CITY OF KETCHUM, IDAHO
CITY COUNCIL
Monday, March 03, 2025, 4:00 PM
191 5th Street West, Ketchum, Idaho 83340

AMENDED AGENDA
@ 1:05 PM on February 27, 2025
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/84088150511
Webinar ID: 840 8815 0511

- Address the Council in person at City Hall.

- Submit your comments in writing at participate@ketchumidaho.org *(by noon the day of the meeting)*

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

CALL TO ORDER: By Mayor Neil Bradshaw
ROLL CALL: Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.
COMMUNICATIONS FROM MAYOR AND COUNCILORS

1. Public Comments submitted
2. Resolution 25-008 Requesting Immediate Reinstatement of all Sawtooth National Recreation Area Employees - City Administrator Jade Riley
3. Letter to Congressman Mike Simpson expressing support for YMCA Project expansion plan and capital campaign - Councilor Amanda Breen

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.

4. Recommendation to approve minutes of February 18, 2025 City Council Meeting - City Clerk Trent Donat

5. Recommendation to approve minutes of February 24, 2025 Joint Council and Ketchum Urban Renewal Agency Special meeting - City Clerk Trent Donat
6. Authorization and approval of the payroll register - Finance Director Brent Davis
7. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills - Finance Director Brent Davis
8. Recommendation to approve the award of 2025 Downtown Chip Seal Project to Kloepfer Inc. Purchase Order 25082 - Senior Project Manager Ben Whipple
9. Recommendation to approve Alcohol Beverage License - Business & Tax Specialist Kelsie Choma
10. Recommendation to approve Memorandum of Understanding 25-003 with the Idaho Foundation for Parks and Lands - City Administrator Jade Riley

PUBLIC HEARING:

11. Recommendation to hold a public hearing and conduct the first reading of Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code – Associate Planner Paige Nied

NEW BUSINESS:

12. Quarterly update from Sun Valley Economic Development - Executive Director Harry Griffith
13. Lease to Locals and Light Preservation Program Direction - Housing Program & Policy Strategist Rian Rooney
14. Wastewater CIP Plan Update and feedback on next steps for Water Reclamation Facility Solids Dewatering Improvements Project - Waste Water Supervisor Mick Mummert and Senior Project Manger Ben Whipple
15. Update on Request for Proposal for Community Housing at South YMCA and Lift Tower Lodge - Housing Director Carissa Connelly and City Administrator Jade Riley
16. Update on Capital Improvement Plan for 2025/26 - Finance Director Brent Davis

ADJOURNMENT:

Cyndy King

From: sgilden@cox.net
Sent: Monday, February 24, 2025 2:33 PM
To: Participate
Subject: Ketchum North Valley Senior Community Center....the Sun Valley Golden Club (SVGC)

Stacy Gilden
PO Box 970
Ketchum, ID
sgilden@cox.net
208-695-3519

February 24, 2025

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

Dear Members of the Ketchum City Council,

I am a longtime resident of Ketchum, having grown up here and graduated from Wood River High School in 1978. I have continuously lived in Ketchum since then. I am writing to share my thoughts regarding the proposed affordable housing project at the south YMCA parking lot.

As you are likely aware, Ketchum's 65+ community is growing rapidly, and many older adults in our area are paying heavy property taxes while receiving few direct benefits. It is important to recognize and serve the people who have built this community, especially as they enter their senior years and need more support and a stronger sense of belonging.

I believe there is an opportunity to address this demographic's needs while enhancing our community as a whole. With this in mind, I propose that the new affordable housing development at the YMCA parking lot include a Senior Center or community space dedicated to our aging population. I would like to request an assessment to explore the possibility of creating a Senior Community Center. I have started to socialize this idea, and it has received positive feedback from those I have spoken with.

Currently, the South Valley benefits from a thriving Senior Center that provides meals, activities, and a place for older locals to gather. However, the North Valley does not have such a facility, and many older adults in our community feel isolated. They lack affordable places to gather, socialize, and form connections, leading to a sense of loneliness and disconnection. I live in a condo complex where several older residents rely on meal delivery from Hailey Senior Connection, but they have no place to interact with others or engage in meaningful activities. Due to traffic and weather concerns, driving to Hailey is often no longer a viable option.

I suggest that the proposed affordable housing at the YMCA parking lot be developed into a combined affordable housing and an awesome, very warm and inviting senior community space. We could give this space a modern and inviting name—perhaps the "SV Golden Club" (SVGC)—to appeal to the vibrant and

active adult population in the North Valley. This would integrate affordable housing with much-needed community amenities for seniors.

Here are some ideas for how the SVGC could serve the needs of our aging population:

- **A Gathering Space with a Fountain Bar**: Much like Ketchum's past gathering spots, such as the Ketchum Drug Store and Western Café, the SVGC could offer a casual environment where locals come together over coffee, ice cream, and wine or beer in the evening, providing a comfortable and welcoming setting for people to socialize and enjoy refreshments.
- **A Library/Game Room**: This space could double as a quiet library and a game room for board games, puzzles, and card games like bridge or canasta.
- **A Craft/Art Room**: This room could host art classes, knitting clubs, sewing groups, and cooking workshops, allowing seniors to engage in creative expression and skill-building.
- **A Tech Room**: A space dedicated to teaching computer skills, offering workshops on photography, AI, or digital literacy, and hosting a newsletter or tech club for sharing information and resources.
- **A Lecture/Music/Film Room**: This versatile space could be used for entertainment, such as movie nights, live music, and lectures, and could also serve as a rehearsal space for local musicians or performers.
- **A Dining Room**: A beautiful and accessible dining area could provide affordable, consistent meals for seniors, similar to the Senior Center in the South Valley.
- **A Cozy Living Room**: A relaxing space with comfortable seating and a fireplace where people can gather, chat, read, or unwind.
- **Club and Group Meeting Areas**: The SVGC could offer spaces for local hiking clubs, ski groups, birdwatching clubs, travel clubs, and other recreational or social organizations, fostering outdoor activities and community engagement.
- **Transportation and Outreach**: The current bus system could be expanded to transport seniors to and from the SVGC. Additionally, the YMCA could be utilized for indoor recreational activities for seniors, further enhancing the offerings of the YMCA as the SVGC grows.
- **Local and Regional Trips**: The SVGC could organize regular outings for seniors to explore the local area, as well as trips around Idaho and beyond, providing enriching experiences and opportunities for exploration.
- **Home Assistance**: The Hailey Senior Connection assists in providing home assistance and should be explored as an offering at the SVGC.

I envision this project as a nonprofit organization supported by the community and serving the needs of Ketchum's aging population. This project would offer more than just affordable housing—it would foster a sense of belonging, connection, and activity for the many seniors who built this community and are integral members of our town.

As a taxpayer, I often feel frustrated by the focus on low-income housing without addressing the needs of those who already contribute significantly to the community through property taxes. While I am not a political person and have never undertaken a large project like this before, I would be happy to assist or help support this idea if the City Council believes it is worth exploring further. An assessment of the support for a Senior Community Center should be explored further during the councils upcoming meetings and surveys.

Thank you for considering this idea. I look forward to the possibility of creating a space that benefits both our senior community and the entire town. I look forward to hearing feedback on this project!

Sincerely,

Stacy Gilden

Stacy Gilden
sgilden@cox.net
208-695-3519

Cyndy King

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Sunday, February 23, 2025 9:01 PM
To: Neil Bradshaw; Amanda Breen; Courtney Hamilton; Spencer Cordovano; Tripp Hutchinson; Participate; Suzanne Frick; Jade Riley; Participate
Subject: EMERGENCY PETITION TO SHUT DOWN AND UNWIND KURA. KCC and KURA joint meeting
Attachments: KCC Impeach Recall September 2024.pdf

Public Comment -
KCC and KURA joint meeting Feb 24 2025
For the record -

EMERGENCY PETITION TO SHUT DOWN AND UNWIND KURA

I hereby call for the immediate dissolution of the Ketchum Urban Renewal Agency as a blatantly illicit entity that has no justification in the law; that was set up to wrongfully and illegally to promote the interests and fouled agendas of officials “on the inside”; and that wrongfully usurps the constitutionally guaranteed, exclusive right of Ketchum residents to decide by vote any proposed capital projects involving debt financing.

For many years now, the people of Ketchum have made it clear to city officials that we do not want to turn our town into high density resort area like Vail, Aspen, Park City, or Jackson Hole - overrun, people pushing and shoving, quality of life ruined, with skyrocketing property values and taxes driving out the locals. Despite this, high-value downtown sites are being converted by KURA into so-called "affordable" housing projects that require ongoing bureaucratic oversight and create long-term financial burdens. Critics insist that *net net net,* this is the most expensive “affordable” housing ever.

KURA was established without a legal basis, driven by individuals seeking power and financial gain. Idaho’s Constitution strictly prohibits municipalities from incurring debt beyond their annual revenue without two-thirds (2/3) voter approval (Idaho Constitution, Article VIII, Section 3). The only exception is found in Urban Renewal Law (Idaho Code Title 50, Chapter 20), which allows setting up an URA if there are serious blight conditions sought to be addressed. The municipality must enter a finding of "aggravated blight" before an URA can be created. If no legitimate "blight" study was conducted, or if the study was fraudulent or improperly conducted, for example, to assert the existence of serious blight where none existed, the URA can be declared *void* as not legally qualified to exist under the statute.

As exhaustively detailed on the record of this Council on many occasions, and consistently ignored by the mayor and city council, there has never been a legal basis for establishing or operating an urban renewal agency (KURA) in Ketchum. Despite the claims made in the boiler plated standard-form Resolutions that established KURA in 2006 and expanded it in 2010, the fact remains indisputable: from KURA’s inception in 2007 to the present, no conditions have existed in the City of Ketchum that remotely meet the criteria of posing a dire danger, menace, or threat to public health, safety, morals, or welfare— aggravated “blight” conditions that are

legally required before a municipality can create an urban renewal agency in Idaho. Idaho Code Section 50-2001 et seq. Importantly, the law requires that such dire conditions *actually exist*; the bald assertion that they exist without actual factual support is completely insufficient: Fraudulent bootstrapping does not get it.

The city's response to a recent voter FOIA request reflects that at the time of its original establishment in 2006 and its restatement in 2010, no specific blight conditions were ever mentioned by city officials – *because none existed*. As a result, urban renewal cannot lawfully be used in Ketchum as a way to end-run the constitutional mandate of fiscal responsibility.

The unchecked development of the city by a small group of appointed URA commissioners is exactly what the Idaho constitutional provision was designed to prevent. That provision exists to prevent local governments from overextending financially, ensuring that major borrowing decisions have *supermajority* (2/3) voter approval. The fact of the matter is that when projects demand this level of scrutiny, they tend to be well thought out before being presented for voter consideration. By contrast, KURA projects lack rigor and accountability and would never be approved by the voters.

The KURA Violators push back against all forms of transparency and accountability. Whether shaped by privileged upbringing as a white person growing up in Bulawayo, Rhodesia, in Tacoma, Washington, or in Blaine County, Idaho, the KURA Violators have a common psychology: In their minds, they know more than we do, and they are better able to make best decisions for the well-being of the city and the people - even rejecting altogether the will of the people.

Because city officials knowingly misrepresented conditions to justify creating the URA, there is basis for litigation to invalidate and unwind the URA and its unconstitutional municipal debt and to impose legal liability on those Violators involved in the original and ongoing intentional misrepresentations of blight. Importantly, acts that blatantly violate important Constitutional protections are, as a matter of law, *void ab initio* (invalid from the start). Such acts remain inherently unlawful, and no amount of inaction or passive acceptance by the public over time can make them valid. The Idaho Constitution makes this clear: "Any indebtedness or liability incurred contrary to this provision *shall be void*." (Article VIII, Section 3).

Alarmingly, the two councilors primarily responsible for undermining the law and Constitution in the Covid Era and enforcing the draconian covid Measures—Councilors Breen and Hamilton—also "serve" as "Commissioners" on KURA. They seek to shape Ketchum's future according to their own vision and that of a few crony allies - but they must never be allowed to succeed.

Under Idaho law, an URA is a separate legal entity from the city. If it incurs debt improperly, that debt is generally void and does not transfer to the city unless explicitly guaranteed. Creditors may claim the city has unjustly benefited from URA-funded projects, so that the debt should be assumed in whole by the city, but the burden of proof on that lies with the debt holders. If the city assumes any part of KURA's debt during its dissolution, a substantial reduction of the debt may be negotiable—potentially with contributions from culpable KURA Violators who, like it or not, have put themselves in the path of seemingly unavoidable protracted litigation.

In truth, the only real blight in Ketchum is the existence of KURA itself, along with the harmful, unwanted projects it pursues. Only a true *dunce* would ignore the well-documented downsides of high-density expansion including increased property taxes, traffic congestion, crime, and the loss of community character. These are outcomes overwhelmingly opposed by Ketchum residents who cherish their quiet and beautiful mountain town and who have made their stance clear. Yet, violating Dunces of Densification in city government arrogantly and foolishly steamroll ahead, dismissing public concerns and treacherously pursuing ruinous policies.

