeration Basin 01 & 02 Upgrades	\$25,700	-	\$25,700
400 – Grit System Upgrades	\$8,350	-	\$8,350
500 – Misc. Upgrades	\$21,000	\$2,750	\$23,750
TOTAL	\$82,900	\$15,400	\$98,300

Time and expenses, not to exceed \$98,300 without written authorization.



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

-
-
-
-

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

Sustainability Impact:

Financial Impact:

Attachments:

-

WHEN RECORDED, PLEASE RETURN TO:

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

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 24922

THIS AGREEMENT, made and entered into this ____ day of _____, 2026, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and 755 S Broadway LLC ("Owner"), whose mailing address is 2667 S Tacoma Way, Tacoma, Washington 98409.

RECITALS

WHEREAS, Owner is the owner of real property located at 200 N Leadville Avenue and legally described as KETCHUM LOT 1 BLK 23 5500S ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit placement of hydronic snowmelt system for new heated concrete sidewalks and pavers along Leadville Avenue and Second Street. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

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

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

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

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install a hydronic snowmelt system for new heated concrete sidewalks and pavers along Leadville Avenue and Second Street identified in Exhibit "A" within the public right-of-way, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

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

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

- The system shall accurately measure surface and ambient temperatures and shall accurately detect snowfall, ice, and precipitation on the surface.
- The system shall include automatic controls programmed to shut off the system when the pavement temperature is greater than 50 degrees Fahrenheit and precipitation is not falling and programmed to shut off the system when the outdoor temperature is greater than 40 degrees Fahrenheit.
- The system shall be insulated below and around the perimeter with insulation approved by the City Engineer.
- Drainage shall be retained onsite, designed to eliminate standing water, and drain in a manner that results in no icing on adjacent non-snowmelted hard surfaces in the right -of-way, such as asphalt, concrete, or pavers.
- For systems that elect to use a boiler, the boiler shall have an annual fuel utilization efficiency rating of 87% or greater for oil boilers and 90% or greater for gas boilers.

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

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

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

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

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

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

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

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

12. Successors and Assigns - This Agreement shall be binding upon and inures to the benefit of each of the parties hereto and their respective successors and assigns.

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

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

OWNER:

CITY OF KETCHUM:

By: _____
Name: _____
755 S Broadway LLC

By: _____
Peter Prekeges
Its: Mayor

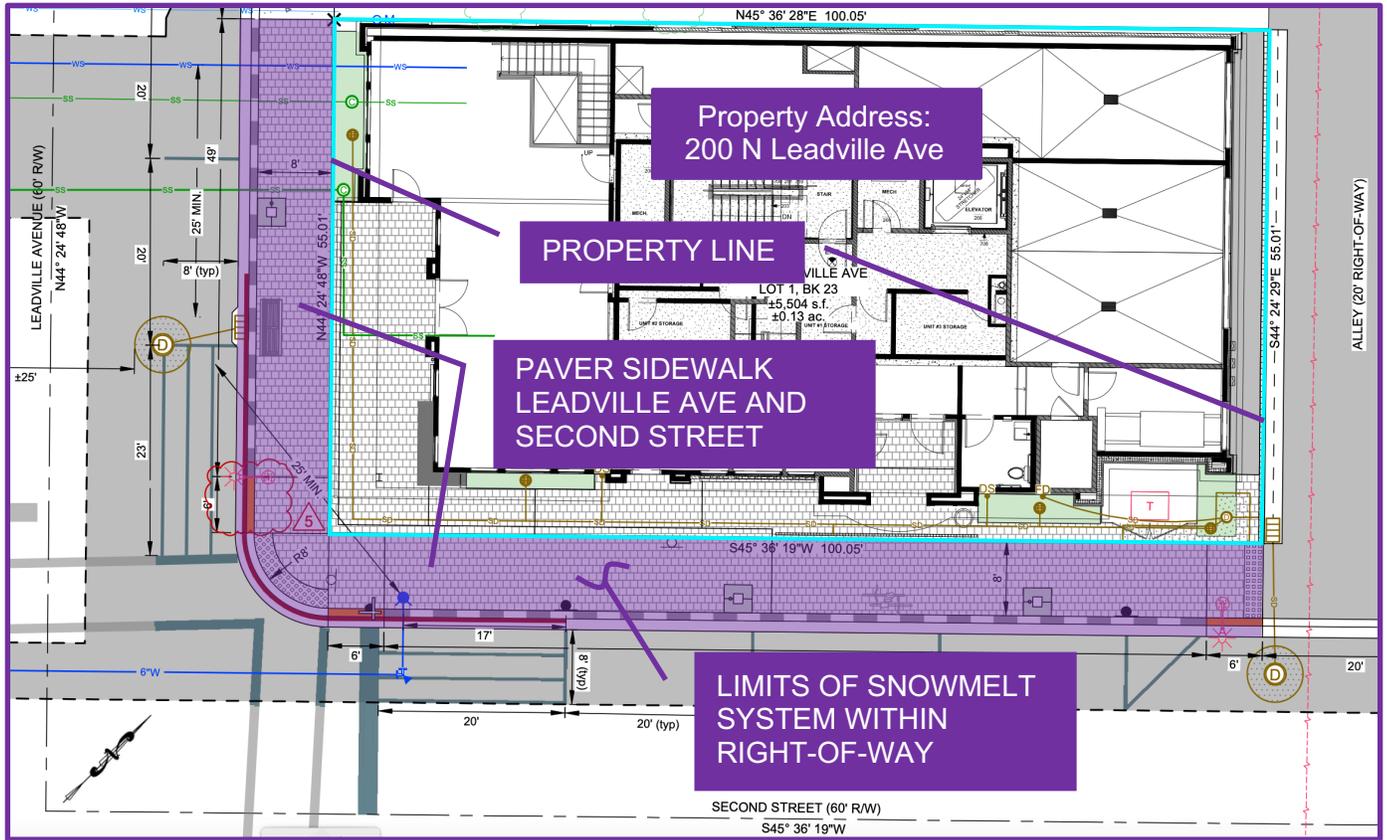
STATE OF _____,)
County of _____) ss.

On this ____ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

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

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"



BASE FIGURE PROVIDED BY APPLICANT.
PREPARED BY GALENA-BENCHMARK ENGINEERING 12.31.2025
ANNOTATED BY CITY ENGINEER ROBYN MATTISON (PURPLE TEXT BOXES) TO CLARIFY
IMPROVEMENTS INCLUDED IN RIGHT-OF-WAY AGREEMENT NO. 24922



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: March 25, 2026 Staff Member/Dept: Jade Riley - Administration

Agenda Item: Recommendation to approve Lease Agreement 26996 with Cairde Group, LLC (dba Starbucks).

Recommended Motion:

I move to approve Lease Agreement 26996 with Starbucks for tenancy at 491 Sun Valley Road.

Reasons for Recommendation:

- The original lease with KURA (2011) was: \$3,000/month plus tenant’s share of utilities, landscape maintenance, snow removal, and taxes; five-year term with two five-year options
KURA transferred ownership to City in November of 2017
The final five-year term was authorized by City Council in 2021
The new lease will take effect November 1, 2026, with a ten-year term and one five-year option.
The tenant has agreed to a significant monthly rate increase reflects the cost offset needed to implement the improvements to the building.
Lease highlights to note:
1.11. Landlord Use of Premises – 4 after-hours public meetings
Access was not included in previous lease versions
1.12. Improvements – see Exhibit C for entire list, highlighted projects include:
New roof (complete)
Refresh of bathroom facilities
Repairs and updates to the HVAC, glass, and electrical systems
16. Signs – Starbucks limited to the three existing exterior signs
City-solicited public feedback (2023) suggested strengthening signage for the Visitor Center/enhancing awareness that it is a public building
Staff is meeting with the tenant on Monday, March 23 for final review and will update Council of any additional edits or requests.

Sustainability Impact:

None

Financial Impact:

None OR Adequate funds exist in account: The FY2027 rent amount is \$8,000/month for a total annual rent of \$96,000 with escalation on the anniversary dates set forth in Exhibit B. Collected rent will be deposited in the General Fund.

Attachments:

1. Cairde Group, LLC lease agreement #26996
○ Exhibit A – Site Plan
○ Exhibit B – Lease Rent Escalation
○ Exhibit C – Landlord improvements
○ Exhibit D – Signs

LEASE AGREEMENT

26996

BETWEEN

CITY OF KETCHUM

AN IDAHO POLITICAL SUBDIVISION

AS LANDLORD

AND

CAIRDE GROUP

AN IDAHO LIMITED LIABILITY COMPANY

AS TENANT

DATED EFFECTIVE: NOVEMBER 1, 2026

LEASE AGREEMENT

THIS LEASE AGREEMENT (this “Lease”) is entered into effective this first day of November 2026, by and between the City of Ketchum, an Idaho political subdivision located in Blaine County, Idaho (“Landlord”) and the Cairde Group, an Idaho limited liability company (“Tenant”).

1. Basic Lease Provisions. For purposes of this Lease, the following terms have the following definitions and meanings:

1.1 Landlord’s Address (For Notices):

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

1.2 Tenant’s Address for Notices:

Cairde Group, LLC
P.O. Box 6336
Ketchum, ID 83340

1.3 Premises: Attached hereto as **Exhibit A**, incorporating exclusive and shared space within the ground floor of the Visitor Center building.

1.4 Term: Ten (10) years, with one five-year option, commencing November 1, 2036.

1.5 Rent Commencement Date (or “Commencement Date”): November 1, 2026.

1.6 Occupancy Date: Tenant currently occupies the Premises under a prior Lease Agreement.

1.7 Expiration Date: November 1, 2036 (end of first term), subject to an additional five (5) year option.

1.8 Rent: Eight thousand dollars (\$8,000) per month for a total annual rent of Ninety-Six Thousand Dollars (\$96,000) with escalation on the anniversary dates as set forth on the Lease Escalation Exhibit attached hereto as **Exhibit B**.

1.9 Security Deposit: None.

1.10 Permitted Use: Operation of a Starbucks franchise, and all purposes, uses and operations related thereto, which will include, without limitation, limited food and beverages, specifically including alcohol, that do not require an exhaust hood or grill. Tenant will share ground floor space with a co-tenant which is currently the Sun Valley/Ketchum Visitors Center as provided in Section 3 and in accordance with the Layout of the Premises on the Attached Site Plan,

Exhibit A. The Building's hours of operations will be governed by Tenant's hours of operations and set by Tenant's management which may change from time to time.

1.11 Landlord Use of Premises: Landlord shall have use of Premises after hours for a total of four (4) public meetings throughout each year. Tenant shall be notified in advance so accommodations can be made for Landlord use. This use is not intended to restrict Permitted Use of Tenant. In such case, Landlord shall be responsible for professional cleaning at the conclusion of such use prior to 6:00 am the next day and shall take sole responsibility for any damage to Starbucks property in the Premises.

1.12 Improvements: Landlord has committed to various enhancements to the Visitor Center Building prior to the commencement date of this Lease and through the term of the Lease as identified on Exhibit C, attached hereto (the "Improvements"). These Improvements include, but are not limited to, updating/refreshing public restrooms, repairs to HVAC, and repairs and updates to glass and electrical systems. Landlord intends to coordinate repair and improvement work with Tenant's improvement schedule. Should that not occur, rent shall be abated for the period of Tenant's business operation required to be closed during completion of Landlord repairs and improvements.

1.13 Early Termination: Landlord retains the right to terminate the Lease provided it provides Tenant with one year's written notice. A termination payment of \$100,000 shall be paid to Tenant if the termination date is between November 1, 2036 and October 31, 2038. A termination payment of \$75,000 shall be paid to Tenant if the termination date is between November 1, 2038 and October 31, 2039. A termination payment of \$50,000 shall be paid to Tenant if the termination date is between November 1, 2039 and October 31, 2040. A termination payment of \$25,000 shall be paid to Tenant if the termination date is on or after November 1, 2040, but prior to Lease maturity. Landlord stipulates that it does not intend to terminate this Lease (other than for Tenant's non-performance or breach) unless it has scheduled the property for redevelopment.

1.14 Separately Metered Utilities; Other Expenses: Tenant shall pay for the separately metered utilities serving only Zones A and B of the Premises. All other expenses, unless otherwise stated herein, are included in the Rent.

1.15 Exhibits: The Exhibits which are attached to this Lease are incorporated herein by this reference.

1.16 Defined Terms: The headings provided in this Section 1 in bold print are used in this Lease as defined terms.

1.17 Beer and Wine License: The parties acknowledge that Tenant may apply for a beer and wine license for use on the Premises, and that said license may be integral to Tenant's intended use of the Premises. Accordingly, Landlord agrees to forever waive any right to object to the issuance or renewal of Tenant's beer and wine license provided Tenant has complied with all City and State law pertaining to the sale of alcohol.

1.18 Exclusive Uses. Landlord covenants and agrees that, so long as Tenant is not in default under this Lease and is operating its Permitted Use in all or substantially all of the Premises, Landlord will not, after the Effective Date of this Lease, lease any other premises in the Building to any tenant for the purpose of operating (i) a coffee shop; (ii) a restaurant which more than 20% of its sales are derived from the sale of coffee; or (iii) any business (x) which competes with Tenant, as determined by Tenant in its sole but reasonable discretion, or (y) which will have a material adverse impact on Tenant's business or operations, as determined by Tenant in its sole but reasonable discretion.

This Section 1 represents a summary of the basic terms and definitions of this Lease. In the event of any inconsistency between the terms contained in this Section 1 and any specific provision of this Lease, the terms of the more specific provision shall prevail.

2. Premises. In consideration of the payment of rent and the performance of the covenants and agreements hereinafter set forth, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises, together with and subject to all conditions, restrictions, obligations, rights, privileges, easements and appurtenances thereto, and all other Project documents referred to therein, or any other easement(s), use or restriction agreements for the Building as have been executed by Landlord, and which cover the Premises.

3. Shared Use/ Exclusive and Common Areas. Tenant shall have the exclusive right to use and occupy Zone A on Exhibit A for its business operations. Additionally, Tenant shall have the non-exclusive right to use all other common areas located within the Building, including, but not limited to, entrance ways, restrooms, foyers and other areas intended to be used in common by all of the tenants of the Building and their invitees, and the common areas located on the land on which the Building is situated, including, but not limited to, the sidewalks adjacent to the Building and all other areas on such land intended to be used in common by all of the tenants of the Building and their invitees (collectively, "Common Areas"). It is understood that that Tenant owns and maintains the furnishings and décor in Zone B on Exhibit A, with any material changes requiring the approval of Landlord, not to be unreasonably withheld. Tenant shall also control and be responsible for art displayed in Zone B in accordance with Starbucks corporate standards. Landlord generally owns and maintains the furnishings and décor in Zone C, although the existing barstools are the property of Tenant. The walkway area in Zone C on Exhibit A shall remain clear of furnishings to allow for public ingress and egress. The right to use common areas does not allow control or alterations to the common areas without prior written approval of Landlord.

Tenant agrees to cooperate with other tenants in the Building to ensure a peaceful and harmonious use of the common areas. In the event that a conflict arises between the Tenant and other tenants in the Building, such conflict shall be resolved between the tenants, with the assistance of the City Administrator.

4. Rent and Term.

4.1 Rent. Beginning with the Rent Commencement Date, Tenant shall pay to Landlord, at the address set forth in Section 1.1 unless otherwise notified in writing by Landlord, on the first day of each month, in advance, one twelfth (1/12) of the annual Rent in accordance with the schedule set forth in Section 1.8 and the Escalation Schedule attached as exhibit B. Except as otherwise provided, the parties intend that the Rent shall be inclusive of all occupancy expense for Tenant. Rent for any partial month at the beginning or end of the Term shall be prorated. Provided there is no default by Landlord under this Lease, all payments of Rent shall be made without deduction, set off, discount, or abatement in lawful money of the United States in good and immediately available funds.

In the event that Tenant exercises its option for an additional term, rent for that term shall be calculated as set forth on Exhibit B.

4.2 Term. The Term shall be for the period designated in Section 1.4 commencing on the Commencement Date, and the first Term shall end on the Expiration Date, set forth in Section 1.6. Tenant shall have the option to renew the Lease for one additional five (5) year term. In order to exercise such option, Tenant shall provide written notice of Tenant's intention to exercise such option to Landlord at the address set forth in Section 1.1 at least 180 days prior to the expiration of the initial Term.

5. Uses.

5.1 General Use. The Premises shall be used only for the use set forth in Section 1.10 ("Permitted Use") and for no other use without the prior written consent of Landlord. Tenant shall not commit or allow to be committed any waste upon the Premises, or any nuisance or other act in or about the Premises that disturbs the quiet enjoyment of any other tenant in the Building. Tenant shall comply with all laws and regulations relating to its use or occupancy of the Premises or of the Common Areas. Tenant shall observe such rules and regulations for the Building as may be adopted by Landlord, provided such rules and regulations are reasonable and consistently applied.

5.2 No Hazardous Substances. Tenant agrees not to use, store or deposit any substance that is hazardous or dangerous to person, property or the environment (or any similar substance) as now or hereafter defined by or determined pursuant to any applicable law or regulation ("Hazardous Substance") in, on or about the Premises in violation of applicable law, and Tenant shall indemnify and hold Landlord harmless against any liability, damages, costs, loss or claim therefor, including attorneys' fees incurred in connection therewith, arising from or related to the presence of any Hazardous Substance in, on or about the Premises, which presence was caused by Tenant, its agents, employees, subleases or anyone otherwise associated with Tenant.

5.3 Insurance Risks. Tenant will not do or permit to be done any act or thing upon the Premises, the Building or the Common Areas which would (a) jeopardize or be in conflict with fire insurance policies covering the Building and fixtures and property in the Building; (b) increase the rate of fire insurance applicable to the Building to an amount higher than it otherwise would

be for the general office use of the Building; or (c) subject Landlord to any liability or responsibility for injury to any person or persons or to property by reason of any business or operation being carried on upon the Premises.

6. Personal Property Taxes. Tenant shall pay, prior to delinquency, all taxes and assessments payable with respect to all Property of Tenant located on the Premises. “Property of Tenant” shall mean and include all personal property owned by Tenant including inventory, equipment, floor, ceiling and wall coverings, furniture and trade fixtures kept or used on or installed in the Premises and any improvements to the Premises that are owned by and separately assessed to Tenant.

7. Assignment and Subletting. Tenant shall not, without first obtaining Landlord’s written consent: (1) sell, assign, mortgage, or transfer this Lease (or any interest therein); (2) sublease all or any portion of the Premises; or (3) allow the use or occupancy of the Premises by anyone other than Tenant. No assignment or sublease shall relieve Tenant of any liability under this Lease. Landlord’s consent to any assignment or sublease shall not operate as a waiver of the necessity for consent to any subsequent assignment or sublease. This Lease shall not be assigned by operation of law. If Tenant is a corporation, any transfer of this Lease by merger, consolidation or liquidation, or any change in the ownership of, or power to vote, a majority of its outstanding voting stock (including redemption thereof) shall constitute an assignment hereunder. If Tenant is a partnership, any transfer of this Lease by merger, consolidation, liquidation or dissolution of the partnership, or any change in the ownership of a majority of the partnership interests shall constitute an assignment hereunder.

Landlord has granted Starbucks Coffee Company an exclusive first right to assume this Lease should Tenant terminate the Lease, and Starbucks Coffee Company or any approved Licensee of Starbucks Coffee Company shall be deemed a permitted assignee of Tenant for this Lease.