As time transpires, more illegal projects are being considered and pursued by KURA, such as the harebrained proposed downtown parking garage/affordable housing Violation. Consequently, it is critical to shut down KURA immediately and to expeditiously unwind its flawed legal entanglements, before further harm is done, possibly irreversibly.

Finally, I present the attached October 2024 *Articles of Impeachment and Recall*, which exposes the wider pattern of unlawful and destructive actions and misconduct by city officials whose tenure must be terminated, *posthaste*.

Sincerely,

Ketchum City Council Meeting of October 7, 2024

General Public Comment

Subject:

ARTICLES OF IMPEACHMENT AND RECALL

Officials for Recall:

Mayor Neil Bradshaw
Councilor Amanda Breen
Councilor Courtney Hamilton

Article I -
Grave Constitutional Deprivations of Inalienable Civil Rights without Due Process of Law

The many restrictive measures implemented by the Ketchum City Council in the "era of covid" (with the vote of councilors Breen, Hamilton, and David) constituted the most serious and sustained deprivations of constitutionally guaranteed civil liberties in the history of Idaho, imposed without a shred of due process, that have wreaked immense devastation to the health and well-being of everyone living in or passing through Ketchum.

The Constitution of the USA, and the constitution of every state in the Union, are clear:
"No one shall be deprived of life, liberty, or property, without due process of law".

The following are "rights" or "liberties" of an inviolable, inalienable nature, which were brutally violated by Recalled Officials' illegal covid Measures:

- Right to breathe without obstruction, without deprivation of oxygen, and without poisoning of any kind
- Right of parents to protect free and unobstructed breathing of children
- Right to enter and leave one's house whenever one desires
- Right to work where and when one wants
- Right to travel anywhere/anytime
- Right to speak freely and to engage in face-to-face discourse and debate without obstruction by any face covering that impairs speaking and hearing and the ability to see facial expressions
- Right to gather with others in small or large groups, planned or spontaneously, and to choose to embrace others or to maintain whatever distance from others that one personally deems comfortable and appropriate
- Right to freely exercise religious worship alone or with others, without government monitoring or interference of any kind
- Right to invest in and operate lawful business
- Right to recreate and play sports unmasked and unimpeded by government
- Right to be free of any government coerced "medical" interventions or drug injections

What was the process used to establish in the public mind the “reality” of “covid” that Recalled Officials bought into? A President barking and wheezing “China flu!”; freakish Fauci on the idiot box, all channels; tireless pronouncements from CDC and World Health Organization lackeys in sync with Big Pharma vaccine producers; sketchy east coast organizations with highfalutin names like Harvard Global Health Institute and Bloomberg Public Health Security who have absolutely no authority in Idaho but who could assure us, despite never having been here, that “covid conditions” in Ketchum were always ‘deteriorating badly’, requiring severely punishing protective measures - ‘dire orange, retreat back to your quarters and choke yourself off until further notice!’ sort of pure and unadulterated malarky.

Shockingly, some people argue that during ‘emergency conditions,’ the Constitution shouldn't be brought up, treating it as an irrelevant technicality when it comes to safeguarding the public from the story of invisible toxicity swirling in from Wuhan, “Don’t get in any of it on you!”. When in fact the constitutional document that is at the foundation of our country assures that nobody gets Life, Liberty or Property deprived unless the government first makes the overwhelming case by hard evidence, one building block at a time – in a neutral court, by the Rules, subject to challenge by all sought to be deprived. This was never done in the covid era by anyone in government, such that every piece of the covid Narrative must be assumed by a sane public to be absolutely false, a total fraud.

The victimization of the fascist boot of the perpetrating officials was immense, and many believe from the ludicrousness of the “evidence”, directly intended, against all youth, against those in need of care, against those in need of interaction, against us all. Every single Measure imposed by Recalled Officials and pumped by a piously pimpled local press was viciously toxic, as many members of the public insisted on the official record of this City Council from the very start of “covid” which is increasingly being recognized as nothing other than pure and unadulterated covidScam.

But the far greater victimization was the crazed, suicidal acceptance by the public of the notion that a government can call the shots and loosen and tighten restrictions on Inalienable Rights as it sees fit. That’s brutally Nazi Germany, that’s venomously red China, that’s cold war Russia gone gulag. As it turns out, the Constitution and specifically the Due Process Clause is the only defense to a false narrative that would lock us down, if and when need be as determined solely by the Deprivers.

At that most important juncture in our lives, impeached officials had the opportunity to get it right. As sworn public servants, it was their first responsibility to abide by the Constitution and laws protecting the freedoms of their constituents. They chose instead to flaunt the Constitution and turn against us. Every day that passed under Recalled Officials’ wrongful deprivation of rights was another High Crime battering the health, safety, freedom, and sanity of every person forced to endure their phony orders.

Is it a dedicated public servant or fouled predator who would slap masks on bus drivers of school children or any bus driver for that matter, choking out and poisoning breathing and clear thinking? And what about construction workers on scaffolds? And then go around town pressuring businesses to insist on masking and vaccination as conditions of continued

employment and the public's right to enter the premises, even though these measures are blatantly illegal and seriously punishing conditions of employment and denial of public accommodation. And then, inducing the public to succumb to the Injections, warp-speed, even though these Recalled Councilors had no reason to trust them to be "safe and effective".

At every step of the covid era, Officials were advised of the rampant illegalities and inevitably disastrous consequences for the health and well-being of Ketchum residents. At every such step, Officials thumbed their noses and rejected any dialogue, but instead retreated and retrenched, tightening the masks and striking out against those who would challenge authoritarian orders on Constitutional grounds, all while insisting that "boosting up" was the right and responsible thing to do.

Even though he wasn't signatory to the covid Orders passed by a 3-1 City Council vote, the mayor is included in this Impeachment and Recall because he had a duty to vocally oppose these illegal covid Measures and to urge the people of Ketchum to disregard them entirely. Significantly, Mr. Bradshaw grew up in Rhodesia, a nation infamous for its violent oppression of the black majority and promotion of white supremacy. The white minority was taught the "necessity" of harsh actions under the guise of "emergency conditions" like "terrorist uprisings" and also, the importance of ignoring the civil rights and the suffering of the oppressed. After the authoritarian regime collapsed and the nation of Zimbabwe was born, Mr. Bradshaw, like many other whites, left the country. With this unique background, his failure to speak out forcefully against the covid Measures was inexcusable. He should have alerted the people of Ketchum—even going door to door, if necessary—about the fascist and unlawful nature of those Measures, which were unconstitutional and, as a matter of law "null and void" from the start, as wildly violative of our nation's most important Constitutional safeguards.

In short, Recalled Officials could have stood up and protected the public, modeling for all the vital importance of doing so. But they chose instead to impose the tyranny of covid aka covidScam and the human rights butchery of its Measures, from choking out and poisoning every breath throughout two years of masking, to pressuring repeated State ("vaccine") Injections.

Every governor in America and their minion mayors and council members who cowered to the marching boots of "homeland health security" and signed off on the takedown-lockdown covid Orders must be removed from office, never to be trusted with public authority again in any capacity.

Article II -
Reckless Endangerment and Infliction of Severe Physical and Mental Distress in Children

Today there is deep societal concern for what is being called a marked and dangerous deterioration in youth mental health. Not being disclosed, however, is the connection of this phenomenon with the repressive and crazed covid Measures ordered by Recalled Officials. Those Measures amounted to brutal subjugation in the form of choking out and poisoning body, mind, and spirit of all children. Measures like isolation, social distancing, and masking crush

interpersonal interaction that is essential for healthy functioning, with the inevitable result being disastrously increased sickness, disease, and depression.

From the start, Mayor and Council Officials were advised by many professional and lay members of the community of the catastrophic consequences that inevitably would impact all youth subjected to such extreme Measures. But despicably, Recalled Councilors chose to pretend otherwise. And to this day that is their position, that it was “no big deal” for kids to be choked out and poisoned, “suck it up, chicos” - two years of youth ravaged. No one knows, but everyone should fear, what the impairment will be long-term, or even if there will be a long-term for them.

How is it possible that very few children in Ketchum know anything about US constitutional protections of civil liberties that would cause them to question any mandates and messaging of masking and alleged “vaccinations”? What we must be insisting as the most Essential learning for all children is never to blindly accept and adapt to any narrative coming from any governmental entity or person. They must grow to understand clearly that Due Process of Law is the most treasured inheritance from Mother England, of Magna Carta magnificence, the distinguishing cornerstone of individual liberties and democracy of the United States of America, and the one mechanism that protects us from dictatorship. They also must understand that due process is also the protection of sanity: It is the vehicle by which an entire people assures that they are never going to be captivated by or subjugated to a false narrative that involves them losing their liberties or life without justification. In the USA, surely there is no more important learning for children. The “advent of covid” was when Recalled Officials should have modeled this for all youth, by rejecting any and all calls “from above” for imposition of Measures denying young and old alike our fundamental constitutional liberties without any due process of law.

Moreover, the essence of the human spirit deeply rooted in the instincts of all children is to blossom freely based on truthful reality. For children to be compelled in some fashion to adapt to depictions of reality that are blatantly contrary to truth so runs against human grain, contravening instinct, common sense, and logic, as to create subconsciously a poisonous discord and resentment that eats at body, mind, psyche, and soul. In their depths the discord dwells, largely misunderstood and perhaps denied, but it works on children, tearing and twisting them apart, and breaking down physical and mental health. Children locked into a prison of deception are thwarted from becoming, stripped of their pursuit of the human potential tied to truth. The natural spontaneity and joy of youthful exploration are choked out and overtaken by a rotting and ruination of body, mind and spirit. The more children get ratcheted to such Irreality, and the more massive the deceptions become, the more poisoned and twisted apart they and the entire society become, accepting the confinement of the human soul to deception, coverup, and no questions asked.

Ketchum city officials’ annual proclamations of sensitivity to youth mental health are an insult and aggravation – who could be less worthy of trust than the perpetrators of the twisted and unchallengeable narrative that would choke them out and inject them?

Most parents of children subjected to sustained masking and covid vaccine and boosters have grown to be deeply concerned. If we had to do it over again, few in the Ketchum public would

ever again blindly trust the insistence of Officials pressuring the Injections and the other punishing covid Measures.

Importantly also, the City of Ketchum and its officials face potential liability amounting to billions for tort and constitutional violations against children harmed by the covid Measures. Parental "consent" does not serve as a defense or shield against these claims. For each affected child, the statute of limitations on filing a lawsuit is legally suspended until they turn 18, meaning this significant liability will loom over the city for many years to come.

All of this could have been avoided, and children's health protected and hugely enhanced, had Officials done the right thing, i.e., modeled for children the importance of Just Saying No to compliance with any seriously "life and liberty" depriving, government-imposed measures that are not supported by Due Process of Law.

Article III -
Classist, Racist Subjugation of Workers and Minorities

The brunt of the impact of the covid Deprivations on adults fell on the working class. Our Ketchum workforce, from grocery stores to construction sites, is disproportionately Hispanic in its makeup. The daily contributions of Hispanics to our Ketchum community is significant. Incredibly and unjustifiably, in covid Times, Hispanics found themselves within the crosshairs of city officials, badly betrayed and virtually defenseless and with no economic leverage to understand the sketchy nature of the covid "Story" (*una gran mistificación*) or to resist the crazed and punishing Measures wrongfully imposed on them by Recalled Officials.

Annually, this Mayor and City Council proclaim sensitivity to and appreciation for Hispanic heritage, but the truth is that their "mad covid" Measures were a low blow to our largest ethnic minority. Every aspect of what it means to be Hispanic was under savage attack by the Council's covid Measures. Hispanic heritage is all about children, families, togetherness, embracing, working hard, and treasuring the guaranteed freedom and opportunity for all in our country. Isolation, distancing, masking, and injections for "health" are exceptionally onerous to the Hispanic psyche and are seen by many as a vile form of not-so-veiled racism and ethnic oppression and cleansing of cultural attributes that are core to their culture and essential to their health and well-being.

Recalled Officials' covid Measures were especially pernicious considering also that Hispanics by nature are cooperative and trusting of American authority figures, striving to integrate well with the majority white community. In the case of covid: Blind trust, so readily betrayed.

Article IV -
Sabotage of Constitutionally Mandated Democratic Processes in Municipal Governance

A) Blocking access to City Council meetings

Under Idaho's Open Meeting Law, the public is entitled to attend all city council meetings in person and provide comments on any issues of concern, whether or not those issues are included on the Council's official agenda.

During covid, Recalled Officials imposed severe restrictions on in-person attendance. Masking was required for all in attendance and certain councilors chose to attend only remotely. Unnoticed by many, Recalled Officials also eliminated the public's right to appear and address matters of their own concern independent of the Council's meeting agenda. This restriction has continued "post-covid": Concerns of the public will be allowed to be expressed in person at council meetings only if the council, in its sole and arbitrary discretion, decides in advance of the meeting to include them in the meeting agenda.

Recalled Officials' refusal to re-open the meetings fully to in-person participation and free comment in compliance with Idaho Constitutional and statutory mandates is consistent with their cowardly and tyrannical approach to every matter of importance coming before them and demands their immediate removal.

B) Lack of transparency and disregard for bona fide concerns of the public

For many years, serious concern has been raised by the public about the lack of transparency in council deliberations and priorities. The development of downtown has been especially controversial in many ways. Input from the public and especially the business community has been largely disregarded, especially with respect to construction of government-provided "affordable housing" in prime downtown locations and drastic reduction of public parking.

The Ketchum public can tolerate no more of such high-handed and incompetent shenanigans.

C) Illegal operation of KURA

As exhaustively detailed on the record of this Council on many occasions, and consistently ignored by Recalled Officials, there has never been a legal basis for establishing or operating an urban renewal agency (KURA) in Ketchum. Despite the claims made in the standard-form Resolutions that established KURA in 2006 and expanded it in 2010, the fact remains indisputable: from KURA's inception in 2007 to the present, no conditions have existed in the City of Ketchum that remotely meet the criteria of posing a dire danger, menace, or threat to public health, safety, morals, or welfare—conditions that are legally required before a municipality can create an urban renewal agency in Idaho.

As a result, urban renewal cannot lawfully be used in Ketchum. The Idaho Constitution mandates that cities can only pursue capital projects involving long-term debt if they first secure a two-thirds vote of qualified electors and establish a tax sufficient to cover the debt's principal and interest. The unchecked development of the city by a small group of appointed KURA commissioners is exactly what this constitutional provision was designed to prevent.

Importantly, acts that blatantly violate the law and the Constitution are legally considered *void ab initio* (invalid from the start). Such acts remain inherently unlawful, and no amount of inaction or

passive acceptance by the public over time can make them valid. The Idaho Constitution makes this clear: “Any indebtedness or liability incurred contrary to this provision shall be void.” (Article VIII, Section 3).

Therefore, it is critical to shut down KURA and immediately unwind its flawed legal entanglements—and to recall the Officials who refused to comply with the law. Alarmingly, the two councilors primarily responsible for undermining the law and Constitution and enforcing the draconian covid Measures—Recalled Councilors Breen and Hamilton—are also serving as “Commissioners” on KURA, an ongoing violation from which they will not step back unless forcibly removed. They seek to shape Ketchum's future according to their own vision and that of a few crony allies, but that will not be allowed.

The time to end the KURA Violation, and to run the Violators, is now.

Article V -
Failing to Attend to Serious Public Health and Safety Threats

The mayor and city council are primarily responsible for addressing threats to public health and safety, certainly to include concerns raised by members of the Ketchum public. However, Recalled Officials’ have consistently blocked, ridiculed, and even condemned professional investigation into several items of grave concern to health and environment brought to their attention by the Ketchum public:

A) 5G wireless radiation
In early 2020, responsible members of the Ketchum community were organizing a public symposium with experts to address health concerns related to wireless technologies, including the pulsed radiation of 5G which telecom companies were planning to install throughout Blaine County. Despite public requests, the mayor and city council took no steps to support or facilitate the event -this, and then came the covid Orders, beginning in March 2020. Recalled Officials shut down most businesses and locked people inside homes due to the “covid threat”, but at same time gave carte blanche preferential treatment to the telecom companies, classifying their planned expanded installations to be “Essential” business activities. Major installations were subsequently completed by them without any public disclosure of what they consist of, what threats they represent, and what measures might be taken to protect public health and safety.

Recalled Officials have consistently ignored the public’s ongoing request that they responsibly address what independent health professionals consider to be exceptionally dangerous EMF toxicity.

B) Chemtrails/ sprayed aerial toxicity

Recalled Officials have also consistently refused to acknowledge let alone address grave concerns of the public as to the toxic nature of aerial spraying in cloud seeding and other weather modification activities that have been going on in the skies above our valley and across Idaho for many years.

Many complaints from the public have been registered in recent years about our snow exhibiting very bizarre characteristics include snow being extremely compacted and slick, making it exceptionally dangerous for walking and driving; people who work or play in it experiencing disorientation, dizziness, and nausea, as well as difficulty breathing; snow sliding off the tops of cars and roofs in sheets, crashing with a metallic sound and heavy impact; snow charring rather than melting when exposed to flame and emitting a strange chemical odor; snow coming down in amorphous globs rather than naturally formed, hexagonal shaped flakes; snow rapidly compacting and being exceptionally difficult to push around and remove; snow shrinking and sublimating directly to gas, bypassing the liquid state, and often leaving little trace of melted water behind; and desiccating and weakening forests making them much more susceptible to disease and “wildfire”. At the same time, our sunny, deep blue skies that used to prevail in the Wood River Valley and that have been at the heart of our health, happiness, and economic viability are more and more a thing of the past, increasingly being replaced by gloomy, silvery skies.

At the request of the mayor, the public provided a draft letter for him and the city council to send to Governor Little requesting information about these programs, but even that modest step proved too much for our city leaders. Their approach to these matters echoes their response to “covid”: Deny the existence of blatantly visible toxicities and cower in fear over the invisible, horse-laughably lame “Swirl from Wuhan”.

C) Vaccine injuries

By now it is clear that the casualties of covid vaccines in Idaho and across America are skyrocketing and are being hidden by active collusion between the makers, certain “authorities”, and a cowardly complicit press. Few are willing to confront the reality that the public has been wrongfully coerced into receiving dangerous injections through false claims of safety and efficacy, under the guise of legal authority imposed by incompetent and deceptive local officials.

Knowing that the most vulnerable to these vaccines would be those without the resources to detect deception or grasp the full threat to their health and lives, Recalled Councilors ignored and suppressed the many warnings about the potentially crippling and deadly consequences of the covid "vaccination" program. Moreover, Recalled Officials have rejected all requests from the public for investigation into the true nature of the vaccine ingredients and the illnesses being suffered and to come to the aid of the injured.

A critically important lesson learned from covidScam is never again to rely exclusively on medical-pharma solutions to any health problem. The fundamentals of sound nutrition, sleep, movement, and breathing must always be of primary importance. The Ketchum public understands that our health, aspirations, and future are tied to the great outdoors, the wrap of mother nature around us, the fresh air, the open spaces, the friendly people, the sports and recreation, and free dialogue, discourse and debate. In the assessment of illness and remedies in this era of covidScam, Recalled Officials shamefully completely ignored the natural approach to health. Never again.

. . .

The above are critical public health and safety concerns brought to city officials by dedicated members of the community with significant education, experience, and expertise—resources that should be embraced by city leadership whenever major issues arise.

Especially in this era where the deterioration of mental health is a major crisis, it is legally and morally imperative for city officials to model, especially for our youth, the importance of addressing complicated and controversial matters head-on. There must never again be any role in Ketchum city government for anyone who hides and denies in fear of any responsible engagement with the public on important matters of public health and safety.

Respectfully submitted,

Ketchum Business Advisory Coalition Public Comment
on Proposed Zoning Updates in Comp Plan
January 28th, 2025

The KBAC group appreciates the opportunity to provide constructive feedback on the proposed changes to the Comprehensive Plan. We have concerns about two significant zoning aspects of the draft Comprehensive Plan and feel it is impossible to provide accurate comments without examining the new Planning and Zoning changes side-by-side.

Residential - The residential changes propose increasing density in established neighborhoods without adequate infrastructure planning, particularly in West Ketchum and Warm Springs, which already face capacity constraints. The current water, sewer, and road infrastructure needs significant upgrades before supporting increased density. Emergency access is already constrained on narrow streets, with no transparent budgeting outlined for these necessary improvements. The proposal lacks specific building height, size, and density restrictions, with no clear caps on rental rates aligned with workforce wages or language preserving single-family and duplex opportunities in medium-density zones.

Additional planning is needed for wildfire and flood risks, particularly in forest-adjacent developments, and the insurance coverage implications have not been adequately addressed.

Instead of sweeping density increases in well-established neighborhoods, incentives to incorporate affordable housing into new property developments should be considered. There is a more holistic way to address these needs without penalizing neighborhoods with established families and residents.

Commercial - The commercial changes suggest potential downzoning in the expanded Retail Core area while maintaining current allowances in Community Mixed-Use zones. However, the full impact cannot be assessed without seeing the new zoning code. While Community Mixed-Use areas appear to maintain current height and density allowances except for hotels, the language suggests reductions in the expanded Retail Core area. KBAC supports a mix of commercial spaces, including smaller retail spaces for local businesses, restaurant spaces, and residential spaces interspersed. KBAC supports economic diversity and all property types in the RC except oversized full lot-line to lot-line developments like Bluebird, which do not meet Ketchum's character goals or provide adequate parking for residents, employees, or customers. We realize developers are maximizing FAR, yet continuing to do that directly conflicts with the goals stated in the Comprehensive Plan and what the community has voiced. KBAC supports affordable housing outside of the Retail Core and supports clear design guidelines in the Retail Core that promote the character and integrity of Ketchum.

Overall, we are concerned about the implied zoning changes mentioned in the Comprehensive Plan and the lack of input from businesses and residents. We recommend removing all references to any zoning and density changes from the Comprehensive Plan and moving this work to the Planning & Zoning team, which will develop a complete plan with input from key stakeholders.

Thank you,
KBAC Board of Directors
Bronwyn Nickel
Holly Mora
Pete Prekeges
Scott Curtis
Amy Weyler
Roger Roland
Duffy Wimter
Jed Grey
Tom Nickel
Cindy Forgeon
Dillon Witmer
Julie Johnson

Cyndy King

From: Shell Brust <shellbrust@gmail.com>
Sent: Wednesday, January 29, 2025 11:35 AM
To: Participate
Subject: Ketchum Comp plan comment

I am strongly against increasing density for two reasons:
1. I spoke to a water expert in Blaine Co and believe we do not have enough water to justify increasing density.

2. The traffic is already beyond capacity for our existing roads on a daily basis.
When it's high tourist season it becomes gridlocked and dangerous with road rage. Never thought I would see that day come to our sweet little town of Ketchum.

Shelley Brust

Cyndy King

From: Amanda Breen
Sent: Thursday, January 30, 2025 7:36 AM
To: Cyndy King
Subject: Fw: Courtney's email

Public comment.

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Thursday, January 30, 2025 4:15 AM
To: Courtney Hamilton <CHamilton@ketchumidaho.org>; Amanda Breen <ABreen@ketchumidaho.org>; Tripp Hutchinson <thutchinson@ketchumidaho.org>
Subject: Fwd: Courtney's email

Sent from my iPhone

Begin forwarded message:

> **From:** Mark Maykranz <mmaykranz@hotmail.com>
> **Date:** January 30, 2025 at 3:58:37 AM MST
> **To:** Spencer Cordovano <scordovano@ketchumidaho.org>
> **Subject: Re: Courtney's email**
>
> Thanks for getting back with me. Several comments:
>
> All building construction generates workforce housing needs. No buildings, then no additional workforce. Some new buildings, then some workforce needs, Many buildings (and big ones), then lots of work force needs. You cannot balance workforce housing needs without controlling the pace of growth. Economists generally agree that 1 per cent population growth is a healthy target and should generate a 3 per cent economic growth rate. For a city like Denver metro, 1 per cent growth is equivalent to adding 1/3 of a city of Boulder every year. For a town like Ketchum, 1 per cent is net pop. Growth of 40 people! In 10 years, that turns a 4000 population into 4,420. It took Ketchum 144 years to become 4000 people. When you incentivize FAR, you are shooting yourself in the foot. Thought exercise: medium building perhaps 14 full time employees. Incentivized big building, perhaps 22 f. Time employees. Developer pays for 2 units- houses 4 people, net workforce needs are now 18, 4 more than the smaller building (and a lot more infrastructure costs later).
>
> It is hard for me to see a successful workforce outcome without slowing the construction boom, passing a housing bond issue, and having nonprofit involvement. At the moment, you stand no chance of a bond issue because the Mayor has lost the trust with bad locations, oversized buildings, and very poor tenant preferences, particularly not prioritizing Ketchum residents.

The massive hotels on the books will bury Ketchum with workforce needs. Jackson Hole used this formula after the Great Recession and it buried the town. They have workers living in the forest now, while the large hotels bring in cheap help with special Visas and live 5 people to a unit.

Since adding houses adds workforce needs, you could limit home size to 2500 sq. Foot, and then charge x per square foot for increasing the size of the home.

When you increase density it is absolutely wrong to turn existing homes into non conforming uses. They should be entitled to keep the single family zoning within the new zone district. Having the existing single family provides relief to the street scape and is more in keeping with the character of Ketchum.