8. Care of Premises. Subject to the terms of Article 11, Tenant shall keep the Premises in a neat, clean and sanitary condition and shall at all times preserve them in good condition and repair, ordinary wear and tear excepted. If Tenant shall fail to do so, Landlord may at its option place the Premises into said condition and state of repair, and in such case Tenant on demand shall pay or reimburse Landlord for the costs thereof.

9. Surrender of Premises; Removal of Property. Subject to the terms of Section 13, upon expiration or termination of the Lease Term, whether by lapse of time or otherwise (including any holdover period), Tenant at its expense shall: (1) remove Tenant’s goods and effects and those of all persons claiming under Tenant; (2) remove any and all fixtures installed by Tenant; (3) repair and restore the Premises to a condition as good as received by Tenant from Landlord or as thereafter improved by either Tenant or Landlord, reasonable wear and tear excepted; and (4) promptly and peacefully surrender the Premises.

Fixtures shall be defined as anything affixed to real property when it is attached to it by roots, resting upon it, or attached to what is thus permanent, as by means of cement, plaster, nails, bolts, or screws, and may include trade fixtures. Improvement means a permanent addition to or

betterment of real property that enhances its capital value and that involves the expenditure of labor or money and is designed to make the property more useful or valuable as distinguished from ordinary repairs. As a matter of clarification, the interior log walls in Zone B are not Tenant fixtures.

Any property left on the Premises after the expiration or termination of the Lease Term shall be deemed to have been abandoned and to have become the property of Landlord to dispose of as Landlord deems expedient. Tenant shall be liable for all costs associated with the disposal of such property. Tenant hereby waives all claims for damages that may be caused by Landlord's reentering and taking possession of the Premises or removing and storing Tenant's property as herein provided, and Tenant shall indemnify and hold harmless Landlord therefrom. No such reentry shall be considered or construed to be a forcible entry.

10. Condition of Premises; Alterations.

10.1 Landlord's Improvements; Other than those terms outlined in 1.11, Tenant is accepting the Premises "as-is" and Landlord shall no obligation to make any improvements to the Building or Premises. Landlord has not made any representations or promises whatsoever with respect to the Building or the Premises, and Tenant is relying on its own investigation and inspection of the Premises and its own determination of the suitability of the Premises, physically and legally, for its intended use.

10.2 Tenant's Improvements. Tenant shall be solely responsible for making any additional improvements to the Premises desired by Tenant, subject to the requirements of Section 10.3 below.

10.3 Alterations. Except as provided in Section 1.12, Tenant shall make no additions, changes, alterations or improvements to the Premises or any electrical, mechanical or fire protection facilities pertaining to the Premises ("Work") without the prior written consent of Landlord, which consent shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, Tenant may complete a "refresh" during the month of November, 2026, at which time Tenant's business operations may be suspended. All work shall be at Tenant's sole cost and shall be performed in a good and workmanlike manner in compliance with all applicable laws, codes and regulations, and all materials used shall be of a quality comparable to those in the Premises and the Building and shall be in accordance with plans and specifications approved by Landlord. All damages or injury done to the Premises, the Common Area or the Building by Tenant or by any persons who may be in or upon the Premises, the Common Area or the Building with the express or implied consent of Tenant, shall be paid for by Tenant.

Tenant agrees to include in all construction contracts for work performed upon the Premises or Building a notice to all contractors, subcontractors, laborers and material suppliers that: (i) the Tenant is not acting as the agent of the Landlord; (ii) Tenant's interest in the Premises and Building is subject to the terms and conditions of the Lease; (iii) upon the termination of the Lease, title to all improvements located on the Premises and Building shall pass to the Landlord free and clear of all claims, liens and encumbrances; and (iv) the contractors, subcontractors, laborers and material suppliers agree that their rights to the Premises and Building, if any, shall be limited to the rights of the Tenant under the Lease.

11. Services and Maintenance.

11.1 Basic Services. Tenant shall be responsible for any specialized mechanical, cooling, heating, ventilation, electrical or other requirements not incorporated in the Building or identified for future completion on the Building Phasing Plan attached hereto on Exhibit C, attached hereto and incorporated herein. Landlord shall not be liable for any loss or damage caused by or resulting from any variation, interruption or failure of such services unless caused by the willful misconduct of Landlord, and no temporary interruption or failure of such services incident to the making of repairs, alterations or improvements or due to accident or strike conditions shall be deemed an eviction of Tenant or relieve Tenant from any of Tenant's obligations hereunder.

11.2 Maintenance. Landlord shall repair and maintain in good condition and repair, the Premises, including all Common Areas, and any and all appurtenances thereto, during the term of this Lease. Tenant shall maintain Zone A in good condition and repair, including all fixtures and appurtenances thereto, during the term of this Lease.

11.3 Landlord's Obligations. Except as otherwise provided in this Lease, Landlord will repair and maintain the following in good order, condition and repair (including any necessary replacements): (a) the foundation, exterior walls and roof of the Building; (b) the electrical, mechanical, plumbing, heating and air conditioning systems located in the Building and serving the Common Area (or otherwise used in common by all tenants of the Building); (c) the Common Areas, including, without limitation, keeping the Common Areas in a clean and sightly condition during the Term; and (d) subject to the provisions of Section 11.1, above, the electrical, mechanical, plumbing, heating and air conditioning systems serving the Premises.

Landlord obligations will include professional property management and janitorial services for the Building and its Common Areas, including cleaning and replenishing the public restrooms and Common Areas not less than five (5) days per week. Landlord will make every effort while working with selected janitorial vendor to have cleaning services provided on the days preferred by Tenant. Services will include, but not be limited to, window cleaning, annual deep cleaning on Building, snow removal and landscape maintenance services without additional cost to Tenant. Tenant is responsible for janitorial services for Zones A and B only.

12. Entry and Inspection. Landlord, upon reasonable notice to Tenant (and at any time in case of emergency), may enter the Premises for the purpose of inspection, cleaning, repairing, altering or improving the Premises or the Building subject to Tenant's reasonable security requirements. Landlord shall have the right at reasonable times and upon reasonable notice to Tenant to enter the Premises for the purpose of showing the Premises to any prospective purchasers, mortgagees or tenants of the Building.

13. Damage or Destruction.

13.1 Damage and Repair. In case of damage to the Premises or the Building by fire or other casualty, Tenant immediately shall notify Landlord. If the Building is damaged by fire or any other cause to such extent that the Landlord elects not to repair such damage and restore the Building, then Landlord no later than the sixtieth (60th) day following the damage may give Tenant a notice of election to terminate this Lease. In the event of such election this Lease shall be deemed

to terminate on the third (3rd) day after the giving of such notice, and Tenant shall surrender possession of the Premises within a reasonable time thereafter, and the Rent shall be apportioned as of the date of Tenant's surrender and any Rent paid for any period beyond such date shall be repaid to Tenant. If the Landlord elects to repair such damage and restore the Building and does so with reasonable promptness, Tenant shall have no right to terminate this Lease. To the extent that the Premises are rendered untenantable, Rent shall proportionally abate during the period of such untenantability, unless such damage resulted from or was contributed to directly or indirectly by the act, fault or neglect of Tenant, Tenant's officers, contractors, subcontractors, agents, employees, invitees or licensees. Notwithstanding the foregoing, in the event of damage to the Premises or the Building which is not repaired by Landlord within ninety (90) days following said damage, Tenant shall have the option to terminate the Lease, and upon said termination, the Lease shall be of no further force and effect, and the Tenant shall have no further obligations hereunder.

13.2 Business Interruption; Property of Tenant. No damages, compensation or claims shall be payable by Landlord for inconvenience, loss of business or annoyance arising from any repair or restoration of any portion of the Premises or the Building. Landlord will not carry insurance of any kind on the Premises for any property of Tenant, including inventory, equipment, floor, ceiling and wall coverings, furniture and trade fixtures, and any improvements to the Premises that are paid for by Tenant and Landlord shall not be obligated to repair any damage thereto or replace the same. Tenant shall obtain, at the Tenant's expense, all insurance coverage that Tenant deems necessary that are in addition to the insurance coverages on the Building by the Landlord.

14. Indemnification and Waiver of Liability. To the extent permitted by law, Landlord and Tenant shall each indemnify, hold harmless and defend the other from and against all liabilities, damages, suits, obligations, fines, losses, claims, actions, judgments, penalties, charges, costs, or expenses, including, without limitation, attorneys' and other professional fees and disbursements, in conjunction with any loss of life, personal injury and/or property damage arising out of or relating to the ownership, occupancy or use of any part of the Premises or the Building occasioned wholly or in part by any act or omission of the other or its officers, contractors, subcontractors, licensees, agents, servants, employees, guests, invitees or visitors, or any assignee or sublessee or any other party for whom Landlord or Tenant would otherwise be liable. Landlord shall not be liable for any loss or damage to persons or property sustained by Tenant or other persons, which may be caused by theft, or by any act or neglect of any tenant or occupant of the Building or any other third parties, or Landlord, except for Landlord's willful misconduct or gross negligence.

15. Insurance.

15.1 Liability Insurance. Tenant, at its own expense, shall keep and maintain in full force and effect a policy of commercial general liability insurance including a contractual liability endorsement covering Tenant's obligations under Section 14, insuring Tenant's activities upon, in and about the Premises and the Building against claims of bodily injury or death or property damage or loss with a limit of not less than Two Million Dollars (\$2,000,000) combined single limit per occurrence and in the aggregate (per policy year).

15.2 Building Insurance Policy Requirements. All insurance required under this Section 15 shall be with companies qualified to do business in the State of Idaho. Each insurance policy shall provide that it is not subject to cancellation or material alteration except after thirty (30) days prior written notice to Landlord and Tenant. Tenant shall deliver to Landlord prior to the Rent Commencement Date and from time to time thereafter, copies of policies of such insurance or certificates evidencing the existence and amounts of same and naming Landlord as an additional insured thereunder, and each policy or certificate shall provide that the interest of Landlord therein shall not be affected by any breach by Tenant of any provision of such policy or the policy for which such certificate evidences coverage. All certificates shall expressly provide that the coverage evidenced thereby shall be primary and that any policies carried by Landlord shall be excess and noncontributory with such primary insurance. The limits of any required insurance policy shall not limit the liability of Tenant under this Lease.

15.3 Landlord's Insurance Obligations. Landlord will at all times during the Term maintain the insurance this Section 15.3 describes.

15.3.1. Property Insurance. Property insurance on the Building in an amount not less than the full insurable replacement cost of the Building insuring against loss or damage by fire and such other risks as are covered by the current ISO Special Form policy. Landlord, at its option, may obtain such additional coverages or endorsements as Landlord deems appropriate or necessary in its sole discretion, including without limitation insurance covering foundation, grading, excavation and debris removal costs; business income and rents insurance; earthquake insurance; terrorism insurance; and flood insurance. Landlord may maintain such insurance in whole or in part under blanket policies. Tenant acknowledges and agrees that Landlord's property insurance will not cover or be applicable to any property of Tenant within the Premises or otherwise located at the Property.

15.3.2. Liability Insurance. Commercial general liability insurance against claims for bodily injury, personal injury, and property damage occurring at the Property in such amounts as Landlord deems appropriate or necessary in its sole discretion. Such liability insurance will protect only Landlord and, at Landlord's option, Landlord's lender, and does not replace or supplement the liability insurance this Lease obligates Tenant to carry.

15.3.3 Waiver of Subrogation. Notwithstanding any other provision to the contrary herein, Landlord and Tenant release each other, their agents and employees from liability and waive all right of recovery against each other for any loss from perils insured against under their respective policies for damage caused by fire or other perils (including those covered by all risk extended coverage) that are covered by insurance, regardless of any fault or negligence.

16. Signs. Other than the three existing exterior signs located on the Building and identified in Exhibit D, Tenant shall not place any signage or advertising matter on the exterior of the Premises or Building, or on any part of the interior of the Premises visible from the exterior, without the prior written consent of Landlord, which consent shall not be unreasonably withheld or delayed. Tenant's permitted signage shall comply with all applicable signage standards and restrictions set by the City of Ketchum.

17. Condemnation.

17.1 Entire Taking. If all of the Premises or the Building or such portions of the Building as may be required for the reasonable use of the Premises, are taken by eminent domain or conveyance in lieu thereof, this Lease shall automatically terminate as of the date title vests in the condemning authority and all Rent shall be paid to that date.

17.2 Partial Taking. In the event of a taking of a part of the Building other than the Premises, and if Landlord determines that the Building should be restored in such a way as to alter the Premises materially, Landlord may terminate this Lease and the term and estate hereby granted by notifying Tenant of such termination within sixty (60) days following the date of vesting of title; and this Lease and the term and estate hereby granted shall expire on the date specified in the notice of termination, not less than sixty (60) days after the giving of such notice, as fully and completely as if such date were the date hereinbefore set forth for the expiration of the Lease Term, and the Rent hereunder shall be apportioned as of such date. Subject to the foregoing provisions of this Section 17.2, in case of taking of a part of the Premises, or a portion of the Building not required for the reasonable use of the Premises, then this Lease shall continue in full force and effect and the Rent shall be equitably reduced based on the proportion by which the net rentable area of the Premises is reduced, such Rent reduction to be effective as of the date title to such portion vests in the condemning authority.

17.3 Awards and Damages. Landlord reserves all rights to damages to the Premises for any partial or entire taking by eminent domain. Tenant shall have the right however, to claim and recover from the condemning authority compensation for any loss to which Tenant may sustain for Tenant's moving expenses, business interruption or taking of Property of Tenant, including, without limitation, termination of Tenant's leasehold interest, to the extent that such loss is awarded separately in the eminent domain proceeding and not out of or as part of the damages recoverable by Landlord.

18. Default; Remedies.

18.1 Events of Default. Each of the following shall be deemed a default by Tenant and a material breach of this Lease:

18.1.1 Failure by Tenant to pay when due any Rent hereunder if such failure shall continue for a period of ten (10) days after the delivery to Tenant of written notice of such failure; or

18.1.2 Failure by Tenant to perform or observe any of the other terms, covenants, conditions, agreements or provisions of this Lease if such failure shall continue for a period of thirty (30) days after Landlord has delivered to Tenant written notice listing the reasons for Tenant's default; provided that in the event the alleged default cannot reasonably be cured within such period, to commence action and proceed diligently to cure such alleged default; or

18.1.3 Any misrepresentation or material omission of information made by Tenant orally to Landlord or in any documents or other materials provided by Tenant to Landlord in connection with this Lease; or

18.1.4 Any prolonged absence by Tenant from the Premises (“Vacation”), or an absence from the Premises of ten (10) business days or more while Tenant is in default (“Abandonment”); or

18.1.5 This Lease, any part of the Premises, or any property of Tenant’s are taken upon execution or by other process of law directed against Tenant, or are taken upon or subject to any attachment by any creditor of Tenant or claimant against Tenant, and said attachment is not discharged or disposed of within thirty (30) days after its levy; or

18.1.6 Tenant files a petition in bankruptcy or insolvency or for reorganization or arrangement under the bankruptcy laws of the United States or under any insolvency act of any state, or admits the material allegations of any such petition by answer or otherwise, or is dissolved or makes an assignment for the benefit of creditors; or

18.1.7 Involuntary proceedings under any such bankruptcy law or insolvency act or for the dissolution of Tenant are instituted against Tenant, or a receiver or trustee is appointed for all or substantially all of the property of Tenant, and such proceeding is not dismissed or such receivership or trusteeship vacated within sixty (60) days after such institution or appointment; or

18.1.8 The doing or permitting to be done by Tenant of any act which creates a mechanic’s or other lien or claim against the land or Building of which the Premises are a part and the same is not released or otherwise provided for by indemnification satisfactory to Landlord within 30 days thereafter; or

18.2 Landlord Remedies for Tenant Default. Subject to Starbucks Coffee Company rights under paragraph 7, if any default occurs hereunder, Landlord may, at any time thereafter and without waiving any other rights hereunder, do one or more of the following:

18.2.1 Terminate this Lease, by written notice on the earliest date permitted by law or on any later date specified in such notice, in which case Tenant’s right to possession of the Premises will cease and this Lease will be terminated, except as to Tenant’s liability;

18.2.2 Without further demand or notice, reenter and take possession of the Premises or any part of the Premises, repossess the same, expel Tenant and those claiming through or under Tenant, and remove the effects of both or either, using such force for such purposes as may be necessary, without being liable for prosecution, damage or otherwise and without being deemed guilty of any manner of trespass, and without prejudice to any remedies for arrears of Rent or other amounts payable under this Lease or as a result of any preceding breach of covenants or conditions;

18.2.3 Without further demand or notice, cure any Event of Default, and charge Tenant as additional rent the cost of effecting such cure, including without limitation reasonable attorneys' fees and interest on the amount so advanced at the rate of prime plus two percent (2%) per annum or the highest interest rate allowed by applicable law, which ever is less, provided that Landlord will have no obligation to cure any such Event of Default of Tenant;

If Tenant should abandon, vacate or surrender the Premises or be dispossessed by process of law, any personal property left upon the Premises may be deemed abandoned, or, at the option of Landlord, on such reentry Landlord may take possession of any and all furniture, fixtures or chattels in or on the Premises and sell the same.

Should Landlord elect to reenter as provided in Section 18.2.2 or should Landlord take possession pursuant to legal proceedings or pursuant to any notice provided by law, Landlord may, from time to time, without terminating this Lease, relet the Premises or any part of the Premises in Landlord's or Tenant's name, but for the account of Tenant, for such term or terms (which may be greater or less than the period which would otherwise have constituted the balance of the Term) and on such conditions and upon such other terms (which may include concessions of free rent and alteration and repair of the Premises) as Landlord, in its reasonable discretion may so choose. Landlord will in no way be responsible or liable for any failure to relet the Premises, or any part of the Premises, or for any failure to collect any rent due upon such reletting. No such reentry or taking possession of the Premises by Landlord will be construed as an election on Landlord's part to terminate this Lease unless a written notice of such intention is given to Tenant. No written notice from Landlord under this Section or under a forcible or unlawful entry and detainer statute or similar law will constitute an election by Landlord to terminate this Lease unless such notice specifically so states. Landlord reserves the right following any such reentry or reletting to exercise its right to terminate this Lease by giving Tenant such written notice, in which event this Lease will terminate as specified in such notice.

18.3 Certain Damages. In the event that Landlord does not elect to terminate this Lease as permitted in Section 18.2.1, Tenant will pay to Landlord monthly Rent and other sums as provided in this Lease that would be payable under this Lease if such repossession had not occurred. Tenant will pay such rent and other sums to Landlord monthly on the day on which the monthly rent would have been payable under this Lease if possession had not been retaken, and Landlord will be entitled to receive such rent and other sums from Tenant on each such day thereafter during the Term of this Lease.

18.4 Continuing Liability After Termination. If this Lease is terminated on account of the occurrence of an Event of Default, Tenant shall not remain liable to Landlord for damages as a result of said default.

18.5 Cumulative Remedies. Any suit or suits for the recovery of the amounts and damages set forth above may be brought by Landlord or Tenant, from time to time, at said parties election, and nothing in this Lease will be deemed to require either party to await the date upon which this Lease or the Term would have expired had there occurred no Event of Default. Each right and remedy provided for in this Lease is cumulative and is in addition to every other right or remedy provided for in this Lease or now or after the Commencement Date existing at law or in

equity or by statute or otherwise, and the exercise or beginning of the exercise by Landlord or Tenant of any one or more of the rights or remedies provided for in this Lease or now or after the Commencement Date existing at law or in equity or by statute or otherwise will not preclude the simultaneous or later exercise by Landlord or Tenant of any or all other rights or remedies provided for in this Lease or now or after the Commencement Date existing at law or in equity or by statute or otherwise. All costs incurred by Landlord or Tenant in collecting any amounts and damages owing by the defaulting party pursuant to the provisions of this Lease or to enforce any provision of this Lease, including reasonable attorneys' fees from the date any such matter is turned over to an attorney, whether or not one or more actions are commenced by Landlord or Tenant, will also be recoverable by the non-defaulting party.