Ketchum is bearing the brunt of the contstruction activity, while the income earned is being returned to the economies of Hailey, Belleview, Boise, and now even San Francisco. You should figure out a way to charge hefty license fees for contractors working in Ketchum, but not located in Ketchum.

Do the right thing!

Best,
Mark
Sent from my iPhone

> On Jan 27, 2025, at 11:31 AM, Spencer Cordovano <scordovano@ketchumidaho.org> wrote:
>
> CHamilton@ketchumidaho.org
>
> Look out for the Feb 3rd joint meeting, we should get some specifics on density and ability to intersperse deed restrictions. Maybe you can still do single family but must pay an in lieu fee or provide a unit elsewhere? I think they went too far on density indeed, we need some buffer zones from single family. Would love to influence more condos and apartment building if possible, but super clear community character extends through the neighborhoods.
>
> Interesting conversations, to be a part. the whole thing is consuming though. Is there any answer? You can only combat the world so much. The way single family is be being built, we gotta find some balance, maybe simply height and space maximums, but nobody wants more dog park style single family.

It's interesting to zone for what will be a 2+ million dollar duplex/fourplex, maybe that is the new Ketchum family, IDK.

Happy to chat prior to the meeting,

Spencer
208 720 9663

From: Mark Maykranz <mmaykranz@hotmail.com>
Sent: Sunday, January 26, 2025 8:18 AM
To: Spencer Cordovano <SCordovano@ketchumidaho.org>
Subject: Courtney's email

Hi Spencer,
You guys are going to bury Ketchum with density. Don't do it. Don't trash the town. Reality: not everyone gets to live here. Go the deed restricted route! I like the deed restricted route for locals who work- not for retirees. As your workforce in deed restricted housing ages, they become your retirees, because you are not going to make them leave, nor should you.

Get pumped for the World Cup!

What is Courtney H's email address?

Thanks,
Mark
Sent from my iPhone

Cyndy King

From: Janet Nathanail <jnathanail@hotmail.com>
Sent: Monday, February 3, 2025 7:43 AM
To: Participate
Subject: Comprehensive plan draft public comment

Importance: High

To Members of the Ketchum City Council,

We are increasingly concerned about the direction the Council is taking Ketchum. We do not agree with the already increased density of the business and residential areas. New construction is everywhere. We have 2 new large multi story buildings going up on Main Street and many others within the main city limits. We have a massive,out of character, hotel at the entrance of our town. We do not have enough parking in the center of town. Even now, during slow season it is difficult to find a space to park to shop or dine.... with many spaces lost and too many others being taken up by workers trucks.

The proposed low income housing unit on Washington Street not only is in the wrong part of town, but it will eliminate one of the few parking lots in town. Even with underground parking it will not be enough. The idea of encouraging the use of bicycles by providing dedicated lanes is misquided. What percentage of the population ride bikes to town and for how many months a year ??

New plans to increase residential density zoning will not only dramatically change the character of Ketchum but it will cause a further burden on the infrastructure and streets. This increase will certainly not provide more needed affordable housing for workers. Single family homes changed to multi family = more people, more cars, loss of ketchum character. Will all this multifamily building change ketchum into a seasonal town catering to tourists at the expense of full time residents. If so, how will this affect our small businesses? Our once charming area of the Gem streets has new buildings going up ...lot line to lot line with no space in between.

What is the hurry to approve building so rapidly and indiscriminately? Why aren't we taking more time to consider how these changes will impact the quality of life of our citizens? We all want considered, sensitive and respectful progress, but not changes that we will all someday regret.

Ketchum is a gem...that is what draws people to move here, to live here and to enjoy the amazing natural surroundings. Please do not destroy that.

Thank you
Janet Nathanail and Bill Flanz

Cyndy King

From: Kerrin McCall <kerrinmac@gmail.com>
Sent: Monday, February 3, 2025 11:15 AM
To: Participate
Subject: Stop density plan

Attention: Ketchum City Council and Mayor Bradshaw

I am a resident of Warm Springs and more so along time resident of Ketchum. I have just finished reading about your outrageous plan to increase density in West Ketchum and Warm Springs and prohibiting single family homes while encouraging massive housing projects. You are hellbent to destroy the unique character of our town. WE DO NOT WANT YOUR AGREGIOUS PLAN!!!!!
We have had enough and look forward to voting you out of office in the next election cycle.

Sincerely,
Kerrin McCall

Cyndy King

From: Liz Talley <ltalley@windermere.com>
Sent: Thursday, February 27, 2025 9:13 AM
To: Participate
Subject: Weighing in on the proposed mega-home across from Maude's Coffee Shop

I wanted to weigh in with my opinion on what is happening to our beloved Ketchum. It was not long ago that the intersection across from Maude's was pedestrian friendly and featured a long-time favorite of locals and tourists alike - a wonderful antique store with a lot full of funky and forgotten items for sale. That has sadly been replaced with another large building. So I was very disappointed to see the Kneeland Art Gallery move out in expectation of another project and now this - a proposal for a oversized mega-home being built - way out of what I consider commercial zoning and so wrong for Ketchum.

Do we not have any design guidelines or zoning of any sort in Ketchum? How in the world can you be considering allowing this to be built? It is just plain wrong and I wanted to weigh in with that comment to add to your file. Sawtooth Serenade belongs out in a valley with acreage around it, not in the middle of town. Please, please, please stop allowing these work-arounds to wreck the ambiance of Ketchum. It will look like Boise or Bellevue, Washington, if this is not stopped.

Thank you for taking the time to read my humble opinion. Liz Talley

Cyndy King

From: susiemichael <susiemichael@cox.net>
Sent: Sunday, March 2, 2025 5:38 PM
To: Participate
Subject: public comment process

Follow Up Flag: Follow up
Flag Status: Flagged

The political about face was noticed at the Monday 24 February '25 meeting. The mayor's remarks on how well the public comments went, being constructive but not too emotional was completely opposite of his attitude at the meeting a couple weeks earlier. The impatience and irritation the mayor exhibited over the amount of time it may take to hear the comments from a room full of citizens was disheartening and inappropriate especially since this is the only venue a real time voice can be used to express our selves to our city government/panel as a whole. Neil scolded 'participants' for applause, an expression of free speech and solidarity, there was no booing, stating this needs to be a safe place. Yet, he shut down Tory causing her to loose her cadence as she just needed a few more seconds to complete her statements. Interrupted and criticized the man from W Ketchum who was explaining he was voicing an entire neighborhood's opinion, but Neil deemed that irrelevant. Tripp had to justify and validate his need to comment before he was allowed to speak. Neil got unnecessarily defensive to the point of being red in the face and fairly unhinged with his ego centered response to Mark's comments on Bluebird, architecture of new builds and their placement needing to be more aligned with Ketchum's character. Neil Morrow followed me out of the meeting as I had my hand raised, but of course was not allowed to speak. Yet he interrupted me every few words making it not possible to express my thought completely and he slammed it down before he understood what I had to say. This behavior tells us we're not respected, it's not safe nor is there genuine interest in what we have to say. When we ask for access to a citizen committee or for particular information often we are thwarted, ignored and even our emails are blocked. And you wonder why 'we' don't trust our city government or why there isn't more public participation. It's a futile act, a waste of our time.

We listen to 'the panel' banter their opinions as if this is the first time they have heard of the topics presented, sometimes not following with cogent thought based on the comments made, questions asked right in that meeting, so the process goes around in circles and our public comments float into the ethers or drop like a rock on deaf ears. Ms. Breen can not open herself beyond the trite and tired political verbiage she constantly recites without any meaningful message. "The panel' had no choice but to listen at the 2/24/25 meeting. Your data tracked our sentiments even with faulty formulaic survey. If you had listened to public sentiment on 1st & Washington before last night, we could have saved months of 'pushing' this project through when it was never well received to begin with. But, now, KURA is unhappy, money, effort and time have been wasted. This is an excellent example of why we need a new paradigm of city function.

When we bother to make public comment, we hope that someone on the council /panel fully understood our point, heard it and will digest it into some kind of meaningful response. We hope we hear one of you echo the sentiments as if we have been heard. After your discussion we have more to say, need more clarification, but there is no more recourse to speak and to wait until the next meeting renders our comments less relevant, the agenda changes and the momentum is lost. This is ineffectual 'participation'.

As P & Z, and city council your opinion is to be formulated via the public best interest based on public input, feedback, and sentiment of Ketchum's quality of life as it has been for decades, keeping in mind you usually hear from a small portion of the citizens of Ketchum. You have not been doing this for years and our dysfunction and town character destruction is the result. You've squandered our character and vitality as community without being any closer to solutions. It is astonishingly bewildering how much damage has been done under your watch.

It is not your personal opinions and decisions or 'ultimately up to the city council' that define the direction Ketchum follows but ours, the full time (and some seasonal)residents who are the work force and the backbone of Ketchum. You've appointed people to all the 'committees' often the same person to various committees, to channel one voice, Neil Bradshaw's. Remember you are *servants* of the public. When your actions do not reflect our sentiments, we are not being heard. If we are not heeded, you are not doing your jobs. To have a more efficient and effective public sharing of ideas and taking the time to process these ideas will save Ketchum significant money and people's time and effort while creating and maintaining the Ketchum we want to live in. It's far more difficult to get to the solutions without an efficacious and empowered process to follow. We do not have that process in place. No, Neil, I can't trust your process because it is purposefully opaque and tragically flawed within an ulterior motive.

Susie Michael
Ketchum

CITY OF KETCHUM
RESOLUTION NO. 25-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, BLAINE COUNTY, STATE OF IDAHO, CALLING FOR IMMEDIATE REINSTATEMENT OF ALL SAWTOOTH NATIONAL FOREST EMPLOYEES.

BE IT RESOLVED by the City Council of the City of Ketchum, Blaine County, State of Idaho:

A. The current presidential administration has undertaken summary termination of federal workers, including employees within the U.S. Department of the Interior and U.S. Forest Service.

B. These actions have led to the termination of multiple employees working within the Sawtooth National Forest.

C. The Sawtooth National Forest, in particular, the Sawtooth National Recreation Area, is an invaluable state asset, providing significant wildlife and natural resources, scenery, and recreational activities that define our culture and attract significant tourism, helping to sustain the economy of many Idaho communities, including the City of Ketchum.

D. The termination of Sawtooth National Forest employees creates vacancies and operational gaps in everything from trail maintenance and visitor services to public safety and support. These actions could impair the missions of the Sawtooth National Forest, cause permanent harm to this important resource, weaken our community's ability to respond to wildfires and other significant natural disasters, and negatively impact Idaho communities that rely on this area.

E. The Wood River Valley and its municipalities, including Ketchum, are a recreational hub of south-central Idaho and the gateway to the Sawtooth National Recreation Area. These areas attract significant tourism to the state of Idaho. Decreased Sawtooth National Forest staffing could impact tourism in this region, lowering tax revenue, hurting small businesses, and affecting the quality of life for residents in the region and state.

F. Idaho's natural public places are invaluable and irreplaceable. The knowledge and skills of Forest Service employees are equally invaluable and irreplaceable. Unless reinstated immediately, terminated employees may be forced to leave Idaho's rural communities, along with their years of experience and expertise in land management. Immediate reinstation of their positions is critical to protecting federal lands.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KETCHUM:

1. The City calls for the reinstatement of Sawtooth National Forest employees to ensure the appropriate provision of services for Idaho's communities and visitors.

2. The City hereby calls on Idaho's Senators Crapo and Risch, and Representatives Simpson and Fulcher, to review and protect Idaho communities and employees by exercising appropriate legislative review and oversight.

PASSED AND ADOPTED by the Council of the City of Ketchum this third day of March, 2025.

_____
Neil Bradshaw, Mayor

ATTEST

_____
Trent Donat, City Clerk

CITY OF KETCHUM
City Hall
Office: 208.726.3841
participate@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

March 3, 2025

Re: YMCA Phase II Project

To: Congressman Mike Simpson

On behalf of the City of Ketchum, we are writing to express our enthusiastic support for the expansion of the Wood River YMCA in our community. We recognize the vital role the YMCA plays in promoting health, wellness, and community development, and we believe that this expansion will significantly enhance the services and opportunities available to our residents and visitors.

The City of Ketchum is committed to fostering a strong, active, and engaged community and the YMCA has been a valued partner since it first opened its doors. The YMCA's unwavering focus on providing accessible programs, supporting youth development, and encouraging healthy lifestyles aligns perfectly with our city's values and long-term goals. The expansion of the YMCA will not only improve the quality of life for Ketchum residents but also provide much-needed resources to enhance our local wellness, recreational, and educational offerings.

Congressman, your support of the YMCA’s efforts to secure federal appropriations is greatly appreciated. While the philanthropic community of Ketchum and the greater Wood River Valley areas will undoubtedly also support their fundraising campaign, a federal grant would not only jumpstart the giving of private donations but would also relieve the weight of the burden entirely from the shoulders of the locals.

We are grateful to be a part of this meaningful initiative and look forward to the future success of the YMCA in Ketchum.