18.6 Landlord's Default. If Landlord defaults in the performance of any of its obligations under this Lease, Tenant will notify Landlord of the default and Landlord will have 30 days after receiving such notice to cure the default. If Landlord is not reasonably able to cure the default within said 30-day period, Landlord shall not be in default if it commences to cure the default within the thirty- (30) day period and diligently pursues completion of same. If Landlord fails to timely cure any default, Tenant, in its sole and absolute discretion, may either: (i) terminate the Lease upon notice to Landlord; or (ii) cure the default, and deduct any amounts necessary for said cure from its future financial obligations to Landlord under the Lease.

18.7 Late Payments.

18.7.1 Interest. All Rent not paid within thirty (30) days of the due date hereunder shall bear interest from the date due at the rate of fifteen percent (15%) per annum or the maximum permitted by law, whichever is less.

18.7.2 Late Charges. Tenant hereby acknowledges that late payment by Tenant to Landlord of Rent and other sums due hereunder will cause Landlord to incur costs not contemplated by the Lease, the exact amount of which are now and will be extremely difficult to ascertain other than such charges and late charges which may be imposed on Landlord by the terms of any mortgage or trust deed covering the Premises. Accordingly, if any installment of Rent or any other sums due from Tenant shall not be received by Landlord or Landlord's designee within ten (10) days after such amount shall be due, Tenant shall pay to Landlord a late charge equal to five percent (5%) of the amount(s) past due. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

19. Landlord's Default. In the event of any default in the obligation of Landlord under this Lease, Tenant will deliver to Landlord written notice listing the reasons for Landlord's default and Landlord will have thirty (30) days following receipt of such notice to cure such alleged default or, in the event the alleged default cannot reasonably be cured within such period, to commence action and proceed diligently to cure such alleged default.

20. Subordination to Mortgage. This Lease is and shall be subordinate to any mortgage or deed of trust placed at any time on the Building by Landlord and to any and all advances to be made thereunder and to interest thereon and all modifications, renewals and replacements or extensions thereof (“Landlord’s Mortgage”), and Tenant shall attorn to the holder of any Landlord’s Mortgage or any person or persons purchasing or otherwise acquiring the Building at any sale or other proceeding under any Landlord’s Mortgage; provided, however, that so long as Tenant is not in default hereunder, Tenant’s possession of the Premises shall not be disturbed and all other rights of Tenant under this Lease shall be recognized; provided, further, that Tenant’s attornment shall be deemed to occur automatically without further agreement of Tenant. Notwithstanding the foregoing, Tenant will execute, acknowledge and deliver to Landlord, within five (5) days after written demand by Landlord, such documents as may be reasonably requested by Landlord or the holder of Landlord’s Mortgage, to confirm or effect any such subordination.

21. Holdover. If Tenant shall, with the written consent of Landlord, hold over beyond the expiration of the Term, or if Landlord shall so notify Tenant at any time upon or after the expiration of the Term, such tenancy shall be deemed a month-to-month tenancy that may be terminated as provided by applicable state law. During such tenancy, Tenant shall be bound by all the terms, covenants and conditions as herein specified as far as applicable, except rental, which shall be One Hundred Fifty Percent (150%) of the Rent due during the last year prior to the expiration of the Term.

22. Notices. All notices under this Lease shall be in writing and delivered in person or sent by registered or certified mail, return receipt requested, postage prepaid, or sent by recognized overnight courier, i.e. federal express, or sent by facsimile and confirmed by telephone to Landlord and to Tenant at the addresses set forth in Section 1 (except that, after the Lease commences, any such notice may be so mailed or delivered by hand to Tenant at the Premises), or to such other addresses as may from time to time be designated by any such party in writing. Notices mailed as aforesaid shall be deemed given at the earlier of three (3) days after the date of such mailing or upon the date of receipt.

23. Costs and Attorneys’ Fees. If Tenant or Landlord shall bring any action for relief against the other, declaratory or otherwise, arising out of this Lease, including any suit by Landlord for the recovery of rent or possession of the Premises, the losing party shall pay the prevailing party for all reasonable attorneys’ fees (including attorneys’ fees on appeal) and costs (including court costs and disbursements) which shall be deemed to have accrued on the commencement of such action and shall be paid whether or not such action is prosecuted to judgment. The prevailing party will be that party who was awarded judgment as a result of trial or arbitration, or who receives a payment of money from the other party in settlement of claims asserted by that party.

24. Estoppel Certificate. Landlord and Tenant mutually agree, from time to time, upon written request, to execute, acknowledge and deliver to the requesting party a written estoppel certificate or statement confirming various matters with respect to this Lease and Tenant’s occupancy of the Premises, in such form as the requesting party may reasonably request. It is intended that any such statement or certificate delivered pursuant to this Section 24 may be relied upon by the requesting party and its designee. Any estoppel statement or certificate requested

pursuant to this Section 24, shall be provided within five (5) days of receipt of a written request therefore.

25. Limitation of Landlord's Liability. Notwithstanding any other Lease provision, all covenants, undertakings and agreements herein made on the part of Landlord are made and intended not as personal covenants, undertakings and agreements for the purpose of binding Landlord personally or the assets of Landlord but are made and intended for the purpose of binding only Landlord's interest in the Building. No personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Landlord or its shareholders, directors and officers or their respective heirs, legal representatives, successors or assigns on account of this Lease or on account of any covenant, undertaking or agreement of Landlord contained in this Lease.

26. Transfer of Landlord's Interest. In the event of any transfer or transfers of Landlord's interest in the Premises or in the Building, other than a transfer for security purposes only, the transferor shall be automatically relieved of any and all obligations and liabilities on the part of Landlord accruing from and after the date of such transfer. Tenant agrees to attorn to the transferee, such attornment shall be deemed to occur automatically without further agreement of Tenant.

27. Nonwaiver. Waiver by Landlord or Tenant of any term, covenant or condition herein contained or any breach thereof shall not be deemed to be a waiver of any other term, covenant, or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. The subsequent acceptance of any Rent hereunder by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenant or condition of this Lease, other than the failure of Tenant to pay the particular Rent so accepted, regardless of Landlord's knowledge of such preceding breach at the time of acceptance of such Rent.

28. Quiet Possession. Landlord warrants that so long as Tenant is not in default under this Lease beyond any applicable cure period and so long as this Lease has not been terminated, subject to the terms and conditions of this Lease, Tenant's quiet possession of the Premises during the Term shall not be disturbed by Landlord or others claiming through Landlord, except as provided in Section 1.11 .

29. [Intentionally Omitted]

30. General.

30.1 Miscellaneous. Titles or captions to sections of this Lease are not a part of this Lease and shall have no effect upon the construction or interpretation of any part hereof. All of the covenants, agreements, terms and conditions contained in this Lease shall inure to and be binding upon Landlord and Tenant and their respective heirs, executors, administrators, successors and permitted assigns. This Lease contains all covenants and agreements between Landlord and Tenant relating in any manner to the leasing, use and occupancy of the Premises and Tenant's use of the Building and the Property and other matters set forth in this Lease. No prior agreements or understandings pertaining to the same shall be valid or of any force or effect and the covenants

and agreements of this Lease shall not be altered, modified or added to except in writing signed by Landlord and Tenant. Any provision of this Lease that shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision hereof and the remaining provisions hereof shall remain in full force and effect. Time periods for Landlord's performance under any provisions of this Lease shall be extended for periods of time during which Landlord's performance is prevented due to circumstances beyond Landlord's control, including without limitation, strikes, embargoes, shortages of labor or materials, governmental regulations, acts of God, war or other strife. This Lease shall be governed by and construed in accordance with the laws of the State of Idaho. Time is of the essence of this Lease. This Lease may be executed in two or more counterparts, each of which shall constitute an original and all of which shall be one and the same agreement. Neither this Lease nor any memorandum hereof shall be recorded in the real property records of the county wherein the Property is located. The word "day" means "calendar day" herein and the computation of time shall include all Saturdays, Sundays and holidays for purposes of determining time periods specified herein.

30.2 Authority. If Tenant is a corporation, the individual executing this Lease on behalf of Tenant represents and warrants that he/she is duly authorized to execute and deliver this Lease on behalf of the Tenant in accordance with a duly adopted resolution of the board of directors of Tenant and in accordance with Tenant's bylaws, and that this Lease is binding upon Tenant in accordance with its terms. If Tenant is a partnership, the individual executing this Lease on behalf of Tenant represents and warrants that he/she is duly authorized to execute and deliver this Lease on behalf of the Tenant in accordance with Tenant's partnership agreement, and that this Lease is binding upon Tenant in accordance with its terms. Tenant's obligations under this Lease are expressly contingent upon Tenant extending its Master License Agreement with Starbucks Corporation.

30.3 Joint and Several Liability. If more than one person executes this Lease as Tenant, then (i) each of them is jointly and severally liable for the keeping, observing and performing of all of the terms, covenants, conditions, provisions and agreements of this Lease to be kept, observed and performed by Tenant, and (ii) the term "Tenant" as used in this Lease shall mean and include each of them jointly and severally and any act of or notice from, or notice or refund to, or signature of, any one or more of them, with respect to the tenancy of this Lease, including without limitation any renewal, extension, expiration, termination or modification of this Lease, shall be binding upon each and all of the persons executing this Lease as Tenant with the same force and effect as if each and all of them had so acted or so given or received such notice or refund or so signed.

[end of text]

IN WITNESS WHEREOF, the Landlord and the Tenant have signed their name and affixed their seals the day and year first above written.

TENANT:

Cairde Group, LLC
Its: _____

LANDLORD:

By: _____
Mayor, City of Ketchum

Attest:

City Clerk

EXHIBITS:

Exhibit A – Site Plan

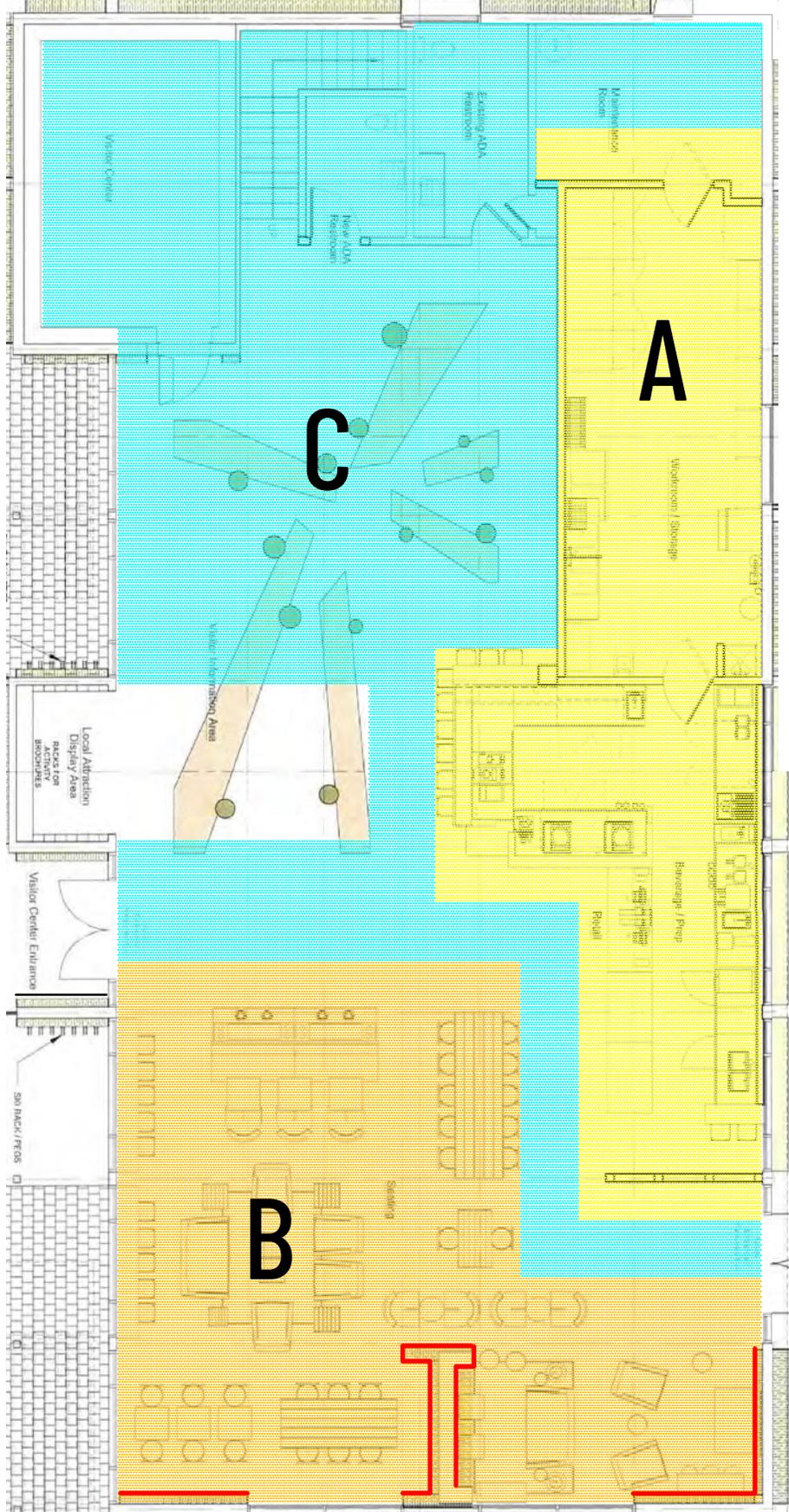
Exhibit B – Lease Rent Escalation

Exhibit C - Landlord Improvements

Exhibit D – Signs

EXHIBIT A
Site Plan

EXHIBIT A



LEGEND

- A** Starbucks exclusive use
- B** Shared use (Starbucks furniture; Starbucks and City art/history)
- C** Shared use; public access
- Red line** Starbucks art/history walls

GRAPHIC SCALE
1 inch = 10 ft.

Starbucks Lease

11/1/2026

EXHIBIT B
Lease Rent Escalation

Lease Escalation Exhibit

- Year 1 -3 (No Escalator)
- Year 4 - 7 (3% Escalator)
- Year 8 - 10 (No Escalator)
- Year 11 - 14 (3% Escalator)
- Year 15 (No Escalator)

Annual Rent*

Year 1	\$	96,000
Year 2	\$	96,000
Year 3	\$	96,000
Year 4	\$	98,880
Year 5	\$	101,846
Year 6	\$	104,902
Year 7	\$	108,049
Year 8	\$	108,049
Year 9	\$	108,049
Year 10	\$	108,049
Year 11	\$	111,290
Year 12	\$	114,629
Year 13	\$	118,068
Year 14	\$	121,610
Year 15	\$	121,610

*Annual rent and monthly rent is and will be rounded to the nearest dollar

EXHIBIT C
Landlord Improvements

EXHIBIT C
Visitor Center Building Phasing Plan

Phase 1 - Shell and Core	Estimated Date
Reset & Restain exterior logs	Completed
Replace worn shingles with metal or composite shingle roofing including new insulation	Completed
Refresh existing bathrooms	April or November 2026
Vault Carpet and Lighting	April or November 2026
Move Totem and Shorten Counters	November 2026
Begin upgrade to electrical systems	Year 6
New HVAC system	Year 6
Begin enclosed drive-through area to relocate tenant refrigerated storage and equipment for improved interior environment and to allow for upgraded electrical and HVAC system controls	Year 6
Air Curtain & Entrance	Year 6
Years 7 - 10	
Replace dark dormer window glass with clear, high performance glazing	
Complete upgrade to electrical systems	
Complete enclosed drive-through area to relocate tenant refrigerated storage and equipment for improved interior environment and to allow for upgraded electrical and HVAC system controls	
Storefront Vestibule	
Future Envelope Improvements: Replace Storefront Windows w/ high performance double pane	

EXHIBIT D
Signs









City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

- Option 1:
Move to approve the first 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 first reading by title only of Ordinance 1271, 1272, and Ordinance 1274 – Titles 1, 2 and 4 of Ketchum Municipal code **with the following changes:**

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.
- The following edits have been made following the March 12 council meeting:
 - Title 2
 - Reflected in the ordinance:
 - 2.01.030 (3) Regular meetings – updated to correct days of week
 - 2.28 Elections – run off elections changed to Mayor only (not council)
 - Not reflected
 - 2.02.010 Appointed officers – the Mayor would like to revisit the request of Council-approved appointing of the Director of Planning & Building and Director of Housing
 - Title 4 – reflected in the ordinance:
 - 4.08.010 Purpose – reverted/reestablishment of Historic Preservation Commission (HPC)
 - 4.08.050 Powers – programming purview moved to reorganized arts commission
 - 4.08.050 M – now including review of ‘Addition’ applications
 - 4.16 – establishment of ‘Cultural & Heritage Commission’

Sustainability Impact:

Financial Impact:

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

Attachments 1-3 include the Ordinances and the final titles/clean language as exhibits. Attachments 4 & 5 reflect the changes made following the March 12 meeting.
1. Ordinance 1271 – Title 1
2. Ordinance 1272 – Title 2
3. Ordinance 1274 – Title 4
4. Title 2 – redline version
5. Title 4 – redline version
6. Presentation deck

**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, and City Attorney. 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. 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.

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- 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.

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 first second and third fourth Thursday Mondays of each month at the hour of 4:00 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, and City Attorney. 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 in consultation with approval of the Mayor. 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 ~~Polling places~~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.
- ~~4.6.~~ **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.

~~The polls for all general and special elections shall be opened from 8:00 a.m. and remain open until all registered electors of that precinct have voted or until 8:00 p.m., whichever comes first.~~

~~(Ord. 590 § 1, 1992)~~

TITLE 4

COMMISSIONS AND BOARDS

CHAPTER 4.08 HISTORICAL 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 City of Ketchum 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)

~~4.08.020 Definitions.~~

~~The following words and phrases, when used in this chapter, shall have, unless the context clearly indicates otherwise, the following meanings:~~

~~City means The City of Ketchum, Idaho.~~

~~Historic building/site list means the list of buildings and sites deemed to be historically significant as adopted by resolution by the HPC.~~

~~Historic preservation means the research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas and sites significant in the history, architecture, archaeology or culture of this state, its communities or the nation.~~

~~Historic property means any building, structure, area or site that is significant in the history, architecture, archaeology or culture of this community, the state, or the nation.~~

~~HPC means the Historic Preservation Commission of the City of Ketchum, Idaho.~~

~~(Ord. 511 § 2, 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 ~~and otherwise provide information for the purposes of~~ related to historic preservation in the City;

-
- I. ~~Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City;~~
 - J. 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;
 - K. Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction;
 - L. Establish and maintain the Historic Building/Site list;
 - M. Review and make decisions on Demolition and Addition/Alteration applications.

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

~~4.08.060 Special restrictions.~~

~~Under the provisions of Idaho Code section 57-4612, the City of Ketchum, Idaho, may provide by ordinances, special conditions or restrictions for the protection, enhancement and preservation of historic properties.~~

~~(Ord. 511 § 6, 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.

(Supp. No. _)

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(Ord. 1130, 2015)

CHAPTER 4.16 ARTS-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 public areas, ~~to~~ enhance the quality of life for Ketchum citizens and visitors, to attract tourism, ~~to enhance~~ elevate art education, and ~~celebrate~~ ion of cultural heritage, and ~~to~~ provide incentives for ~~to~~ businesses to locate within the City, thus expanding Ketchum's economic base.