Sincerely,

_____
Neil Bradshaw, Mayor

_____
Amanda Breen, Councilmember

_____
Spencer Cordovano, Councilmember

_____
Courtney Hamilton, Councilmember

_____
Tripp Hutchinson, Councilmember

CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Tuesday, February 18, 2025
191 5th Street West, Ketchum, ID

CALL TO ORDER: *(00:00:12 in video)*
Mayor Bradshaw called the meeting of the Ketchum City Council to order at 4:00p.m.

ROLL CALL CITY COUNCIL
Mayor Neil Bradshaw
Spencer Cordovano
Tripp Hutchinson
Amanda Breen
Courtney Hamilton

ALSO PRESENT:
Jade Riley—City Administrator
Brent Davis—Finance Director & City Treasurer
Trent Donat—City Clerk & Business Manager
Daniel Hansen—Director of Community Engagement
Ben Whipple—Senior Project Manager
Carissa Connelly—Director of Housing
Morgan Landers—Director of Planning and Building
Abby Rivin—Senior Planner

COMMUNICATIONS FROM MAYOR AND COUNCIL:
Spencer Cordovano *(00:00:45 in video)*
Jade Riley *(00:03:42 in video)*
Spencer Cordovano *(00:04:10 in video)*

CONSENT AGENDA
Spencer Cordovano commented on the Bluebird final payment. Additionally, he asked a question about item #10. *(00:04:48 in video)*
Abby Rivin responded. *(00:05:36 in video)*
Brent Davis commented on item #9. *(00:06:02 in video)*
Motion to approve Consent Agenda items #2 - #14 excluding item #13 which is being deferred.
MOVER: Amanda Breen *(00:06:29 in video)*
SECONDER: Tripp Hutchinson
AYES: Spencer Cordovano, Amanda Breen, Courtney Hamilton, Tripp Hutchinson
RESULT: Unanimous

NEW BUSINESS
15. Recap of public outreach regarding future Community Housing sites and proposed next steps.
Presented by: Carissa Connelly *(00:06:53 in video)*
Joined by: Jade Riley *(00:20:18 in video)*

Neil Bradshaw opened public comment to be in tandem with Questions, Comments and Discussion by Council. *(00:23:18 in video)*

Barbara Amick *(00:28:00 in video)*
Neil Bradshaw *(00:29:19 in video)*

Questions, comments, and discussion by Council continued. *(00:30:26 in video)*

Carissa Connelly continued her presentation: *(01:01:40 in video)*
Neil Bradshaw commented throughout the presentation.

Questions, comments, and discussion by Council. *(01:17:51 in video)*

16. Briefing regarding long-term financial strategies.
Presented by: Brent Davis *(01:34:16 in video)*

Questions, comments, and discussion by Council. *(01:42:05 in video)*

Presentation continued: *(01:50:59 in video)*

Questions, comments, and discussion by Council. *(01:57:40 in video)*

17. Annual Work Plan monthly review.
Presented by: Jade Riley *(02:09:17 in video)*
Joined by: Daniel Hansen *(02:14:52 in video)*

Questions, comments, and discussion by Council and staff. *(02:17:53 in video)*
Joined by: Jade Riley and Daniel Hansen.
Presentation continued by: Jade Riley *(02:25:10 in video)*

Questions, comments, and discussion by Council and staff. *(02:42:15 in video)*
Jade Riley responded throughout the discussion.
Morgan Landers joined the discussion. *(02:45:08 in video)*

ADJOURNMENT:
Motion to adjourn. *(02:48:27 in video)*
MOVER: Courtney Hamilton
SECONDER: Tripp Hutchinson
AYES: Amanda Breen, Courtney Hamilton, Spencer Cordovano, Tripp Hutchinson
RESULT: Adjourned

_____
Neil Bradshaw, Mayor

ATTEST:

_____
Trent Donat, City Clerk

City of Ketchum and KURA Special Joint Meeting Minutes

Monday February 24, 2025	**4:00pm**	**Ketchum City Hall**

CALL TO ORDER:

Mayor Neil Bradshaw called the meeting to order at 4:00pm. *(00:00:25 in video)*

ROLL CALL CITY COUNCIL:
Spencer Cordovano
Tripp Hutchinson
Amanda Breen
Courtney Hamilton

ROLL CALL KURA:
Susan Scovell
Gary Lipton
Casey Burke
Tyler Davis-Jeffers *(teleconference)*
Courtney Hamilton
Amanda Breen
Mason Frederickson *(teleconference)*

Other attendees:
Suzanne Frick—KURA Executive Director
Jade Riley—City Administrator
Brent Davis—Director of Finance and City Treasurer
Trent Donat—City Clerk & Business Manager, KURA Secretary
Daniel Hansen—Director of Community Engagement

COMMUNICATION FROM THE MAYOR, CITY COUNCIL AND BOARD OF COMMISSIONERS:

- Tripp Hutchinson presented an idea of the Council coming together making a statement in support of Sawtooth National Recreation Area employees regarding the recent federal layoffs. *(00:01:36 in video)*
- The remaining Council members commented in support of this idea. *(00:02:38 in video)*

PUBLIC HEARING:

2. Request for policy direction regarding financing strategy for a public parking garage within the First and Washington Project and next steps.
   Introduction by: Neil Bradshaw *(00:03:10 in video)*
   Presentation by: Daniel Hansen *(00:06:09 in video)*

   Public Hearing Open: *(00:16:40 in video)*

   Scott Curtis *(00:17:21 in video)*
   Ned Burns *(00:19:10 in video)*
   Keith Perry *(00:19:51 in video)*
   Kevin Livingston *(00:22:09 in video)*
   Julie Johnson *(00:24:10 in video)*
   Annie Corrock *(00:25:02 in video)*

Jim Slanetz *(00:26:49 in video)*
Hurley Hamilton *(00:29:19 in video)*
Tracey Nichols *(00:32:07 in video)*
Bob Crosby *(00:32:53 in video, via teleconference)*

- Neil Bradshaw responded *(00:33:29 in video)*

Julie Cord *(00:34:01 in video, via teleconference)*

Public Hearing Closed: *(00:36:55 in video)*

- Neil Bradshaw addressed the room and community. *(00:37:03 in video)*

Comments, questions and discussion by Council and Commissioners. *(00:41:17 in video)*

- Neil Bradshaw made final comments *(01:03:10 in video)*
- Mason Frederickson left the meeting *(01:03:30 in video)*

ADJOURNMENT:

Motion to adjourn: *(01:05:52 in video)*
Motion made by: Susan Scovell; seconded by Casey Burke
Ayes: Gary Lipton, Amanda Breen, Susan Scovell, Courtney Hamilton, Tripp Hutchinson, Spencer Cordovano, Tyler Davis-Jeffers, Casey Burke, Mason Frederickson
Nays: None

_____
Neil Bradshaw, Mayor

ATTEST:

_____
Trent Donat, City Clerk and Business Manager

_____
Susan Scovell, KURA Chair

ATTEST:

_____
Trent Donat, KURA Secretary

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					
ADMINISTRATIVE SERVICES					
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
ASSOCIATED BUSINESS FORMS,	5253	Budgetary A/P Checks	628.75		0
GEM STATE PAPER & SUPPLY	1135462	Tissue and Coffee Creamer	67.84		0
JANE'S ARTIFACTS	064120	Notebooks	32.97		0
JANE'S ARTIFACTS	084116	Notebooks and Other Office Supplies	277.78		0
PITNEY BOWES - RESERVE ACC	1026874772	Red Ink Cartridge	288.57		0
PITNEY BOWES - RESERVE ACC	3320332352	Lease invoice for SendPro C Auto equipment	407.94		0
NICOLAI, HEATHER	021925	Employee Recognition Reimbursement	81.54		0
01-4150-4200 PROFESSIONAL SERVICES					
CLEARMINDGRAPHICS	6951	Website design, development, and security updates	225.00		0
GALLAGHER BENEFIT SERVICE	334306	November 2024 Consulting Services	2,083.33		0
GALLAGHER BENEFIT SERVICE	334307	December 2024 Consulting Services	2,083.33		0
GALLAGHER BENEFIT SERVICE	334309	January 2025 Consulting Services	2,083.33		0
GALLAGHER BENEFIT SERVICE	334310	February 2025 Consulting Services	2,083.33		0
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG					
ATKINSONS' MARKET	02905048	Retirement Cake	62.69		0
ATKINSONS' MARKET	03008098	Drinks for LID Open House	15.66		0
ATKINSONS' MARKET	04793985	Meeting Refreshments	11.57		0
ATKINSONS' MARKET	04953870	Drinks for Open House	7.60		0
ATKINSONS' MARKET	04959818	Snacks for LID Open House	49.32		0
01-4150-5100 TELEPHONE & COMMUNICATIONS					
CENTURY LINK	333450155 021	333450155 021325	82.39		0
01-4150-5110 COMPUTER NETWORK					
CIVICPLUS LLC	#327763	Municode Meetings Premium Annual Renewal	2,310.00		0
INTEGRATED TECHNOLOGIES	256390	Contract invoice for equipment copies/prints billing	680.93		0
01-4150-5200 UTILITIES					
IDAHO POWER	2203990334 02	2203990334 131 E River St, 296 N 1st Ave Light	92.63		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
IDAHO POWER	2206570869 02	2206570869 171 E River St	17.56		0
IDAHO POWER	2260077785 02	2260077785 180 E 1st St Whse	176.55		0
Total ADMINISTRATIVE SERVICES:			13,850.61		
LEGAL					
01-4160-4200 PROFESSIONAL SERVICES					
WHITE PETERSON LAW FIRM	24892R 013125	Legal Monthly Retainer	16,500.00		0
Total LEGAL:			16,500.00		
PLANNING & BUILDING					
01-4170-4200 PROFESSIONAL SERVICES					
CLARION ASSOCIATES LLC	10048	TASK ORDER 2: CONSULTING SERVICES, COMPREHENSIVE PLAN & CODE UPDATE PROJECT-PHASE 2	5,709.69	24039	0
CLARION ASSOCIATES LLC	10059	TASK ORDER 2: CONSULTING SERVICES, COMPREHENSIVE PLAN & CODE UPDATE PROJECT-PHASE 2	8,937.38	24039	0
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM					
HARMONY DESIGN & ENGINEE	24875	18018 Ketchum SAP Review	2,062.50		0
Total PLANNING & BUILDING:			16,709.57		
NON-DEPARTMENTAL					
01-4193-4200 PROFESSIONAL SERVICE					
JAQUET, WENDY	021425	Resort Cities Coalition coordination services	962.50		0
01-4193-9930 GENERAL FUND OP. CONTINGENCY					
DIXON RESOURCES UNLIMITED	4491	On-call parking support services and consulting	243.75		0
Total NON-DEPARTMENTAL:			1,206.25		
FACILITY MAINTENANCE					
01-4194-3200 OPERATING SUPPLIES					
CHATEAU DRUG CENTER	2944947	Plunger and caddy	16.14		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4194-5200 UTILITIES					
IDAHO POWER	2203313446 02	2203313446 900 N 3rd Ave Rest	26.34		0
IDAHO POWER	2208579470 02	2208579470 215 Lewis St Compactor	402.28		0
IDAHO POWER	2208794558 02	2208794558 505 N Main St EV Charger	159.35		0
01-4194-5300 CUSTODIAL & CLEANING SERVICES					
WESTERN BUILIDNG MAINTEN	0147368-IN	Monthly janitorial services for multiple facilities	4,637.00		0
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS					
MOUNTAIN FIRE SPRINKLER	4855	Fire Sprinkler System Service and Repair	593.00		0
01-4194-5910 REPAIR & MAINT-491 SV ROAD					
CHATEAU DRUG CENTER	2970901	Trash bags for Starbucks	21.84		0
CINTAS	4220917644	Mat rental and service	48.85		0
CINTAS	4221615042	Mat rental and service invoice	48.85		0
COX BUSINESS	0012401034971	0012401034971402 022225	143.00		0
CUEVA ELK ROOFING	000500	Snow Removal from Starbucks Roof	880.00		0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR					
LET'S RIDE	346536	Snowmobile repair including carb cleaning and top end overhaul	3,680.85		0
PETERSON EQUIPMENT MANAG	96747	Tiller Drive Oil Shaft Seal Ring	122.17		0
01-4194-6100 REPAIR & MAINT--MACHINERY & EQ					
CLEARWATER POWER EQUIPME	73944	Blade Guide Assembly	75.58		0
WARM SPRINGS AUTO PARTS LL	206703	Auto Parts for Winter Blades and Floor Dry	64.37		0
WARM SPRINGS AUTO PARTS LL	206989	Floor dry supplies	40.94		0
01-4194-6950 MAINTENANCE					
A.C. HOUSTON LUMBER CO.	2502-845034	Long Handle Poly Scoops	85.98		0
Total FACILITY MAINTENANCE:			11,046.54		
POLICE					
01-4210-3500 MOTOR FUELS & LUBRICANTS					
CHRISTENSEN INC.	CL79341	1001227 - CSO CFN	321.24		0
01-4210-3610 PARKING OPS PROCESSING FEES					
DATA TICKET INC	175076	Citation processing and collection services	2,092.87		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4210-4200 PROFESSIONAL SERVICES					
MARKY'S SUPER TOW	38831	Towing service for multiple vehicle relocations	808.00		0
01-4210-5100 TELEPHONE & COMMUNICATIONS					
CENTURY LINK	333466365 021	333466365 021325	171.04		0
Total POLICE:			3,393.15		
FIRE & RESCUE					
01-4230-2900 PERFORMANCE AWARDS					
ATKINSONS' MARKET	01790197	Fire district meet & greet food	211.49		0
ATKINSONS' MARKET	04954378	Tory's retirement brunch food	103.43		0
01-4230-3200 OPERATING SUPPLIES FIRE					
CHATEAU DRUG CENTER	2966806	Velcro	3.60		0
GEM STATE PAPER & SUPPLY	1134335	Paper towels, tissues, detergent, toilet paper	314.59		0
GEM STATE PAPER & SUPPLY	1134335-01	Dishwasher detergent and trash bags	28.27		0
GEM STATE PAPER & SUPPLY	1134335-02	Trash Bags	18.94		0
01-4230-3210 OPERATING SUPPLIES EMS					
CHATEAU DRUG CENTER	2966806	Velcro	3.60		0
GEM STATE PAPER & SUPPLY	1134335	Paper towels, tissues, detergent, toilet paper	314.60		0
GEM STATE PAPER & SUPPLY	1134335-01	Dishwasher detergent and trash bags	28.26		0
GEM STATE PAPER & SUPPLY	1134335-02	Trash Bags	18.95		0
HENRY SCHEIN	32325576	Magnesium sulfate	62.10		0
HENRY SCHEIN	33838259	Gloves, admin sets, extension sets, start kits	744.07		0
HENRY SCHEIN	35011907	Medical/EMS supplies - Cannula Blunt-Tip	241.15		0
PRIMARY PHARMACEUTICALS	58170	Sodium chloride solution	327.52		0
01-4230-3500 MOTOR FUELS & LUBRICANTS FIRE					
CHRISTENSEN INC.	CL79339	1008309 021525	438.94		0
01-4230-3510 MOTOR FUELS & LUBRICANTS EMS					
CHRISTENSEN INC.	CL79339	1008309 021525	438.95		0
WARM SPRINGS AUTO PARTS LL	206357	Oil change supplies - utility 1	93.29		0
01-4230-4920 TRAINING-FACILITY					
CLEAR CREEK DISPOSAL	0001786367	Portable restroom rental and service	72.44		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4230-5100 TELEPHONE & COMMUNICATION FIRE					
MTE COMMUNICATIONS	056983 020125	056983 020125	14.97		0
01-4230-5110 TELEPHONE & COMMUNICATION EMS					
MTE COMMUNICATIONS	056983 020125	056983 020125	14.98		0
01-4230-5200 UTILITIES					
IDAHO POWER	2226144497 01	2226144497 012525	2,480.25		0
01-4230-6000 REPAIR & MAINT-AUTO EQUIP FIRE					
WARM SPRINGS AUTO PARTS LL	206360	AIR FILTER RETURN	8.79-		0
WARM SPRINGS AUTO PARTS LL	207019	Parts for Ketchum Squad Car	313.12		0
01-4230-6010 REPAIR & MAINT-AUTO EQUIP EMS					
WARM SPRINGS AUTO PARTS LL	207019	Parts for Ketchum Squad Car	313.11		0
01-4230-6100 REPAIR & MAINT--MACHINERY & EQ					
NORCO	0042744585	Cylinder rental-industrial	39.99		0
WHITE CLOUD COMMUNICATIO	108272	Travel & radio programming	122.50		0
01-4230-6110 REPAIR & MAINT--MACHINERY & EQ					
NORCO	0042744585	Cylinder rental-industrial	39.99		0
WHITE CLOUD COMMUNICATIO	108272	Travel & radio programming	122.50		0
Total FIRE & RESCUE:			6,916.81		
STREET					
01-4310-3200 OPERATING SUPPLIES					
A.C. HOUSTON LUMBER CO.	2412-829709	Fasteners	4.28		4310044
A.C. HOUSTON LUMBER CO.	2502-847733	Industrial Titan strap	13.49		4310044
FASTENAL COMPANY	IDJER113611	Welding wire	357.98		4310044
NAPA AUTO PARTS	215384	Hose end fittings	53.36		4310044
NAPA AUTO PARTS	215760	Magnetic cup holder	40.96		4310044
TREASURE VALLEY COFFEE INC	2160:10899866	Coffee and Hot Chocolate	99.15		4310044
WAKE UP AND LIVE, INC.	250208-09-17	Snow Plow Breakfast	23.55		4310047
01-4310-3500 MOTOR FUELS & LUBRICANTS					
VALLEY WIDE COOPERATIVE	RF1497	Bulk diesel	257.30		4310044
VALLEY WIDE COOPERATIVE	U001A360	Fuel at 200 10th St	3,280.31		4310044