(Ord. 1168, 2017)

4.16.020 ~~Definitions.~~

~~In construing the provisions of this chapter, the following definitions shall apply:~~

~~Public art: Art in any media (temporary, long term, visual, performing, time based, etc.) that has been planned and executed with the intention of being staged in the physical public domain, usually outside and accessible to all.~~

~~(Ord. 1168, 2017)~~

4.16.02~~30~~ 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. ~~Public art~~ 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 al to any guidelines established by Council upon recommendation of the Ketchum Cultural and Heritage~~Arts~~ Commission.
- 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)

4.16.03~~40~~ Administrative responsibilities.

- A. The City designates the Ketchum Arts-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 Arts-Cultural and Heritage Commission ~~shall~~ will make recommendations and ~~shall~~ seek input and advice from relevant City departments prior to public cultural, historical, or art installation. ~~It shall~~ The Ketchum Cultural and Heritage Commission will also advise relevant City departments regarding the maintenance, repair, ~~or 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.

(Supp. No. _)

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- C. The Ketchum ~~Arts-Cultural and Heritage~~ Commission ~~shall will~~ work with the City regarding the public ~~cultural, historical, or art installations selected for installation in coordination with~~for capital improvement projects ~~contained in the capital improvement program and the~~ selection of artists ~~or historians~~ for ~~these public art~~ projects.
- D. The Ketchum ~~Arts-Cultural and Heritage~~ Commission shall make reports from time to time as requested by the Mayor and/or the Council.

(Ord. 1168, 2017)

4.16.0450 Source of funds.

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

(Ord. 1168, 2017)

4.16.0560 ~~Composition, appointment, and terms~~Establishment, composition 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
- 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.

(Supp. No. _)

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- 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. The Commission shall consist of no more than nine members who shall receive no salary. The Mayor and Commission Chair will work together to discuss new members for appointment. Members shall be appointed by the Mayor and confirmed by the City Council, and any member may, in a like manner, be removed.

- A. ~~The Commission shall adopt bylaws for the management and operation of meetings.~~
- B. ~~In addition to the nine members, the executive director of the Ketchum Community Development Corporation (KCDC) will serve as a nonvoting member of the Commission.~~
- C. ~~The term of office for each of the members shall be three years. Two consecutive three-year terms shall be the maximum allowable for a member and shall constitute a full term. Upon completion of a full term, reappointment will be allowable after a one-year waiting period.~~

(Ord. 1168, 2017)

4.16.070 Duties and responsibilities.

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

- A. ~~Stimulate-Raise~~ awareness and appreciation of the importance of ~~the arts,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 ~~(individuals, organizations, businesses)programming~~, and ~~both a~~ general promotion and education regarding culture, history and artof the arts and arts education.
- B. Encourage the preservation and growth of the City's cultural, historical, or art resources, foster the development of a receptive climate for the humancitiesarts, and promote opportunities for Ketchum residents to participate in cultural, historical, or artistic activities.
- C. Provide information, encouragement, and general assistance to Ketchum's cultural organizations, ~~and~~ 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 needsneeds of the arts and of the people of Ketchum 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 arts related projects, events, grants, general disbursement of funds or provision of services to artists, historians, nonprofits, or ~~for-for-profit~~ cultural, historical, or arts institutions or organizations.

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- G. ~~Promote and conduct educational and interpretive programs on historic properties in the City of Ketchum. Encourage and provide direction to coordinate, partner or benefit from the arts activities or opportunities provided by other governmental agencies.~~
 - H. Seek and encourage financial support, including grants, loans and guarantees for Ketchum Arts-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 Code Updates: Titles 1-4 Public Hearing

March 25, 2026



Project Purpose

- The city has completed the reorganization of the land-use sections (12, 15-17) of city code
- Staff is proposing to update the code in packages; **Titles 1-4** have been reviewed by staff with proposed edits
 - *Holding Title 3 to accompany pending review of LOT funding options*



Highlights

	Highlights:	Presented changes at last meeting	Latest revisions:
Title 1	<ul style="list-style-type: none"> • overall clean-up • all penalties refer to fee hearing 	<ul style="list-style-type: none"> • no changes since last discussion 	<ul style="list-style-type: none"> • no changes since last discussion
Title 2	<ul style="list-style-type: none"> • addition of duties, departments, etc. 	<ul style="list-style-type: none"> • Runoff elections (for Mayor and Council) • Code of ethics 	<ul style="list-style-type: none"> • 2.01.030 (3) Regular meetings – updated to correct days of week • 2.28 Elections – run off elections changed to Mayor only (not council) * 2.02.010 Appointed officers – the Mayor would like to revisit the request of Council-approved appointing of the Director of Planning & Building and Director of Housing
Title 3	<i>holding/pending review of LOT funding options</i>		
Title 4	<ul style="list-style-type: none"> • Addition of KURA 	<ul style="list-style-type: none"> • Consolidation of KAC & HPC • Retain Traffic Authority and move from Title 10 	<ul style="list-style-type: none"> • 4.08.010 Purpose – reverted/reestablishment of Historic Preservation Commission (HPC) • 4.08.050 Powers – programming purview moved to reorganized arts commission <ul style="list-style-type: none"> • 4.08.050 M – now including review of ‘Addition’ applications • 4.16 establishment of ‘Cultural & Heritage Commission’



Council Discussion/Questions



MOTION

Option 1:

Move to approve the first 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 first reading by title only of Ordinance 1271, 1272, and Ordinance 1274 – Titles 1, 2 and 4 of Ketchum Municipal code *with the following changes:*



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: March 25, 2026 Staff Member/Dept: Abby Rivin, AICP – Senior Planner, Planning and Building Department

Agenda Item: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Knob Hill Residence Lot Consolidation Preliminary Plat Application (P25-16A).

Recommended Motion:

“I move to approve the Findings of Fact, Conclusions of Law, and Decision for the Knob Hill Residence Lot Consolidation Preliminary Plat Application.”

Reasons for Recommendation:

- The Ketchum City Council reviewed the Knob Hill Residence Lot Consolidation Preliminary Plat and Waiver Requests on February 12, 2026. Following deliberation, the Council voted 2-1 to deny the application and directed staff to return with draft findings reflecting their decision.
- The Council determined that the Lot Consolidation Preliminary Plat does not satisfy the criteria specified in KMC §16.04.030.C.4, which require compliance with applicable zoning regulations, land-use approvals, and general conformance with the comprehensive plan. The Council also found that the waivers requested to consolidate the lots and establish a building envelope within slopes of 25% or greater do not satisfy the waiver criteria set forth in KMC §16.04.130.A.
- The Council found that the project does not demonstrate general conformance with the 2014 Comprehensive Plan, particularly policies related to Mountain Overlay protection (Policy CD-2.2) and natural feature preservation (Policy CD-2.4). The Council concluded that the proposed Lot Consolidation Preliminary Plat would enable development that undermines policies supporting the protection of hillside areas and preservation of natural topography and does not adequately demonstrate that impacts to steep hillside terrain or natural features would be minimized.

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

Sustainability Impact:

See findings related to hillside protection and preservation of natural features.

Financial Impact:

None OR Adequate funds exist in account:	There is no financial request to the city associated with this application; therefore, there is no budgetary impact.
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Attachments:

1. Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum
Planning & Building

IN RE:)
)
Knob Hill Residence) KETCHUM CITY COUNCIL
Lot Consolidation Preliminary Plat &) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Waiver Requests) DECISION
Application File Number: P25-016A)
)
)
Date: March 25, 2026)

PROJECT: Knob Hill Residence
APPLICATION TYPE: Lot Consolidation Subdivision Preliminary Plat with Waiver Requests
FILE NUMBER: P25-016A
ASSOCIATED APPLICATIONS: Pre-Application Mountain Overlay Design Review P24-087 & Mountain Overlay Design Review P25-016
PROPERTY OWNER: Knob Hill Properties LLC
REPRESENTATIVE: Peter Seidner & Hank Moore, Presidio Vista Properties
ARCHITECT: Zac Rockett, Architect, Ro Rockett Design
REQUEST: Lot Consolidation Subdivision Preliminary Plat with Waiver Request to consolidate two lots in the LR Zone and establish a building envelope in 25% and greater slope.
LOCATION: Ketchum Townsite—Block 91: Lots 3 & 4
(Parcel Numbers: RPK0000091004A & RPK00000910030)
ZONING: Limited Residential (LR)
OVERLAY: Mountain Overlay (MO)

PROCEDURAL FINDINGS

Ketchum Municipal Code (KMC) §16.04.030.C.4 requires that preliminary plat applications for lot consolidations be submitted concurrently with a development application. For the Knob Hill Residence project, the required development application is Mountain Overlay (MO) Design Review, including both Preapplication and final Design Review.

Pursuant to KMC §17.96.030.B, the Planning and Zoning Commission (“Commission”) serves as the final decision-making body for MO Design Review applications. The Commission also serves as a recommending body to the City Council on preliminary plat applications pursuant to KMC §16.04.030.D.

A Preapplication MO Design Review was conducted with the Commission on February 11, 2025. The applicant subsequently submitted the Lot Consolidation Preliminary Plat application concurrently with the final MO Design Review application on April 24, 2025.

The Commission conducted duly noticed public hearings on the final MO Design Review and Lot Consolidation Subdivision Preliminary Plat applications on August 26 and September 9, 2025. On September 9, 2025, the Commission approved the MO Design Review application and recommended approval of the Lot Consolidation Subdivision Preliminary Plat application to the City Council.

The City Council first reviewed the Lot Consolidation Preliminary Plat application on October 6, 2025. Following discussion, the Council tabled the application for further consideration. The City Council conducted a subsequent review of the Lot Consolidation Preliminary Plat and Waiver Requests on February 12, 2026. Following deliberation, the Council voted 2–1 to deny the application.

Public Notice

Notice of the public hearing for the final MO Design Review and Lot Consolidation Preliminary Plat project was mailed to property owners within 300 feet of the project site and to applicable political subdivisions on August 1, 2025. Notice of the public hearing was published in the Idaho Mountain Express on August 6, 2025. Notice was also posted on the City’s website on August 7, 2025. A notice of the application was posted on the project site on August 11, 2025. Building corners were staked and a story pole was installed on the project site on August 19, 2025 to provide visual representation of the proposed development. The Council finds that the application was processed and noticed in compliance with the public notice and hearing requirements for subdivision applications specified in KMC §16.04.030.C5.

GENERAL FINDINGS

The applicant proposes to develop a new single-family residence on two vacant lots on Walnut Avenue just north of 6th Street in the Knob Hill neighborhood (“subject property”). The subject property is in the Limited Residential (LR) Zone and the Mountain Overlay (MO) and is located almost entirely on steep slopes of 20-25% and greater.

The applicant requested two waivers through the Preliminary Plat process:

1. A lot consolidation waiver to combine lots 3 and 4.
2. A building envelope waiver to allow the new home to be constructed within slopes of 25% and greater.

The Ketchum City Council, having reviewed the complete project record, including the staff report, application materials, plans, public testimony, and all other materials submitted, finds that the application does not meet the approval criteria for lot consolidation under KMC §16.04.030.C.4 and does not satisfy the waiver criteria set forth in KMC §16.04.130.A.

Based upon the record of the proceedings and the applicable standards and criteria set forth in the Ketchum Municipal Code and the City of Ketchum 2014 Comprehensive Plan, the Council makes the following Findings of Fact and Conclusions of Law.

FINDINGS RELATED TO LOT CONSOLIDATION CRITERIA

KMC §16.04.030.C.4 establishes the approval criteria for lot consolidations and requires that, “All preliminary plat applications for consolidation of lots must also demonstrate conformance with all applicable building permit and land use development approvals, all applicable rules and regulations in title 17, zoning regulations, and general conformance with the adopted comprehensive plan.” The Commission previously found the project compliant with applicable zoning and MO Design Review standards.

The applicant asserts that consolidating the two lots reduces hillside disturbance compared to a two-lot development scenario. The applicant presented evidence that a two-lot scenario would result in approximately 523 square feet of undisturbed area, whereas the proposed consolidation would result in approximately 1,698 square feet of undisturbed area. The applicant further contends that consolidation eliminates a second driveway, reduces grading, and allows the home to be located lower on the site.

Council deliberation identified that, notwithstanding the comparative reduction in disturbance, the proposed development would still require substantial grading and site alteration. Evidence in the record indicates that approximately 3,910 cubic yards of cut would be required and that approximately 90% of the consolidated lot would be disturbed. The Council further considered that the site is located almost entirely within steep slopes and that development would significantly alter existing topography and hillside character.

The Council considered the applicable policies of the 2014 Comprehensive Plan, including:

- Policy CD-2.2—Mountain Overlay Zone: “Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides” (page 26).
- Policy CD-2.4—Development Designed for Natural Feature Preservation: “Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas” (page 27).

The Council finds that these policies prioritize the preservation of hillside conditions and minimization of disturbance. While the applicant demonstrated that the proposal may be less impactful than a more intensive alternative, the applicable standard is whether the proposal itself is in general conformance with the Comprehensive Plan.

The Council finds that disturbance of approximately 90% of the site, combined with extensive grading, is inconsistent with the Comprehensive Plan’s direction to minimize hillside disturbance and preserve natural topography. Accordingly, the Council finds that the proposed lot consolidation does not demonstrate general conformance with the Comprehensive Plan and does not satisfy KMC §16.04.030.C.4.

FINDINGS RELATED TO WAIVER REQUESTS

The applicant requested waivers pursuant to KMC §16.04.130.A to allow consolidation of the two lots and to establish a building envelope within slopes of 25% or greater. KMC §16.04.130.A allows waivers only where special physical characteristics or conditions affecting the property would create an undue hardship through literal enforcement of the code, and where the waiver would not be detrimental to the public health, safety, or general welfare or injurious to nearby property owners.

KMC §16.04.040.F.2 further requires that when a proposed subdivision contains land with slopes of 25% and greater, building envelopes must be established on preliminary and final plats and located in a manner that promotes harmonious development, minimizes cuts and fills for roads and building foundations, and minimizes environmental impacts.

The applicant's presentation included a slope exhibit illustrating that most of the subject property contains hillsides of 25% and greater slope (see Figure 1). The applicant asserts that the subject property is constrained by steep slopes and easements, creating an undue hardship that justifies the requested building envelope waiver. The applicant contends that the proposed design reduces disturbance relative to a two-lot scenario by reducing disturbance, lowering building location, and eliminating the second driveway and represents the most reasonable development option available. The applicant further asserts that the proposed development provides all required infrastructure and drainage improvements.

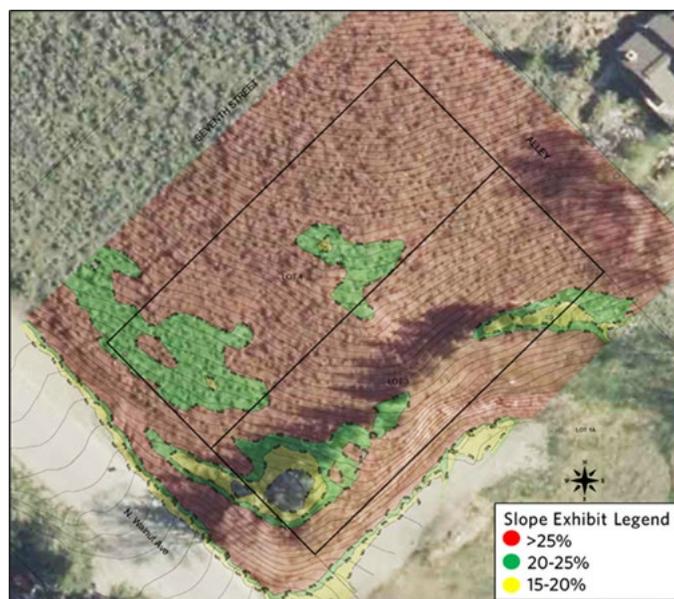


Figure 1: Slope Exhibit

Council deliberation identified that, although the site is constrained, development enabled by the waivers would require substantial grading, excavation, and alteration of slopes exceeding 25%. Evidence in the record demonstrates that development would disturb a majority of the site and require significant engineered retaining systems to stabilize slopes and manage drainage. The Council further considered concerns related to slope stability and erosion potential. Disturbance of this scale on steep slopes increases the risk of slope instability and erosion, particularly during extreme weather events and seasonal freeze-thaw cycles. These risks are not confined to the subject property and may result in downslope impacts to adjacent properties, public rights-of-way, and infrastructure.

Upon weighing the evidence, the Council finds that while the applicant has demonstrated site constraints sufficient to consider a waiver, the applicant has not demonstrated that the resulting development would avoid detriment to public health, safety, and welfare. The Council finds that development on steep slopes of this magnitude introduces risks associated with slope instability, erosion, and drainage that may affect not only the subject property but also adjacent properties and public infrastructure.

Council deliberation identified that the proposed building envelope remains entirely within steep slopes and requires substantial grading, excavation, and alteration of the hillside. Evidence in the record demonstrates that development would require significant cut and fill, including approximately 3,910 cubic yards of excavation, and would disturb a majority of the site. Council further considered that such disturbance would substantially modify natural topography and increase reliance on engineered slope stabilization and drainage systems.

Even if the Council accepts that the proposal reduces disturbance relative to a two-lot scenario, the Council finds that this comparative reduction does not eliminate the substantial risks associated with disturbing steep slopes. A reduction in impact does not equate to a finding of no detriment. The Council finds that the requested waivers would be detrimental to public health, safety, and welfare and do not satisfy KMC §16.04.130.A.

Upon weighing the evidence, the Council finds that the proposal does not minimize cuts, fills, or environmental impacts as required by KMC §16.04.040.F.2. The Council finds that the applicable standard requires minimizing impacts to the greatest extent practicable, not merely reducing impacts relative to a hypothetical alternative. The Council finds that the extent of disturbance constitutes a significant alteration of the hillside that is inconsistent with the intent of the code. Even if the Council accepts that the proposal represents the least impactful development option, the Council finds that the remaining level of disturbance is still substantial and does not satisfy the applicable standard. The Council further finds that the proposal is inconsistent with Policies CD-2.2 and CD-2.4, as it does not preserve natural topography or minimize disturbance.

Findings Regarding Preliminary Plat Requirements (Ketchum Municipal Code §16.04.030)				
Compliant				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			<i>Council Findings</i>	<i>The City of Ketchum Planning and Building Department received the completed subdivision application and all applicable application materials on April 24, 2025.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			<i>Council Findings</i>	<i>The subdivision application was deemed complete on April 24, 2025.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.