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
VALLEY WIDE COOPERATIVE	U001A399	Fuel Purchase of Unleaded Gas	947.39		4310044
VALLEY WIDE COOPERATIVE	U001A400	Winterblend Fuel delivery	1,464.07		4310044
VALLEY WIDE COOPERATIVE	U001A419	Winterblend fuel	2,623.20		4310044
01-4310-4200 PROFESSIONAL SERVICES					
BIG WOOD LANDSCAPE, INC.	31469	Snow Removal Services with Loader and Plow Truck - Neil's Way	480.00		4310037
LUNCEFORD EXCAVATION, INC.	17171	WINTER 24-25 SNOW HAULING SERVICE	22,800.00	25008	4310037
LUNCEFORD EXCAVATION, INC.	17171	WINTER 24-25 SNOW HAULING SERVICE	11,700.00	25083	4310037
WESTERN STATES CAT	IN003083466	CAT D6T TRACTOR RENTAL	6,648.25	25010	4310037
01-4310-5200 UTILITIES					
IDAHO POWER	2204882910 02	2204882910 200 E 10th St, 260 E 10th St	658.36		4310047
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
NAPA AUTO PARTS	215278	Brake Chamber- Dump Truck	58.58		4310044
WESTERN STATES CAT	IN003090663	Cutting Edge parts for CAT 150 AWD	681.70		4310044
WARM SPRINGS AUTO PARTS LL	206799	Brake fluid and Diesel Products	172.60		4310044
01-4310-6910 OTHER PURCHASED SERVICES					
ASSOCIATION OF IDAHO PUBLI	2025-102	2025 Idaho Public Works Professionals Membership Dues	40.00		4310044
CINTAS	4215712891	Uniform and mat rental services	23.48		4310047
CINTAS	4220917510	Uniform and mat rental services	23.48		4310044
CINTAS	4221614982	Uniform and mat rental/service	23.48		4310044
NORCO	0077238076-00	Delivery of Gas Cylinders and Handling	200.31		4310047
01-4310-6930 STREET LIGHTING					
IDAHO POWER	2200506786 02	2200506786 460 1/2 N Main St Lights	50.86		4310050
IDAHO POWER	2201174667 02	2201174667 6th & Main St	16.08		4310050
IDAHO POWER	2202627564 02	2202627564 411 N Main St Light	45.95		4310050
IDAHO POWER	2204882910 02	2204882910 41C Lights, Street Lights, Traffic Light	621.17		4310050
IDAHO POWER	2205963446 02	2205963446 421 N Leadville Light	80.08		4310050
IDAHO POWER	2208791562 02	2208791562 1st & Main St Light	75.25		4310050
01-4310-6950 MAINTENANCE & IMPROVEMENTS					
CLEARWATER LANDSCAPING	6049	Ice bite material delivery and labor	1,269.20		4310033
LUTZ RENTALS	160976-1	Propane rental and delivery	56.55		4310033
Total STREET:			54,890.42		

RECREATION

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4510-3200 OPERATING SUPPLIES					
A.C. HOUSTON LUMBER CO.	2502-849149	Ice melt	37.98		0
CHATEAU DRUG CENTER	2968991	Storage tote	11.39		0
CHATEAU DRUG CENTER	2968995	Red snow block, loaf pan, bungee cord	34.15		0
CHATEAU DRUG CENTER	2974531	Tape and deadbolt	35.11		0
01-4510-3250 RECREATION SUPPLIES					
CHATEAU DRUG CENTER	2970968	Posterboard	8.52		0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
ATKINSONS' MARKET	01797291	Salad fixings, creamer	21.33		0
ATKINSONS' MARKET	03008765	Cheese	17.08		0
ATKINSONS' MARKET	0669486	Pasta, sauce, and produce	70.90		0
SYSCO	240701401	Miscellaneous Food Products for After School Programs	678.73		0
01-4510-3500 MOTOR FUELS & LUBRICANTS					
LUTZ RENTALS	160740-1	Rental of 2 Ton Kumalong and Propane	67.63		0
LUTZ RENTALS	160951-1	Propane rental	55.45		0
CHRISTENSEN INC.	CL79340	1001222 - Parks CFN	179.32		0
01-4510-4200 PROFESSIONAL SERVICE					
ENVIRONMENTAL RESOURCE C	131	Science afterschool program sessions	857.50		0
01-4510-6100 REPAIR & MAINT--MACHINERY & EQ					
WARM SPRINGS AUTO PARTS LL	206669	Winter Blades	43.90		0
Total RECREATION:			2,118.99		
Total GENERAL FUND:			126,632.34		
GENERAL CAPITAL IMPROVEMENT FD					
GENERAL CIP EXPENDITURES					
03-4193-7200 TECHNOLOGY UPGRADES					
B&H PHOTO	231256154	Networking Switches	1,799.18	25069	0
Total GENERAL CIP EXPENDITURES:			1,799.18		
FIRE & RESCUE CIP EXPENDITURES					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
03-4230-7130 PPE (TURNOUT GEAR)					
MES SERVICE COMPANY LLC	IN2194213	Waist belt assembly equipment order	106.54		0
MES SERVICE COMPANY LLC	IN2204021	Class B shirts	989.90		0
Total FIRE & RESCUE CIP EXPENDITURES:			1,096.44		
STREETS CIP EXPENDITURES					
03-4310-7600 DODGE DURANGO (2001)					
FORD MOTOR COMPANY	SFL/42005715	Ford Charging Station and Extended Service Plan	2,424.00		0
Total STREETS CIP EXPENDITURES:			2,424.00		
Total GENERAL CAPITAL IMPROVEMENT FD:			5,319.62		
ORIGINAL LOT FUND					
ORIGINAL LOT TAX					
22-4910-4200 PROFESSIONAL SERVICES					
DECKARD TECHNOLOGIES	1914	STR monitoring, registration portal, complaint hotline, and outreach campaign services	27,000.00		0
22-4910-6060 EVENTS/PROMOTIONS					
MOSS, MARIA	022125	Deposit for Ketch'em Alive Performer	462.50		491005
IN A LANDSCAPE	022025	Summer Solstice Musician Deposit	7,500.00		491035
Total ORIGINAL LOT TAX:			34,962.50		
Total ORIGINAL LOT FUND:			34,962.50		
COMMUNITY HOUSING					
COMMUNITY HOUSING EXPENSE					
54-4410-4215 LEASE TO LOCALS PROF SERVICES					
PLACEMATE, INC	1792	Monthly L2L Program Support services	6,000.00		0
54-4410-4225 DEED RESTRICTIONS					
MORA, KATHY	021925	Furnishings from Existing Unit in 291 N 2nd Ave	1,000.00		0
54-4410-4250 LIFT TOWER LODGE PROFF SVCS					
SPRAGUE PEST SOLUTIONS	5710744	Rodent interior and exterior pest control service inspection	87.50		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
CUEVA ELK ROOFING	000600	Snow removal from Lift Tower due to leak	1,650.00		0
54-4410-5200 LIFT TOWER LODGE UTILITIES					
IDAHO POWER	2208260063 02	2208260063 703 S Main St - Lift Tower	550.98		0
IDAHO POWER	2226910376 02	2226910376 702 S Main St - Lift Tower	616.81		0
COX BUSINESS	0012401037719	0012401037719502 021825	325.98		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
A.C. HOUSTON LUMBER CO.	2502-845573	Utility Heater and Aluminum sheet	40.48		0
A.C. HOUSTON LUMBER CO.	2502-849454	Purchase of tools and cleaning supplies for room preparation	132.95		0
Total COMMUNITY HOUSING EXPENSE:			10,404.70		
Total COMMUNITY HOUSING:			10,404.70		
WATER FUND					
WATER EXPENDITURES					
63-4340-3120 DATA PROCESSING					
BILLING DOCUMENT SPECIALIS	98963	Billing services for document processing and postage	595.93		0
63-4340-3200 OPERATING SUPPLIES					
CINTAS	4214329480	Mat and cleaning supplies rental and service	43.17		0
CINTAS	4221614871	Mat and cleaning supplies rental and service	43.17		0
INTEGRATED TECHNOLOGIES	256390	Contract invoice for equipment copies/prints billing	51.69		0
LUTZ RENTALS	161012-1	Propane rental	17.16		0
TREASURE VALLEY COFFEE INC	2160:10890998	Drink mix sticks	93.75		0
63-4340-3500 MOTOR FUELS & LUBRICANTS					
VALLEY WIDE COOPERATIVE	U001A401	Unleaded gas purchase	500.58		0
63-4340-3800 CHEMICALS					
OXARC INC	0032264675	Hypochlorite Solution Delivery	485.82		0
63-4340-4200 PROFESSIONAL SERVICES					
SPRONK WATER ENGINEERS IN	WRV03-20	Technical consulting services for Big Wood River GW Management	439.38		0
63-4340-5100 TELEPHONE & COMMUNICATIONS					
CENTURY LINK	333465565 020	333465565 020425	140.73		0
VERIZON WIRELESS	6105955116	Monthly wireless service charges for mobile lines	123.49		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WATER EXPENDITURES:			2,534.87		
Total WATER FUND:			2,534.87		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-3120 DATA PROCESSING					
BILLING DOCUMENT SPECIALIS	98963	Billing services for document processing and postage	595.93		0
65-4350-3200 OPERATING SUPPLIES					
CINTAS	4214329480	Mat and cleaning supplies rental and service	76.71		0
CINTAS	4221614871	Mat and cleaning supplies rental and service	76.71		0
GRAINGER, INC., W.W.	9408525534	Chisel Bit	106.48		0
GRAINGER, INC., W.W.	9414723750	Return Credit: Chisel Bit	106.48-		0
INTEGRATED TECHNOLOGIES	256390	Contract invoice for equipment copies/prints billing	22.25		0
TREASURE VALLEY COFFEE INC	2160:10891000	Coffee	107.14		0
65-4350-3500 MOTOR FUELS & LUBRICANTS					
VALLEY WIDE COOPERATIVE	U001A402	Dyed winterblend fuel delivery	1,383.95		0
65-4350-4200 PROFESSIONAL SERVICES					
COLUMBIA ELECTRIC SUPPLY	8819-1036764	TechConnect Renewal Support Service	1,980.00		0
65-4350-5100 TELEPHONE & COMMUNICATIONS					
CENTURY LINK	333803119 021	333803119 021325	80.73		0
VERIZON WIRELESS	6105792581	Monthly wireless service charges for multiple phone lines	66.38		0
65-4350-6000 REPAIR & MAINT-AUTO EQUIP					
CLEARWATER POWER EQUIPME	74055	Return Credit: Springs	12.80-		0
NAPA AUTO PARTS	213423	Return Credit: Airhose	107.07-		0
NAPA AUTO PARTS	215307	Brake Anti Freeze	5.29		0
WARM SPRINGS AUTO PARTS LL	206944	Fan Clutch Parts for Dodge Vehicle	201.55		0
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA					
VERIZON WIRELESS	6105792581	Monthly wireless service charges for multiple phone lines	41.74		0
EASY TOWING LLC	3229	Towing service for Ford F-150 Lightning	150.00		0
WARM SPRINGS AUTO PARTS LL	206580	Hydraulic parts for Vac Truck	74.31		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WASTEWATER EXPENDITURES:			4,742.82		
Total WASTEWATER FUND:			4,742.82		
WASTEWATER CAPITAL IMPROVE FND					
WASTEWATER CIP EXPENDITURES					
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)					
HDR ENGINEERING, INC.	1200697748	TASK ORDER #5 - SEWER COLLECTION MASTER PLAN	2,237.88	23007	0
67-4350-7815 AERATION BASINS BLOWERS & ELEC					
HDR ENGINEERING, INC.	1200696694	TASK ORDER #3: SERVICES DURING CONSTRUCTION FOR AERATION UPGRADES PROJECT	3,063.31	24055	0
67-4350-7818 ROTARY DRUM THICK & DEWATERING					
HDR ENGINEERING, INC.	1200696696	TASK ORDER #5 - SOLIDS DEWATERING DESIGN	22,300.55	24071	0
Total WASTEWATER CIP EXPENDITURES:			27,601.74		
Total WASTEWATER CAPITAL IMPROVE FND:			27,601.74		
Grand Totals:			212,198.59		