			<i>Council Findings</i>	<i>This standard is met as shown on Sheet 1 of the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			<i>Council Findings</i>	<i>As shown on Sheet 1 of the preliminary plat, the plat is titled "Ketchum Townsite: Block 91, Lot 3A" which is not the same as any other subdivision in Blaine County, Idaho.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Council Findings</i>	<i>The name of the owner and surveyor is shown on Sheet 1 of the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.
			<i>Council Findings</i>	<i>The legal description of the area platted is shown on page 1 of the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Council Findings</i>	<i>The preliminary plat shows adjacent lots 1A, lot 5A, lot 7, and lot 8 located within block 91 of the original Ketchum Townsite.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			<i>Council Findings</i>	<i>Existing site conditions, including topography, are included on the project plans submitted with Mountain Overlay Design Review Application File No. P25-016.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Council Findings</i>	<i>Sheet 1 of the preliminary plat shows the location of Walnut Avenue, 6th Street, the unimproved 7th Street ROW, and the Block 91 alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.8	Boundary description and the area of the tract.
			<i>Council Findings</i>	<i>Sheet 1 provides the boundary description of the area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			<i>Council Findings</i>	<i>Plat note #11 on Sheet 1 of the preliminary plat specifies that the subject property is located within the City's Limited Residential Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Council Findings</i>	<i>The preliminary plat shows the location and property lines for consolidated Lot 3A. No new streets or blocks are being proposed with this application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Council Findings</i>	<i>This standard is not applicable as there is no requirement or proposal for land dedicated to public use.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or

				immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Council Findings</i>	<i>This standard does not apply as this preliminary plat proposes to consolidate two existing lots within the original Ketchum Townsite</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.13	The direction of drainage, flow and approximate grade of all streets.
			<i>Council Findings</i>	<i>This standard does not apply as no new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Council Findings</i>	<i>This standard does not apply as no new drainage canals or structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Council Findings</i>	<i>This standard does not apply as no additional tests are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			<i>Council Findings</i>	<i>This standard does not apply to the subdivision application for the lot consolidation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Council Findings</i>	<i>Sheet 1 of the preliminary plat includes a vicinity map.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Council Findings</i>	<i>The subject property is not within a floodplain, floodway, or avalanche zone district.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			<i>Council Findings</i>	<i>The subject property is comprised of two separate lots located within the block 91 of the original Ketchum Townsite. Building envelopes are required to be established on lots that contain areas of 25% or greater slope based on natural contours. These building envelopes must be established outside of hillsides with 25% and greater slopes (KMC §16.04.040.F2) unless the request qualifies for one of two waivers outlined in the subdivision code. The application qualifies for the first waiver outlined, which states a waiver may be considered, "for lot line shifts of parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope, and mountain overlay design review standards and all other City requirements are met." The applicant has</i>

				<i>requested a waiver to create a reasonable building envelope on the consolidated development parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.20	Lot area of each lot.
			<i>Council Findings</i>	<i>Sheet 1 of the preliminary plat shows that the area of consolidated Lot 3A is 16,523 square feet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.21	Existing mature trees and established shrub masses.
			<i>Council Findings</i>	<i>No mature trees or established shrub masses exist on the subject property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			<i>Council Findings</i>	<i>The applicant submitted a title commitment Company, and a quitclaim deed with the preliminary plat application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Council Findings</i>	<i>The City of Ketchum received digital copies of the preliminary plat at the time of application.</i>

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant			City Code	City Standards
Yes	No	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			<i>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other

				<p>factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			<i>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p>As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
			<i>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			<i>Council Findings</i>	<i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.F</p>	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: <ol style="list-style-type: none"> a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			<p><i>Council Findings</i></p>	<p><i>Standards #3 through #6 are not applicable as the preliminary plat consolidates two existing lots and no new lots will be created.</i></p>

			<p><i>The lot consolidation preliminary plat complies with standard #1. The applicant has proposed consolidating the two lots and the new single-family residence will comply with the dimensional standards and setbacks required in the LR Zone.</i></p> <p><i>Standard #2 has not been met. The applicant requested waivers pursuant to KMC §16.04.130.A to allow consolidation of the two lots and to establish a building envelope within slopes of 25% or greater. KMC §16.04.130.A allows waivers only where special physical characteristics or conditions affecting the property would create an undue hardship through literal enforcement of the code, and where the waiver would not be detrimental to the public health, safety, or general welfare or injurious to nearby property owners.</i></p> <p><i>KMC §16.04.040.F.2 further requires that when a proposed subdivision contains land with slopes of 25% and greater, building envelopes must be established on preliminary and final plats and located in a manner that promotes harmonious development, minimizes cuts and fills for roads and building foundations, and minimizes environmental impacts.</i></p> <p><i>The applicant's presentation included a slope exhibit illustrating that most of the subject property contains hillsides of 25% and greater slope. The applicant asserts that the subject property is constrained by steep slopes and easements, creating an undue hardship that justifies the requested building envelope waiver. The applicant contends that the proposed design reduces disturbance relative to a two-lot scenario by reducing disturbance, lowering building location, and eliminating the second driveway and represents the most reasonable development option available. The applicant further asserts that the proposed development provides all required infrastructure and drainage improvements.</i></p> <p><i>Council deliberation identified that, although the site is constrained, development enabled by the waivers would require substantial grading, excavation, and alteration of slopes exceeding 25%. Evidence in the record demonstrates that development would disturb a majority of the site and require significant engineered retaining systems to stabilize slopes and manage drainage. The Council further considered concerns related to slope stability and erosion potential. Disturbance of this scale on steep slopes increases the risk of slope instability and erosion, particularly during extreme weather events and seasonal freeze-thaw cycles. These risks are not confined to the subject property and may result in downslope impacts to adjacent properties, public rights-of-way, and infrastructure.</i></p> <p><i>Upon weighing the evidence, the Council finds that while the applicant has demonstrated site constraints sufficient to consider a waiver, the applicant has not demonstrated that the resulting development would avoid detriment to public health, safety, and welfare. The Council finds that</i></p>
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				<p><i>development on steep slopes of this magnitude introduces risks associated with slope instability, erosion, and drainage that may affect not only the subject property but also adjacent properties and public infrastructure.</i></p> <p><i>Council deliberation identified that the proposed building envelope remains entirely within steep slopes and requires substantial grading, excavation, and alteration of the hillside. Evidence in the record demonstrates that development would require significant cut and fill, including approximately 3,910 cubic yards of excavation, and would disturb a majority of the site. Council further considered that such disturbance would substantially modify natural topography and increase reliance on engineered slope stabilization and drainage systems.</i></p> <p><i>Even if the Council accepts that the proposal reduces disturbance relative to a two-lot scenario, the Council finds that this comparative reduction does not eliminate the substantial risks associated with disturbing steep slopes. A reduction in impact does not equate to a finding of no detriment. The Council finds that the requested waivers would be detrimental to public health, safety, and welfare and do not satisfy KMC §16.04.130.A.</i></p> <p><i>Upon weighing the evidence, the Council finds that the proposal does not minimize cuts, fills, or environmental impacts as required by KMC §16.04.040.F.2. The Council finds that the applicable standard requires minimizing impacts to the greatest extent practicable, not merely reducing impacts relative to a hypothetical alternative. The Council finds that the extent of disturbance constitutes a significant alteration of the hillside that is inconsistent with the intent of the code. Even if the Council accepts that the proposal represents the least impactful development option, the Council finds that the remaining level of disturbance is still substantial and does not satisfy the applicable standard.</i></p> <p><i>The Council further finds that the proposal is inconsistent with Policies CD-2.2 and CD-2.4, as it does not preserve natural topography or minimize disturbance.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.

				4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			<i>Council Findings</i>	<i>N/A. This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. This application does not create a new block.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;

9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);
10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;
11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;
12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;
13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;
14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;
15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;
16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;
17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;
18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;
19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;
20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;
21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;
22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and

				23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.
			<i>Council Findings</i>	<i>This standard is not applicable as this application proposes to combine two existing lots within the Ketchum Townsite. This proposal does not create a new street, private road, or bridge.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			<i>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the Ketchum Townsite and no alley improvements are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J	<p>Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or</p>

				<p>constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p>6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.</p>
			<i>Council Findings</i>	<i>This standard is not applicable as no easements are proposed or required for this project. The project does not create a new private street. This property is not adjacent to Warm Springs Road. The property does not border a watercourse, drainageway, channel, or stream.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			<i>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Sewer system improvements are not required for this lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<i>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Water system improvements are not required for this lot consolidation.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p> <p><i>Council Findings</i></p> <p><i>This standard is not applicable as this project proposes to combine two existing lots within the Ketchum Townsite. Planting strip improvements are not required for this project.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.

			<p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			<p><i>Council Findings</i></p> <p><i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No grading improvements are proposed or required for the lot consolidation. The grading improvements are shown the project plans submitted with Mountain Overlay Design Review Application File No. P25-016.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.O</p> <p>Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p>
			<p><i>Council Findings</i></p> <p><i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No drainage improvements are proposed or required for the lot consolidation. The drainage improvements are shown on the project plans approved with Mountain Overlay Design Review Application File No. P25-016.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No utility improvements are proposed or required for the lot consolidation. The drainage improvements are shown on the project plans approved with Mountain Overlay Design Review Application File No. P25-016.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Off-site improvements are not required or proposed with this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			<i>Council Findings</i>	<i>The Commission believes the project complies with all Mountain Overlay Zoning District requirements and the Mountain Overlay design review criteria and standards specified in KMC §17.104.070.A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. The project plans submitted with Mountain Overlay Design Review Application File No. P25-16 specify the existing mature vegetation that is proposed to remain on the subject property.</i>

CONCLUSIONS OF LAW

Based upon the administrative record for this application, including the staff report, application materials, plans, public testimony, and other materials submitted into the record, and in consideration of the applicable standards and criteria of the Ketchum Municipal Code and the City of Ketchum 2014 Comprehensive Plan, the Council makes the following Conclusions of Law.

1. The City of Ketchum is a municipal corporation organized and existing under Article XII of the Constitution of the State of Idaho and Title 50 of the Idaho Code. Pursuant to the Idaho Local Land Use Planning Act, Chapter 65, Title 67, Idaho Code, and Chapters 3, 9, and 13 of Title 50, Idaho Code, the City has adopted land use regulations codified in the Ketchum Municipal Code, which govern subdivision and land development within the City.
2. The Ketchum City Council has authority to hear and take action on Preliminary Plat applications pursuant to Chapter 16.04 of the Ketchum Municipal Code.
3. The Council concludes that the foregoing Findings of Fact are supported by substantial evidence in the record, including but not limited to the staff report, application materials, plans, public testimony, and other materials submitted into the record for this application.
4. The Council further concludes that its decision is based upon the applicable standards and criteria set forth in the Ketchum Municipal Code and the 2014 Comprehensive Plan.

DECISION

Based upon the foregoing Findings of Fact and Conclusions of Law, the Ketchum City Council concludes that the proposed Lot Consolidation Subdivision Preliminary Plat and associated waiver requests do not satisfy the applicable approval criteria of KMC §16.04.030.C.4 and do not meet the waiver criteria set forth in KMC §16.04.130.A.

THEREFORE, the Ketchum City Council hereby **DENIES** the Lot Consolidation Preliminary Plat Application File No. P25-016A this Thursday, February 12, 2026.

The foregoing Findings of Fact, Conclusions of Law, and Decision are adopted this Wednesday, the 25th day of March 2026.

Pete Prekeges
Mayor
City of Ketchum

Appeal Notice: This decision is a final decision of the City Council. Any person aggrieved by this decision may seek judicial review in accordance with applicable law.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 25, 2026	Staff Member/Dept:	Morgan Landers, AICP - Director of Planning and Building
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Agenda Item:	Recommendation to approve Warm Springs Townhomes FAR Exceedance Agreement 27005.
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Recommended Motion:

"I move to approve FAR Exceedance Agreement 27005 for the Warm Springs Townhomes development at 108 Ritchie Dr."
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Reasons for Recommendation:

- | |
|---|
| <ul style="list-style-type: none"> The Planning and Zoning Commission approved the Design Review Application File No. P24-063 on December 9, 2025 for the development of 12 townhouses within six buildings at 108 Ritchie Dr in the T-3000 zone district. |
| <ul style="list-style-type: none"> The project is utilizing the Floor Area Ratio (FAR) bonus program in exchange for community housing. The total FAR for the development is 1.3, where up to 1.6 is permitted. This results in a community housing contribution of 4,081 sf. |
| <ul style="list-style-type: none"> Pursuant to Ketchum Municipal Code §17.124.040.040.B2, community housing contributions for FAR exceedances may be satisfied through on-site housing, off-site housing, or an in-lieu fee payment. The applicant proposes to mitigate the additional floor area by making a community housing in-lieu fee payment of \$2,244,561. Per the agreement, the housing in-lieu fee shall be paid in full prior to the issuance of the first building permit. |

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

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Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account:	None
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Attachments:

FAR Exceedance Agreement 27005 with exhibits
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**FAR EXCEEDANCE
AGREEMENT #27005**

Parties:

City of Ketchum	"City"	P.O. Box 2315, 191 W 5 th Street, Ketchum, Idaho 83340
108-110 Ritchie LLC	"Owner"	PO Box 14001, Ketchum, Idaho, 83340

This FAR Exceedance Agreement ("Agreement") is made between the City of Ketchum, a municipal corporation of the state of Idaho, and 108-110 Ritchie LLC, a limited liability corporation, the owner of the development project.

RECITALS

- A. Pursuant to the City's authority under the Idaho Local Land Use Planning Act, the Ketchum Municipal Code ("K.M.C.") Chapter 17.124 provides for certain development standards, including maximum floor area ratio (FAR) standards under K.M.C. 17.124.040 - Floor Area Ratios and Community Housing. These standards are intended to protect the public interest, health, general welfare, and provision of public services. The City has provided options for development proposals to potentially exceed the allowable FAR in exchange for mitigation of the impacts of such larger development, particularly as focused on affordable community and workforce housing. K.M.C. 17.124.040(B).
- B. The City has adopted Resolution 17-006 which provides for the Parties to proceed with the FAR standards and options under K.M.C. 17.124.040, so long as the Parties voluntarily opt into a FAR Exceedance Agreement, making clear they are voluntarily opting by contract into use of such FAR standards and mitigation measures and are waiving any claims or demands related to any legal challenge to K.M.C. 17.124.040.

THEREFORE, in consideration of the mutual agreement herein contained and subject to the terms and conditions stated, it is hereby understood and agreed by the Parties as follows:

- 1. **Attestation of Owner.** Owner, by this Agreement, desires to voluntarily proceed on the development proposal, including proposal of exceedance of FAR standards and accompanying mitigation measures, using the approach and standards as set forth in K.M.C. 17.124.
- 2. **Waiver and Release of Claims.** Owner, by this Agreement, waives and releases any claims, demands, challenges, claims for reimbursement or refund, and/or damages now or in the future deriving from or relying on the outcome of future litigation substantially challenging the validity of K.M.C. 17.124 and its standards. It is Owner's intent to accept and proceed with such standards as outlined in K.M.C. 17.124 for

Owner's development plan for purposes of allowable FAR and Owner voluntarily and knowingly accepts the mitigation measures as proposed.

3. **FAR Exceedance Consideration.** In consideration for Owner's attestation and waiver, the City agrees to consider their exceedance proposal and will currently consider and evaluate Owner's proposed FAR exceedance and accompanying mitigation measures within the framework and standards of K.M.C. 17.124.040, attached hereto as Exhibit A and made a part of this Agreement.
4. **Maximum FAR and Mitigation.** The Parties hereby agree to an allowable maximum floor area ratio and accompanying mitigation measures as set forth in Exhibit B, attached hereto and made a part of this Agreement.
5. **Regulations.** All references in this Agreement to any statute, code, regulation, or other law shall be deemed to refer to such law as amended, modified, re-codified, supplemented, or replaced from time to time, and to any successor legislation thereto, unless expressly stated otherwise.
6. **Withdrawal.** Owner may withdraw from this Agreement upon thirty days notice to City provided that Owner has not commenced building and has received no benefit from a maximum FAR exceedance. Withdrawal shall cause an immediate reversion to the permitted gross FAR as set forth in Exhibit A: K.M.C. 17.124.040(A) at the time of this Agreement.
7. **Amendments.** This Agreement may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement in writing duly executed by the parties.
8. **Recordation; No Other Assignment.** This Agreement shall be recorded and runs with the land. Other than in connection with the sale of the Property, Owner shall not sell, assign, or transfer all or any portion of its interest in this Agreement at any time without consent of the City.
9. **Binding Effect.** This Agreement shall be binding upon the heirs, estates, personal representatives, successors, and assigns of the parties.
10. **Attorney Fees and Costs.** In the event any action is brought to enforce this Agreement, the prevailing party is entitled to an award of reasonable attorney fees and costs.
11. **Notices.** Any notice under this Agreement shall be in writing and shall be treated as duly delivered if the same is personally delivered or deposited in the United States mail, certified, return receipt requested, postage prepaid, and properly addressed to the contacts as specified at the beginning of this Agreement.

12. **Partial Invalidity.** Whenever possible, each provision of this Agreement shall be interpreted in such a way as to be effective and valid under applicable law. If a provision of this Agreement is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

13. **Waiver:** The rights and remedies of the parties to this Agreement are cumulative and not alternative. Neither the failure nor any delay by any party in exercising any right, power, or privilege under this Agreement or the documents referenced in this Agreement will operate as a waiver of such right, power, or privilege, and no single or partial exercise of any such right, power, or privilege will preclude any other or further exercise of such right, power, or privilege or the exercise of any other right, power, or privilege.

14. **Execution and Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original agreement, but all of which shall be considered one instrument.

DATED THIS ____ DAY OF _____ 2026.

Owner

City of Ketchum, Idaho

Managing Member
108-110 Ritchie Dr LLC

Peter Prekeges, Mayor

STATE OF IDAHO,)
) ss.
County of Blaine.)

On this ____ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be a managing member of 108-110 Ritchie LLC, and the person who executed the foregoing instrument and acknowledged to me that he executed the same.

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

Notary Public for _____
Residing at _____
Commission expires _____

STATE OF IDAHO,)
) ss.
County of Blaine.)

On this ____ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared PETER PREKEGES, known to me to be Mayor of the City of Ketchum, and the person who executed the foregoing instrument and acknowledged to me that he executed the same.

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

Notary Public for _____
Residing at _____
Commission expires _____

17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING:

- A. General Requirements: All new buildings and alterations to existing buildings in the GR-H, T, T-3000, T-4000 and CC zoning districts, unless otherwise specified in this title, shall be subject to the maximum floor area ratio (FAR) described below. Hotels that meet the definition of "hotel" found in [chapter 17.08](#) of this title may exceed the floor area listed in the table below subject to section [17.124.050](#) of this chapter.

Districts	Permitted Gross FAR	Inclusionary Housing Incentive
GR-H	0.5	1.4
T	0.5	1.6
T-3000	0.5	1.6
T-4000	0.5	1.6
CC	1.0	2.25

B. Inclusionary Housing Incentive:

1. The purpose of this section is to encourage new development to include a reasonable supply of affordable and resident occupied workforce housing for sale or rent, to help meet the demand and needs for housing of the community's employees. Land within the zoning districts specified in the table above may be built to the listed permitted FAR. As an incentive to build community housing units, floor area may be increased up to the maximum FAR listed in said table with inclusionary housing incentive.
2. An increased FAR may be permitted subject to design review approval, and provided, that all of the following conditions are met:
 - a. A minimum of twenty percent (20%) of the total increase in gross floor area above the greater of the permitted FAR is deed restricted in perpetuity as community housing unit(s). Of this gross square footage, a fifteen percent (15%) reduction will be allowed as a standard discount from gross square footage to net livable square footage for community housing units.
 - b. After calculating net livable square footage, an allowance can be made for projects with demonstrated groundwater issues as documented by a registered engineer. Upon determination by the city that groundwater on the subject property precludes underground parking, a credit of three hundred fifty (350) square feet per required parking space shall be subtracted from the net livable square footage prior to the calculation for the twenty percent (20%) deed restricted community housing. Parking space credit shall be rounded to the nearest whole number, and shall not be calculated as fractions.
 - c. Community housing requirements may be paid via a fee in lieu of housing. The community housing units times the fee equals the amount due to the city. The fee in lieu shall be recommended by the governing housing authority on an annual basis and adopted by the city council. For fractions of units, the developer has the option of providing a full housing unit

rather than paying the fee in lieu or working with the city or other nonprofit entity to construct the balance of the community housing unit with additional funds.

- d. All community housing units, either for sale or rent, shall be administered by the governing housing authority, unless otherwise determined by the city council. The governing housing authority shall recommend the types and locations of all proposed community housing units for approval by the city.
 - e. The community housing units shall be targeted for Blaine County housing authority income category 4 (100 percent or less of area median income). The applicant may seek the recommendation of the governing housing authority in the determination of an alternative category with corresponding adjustment in the amount of community housing required. Said recommendation, if mutually agreed upon by the applicant and the commission, may be used in place of category 4. This allowance shall be based on need for the category type. The definition of who may qualify to purchase affordable housing shall be maintained in the guidelines of the governing housing authority as adopted by the city council.
 - f. The city's primary goal is to see the development of and encourage the construction of community housing units, but realizes that other options will also move the city closer to its goal of housing the workforce. With this in mind, the following options for fulfillment of the community housing incentive are available to the applicant outright. These include, but are not limited to:
 - (1) Housing constructed by the applicant on or off site, within the city of Ketchum;
 - (2) Payment of an in lieu fee; or
 - (3) Acquisition of existing housing stock that meets with the governing housing authority's requirements and approval.
 - g. In addition to those outright options noted in this section, the city council may consider alternative proposals by the applicant to fulfill the community housing incentive. The city council has full discretionary power to determine said request. Options for fulfillment of the community housing incentive include, but are not limited to:
 - (1) Land conveyance to the city;
 - (2) Existing housing unit buy down or mortgage buy down; or
 - (3) Other proposals and options as approved by the city council.
3. In the CC district, the maximum floor area incentive applies to buildings up to three (3) stories in height. Buildings above three (3) stories may exceed the 2.25 FAR maximum only in accordance with the pertinent code provisions allowing for a fourth floor (for example, hotels, PUDs and 100 percent community housing project, etc.). For hotel uses, community housing calculations apply to all those portions of the hotel development except the hotel units, which are addressed pursuant to employee housing of this chapter. (Ord. 1135, 2015)

**EXHIBIT B
EXCEEDANCE AGREEMENT COMPLIANCE**

PROJECT: 108 Ritchie Dr.

APPLICATION: Design Review Application File No. P24-063

OWNER: 108-110 Ritchie LLC

LOCATION: 108 Ritchie Dr (WARM SPRINGS VILL SUB 2ND REV LOT 3A BLK 4)

ZONING: Tourist-3000 (T-3000)

BACKGROUND:

1. The applicant has submitted a Design Review application for the development of 12-, three- and four-bedroom, townhouse units at 108 Ritchie Dr (the “subject property”). The subject property is zoned Tourist 3000 (T-3000) and is vacant. The development proposes to utilize the city’s density bonus program for increased FAR and is therefore subject to the minimum residential density requirements of the Ketchum Municipal Code. The townhouse units range in size from approximately 2,200 to 3,800 gross square feet.
2. The subject property has a total lot area of 35,799 SF minus 5,897 SF of private road and fire lane area for an amended lot area of 29,902 SF.
3. The development has a proposed Floor Area Ratio (FAR) of 1.30 (38,957 gross sf/29,902 sf subject property area).
4. The City of Ketchum Planning and Zoning Commission (the “Commission”) reviewed and approved the 108 Ritchie Design Review Application during their meeting on December 9, 2025. The Commission adopted the Findings of Fact, Conclusions of Law, and Decision for the Design Review on January 20, 2026.

EXCEEDANCE ANALYSIS

An increased FAR may be permitted subject to design review approval, and provided, that all conditions in Ketchum Municipal Code §17.124.040.B.2 are met.

Permitted FAR in Tourist-3000

Permitted FAR: .5

Permitted FAR with Community Housing: 1.6

Proposed: Per Sheet A-000

Gross Square Footage – 38,957 SF

Total Lot Area – 29,902 SF

FAR – 1.30 FAR

Community Housing Mitigation Calculation:

Permitted Gross Square Feet (0.5 FAR): 14,951 SF

Proposed Gross Square Feet: 38,957 SF

Increase Above Permitted FAR: 24,006 SF

20% of Increase: 4,801 SF

Net Livable (15% Reduction): 4,081 SF

Fee In-Lieu Proposed: 4,081 SF x \$550/SF = \$2,244,561

COMMUNITY HOUSING CONTRIBUTION CONDITIONS

The following conditions apply to the community housing contribution for the 108 Ritchie Dr development:

1. The development shall provide a community housing in-lieu fee payment in the amount of \$2,244,561. Fee payment is due prior to the issuance of the first building permit for the project.
2. If the total gross square footage of the project increases or decreases by 5% or less through the course of building permit application, a revised fee in-lieu may be calculated using the methodology outlined above and approved by the Administrator. Increases or decreases greater than 5% of the gross square footage require an amendment to this agreement and approval by City Council.



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

No formal motion is required. Staff will brief the Council and seek general feedback regarding proposed next steps.

Reasons for Recommendation:

- Staff began meeting with potential partners starting in May 2025 (*attachment 1*). A needs assessment outreach included the following: Environmental Resource Center, Sun Valley Golden Club (in tandem w/ Spur Community Foundation), Wood River YMCA, The Community Library, TogetherWe (formerly called the Mental Well-Being Initiative), St. Luke’s Center for Community Health, Blaine County Recreation District (BCRD), Wood River Valley Early Learning Collaborative and the City Recreation department.
- Part of staff’s outreach was to understand local organization’s current or planned and ensure there were no redundant or conflicting programs
- Through discussions it became clear that a “campus” type approach would greatly benefit potential stakeholders while allowing a flexibility of programing and usage throughout all of Forest Service Park.
- North buildings’ (three) proposed goals:
 - East building – ERC has shown a high level of interest in activating the eastern building and has committed to assisting with an impactful amount of site operations for the full campus.
 - Middle building – Staff aims for the building to serve as an adaptable space for inside & outside public programming while also serving as the “community gathering hall” for the neighboring partners in the east & west buildings.
 - West building – Sun Valley Golden Club is interested in activating a satellite operation of the Senior Connection from Hailey. Potential to incorporate additional partners in the West building (ex: BCRD) in order to ensure full-time utilization of the space

Sustainability Impact:

Financial Impact:

None OR Adequate funds exist in account:	Existing dedicated CIP budget exists for planning/design/initial improvements
--	---

Attachments:

1. Community Needs/Facilities matrix (pending)
2. Forest Service Park north buildings (pending)



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

No motion is required for the agenda item. Mayor & Council feedback requested.

Reasons for Recommendation:

This agenda item marks the second of several topics as part of the FY 2027 Budget Development process per the calendar shared in February 2026. The discussion will focus on Original and Additional LOT revenue, expenditures, and potential future scenarios.

Sustainability Impact:

The Draft General Fund Budget maintains the sustainability partnership with the County. This item, along with other partner contracts, will be addressed in a forthcoming session.

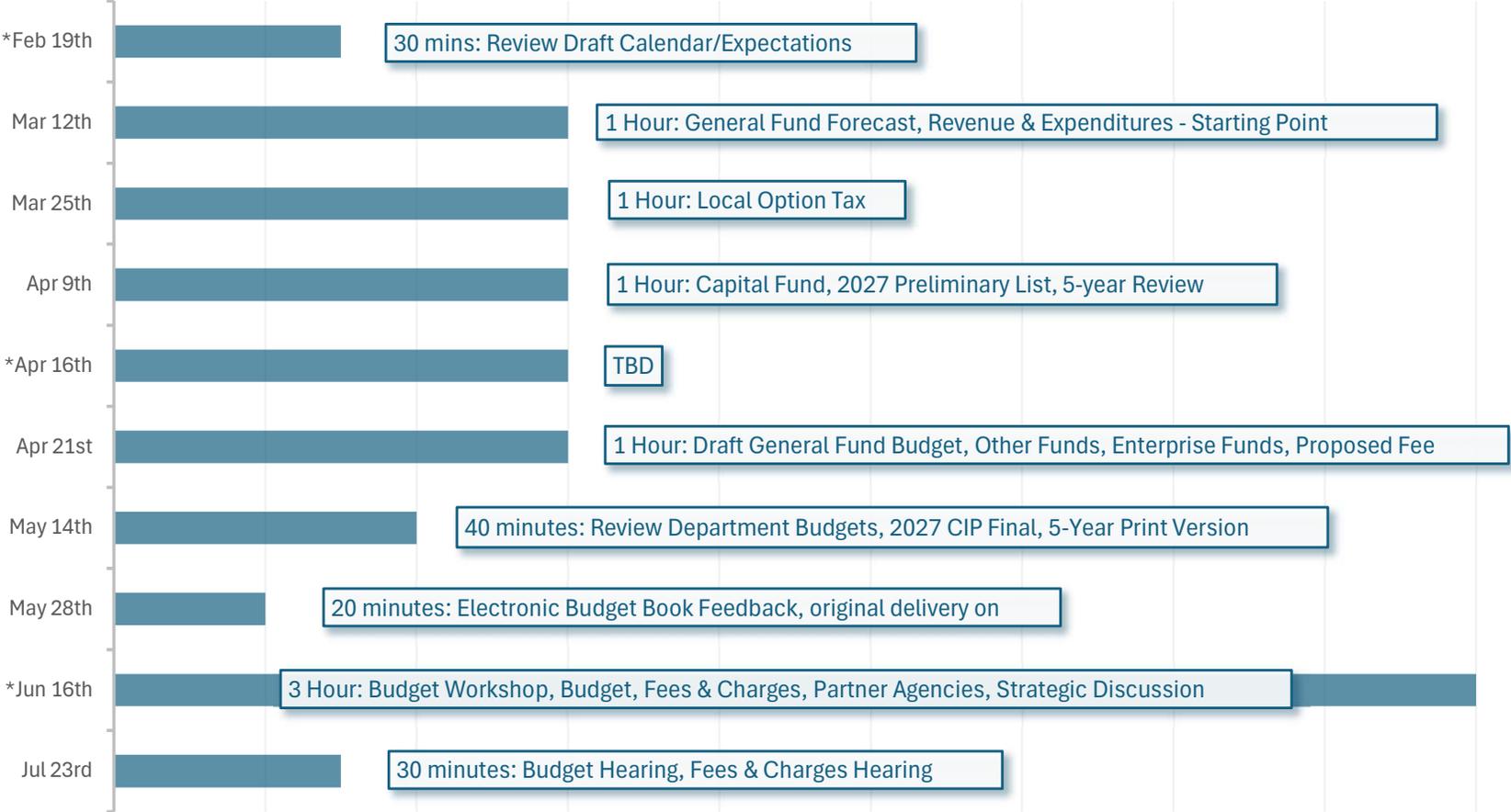
Financial Impact:

No immediate fiscal impact, however, the discussion sets the stage for potential trade offs in the future.

Attachments:

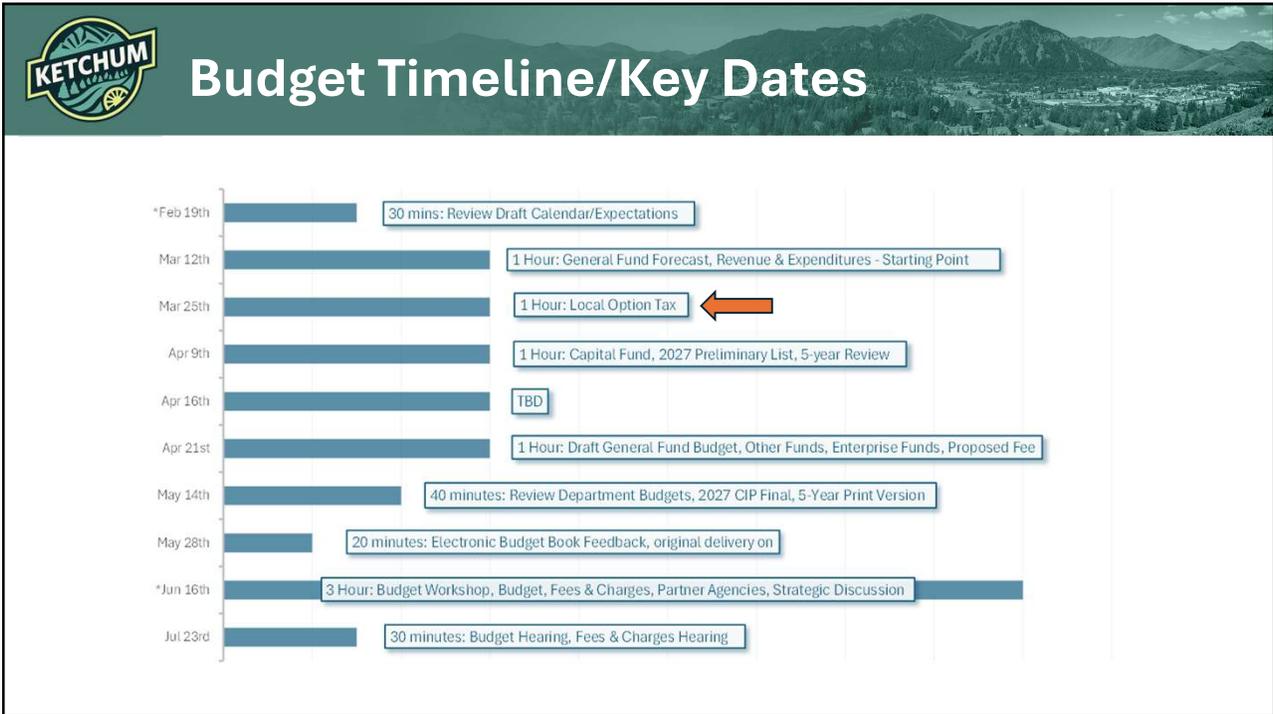
- 1. Budget Timeline - Key Dates
- 2. Slide Deck (PDF)
- 3. Lot Handouts

BUDGET TIMELINE/KEY DATES





FY 2027 Budget Development/Strategic Planning Local Option Tax Focus





LOT Discussion – WHY?

Expiration Dates

- Original LOT – December 31, 2027
 - Planned ballot measure November 2026
- Additional LOT – July 1, 2028
 - Planned ballot measure November 2027
 - Unless council wants to put additional question on 11/26 ballot
 - Accommodates the cooling period between LOT votes (11 months)
 - Pushes the timeline as far as possible

Funding Needs

- Capital Improvement Plan
- Housing



General Fund Forecast

General Fund Revenues

Revenue Source	FY 2025 Actual	FY 2026 Adopted Budget	FY 2027 Starting Point	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2031 Projected
1 Undesignated Fund Balance	\$8,032,793	\$5,206,993	\$3,971,393	\$3,971,393	\$3,619,091	\$3,137,507	\$2,520,708
2 Property Tax	\$5,307,324	\$4,795,518	\$4,962,875	\$5,129,131	\$5,300,957	\$5,478,539	\$5,662,070
3 Franchise Fees	\$666,212	\$665,500	\$705,000	\$719,100	\$733,482	\$748,152	\$763,115
4 Licenses & Permits	\$856,725	\$754,900	\$592,500	\$604,350	\$616,437	\$628,766	\$641,341
5 Grants	\$39,163	\$0	\$0	\$0	\$0	\$0	\$0
6 Highway State Share	\$289,963	\$250,000	\$300,000	\$306,000	\$312,120	\$318,362	\$324,730
7 Liquor Tax	\$334,489	\$395,000	\$395,000	\$402,900	\$410,958	\$419,177	\$427,561
8 Sales Tax Allocation	\$1,122,604	\$1,150,000	\$1,200,000	\$1,212,000	\$1,224,120	\$1,236,361	\$1,248,725
9 County Agreement/Shared	\$1,736,861	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
10 Charges for Services	\$1,187,771	\$1,026,678	\$1,026,678	\$1,057,478	\$1,089,203	\$1,121,879	\$1,155,535
11 Miscellaneous Revenue/Reimbursements	\$3,053,575	\$2,130,629	\$1,942,444	\$1,942,444	\$1,942,444	\$1,942,444	\$1,942,444
12 LOT Transfer & Reimbursement	\$2,005,000	\$1,205,000	\$1,327,700	\$1,354,254	\$1,381,339	\$1,408,966	\$1,437,145
13 Use of Fund Balance			\$228,709				
14 Total	\$16,601,687	\$12,453,225	\$12,760,906	\$12,807,658	\$13,091,060	\$13,382,646	\$13,682,666

General Fund Expenditures

Expenditure Type	FY 2025 Amended Budget	FY 2026 Adopted Budget	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2030 Projected
15 Personnel	\$8,392,391	\$5,595,607	\$6,090,403	\$6,334,019	\$6,587,380	\$6,850,875	\$7,124,910
16 Materials & Services	\$9,025,156	\$6,110,140	\$6,217,503	\$6,372,941	\$6,532,264	\$6,695,571	\$6,862,960
17 Operating Capital	\$213,090	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000
18 Operating Contingency/Transfers	\$1,796,850	\$724,478					
19 Total	\$19,427,486	\$12,453,225					
20 Net Surplus/(Assumed Use of Fund Balance)	-\$2,825,799	\$0					
21 Rebudgets & EOY Commitments		\$1,235,600					
22 Total Fund Balance	\$5,206,993	\$3,971,393	\$3,971,393	\$3,619,091	\$3,137,507	\$2,520,708	\$1,762,503
23 17% Assigned Fund Balance		\$2,117,048	\$2,169,354	\$2,237,193	\$2,307,349	\$2,379,906	\$2,454,948
24 Projected Unassigned Fund Balance		\$1,854,345	\$1,802,039	\$1,381,898	\$830,158	\$140,802	-\$692,445

General Fund has a long-term financial trajectory issue
Not a reasonable funding source to solve CIP or Housing



Capital Fund – Funding History

Revenues	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026B
Idaho Power Franchise Fee	\$291,866	\$331,030	\$331,957	\$348,998	\$300,000
General Fund Transfer	\$208,054	\$253,802	\$0	\$847,677	\$0
LOT Transfer	\$1,626,362	\$531,691	\$213,963	\$1,262,500	\$1,073,600
KURA	\$209,530	\$555,901	\$1,721,920	\$765,000	\$2,050,000

Denotes use of End of Year Savings/Adjustments, not originally budgeted (excluded in average below)

- 2022 \$1.1M addition in July 2022
- 2023 \$400k addition in August 2023
- 2025 General Fund and LOT transfers were FY 2024 EOY allocation that took place in 2025

FY 2022 – 2025 Averages

- Idaho Power Franchise Fee: \$325,963
- General Fund Transfer: \$115,464
- LOT Transfer: \$218,004
- KURA: \$813,088
- Total: \$1,472,519

B = Budget



Capital Fund – Funding Future

Revenues	FY 2027SP	FY 2028P	FY 2029P	FY 2030P	FY 2031P
Idaho Power Franchise Fee	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000
General Fund Transfer	\$0	\$0	\$0	\$0	\$600,000
LOT Transfer	\$1,073,600	\$1,073,600	\$1,073,600	\$1,073,600	\$1,073,600
KURA (~average)	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	

- Outside of KURA: \$1.4M per year
- Goal for Streets alone is \$2.0M per year
- KURA final year 2030, Result as of today ~\$600k in annual tax base increase via growth formula

Capital Plan Need: \$2.0M+ per year

SP = Starting Point
P = Projection



Capital Fund – FY 2026 5-Year

		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Revenue						
1	IDAHO POWER FRANCHISE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
2	INTEREST EARNINGS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
3	TRANSFER FROM GENERAL FUND	TBD	TBD	TBD	TBD	TBD
4	TRANSFER FROM LOT FUND	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
5	URA FUNDING	\$ 2,900,000	\$ 4,000,000	\$ 2,300,000	\$ 2,300,000	\$ 2,300,000
6	Total Revenue	\$ 3,625,000	\$ 5,325,000	\$ 3,625,000	\$ 3,625,000	\$ 1,325,000
Expenditures						
7	DOWNTOWN CORE SIDEWALK (P)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
8	PAVEMENT MANAGEMENT PROJ (P)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
9	POWER LINE UNDERGROUNDING (P)	\$ 150,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
10	TECHNOLOGY UPGRADES/REPLACEMENT	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
11	SUSTAINABILITY INFRASTRUCTURE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
12	REPLACE CITY TRASH CANS	\$ 10,000		\$ 10,000		\$ 10,000
13	TASERS	\$ 7,000		\$ 7,000		\$ 7,000
14	2000 ELON CEO VAC TRUCK SWEEPER REPLACEMENT	\$ 450,000				
15	SH-75 PATHWAY CONSTRUCTION	\$ 257,000				
16	ZAMBONI	\$ 60,000				
17	POLICE VEHICLE REPLACEMENT	\$ 60,000				
18	RIFLE REPLACEMENT	\$ 18,000				
19	TOOL CAT/BOBCAT REPLACEMENT (STREETS)	\$ 83,900				
20	CRACK SEALER REPLACEMENT	\$ 90,000				
21	YNCA PARKING PHASE 2	\$ 800,000				
22	MINI SWEEPER (FACILITIES)		\$ 150,000			
23	SH-75 CORRIDOR SIGNAL UPGRADES		\$ 140,000			
24	TOOL CAT/BOBCAT (RECREATION)		\$ 60,000			
25	KENWORTH REPLACEMENT DUMP TRUCK (STREETS)		\$ 300,000			
26	00 FLAT BED REPLACEMENT (STREETS)		\$ 70,000			
27	HOT PATCHER REPLACEMENT		\$ 100,000			
28	BIKE PARK RELOCATION		\$ 250,000			
29	HOUSING PROJECTS (LIFT TOWER)		\$ 2,200,000			
30	EAST AVENUE RECONSTRUCTION 2ND & 5TH			\$ 1,650,000		
31	CAT 962 LOADER REPLACEMENT (STREETS)			\$ 550,000		
32	WARM SPRING/LEWIS ROUNDABOUT			\$ 250,000	\$ 1,220,000	
33	VEHICLE REPLACEMENT (STREETS)			\$ 60,000	\$ 60,000	
34	FLOW REPLACEMENT (STREETS)					\$ 500,000
35	Total Expenditures	\$ 5,000,900	\$ 6,465,000	\$ 5,722,000	\$ 4,475,000	\$ 3,812,000
36	Annual Net Position	\$ (1,375,900)	\$ (1,140,000)	\$ (2,097,000)	\$ (850,000)	\$ (2,487,000)

The graphic to the left is the same as provided in the FY 2026 Budget book with one addition (line 30).