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:	February 3, 2025	Staff Member/Dept:	Ben Whipple – Public Works

Agenda Item: 2025 Downtown Chip Seal Project Award

Recommended Motion:

Recommendation to approve the award of 2025 Downtown Chip Seal project to Kloepfer Inc.
Purchase Order 25082

Reasons for Recommendation:

- In the name of minimizing disturbance and negative impact to local community and businesses, council advised staff to pursue outsourcing the 2025 downtown chip seal initiative during the Mobility Master Plan on Dec. 16th
- Kloepfer Inc submitted the low bid in our public project bid opening that ended on February 14th, 2025
- Weather permitting, Kloepfer's team plans to conduct the chip seal on Mon, Tues, Wed on the week of June 16th followed by a Fog Coat on Mon, Tues on the week of June 23rd.
- Striping will be conducted during the evenings with primarily rolling closures of parking with minimal road closures for painting centerlines.

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

Sustainability Impact:

No direct impact.

Financial Impact:

None OR Adequate funds exist in account:	Staff assessed end of year CIP commitments and determined there are sufficient funds within the CIP without effecting existing Repair/Maintenance/Preservation projects.

Attachments:

1. PO 25082
2. Kloepfer Inc – 2025 Downtown Chip Seal Bid
3. 2025 Chip Seal Map

CITY OF KETCHUM

PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER

BUDGETED ITEM? ____ Yes ____ No

PURCHASE ORDER - NUMBER: 25082

To:	Ship to:
6309 KLOEPFER INC PO BOX 840 PAUL ID 83347	CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340

P. O. Date	Created By	Requested By	Department	Req Number	Terms
02/25/2025	BDAVIS	BDAVIS			

Quantity	Description		Unit Price	Total
1.00	2025 DOWNTOWN CHIP SEAL	03-4193-7611	570,055.00	570,055.00
		SHIPPING & HANDLING		0.00
		TOTAL PO AMOUNT		570,055.00

Authorized Signature

NOTE TO BIDDER: Use BLACK or BLUE in for completing this BID FORM

To: City of Ketchum

Address: 191 5th Street West, Ketchum, ID 83340
PO Box 2315, Ketchum, ID 83340

Project Identification: 2025 DOWNTOWN CHIP SEAL

1 BIDDER'S DECLARATION AND UNDERSTANDING

1.01 Bidder accepts all the terms and conditions of the Advertisement and Instructions to Bidders, including without limitations those dealing with the dispositions of Bid Security. The bid will remain subject to acceptance for 30 days after the Bid Opening, or for such longer period of time that the Bidder may agree to in writing upon request of the Owner.

1.02 In compliance with the Instruction to Bidders, the BIDDER hereby proposes to perform all WORK for the 2025 DOWNTOWN CHIP SEAL in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below. The BID prices include all labor, materials, overhead, profit, insurance, etc., to cover the finished work of the several kinds called for. Prices shall also include all applicable taxes, overhead, profit, and fees.

1.03 By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

1.04 The BIDDER acknowledges that no special interpretation or inference of intent is to be given to any different formats of different Specifications sections.

1.05 In submitting this Bid, the BIDDER acknowledges and accepts the CONTRACTOR's representations as more fully set forth in the AGREEMENT.

1.06 The BIDDER understands that quantities listed are approximate and the OWNER reserves the right to increase or decrease individual items as may be, in his sole judgment, to his best interest depending upon conditions encountered or observed during the execution of the WORK.

1.07 In addition to this BID FORM, the BIDDER agrees that the following shall form part of this BID:

1.07.1 BID SECURITY
1.07.2 BID PROPOSAL – SCHEDULE OF ITEMS AND PRICES
1.07.3 LISTING OF SUBCONTRACTORS

1.08 BIDDER accepts the terms and conditions of the CONTRACT DOCUMENTS. The term " DOCUMENTS" means and includes the following:

1.08.1 5.01 INVITATION TO BID
1.08.2 5.03 BID FORM
1.08.3 5.04 BID BOND

1.08.4 5.05 BID PROPOSAL- PRICES
1.08.5 5.07 NOTICE OF AWARD & ACCEPTANCE BY CONTRACTOR
1.08.6 5.08 AGREEMENT
1.08.7 5.09 PAYMENT BOND
1.08.8 5.10 PERFORMANCE BOND
1.08.9 5.11 CERTIFICATE OF INSURANCE
1.08.105.12 NOTICE TO PROCEED & ACCEPTANCE BY CONTRACTOR
1.08.115.13 STANDARD FORMS

2 CONTRACT EXECUTION AND BONDS

2.01 The Bidder understands and agrees that if a contract is awarded, OWNER may elect to modify the scope of work as best serves the interests of OWNER.

2.02 The undersigned BIDDER agrees, if this Bid is accepted, to enter into an Agreement with OWNER on the form included in the Bidding Documents, to perform and furnish Work as specified or indicated in the Bidding documents for the Contract Price derived from the Bid and within the Contract Times indicated in the Agreement and in accordance with the other terms and conditions of the Bidding Documents.

3 ADDENDA

3.01 BIDDER acknowledges receipt of the following ADDENDUM No's.:: #1, #2, _____, _____, _____, _____,
(BIDDER shall insert number of Addendum received) and agrees that Addenda issued are hereby made part of the Contract Documents, and BIDDER further agrees that this BID includes impacts resulting from said Addenda.

4 BID SCHEDULES

4.01 In the event of a discrepancy, the amount in words shall prevail.

4.02 The BIDDER hereby acknowledges that the bid prices are based solely on the BIDDER's own estimate of costs, and includes all applicable taxes, overhead, and profit.

Respectfully submitted by:

Kloepfer Inc.
(Business Name)

Corporation
(Type of Bidder: Individual, Partnership, Corporation, Joint Venture)

Idaho
(State of Incorporation)

By: John F. Kloepfer, John F. Kloepfer

(Name and Signature of Person Authorized to Sign)
For a Joint Venture, each Joint Venture must sign

Vice President
(Title)

PUBLIC WORKS LICENSE NO.: 051192-Unlimited-2-4

(Corporate Seal)

Name, telephone number, and address for receipt of official communications and for additional information on this BID:

Name: John F. Kloepfer
Title: Vice President
Tel. No.: (208) 438-4525
Address: PO Box 840
Paul, ID 83347

DATE SUBMITTED: 02/14/2025

BID BOND

BY THESE PRESENTS, that we, the undersigned, _____

Kloepfer, Inc. as Principal, and

Western Surety Company as Surety, are hereby held and firmly bound unto the CITY OF KETCHUM as OWNER in the penal sum of Five Percent of Amount of Bid (5%) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed this 14th day of February, 2025.

The Condition of the above obligation is such that whereas the Principal has submitted to the CITY OF KETCHUM certain BID attached hereto and hereby made a part hereof to enter into a contract in writing for the Work associated with 2025 DOWNTOWN CHIP SEAL .

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

SEAL (If BID is by a corporation)

Kloepfer, Inc.

By: _____ Attest: _____
(Signature)

Title: Vice President

Western Surety Company

By: _____ Witness: Ryan Wall
(Signature) (Signature)

Drew Rendon, Attorney-in-Fact

IMPORTANT - Surety Companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

John D Schlichte, Michael J Wade, Drew Rendon, Janis Horman, Individually

of Midvale, IA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

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

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 29th day of December, 2023.

WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota
County of Minnehaha } ss

On this 29th day of December, 2023, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
March 2, 2026

M. BENT
NOTARY PUBLIC
SOUTH DAKOTA

M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 14th day of February, 2025.

WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

1. CONTRACT PRICE

Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents and amount in current funds equal to the sum of the amounts determined pursuant to table below.

1.01 For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work multiplied by the estimated quantity of that item as indicated below.

1.02 Estimated quantities are not guaranteed. All computations of the Contractor's compensation shall be based upon the quantities of work actually performed, whether greater or less than estimated quantities.