It is provided as an illustrative and is not final, nor is a working draft.

This exhibit will be provided to Mayor and Council prior to the April 9 meeting and will be a true "starting point" at that time.



Housing Fund

Preliminary Objectives:

- Compliance
- Citizen Resources (advocacy/mediation)
- Property Management
- Deed Restriction Program (not owned by city)
- Property Acquisition
 - Existing Property
 - New Construction

Existing Funding Sources:

- Additional LOT (0.5%)
 - Funding Dynamic changed via ballot measure on May 15, 2023
 - 1% to Air Service was split between Housing and Air Service
- In-Lieu Funds
- County Contribution
 - Not planned in FY 2027
- Sporadic General Fund contributions

Additional Housing Need:
\$800k - 1.0M per year

Typical Spend:
\$2.0 - \$2.5M



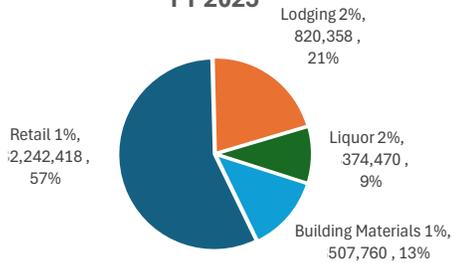
Original LOT "AS IS"



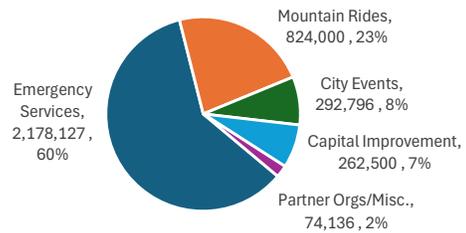
Original Local Option Tax (LOT)

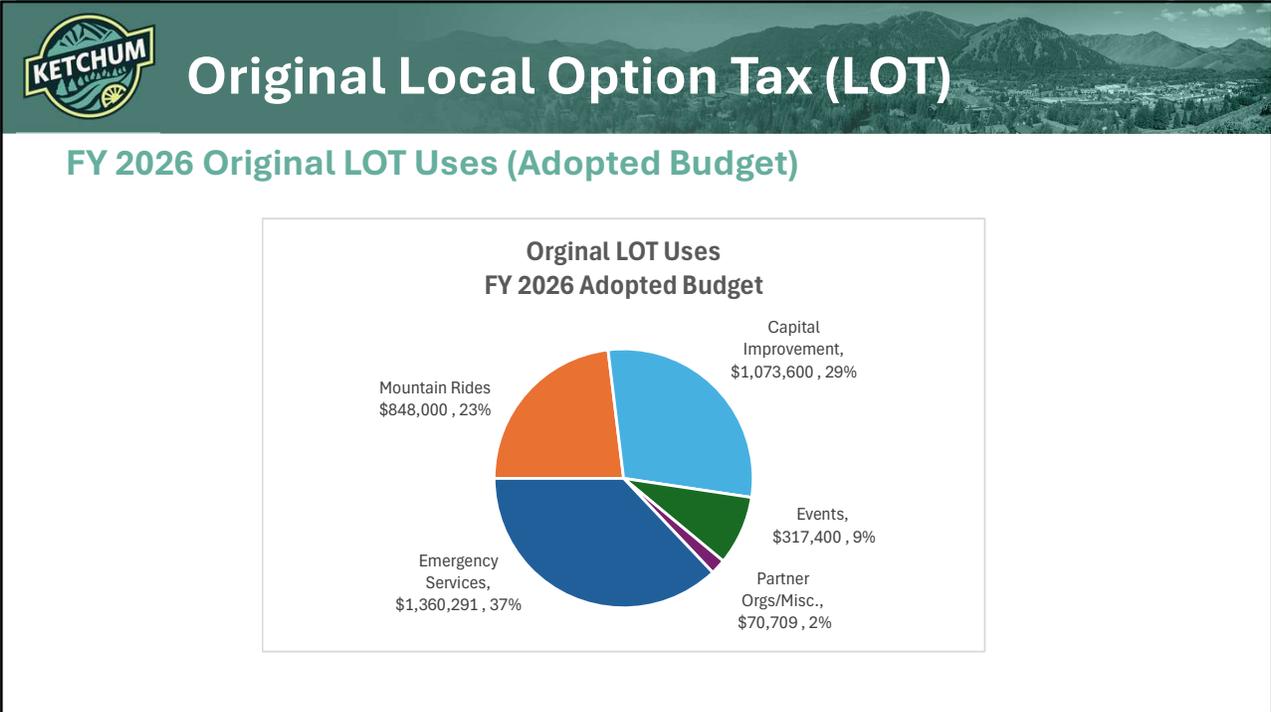
FY 2025 Original LOT Charts

Original LOT Sources
FY 2025



Original LOT Uses
FY 2025





Original LOT

Current Rates	%
Retail/Building Materials	1%
Hotel/Condo	2%
Liquor	2%

Original LOT Revenue

	FY 2024	FY 2025	FY 2026B	FY 2027 SP
Original LOT Tax	\$3,717,389	\$4,001,450	\$3,600,000	\$3,800,000
Interest Earnings	\$20,248	\$16,349	\$10,000	\$10,000
Transfer from Additional 1% LOT	\$66,247	\$48,945	\$60,000	\$60,000

B = Budget
SP = Starting Point



Original LOT

Contributions to Other Funds

	FY 2024	FY 2025	FY 2026B	FY 2027 SP
General Fund (Public Safety)	\$2,000,000	\$2,000,000	\$1,200,000	\$1,322,700
Wagon Days	\$171,250	\$166,850	\$197,400	\$224,700
Capital Improvement	\$213,654	\$1,262,500	\$1,073,600	\$1,073,600

Points of Discussion:

- FY 2025 transfer to CIP, EOY Allocation
- FY 2026 Budget does not include EOY allocations
- Any concerns/questions?

Denotes use of End of Year Savings, not originally budgeted

B = Budget
SP = Starting Point



Original LOT

Contributions to Other Agencies

	FY 2024	FY 2025	FY 2026B	FY 2027 SP
SVED	\$17,250	\$18,750	\$15,000	\$15,000
Idaho Dark Sky Alliance	\$2,500	\$2,500	\$3,000	\$3,000
Mountain Rides	\$796,000	\$824,000	\$848,000	\$878,000
Friends of Sawtooth	\$5,000	\$15,000	\$10,000	\$10,000
Consolidated Dispatch	\$171,395	\$178,127	\$160,291	\$185,000
Mountain Humane	\$4,078	\$3,226	\$2,995	\$3,000

Points of Discussion:

- FY 2026B based on agency requests and Council Approval
- Consolidated Dispatch number adjusted - No Fire
- Council Direction: Any areas that you would like to change?

B = Budget
SP = Starting Point



Original LOT

Other Expenses

	FY 2024	FY 2025	FY 2026B	FY 2027 SP
Professional Services	\$27,591	\$27,000	\$22,000	\$27,000
Administrative	\$5,000	\$5,000	\$5,000	\$5,000
Events/Promotions	\$51,281	\$125,946	\$120,000	\$120,000

Points of Discussion:

- Professional Services
 - STR Platform
- Events Detail
 - Jazz in the Park
 - Summer Solstice
 - Winter Solstice
 - Ketch'em Alive
 - Holiday Tree Lighting
 - Partnerships
 - Trailing of the Sheep
 - Farmers Market

B = Budget
SP = Starting Point



Original LOT Discussion Points

Contributions to Other Funds?

- General Fund
- Wagon Days
- CIP

Contributions to Other Agencies?

Other Expenses?

- Events



Additional LOT

Current Rates	%
Retail/Building Materials	1%
Hotel/Condo	1%
Liquor	1%

Additional LOT Revenue

	FY 2024	FY 2025	FY 2026B	FY 2027 SP
Additional 1%	\$3,010,151	\$3,263,932	\$2,900,000	\$3,300,000

- FY 2027 Budget Starting Point is a budgetary reset

B = Budget
SP = Starting Point



Additional LOT

Additional LOT Expenses

	FY 2024	FY 2025	FY 2026B	FY 2027 SP
Sun Valley Air Service Board	\$1,488,047	\$1,479,906	\$1,421,000	\$1,620,000
Fund Balance Release		\$299,125		
Transfer to Original LOT	\$66,247	\$48,945	\$58,000	\$60,000
Transfer to Housing	\$1,505,075	\$1,624,851	\$1,421,000	\$1,620,000

B = Budget
SP = Starting Point



Local Option Tax “Potential Scenarios”



Original LOT “Scenarios”



Original LOT Scenario A “AS IS”

Maintain Current Rates	%	FY 2025
Retail	1%	\$2.24M
Lodging	2%	\$820K
Liquor	2%	\$374k
Building Materials	1%	\$508k
Total		\$3.95M

Points of Discussion:

- No Financial Lift
- Focuses on maintaining status quo Original LOT



Original LOT Scenario B “1% Increase”

	%	~\$ Increase
Retail/Building Materials	1% to 2%	\$2.75M
Hotel/Condo	2% to 3%	\$410k
Liquor	2% to 3%	\$187k
Total		\$3.35M

Points of Discussion:

- Significant Financial Lift
- Likely solves both CIP and Housing Funding Deficits (would have to allow housing expense)
- City would become more dependent on LOT funding



Original LOT Scenario C “4% Lodging”

	%	~\$ Increase
Retail/Building Materials	1%	\$0
Hotel/Condo	2% to 6%	\$1.64M
Liquor	2%	\$0
Total		\$1.64M

Points of Discussion:

- Significant Financial Lift
- Likely solves Housing deficit, Potential help for CIP funding deficit
- Would increase total Housing Tax to 15%
 - State Sales Tax: 6%
 - State Travel/Convention Tax: 2%
 - Original LOT: 6%
 - Additional LOT: 1%



Lodging Tax Comparables

Other Cities	Total State	Total LOT	Total Tax
Cascade	8%	1%	9%
Ketchum (current)	8%	3%	11%
Sun Valley	8%	4%	12%
Lava Hot Springs	8%	5%	13%
Hailey	8%	6%	14%
McCall	8%	7%	15%
Driggs	8%	8%	16%
Victor	8%	8%	16%
Sandpoint	8%	14%	22%

- Hailey: Increased from 4% to 6% LOT via November 2025 Ballot - Passed with 75.3%
- Driggs: Increased from 6% to 8% LOT via November 2025 Ballot - Passed with 65.5%
- Victor: Increased from 6% to 8% LOT via November 2025 Ballot - Passed with 82.7%
- Sandpoint: Increased from 7% to 14% LOT via November 2022 Ballot - Passed with 64.8%



Mayor/Council Discussion



Additional LOT “Scenarios”



Additional LOT Scenario A “AS IS”

Maintain Current Rates	%	FY 2025
Retail	1%	\$2.24M
Lodging	1%	\$410K
Liquor	1%	\$94k
Building Materials	1%	\$508k
Total		\$3.35M

- No Financial Lift
- Focuses on maintaining status quo Additional LOT



Additional LOT Scenario B “Mix Change”

	%	~\$ Change
Air Service	0.5% to 0.25%	(\$835k)
Housing	0.5% to 0.75%	\$835K

Points of Discussion:

- Move an estimated \$835k in funding from Air Service to Housing
- Solves the majority of the Housing Funding Deficit
- Significant reduction to Air Service funds, currently paid to Visit Sun Valley



Additional LOT Scenario C “Transportation”

	%	~\$ Change
Air Service	0.5% to 0.25%	(\$835k)
Housing	0.5%	\$0
Transportation	0% to 0.25%	\$835k
Total		\$1.67M

Points of Discussion:

- Move an estimated \$835k in funding from Air Service to a new category, Transportation
- Does not address housing needs, however, addresses transportation to include public transportation and potentially streets
- Significant reduction to Air Service funds, currently paid to Visit Sun Valley



Previous LOT Ballot Measure

- May 2022 Ballot Measure
 - 53% in favor, 47% against
 - 82 votes short for 60% threshold
- Retail increase: .75% Total: 2.75%
- Lodging increase: 2.0% Total: 5.0%
- Liquor increase: 2.0% Total: 5.0%
- Building Materials increase: 1.0% Total: 3.0%

	%	~\$ Increase*
Retail	Increase 0.75%	\$1.68M
Hotel/Condo	Increase 2%	\$820k
Liquor	Increase 2%	\$374k
Building Materials	Increase 1%	\$508k
Total		\$3.38M

*Increase is based on FY 2025 actual receipts as a reference



Mayor/Council Discussion

ORIGINAL LOT

Scenario 1 | “As-Is”	
Retail	1%
Lodging	2%
Liquor	2%
FY 2025 Collection: \$3.95M	

Scenario 2 | 1% Increase Each*	
Retail	2%
Lodging	3%
Liquor	3%
Financial Lift: \$3.35M	

*Potential to dedicate part/all to CIP or Housing

Scenario 3 | Lodging +4%*	
Retail	1%
Lodging	6%
Liquor	2%
Financial Lift: \$1.64M	

* Dedicated to CIP or Housing

**Likely not in combination with Scenario 2 or at a lesser amount

ADDITIONAL LOT

“As-Is” Percentages	
Retail	1%
Lodging	1%
Liquor	1%

Scenario 1 | “As-Is” Allocation	
Air Service	50%
Housing	50%
Current Collection	
Air Service	\$1.67M
Housing	\$1.67M

Scenario 2 | Allocation Change	
Air Service	25%
Housing	75%
\$ Change	
Air Service	\$835k
Housing	\$2.51M

Scenario 3 | Allocation Change	
Air Service	25%
Housing	50%
Transportation	25%
\$ Change	
Air Service	\$835k
Housing	\$1.67M
Transportation	\$835k



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: March 25, 2026 Staff Member/Dept: Rian Rooney / Housing

Agenda Item: Workshop: Review of Ownership and Preservation Program + Category Local

Recommended Motions:

No motion

Reasons for Recommendation:

- The Ownership and Preservation Program (OPP) has been active for just over two years. The purpose of today's item is to review the program policies, provide an update on the performance of the program to date, and allow for discussion of policies to be considered for revision at a future Council meeting.
The OPP provides an opportunity to assist Blaine County locals access homeownership in Ketchum, a goal identified in the Ketchum Housing Action Plan. The OPP also provides a pathway to financial relief for existing homeowners, while restricting and preserving existing housing units for full-time local occupancy in the future.

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

Goal 1: Create + Preserve Housing
Action: Pathway to Ownership
Ownership and Preservation Program
Staff is presenting a review of the Ownership and Preservation Program (OPP) policies and performance since in January 2024. No action is requested at this meeting; it is an opportunity for discussion of the program policies and to provide staff direction for further review or updates.
Ownership and Preservation Program Background
On August 21, 2023, the Council approved the Ketchum Ownership and Preservation Program (OPP). Staff launched the program on January 24, 2024. The Ownership and Preservation Program offers cash incentives to homeowners or homebuyers in Ketchum in exchange for recording a Category Local deed restriction on their property, limiting ownership and occupancy of the home to qualified locals in Blaine County, Idaho.
Development of the Ownership and Preservation Program occurred over a 12-month period during which staff researched programs in similar communities, hosted three focus groups with local experts and stakeholders, surveyed residents and city employees to gauge program interest, and worked with the City Council to refine program policies over multiple meetings.
The OPP currently offers two Category Local deed restrictions from which applicants can choose. The first is a light deed-restriction, which does not cap appreciation. The second is an appreciation-capped deed

restriction, which is more similar to the other deed restrictions in Ketchum’s housing portfolio. Category Local deed restrictions do not have an income limit and have a higher net worth limit than Income Categories 1 through 6.

The OPP offers 15% of a home’s market value, up to \$125,000, for a light restriction. 30% of a home’s market value, up to \$225,000, is available for an appreciation-capped restriction. Market value is determined by the lesser of the purchase price or the appraised value of the home. Staff recommended deed restriction values based on evaluation of peer mountain communities’ programs (Breckenridge, Jackson/Teton County, Vail, Truckee, Summit County, Park City), the details of the restrictions (e.g. ownership only vs. flexible for rental, appreciation-capped vs. non-capped), and local market conditions. 30% of value restriction is the highest percentage granted by any program that staff researched.

If an applicant chooses an appreciation-capped deed restriction (30% of value), the appreciation on the home begins from a reduced “Base Price,” equal to the market value less the funding provided by the City to purchase the deed restriction. For example: The City would purchase a deed restriction for \$600,000 market value home at \$180,000; the resulting Base Price for calculating appreciation would be \$420,000. This ensures that the subsidy provided by the City stays with the home across multiple owners. Appreciation is limited to the lesser of 3% annually or the proportional change in the Consumer Price Index (i.e. inflation) over the course of ownership. The Maximum Sale Price for a home can be further increased with credits for City-approved capital improvements, accounting for depreciation.

The OPP currently is open to both qualified Ketchum homebuyers and existing Ketchum homeowners. For homebuyers, the funds offer significant financial assistance that can be used to help local buyers access the market. Funds are available at closing and are typically used toward the downpayment and closing costs. Existing Ketchum homeowners whose households meet the qualifying criteria for Category Local can use the OPP to “preserve” their home, receiving funds in exchange for deed-restricting their home, which they will continue to occupy in accordance with the deed restriction’s requirements. When the home is eventually sold or transferred, it will need to go to another qualified, Category Local household. Funds could be used to help pay for capital assessments and other large costs, support households on a fixed income, or saved for future needs. In both cases, there are no limitations on the use of funds, which are offered in exchange for the deed restriction, decreasing the value of the home and granting the City an interest in the property.

During development of the program, the City Council directed staff to limit the OPP to funding local homeownership and preservation opportunities and not to allow funds to be used to restrict long-term local rentals thereby opening the program to investors and landlords. City Council also directed staff to limit eligible properties to homes located within the City of Ketchum limits to start, recognizing that the program can be evaluated and expanded beyond the city limits if desired in the future.

The initial approval was conceptualized as a 2-year pilot program, with allowance for review, assessment and program revision. In early 2025, staff presented a program performance update to the Council. The Council discussed expanding the geography for the eligible properties beyond the Ketchum city limits but ultimately directed staff to maintain the current geographic limits, suggesting that further review of the program should occur in the future.

Following this update, housing staff worked with the community engagement team to increase promotion for the program, including launch a program website (projectketchum.org/own), run social media ads, issue a press release, and send out postcard mailers.

Recognizing Council interest in reviewing the program policies, the Ownership and Preservation Program is currently paused.

Performance Update

It has been over two years since the OPP launched. Since that time, the program has received 40 applications to pre-qualify households for participation. Of those who have applied, nearly 60% were issued letters of qualification. The remaining applicants were either ineligible, withdrew/ceased responding, or their applications require additional information.

Interested applicants are almost exclusively interested in the program to purchase a home. This may be because existing homeowners are less connected to housing programs than those seeking purchase opportunities and are less aware of the opportunity to use the Ownership and Preservation Program.

To date, the City has purchased eight deed restrictions through OPP. Seven of the eight purchases were used to assist applicants in purchasing a home in Ketchum. Among those seven homebuyers, only one opted for the Category Local Light deed restriction (no appreciation cap), with all other participants preferring the 30% of value assistance with an appreciation cap. Only one participant was an existing Ketchum homeowner that restricted their own home and opted for the Category Local Light deed restriction.

- All homes are condominiums
- Home size: 2 one-bedroom homes, and 6 two-bedroom homes
- Purchase prices range from \$415,000 to \$875,000 (average of \$640,430)
- Average deed restriction purchase price: \$165,588
- \$1,324,700 has been spent on deed restrictions.
- All participating households qualified as “Local Employee”

OPP Transactions Since Program Inception				
<i>Bedrooms</i>	<i>Deed Restriction Type</i>	<i>Home Value</i>	<i>Deed Restriction Cost</i>	<i>% of Home Value</i>
2	Heavy	\$600,000	\$180,000	30%
2	Heavy	\$675,000	\$202,500	30%
1	Heavy	\$415,000	\$124,500	30%
2	Light	\$915,000	\$125,000	14%
2	Light	\$718,000	\$107,700	15%
1	Heavy	\$525,000	\$157,500	30%
2	Heavy	\$675,000	\$202,500	30%
2	Heavy	\$875,000	\$225,000	26%

Approximately \$179,560 remains of the FY2026 budget of funding committed to the Ownership and Preservation Program. This amount could support one additional deed restriction purchase based on current averages.

In the first year of the program, staff received interest from one local homeowner in restricting a unit they own and then renting it to a local, which is not currently allowed under the program policies. Staff also received inquiries about expanding the boundary of eligible properties beyond the city limits due to greater variety of attainable housing options in other areas, including Hailey.

Category Local Requirements

Participants in the Ownership and Preservation Program must meet Category Local requirements, both at the time of purchase and on an ongoing basis with annual compliance monitoring.

Income and Asset Limits

The Category Local deed restriction does not have an income limit, but requires that a household's net worth, at the time of purchase, is below the established limit. After a purchase and over the course of homeownership, the household's income may exceed the net worth limit without the household becoming out of compliance; this allows qualified and participating households to save and build wealth while maintaining secure and stable housing. The current net worth limit for Category Local qualification is \$516,230, with funds in retirement accounts that would be penalized for early withdrawal excluded.

Qualification

Qualification for participation in the Ownership and Preservation Program and compliance with a Category Local deed restriction require that at least one non-dependent household member be either

- a) A "Local Employee": a full-time employee employed by one or more Blaine County employers and physically working in Blaine County.
- b) A "Local Senior": a person 65 years or older who was a Local Employee for at least 5 of the 6 years (alternately, 10 of the 15 years) prior to age 65 and continued living full time in Blaine County since reducing work hours or retirement.
- c) A "Local Person with a Disability": A person with a disability who has lived full-time in Blaine County for at least the previous two years or was a Local Employee immediately prior to their disability.

No member of a household can own other developed residential real estate. Current policy allows exceptions for shared inheritance of property.

Roommates and Rental

Both Category Local deed restrictions allow an owner, while occupying the home, to rent a portion of the home to one or more roommates, with the requirement that the tenant(s) meet the basic qualifications for Category Local (see above). Owners may set the rent rate and select the tenants, but the tenants must be qualified by the City.

Category Local ownership homes (as opposed to designated rentals) are intended to be owner-occupied. Owners may request a leave of absence and to rent the home to a qualified local household, approved by the City, for up to one year. Short-term rentals are prohibited.

Policies and Topics for Discussion

The Mayor and Council have indicated to staff an interest in reviewing the following policy topics.

Value of Funds Provided and Limits

- Current limits are 30%, up to \$225,000, for an appreciation-capped deed restriction and 15% of market value up to \$125,000 for a "light" deed restriction.
 - \$225,000 is 30% of \$750,000, which was considered a maximum target price for potential homebuyers at the time the policies were developed.
 - \$125,000 is 15% of ~\$835,000. A higher maximum target home value for the light restriction could allow for participation of larger unit sizes or existing homeowners whose homes have appreciated significantly.

- Many peer communities only have a “light” restriction for similar programs and offer 10-20% of the value. Most of these communities allow the homes to be used as long-term rentals for locals and allow investor-owners.
- Peer communities whose programs use an appreciation-capped restriction typically offer 20-30% of the value of the home.
- The chart below shows the estimated monthly principal and interest on a 30-year conventional mortgage at 6% for a \$640,500 home purchase (average cost of a home purchased through OPP) under several assistance scenarios. Monthly principal and interest do not represent the full picture of homeownership costs, which include property taxes, HOA dues, utilities, and potentially private mortgage insurance.

Deed Restriction Assistance + Mortgage Payment Scenarios for \$640,500 Home			
<i>Assistance Amount (% of Market Value)</i>	<i>Deed Restriction Cost (Downpayment)</i>	<i>Estimated Loan Amount</i>	<i>Estimated Monthly Principal + Interest (30 year conventional @ 6%)</i>
10%	\$64,050	\$576,450	\$3,456
15%	\$96,075	\$544,425	\$3,264
20%	\$128,100	\$512,400	\$3,072
25%	\$160,125	\$480,375	\$2,880
30%	\$192,150	\$448,350	\$2,688

Use of Funds

- Funds can currently be used for any purpose. This is consistent with the approach in similar programs in peer communities.
- Funds are payment for the City’s right to record a deed restriction on the home, impact the home’s value, and take a property interest in the home that will survive changes in ownership.
- In practice, participants who have purchased homes through the program have applied all the funds toward the home purchase.
- If the Council wishes to restrict use of the funds, how would funds be restricted for existing homeowners who participate in the program?

Light Restriction

- Because there is no appreciation cap on the light restriction, there is no fixed price the home can be sold for.
- In addition to requiring year-round occupancy and prohibiting short term rental, the restriction prevents owners from acquiring other residential real estate and requires the household to remain qualification as a “Local” annually. Future buyers must be qualified and approved by the City of Ketchum.
- Only two Category Local Light properties currently exist in Ketchum. Both are newly restricted and have not transacted.
- Peer communities (Vail, Summit County, CO) with light-restricted homes that have transacted estimate that the value impact of a light restriction is about 15% of an equivalent, unrestricted home’s market value. These programs often also allow for long-term renting, unlike the Ketchum Category Local used for OPP.

Category Local Net Worth Limit

- Current household net worth limit is \$516,320, excluding retirement accounts where there are penalties for early withdrawal.
- Exclusion of retirement accounts is intended to encourage retirement savings and support seniors who may have significant retirement savings but are exiting the workforce.
- In practice, nearly all participants have had a net worth below \$500,000, including retirement accounts.

Geographic Boundary

- OPP is currently limited to properties within the City of Ketchum municipal boundary. During the 2023 program development process, staff asked the Council to provide policy direction on the geographic limits for properties participating in the program. The majority of the City Council directed staff to limit the program at first to the City of Ketchum to begin, given the limited funding available, recognizing that the program can be evaluated and expanded beyond the city limits if desired in the future.
- If the Council wishes to expand the boundary beyond the City of Ketchum, staff recommends considering these policy questions:
 - Should the full OPP be expanded or just the “homebuyer” opportunity? i.e. should existing, local homeowners outside of Ketchum be able to participate and restrict their homes?
 - Should the amount or a percentage of budgeted funds available for use outside of Ketchum be limited? The Housing Action Plan calls for up to 20% of funds to be invested in housing actions beyond the city limits.
 - Should the value provided for the deed restriction (% of market value or maximum amount) be capped or adjusted for properties outside of Ketchum?

Next Steps

Based on Council feedback, staff will prepare updates to the program policies for consideration and approval at a future meeting.

Sustainability Impact:

Community housing houses members of the community locally, ensuring that residents are closer to their places of work, recreation, and other services. This proximity helps to decrease transportation time and reduce vehicle-related emissions associated with commuting to and from work from outside of the community.

Additionally, the proposed Ownership and Preservation program converts existing housing units into community housing, utilizing existing housing stock, land, and resources.

Financial Impact:

None OR Adequate funds exist in account:	\$179,450 remains in the FY 2026 budget for the Ownership and Preservation Program. This is enough to support approximately one more deed restriction purchase.
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Attachments:

1. Current Ownership and Preservation Program Policies

Ketchum Ownership and Preservation Pilot Program

Description and Policies

1 PILOT PROGRAM OVERVIEW

The Ownership and Preservation Program (the “Program”), offers cash incentives to homeowners in exchange for recording a deed-restriction on their property to restrict ownership and occupancy of the housing unit to qualified local employees, local seniors, and local disabled persons. The goals of the program are to assist community members in accessing homeownership, to help existing local homeowners remain in the community, and to preserve the supply and prevent leakage of housing available for ownership by locals and local workers. The Program includes two program options, which provide different deed restriction terms and corresponding cash incentive values.

2 PROGRAM DEFINITIONS

(a) Category Local: A community housing classification which does not have an income limit but requires that an occupant household meet certain net worth and/or asset limits and the Basic Qualifications for Community Housing, as defined by the latest adopted version of the Blaine County Housing Authority Community Housing Administrative Policies (“BCHA Policies”). Such definition and classification may be updated from time to time by Blaine County Housing Authority.

(b) Housing Unit: A housing unit is a single-family house, townhome, or condominium, that is intended for occupancy living quarters and can be owned individually. It does not include multi-family rental units, accessory dwelling units, or commercial lodging units.

(c) Property Owner: The individual(s) or legal entity that holds fee title to the property, as reflected on the recorded documents.

(d) Qualified Household: A Qualified Household is any group of individuals living together in one home as their sole and primary residence, meeting the Basic Qualifications for Purchase of Community Housing, as defined and described in the latest adopted version of the Blaine County Housing Authority Community Housing Administrative Policies and meeting the following criteria:

- a. At least one (1) member of the Household must be eighteen (18) years of age.
- b. No member of the Household may own developed residential real estate or a mobile home other than the housing unit that serves or will serve as the Household’s primary residence and will be subject to a Category Local deed-restriction upon participation in the Program. Ownership of developed residential real estate outside of Blaine County will not disqualify a Household at the time of

application from receiving a Qualification Letter, but Funding Disbursement will be withheld until the Household has ceased ownership of the property.

- c. The Household shall, at a minimum, meet Blaine County Housing Authority's Category Local definition, including compliance with the latest published asset and/or net worth limits.

3 PROGRAM ADMINISTRATION

The City will administer the Program with support from the Blaine County Housing Authority.

City of Ketchum Role: The City will oversee and fund the Program and establish and modify these Program Policies.

Blaine County Housing Authority Role: The Blaine County Housing Authority will function as the administrator of all Category Local deed covenants recorded as part of the Program. The Blaine County Housing Authority will also be responsible for review of applications, compliance, and reporting to the City.

4 PROGRAM FUNDING

4.1 Funding Amounts

The City will provide 15% to 30% of the appraised value of the housing unit or, in the event the housing unit is being purchased, the purchase price, whichever is less. Funding percentages will be commensurate with the requested program option and corresponding deed-restriction, as follows:

Program Option 1: The City will provide 30% of the appraised value of the housing unit or purchase price, whichever is less. The Category Local deed-restriction will have an appreciation cap (defined in section 6). Funding will not exceed \$225,000 per deed restriction.

Program Option 2: The City will provide 15% of the appraised value of the housing unit or purchase price, whichever is less. The Category Local deed-restriction will not have an appreciation cap. Funding will not exceed \$125,000 per deed restriction.

4.2 Funding Disbursement

Funds will not be disbursed until Final Approval, which will not occur until the following conditions have been satisfied:

- a. **Title Company.** Closing must take place at a title company.
- b. **Appraisal.** A complete appraisal dated within sixty days must be submitted to the City prior to final approval.

- c. **Home Inspection.** A professional home inspector must perform an inspection and complete and submit a home inspection report to the City dated within sixty days prior to closing.
- d. **Title Insurance.** The buyer or owner must provide title insurance to insure clear title to the property prior to recording the deed-restriction.
- e. **Approval of Closing Statement.** The final closing statement must be reviewed and approved.
- f. **Final Loan Approval.** If applicable, a letter from any mortgagee stating that the buyer has received final loan approval for financing of the purchase of the housing unit.
- g. **Category Local Ownership Deed Restriction.** The buyer or owner must execute the applicable Category Local Ownership deed restriction and corresponding Program Mortgage. The Title Company will record the applicable deed restriction and Program Mortgage at time of closing.
- h. **Closing Instructions.** The City will provide instructions to the title company concerning required signatures, recording of documents, and disbursement of funds.

4.3 Use of Funds

There are no restrictions on recipients' use of the Ownership and Preservation Program funds. Funds may be used toward down payment and closing costs or for any other purpose.

5 ELIGIBILITY & REQUIREMENTS

5.1 Program Application and Documentation

Applicants must submit a complete copy of the application for participation in the Ownership and Preservation Program through the Blaine County Housing Authority. Applicants participating in the program to purchase a home and who have not previously owned a home must also provide evidence of completion of the BCHA-approved Homebuyer Education Course prior to qualification.

The application will be reviewed and additional documentation may be required following the procedures of the Blaine County Housing Authority Community Housing Administrative Policies. If the applicant is approved, a Qualification Letter will be issued to the applicant. The Qualification Letter is good for six months and may be updated and reissued at the request of the applicant upon providing current documentation demonstrating program qualification. All applicable qualification criteria must continue to be met by the applicant through the closing of qualified housing with available Program funds. Any changes to the information that was included in the application must be reported to the City and BCHA and may require re-qualification and issuance of a new Qualification Letter prior to Final Approval and commitment of funds.

5.2 Housing Unit Eligibility & Requirements

To participate in the Program, Housing Units must meet the following requirements.

- (a) Location: The Housing Unit must be located within the city limits of the City of Ketchum.
- (b) Status: The Housing Unit must be a legally permitted dwelling unit and not have any known code violations or open code violation cases.
- (c) Eligible Properties: The Housing Unit must be a single-family house, condominium, or townhome, that is not otherwise deed-restricted or otherwise restricted for local occupancy or affordability.
- (d) Property Condition: The Housing Unit must meet basic health and safety criteria as may be required per Idaho law and regulations.

5.3 Applicant Eligibility and Requirements

Property Owners who participate in the program must meet the following requirements and follow the applicable requirements and policies of the Blaine County Housing Authority Community Housing Administrative Policies.

- (a) Qualified Household: The Property Owner must be a member of a Qualified Household, as defined in Section 2.
- (b) Ongoing Obligations for Community Homeownership: The Property Owner must comply with all provisions of the recorded Category Local deed covenant and adhere to the ongoing obligations and requirements for Community Homeownership described in the most recently adopted Blaine County Housing Authority Community Housing Administrative Policies. Where the requirements of the recorded Category Local deed covenant and the Blaine County Housing Authority Community Housing Administrative Policies may conflict, the requirements of the deed covenant shall govern. Property Owner is required to annually submit information verifying compliance with deed restriction and policy criteria.

6 RESTRICTED HOUSING UNIT REQUIREMENTS

Housing units will be deed-restricted with a Category Local ownership covenant, using the template provided by the City of Ketchum. Once restricted, households and housing units will meet the following requirements, consistent with the Category Local deed-restriction template and the BCHA Guidelines:

- a. Owner Occupied.** The restricted housing unit will be owner occupied year-round, consistent with the minimum occupancy terms of the BCHA Guidelines.
- b. Rental.** Rental of a Category Local ownership deed-restricted housing unit will follow the most recently adopted BCHA Policies for Long-Term Rental of Community Housing. No portion of the home may be used as a short-term or vacation rental.
- c. Deed Restriction Term.** The deed restriction will last 70 years unless sold to a new Qualified Household or as determined in the deed restriction. At transfer of the home to a new owner, a new deed restriction will be recorded with a new term.
- d. Appreciation.** Appreciation of the value of the restricted housing unit depends on

the elected program option and corresponding deed restriction.

- i. Program Option 1: Appreciation cap.** Appreciation of the value of the restricted housing unit is equal to the previous sales price, or the appraised value at the time the restriction is recorded if there is no transaction, plus any increase in the cost of living during the Property Owner's ownership of the property, as determined by the Consumer Price Index, Wage Earners and Clerical Workers (CPI-W), , All Items (1982-1984 = 100) published by the Bureau of Labor Statistics, United States Department of Labor. Annual appreciation shall not exceed an average of 3% per annum. Funds contributed by the City as part of the Program will be subtracted from the established market value at the time of restriction to determine the base price for calculating appreciation.
 - ii. Program Option 2: No cap.** Appreciation of the value of the restricted housing unit is not limited. The housing unit may be sold at any price to a Qualified Household.
- e. Sale.** Sale of a deed-restricted Category Local ownership housing unit will follow Blaine County Housing Authority Community Housing Administrative Policies for Selling Community Housing. Marketing of a "Program Option 2" non-appreciation capped unit will be the responsibility of the Property Owner, however, the City and/or BCHA must review and approve any buyer to ensure they are a Qualified Household prior to closing.
- f. Change of Ownership:** If the Housing Unit changes ownership during the effective period of the deed restriction, the deed restriction remains intact and will be re-recorded. The new owner must be a Qualified Household and is subject to the terms of the new, recorded deed restriction.

7 PROGRAM DURATION AND REPORTING

City staff will review program progress and provide periodic updates and recommendations to the City Council regarding the continuance of and/or modifications to the Program.

At a minimum, at least two (2) months before the end of the fiscal year, City staff will provide a report to the City Council using the following criteria to measure success of the program:

- i. Number of people served (including children)
- ii. Number of housing units preserved
- iii. Types/Sizes of units preserved
- iv. Sales prices of each home preserved
- v. Income of program participants
- vi. Funds expended and funds remaining
- vii. Barriers to participation/eligibility for the program