1.03 Each item to be bid shall be completely filled in by the Contractor.

Total Bid Price:

BID Package Total, All Scope:

PRICE: $ 570,055.00*

written price: Five hundred seventy thousand fifty-five dollars

*See Kloepfer Bid Sheet

Deductive Bid Prices

Post Brooming

Deduct #1: Remove ~~Striping~~ from scope above

PRICE: $ 53,275.00

written price: Fifty-three thousand two hundred seventy-five dollars

Deduct #2: Remove Protection and Lifting of Utility Lids from scope price above

PRICE: $ 4,815.00

written price: Four thousand eight hundred fifteen dollars

Deduct #3: Remove Paint Striping from scope price above

PRICE: $ 41,610.00**

written price: Forty-one thousand six hundred ten dollars

**See attached Idaho Traffic Safety Bid

"When Performance Counts"

KLOEPFER INC.

est. 1954

READY MIX CONCRETE & ASPHALT PAVING

"Proudly Serving the Magic Valley"

BID PROPOSAL

February 14, 2025

Ready Mixed Concrete

Asphalt Paving

Sand & Gravel

Excavation

Laser & GPS Grading

Sitework

Chip Sealing

Rock Crushing

Material Testing

RE: City of Ketchum - Chip Seal Bid Proposal

,

	Description	Quantity	Unit	Unit Price	Total Price
1.	Chip Seal Warranty-	96,300	SY	$5.00	$481,500.00
2.	Mobilization	1	LS	FIXED	$88,555.00

BID PACKAGE TOTAL, ALL SCOPE - $570,055.00

Deduct #1 – Remove Post Brooming from scope price above - $53,275.00

Deduct #2: Remove Protection and Lifting of Utility Lids from scope price above – $4,815.00

Deduct #3: Remove Paint Striping from scope price above - $41,610.00

Bid Conditions

1. Excludes: Community and Business notifications or towing of vehicles.
2. If Chip Seal Quantity is reduced, then it will be reduced to the Chip Seal Warranty SY unit price stated above.
3. Stripping Bid from Idaho traffic Safety is included.

Sincerely,

John F. Kloepfer
Vice President

Idaho Contractors License No.: RCE – 7422

Public Works License No.: 12180-AAA-1-2

P.O. Box 840, 505 East Ellis St., Paul, ID 83347
Voice: (208) 438-4525 • Fax: (208) 438-5030

751 Madrona Street South, Twin Falls, ID 8330
Voice: (208) 734-3924 • Fax: (208) 734-3928

Idaho Traffic Safety, Inc.

3400 East Sunnyside Road
Idaho Falls, ID 83406

Ph. (208) 522-4470
Fax (208) 522-6521

Job Name: City of Ketchum - Chip Sealing of Downtown Streets

Item Number	Description	Qty	Unit	Price/Unit	Extended
	~~Mobilization - Traffic Control~~	~~1~~	~~LS~~	~~$19,200.00~~	~~$19,200.00~~
	Mobilization - Truck Striping *** One Trip Only**	1	LS	$3,800.00	$3,800.00
	Mobilization - Hand Striping *** One Trip Only**	1	LS	$8,500.00	$8,500.00
	~~Traffic Control - See Below~~			~~See Notes~~	~~See Notes~~
	Truck Striping - Includes Center Line and Fog Lines *** Price per 4" line**	8,600	LF	$0.230	$1,978.00 Add $3,000.00
	Parking Stripe - 4" Yellow	15,250	LF	$0.390	$5,947.50
	Bike Sharrows	28	Ea	$43.750	$1,225.00
	Handicap, White on Blue	18	Ea	$59.000	$1,062.00
	Turn Arrows	10	Ea	$37.000	$370.00
	Speed Bump Chevrons	2	Ea	$96.250	$192.50
	Ladder Style Crosswalk	59	Ea	$192.500	$11,357.50
	Continental Crosswalk	7	Ea	$332.500	$2,327.50
	Stop Bars	50	Ea	$37.000	$1,850.00

Total: $41,610.00

Paint **All paint prices are for only 1 coat**

Traffic Control: There is no bid item for traffic control. Prices for traffic control are as follows:

Equipment:
Signs, Candles, etc. - **$24,500.00 Lump Sum**
Includes Tabs

Labor:
Supervisor - **$1,495.00 per operation per day**
Helper - **$1,395.00 per person per day**
Flagging - **$945.00 per flagger per day**
* Must keep same quantity of workers throughout the project

Notes: Does not include night work or public notification.
Any questions, please call Dave Brackett at (208) 201-1907

City of Ketchum

DATE: February 6th, 2025

TO: Bidding Participants

FROM: City of Ketchum, Sr PM - Ben Whipple

SUBJECT: Addendum #1 – CHIP-SEALING of DOWNTOWN STREETS

To whom it may concern,

On February 5th, 2025 the City held a optional pre-bid meeting to discuss any questions on the project. Throughout the day many questions came in via in person, email, and phone. All those questions and the City's response are below:

1. Q: Can you clarify the bid bond percent for this project?
   A: 5%

2. Q: Will there be space for storing/staging materials and equipment?
   A: Yes, the City will provide space for both within ~1 mile of the identified project roads.

3. Q: Will water be available from the City?
   A: Yes, water will be available to refill your water truck(s)

4. Q: Is there anywhere we can put our broomed chips and debris?
   A: The City is not supplying any location for these deposits. We suggest hauling to Ohio Gulch dump or another off-site location.

5. Q: Who should be handling the community and business notifications for closures?
   A: The City will cover these responsibilities. The contractor's obligation is that changes to closure strategies and/or schedule are communicated to the City with a 48 hour notice if possible.

6. Q: "CS2R applied at a rate of .40" is specified. Is the City open to alternate chip emulsions and rates?
   A: The City is open to discussion on using alternate emulsions if there is logical reasoning and no negative impacts. Application rates up to .43 will be accepted based on field conditions.

7. Q: The specified chip size is ½". Would the City consider 3/8" chip?
   A: Due to durability benefits the City will retain the requirement for ½" chips. Alternate chip sizes are not approved.

8. Q: What are the approved work hours for the project?
   A: The main incentive for the City to outsource all of this effort is in the name of getting it done very quickly without sacrificing quality. Work hours are unrestricted for this project and nighttime work is encouraged.

City of Ketchum

DATE: February 13th, 2025

TO: Bidding Participants

FROM: City of Ketchum, Sr PM - Ben Whipple

SUBJECT: Addendum #2 – CHIP-SEALING of DOWNTOWN STREETS

To whom it may concern,

Questions have come up on striping quantity estimates. Below are approximate quantities but these are subject to change. No thermoplastics planned at this time:

Striping:

Parking Stripe 4" yellow = 15,250 Linear ft

Center Line Striping 4" double yellow = 7,100 Linear ft

Fog line 6" = 1,500 Linear ft

Stencils:

Bike Sharrows = 28 ea

Handicap, white on blue = 18 ea

Turn Arrows =10 ea

Speed Bump Chevrons = 2 ea

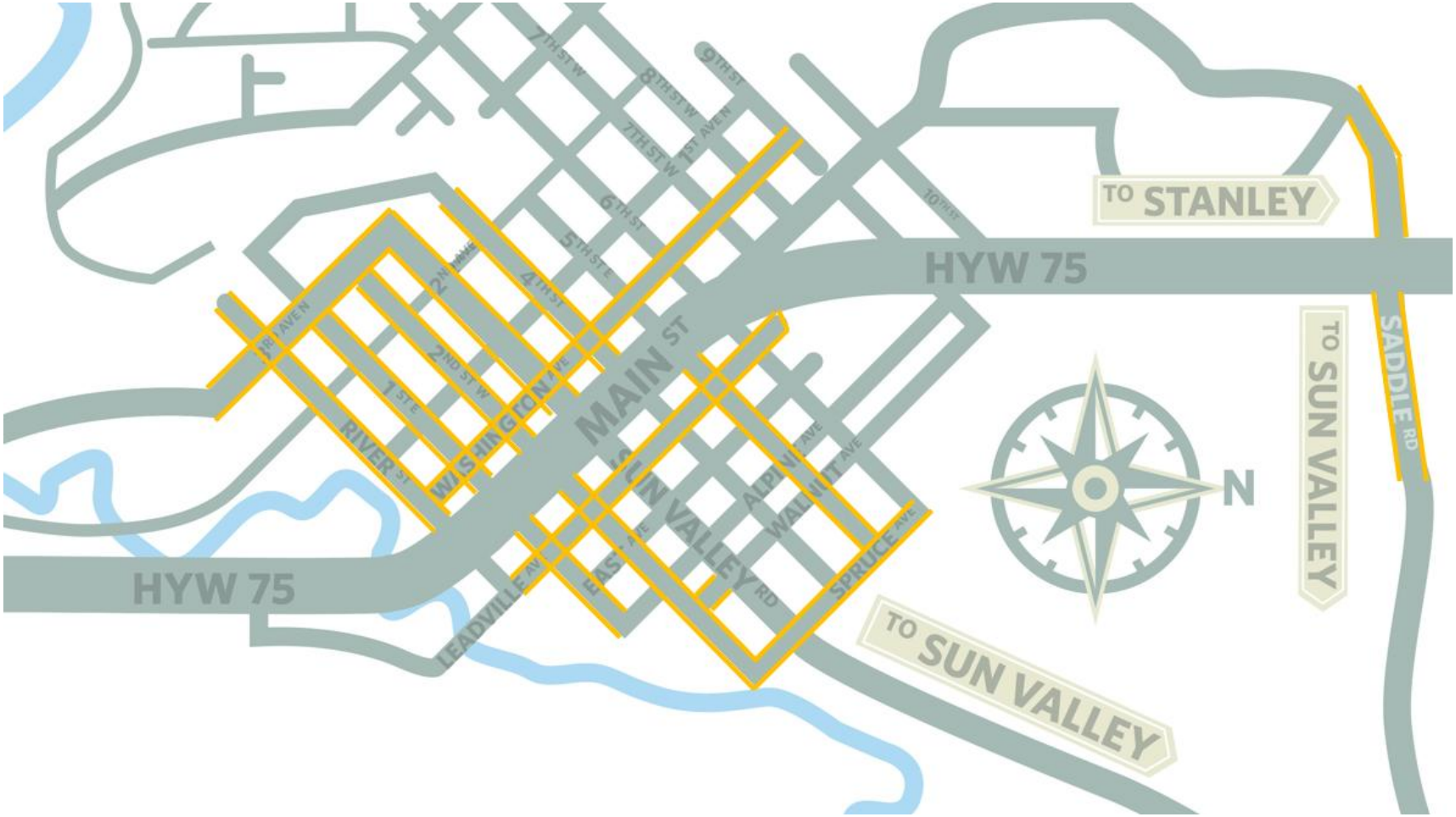
Cross walks:

Ladder style = 59 ea

Continental = 7 ea

Stop Bars = 50 ea

2025 Chip Seal Streets Map



Streets List

- 1st Street
- 2nd Street
- 3rd Avenue
- West 4th Street
- East 5th Street
- West Sun Valley Road
- Leadville Avenue
- Washington Avenue
- West River Street
- Spruce Street
- Walnut Avenue (1 block)
- East & West Saddle Road

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	3/3/25	Staff Member/Dept:	Kelsie Choma – Finance

Agenda Item: Recommendation to Approve Alcohol Beverage License

Recommended Motion:

I move to approve Alcohol Beverage License 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 applications are for the period of February 17, 2025 – August 31, 2025
- Council approval is requested to complete the process of issuing such beer, wine and liquor licenses

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

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

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

Sustainability Impact:

None

Financial Impact:

Revenue:	The City will realize a revenue of $79.34 from approval of these licenses in accordance with the current fee structure.

Attachments:

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

Company	**Beer Consumed on Premises**	**Beer Not to be Consumed on Premises**	**Wine Consumed on Premises**	**Wine Not to be Consumed on Premises**	**Liquor**
Smoky Mountain Pizzeria					X

City of Ketchum

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

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

APPLICANT INFORMATION	
Applicant Name: Smoky Mountain Pizza & Pasta Ketchum LLC	Doing Business As: Smoky Mountain Pizzeria Grill
Physical Address where license will be displayed: 200 Sun Valley Rd., Ketchum ID 83340	
Mailing Address: 7735 W Riverside Dr., Boise ID 83714	
Recorded Owner of Property: Gumbo, LTD	
Applicant Phone Number: 208-622-5625	Applicant Email: ketchumstore@smkymt.com
STATE LICENSE NO: (copy required)	COUNTY LICENSE NO: (copy required)
Corporation: ☐ Partnership: ■ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ■ No ☐	List names and addresses of corporation officers and/or partners: Triple T Enterprises, Inc., its only member

	BEER LICENSE FEES	
X	Draft or Bottled or Canned Beer to be consumed on premises	$200.00
X	Bottled or Canned Beer NOT to be consumed on premises	$ 50.00
	WINE LICENSE FEES	
X	Wine, to be consumed on premises	$200.00
X	Wine, NOT to be consumed on premises	$200.00
	LIQUOR LICENSE FEES	
X	Liquor by the Drink (Note: Liquor fee includes wine)	$560.00
	Total Fees Due	$ 810

ADDITIONAL INFORMATION

Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ■

Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ■

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

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

Daniel B Todd — OWNER

Applicant Signature — Relation to Business

02/25/2025

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid	License No:

To the City Council, Ketchum, Idaho;
The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____

Approved by City of Ketchum Idaho by;

Mayor

State of Idaho
Idaho State Police
Retail Alcohol Beverage License

Cycle Tracking Number: 157447
ISLD ID: 9641

Premises Number: 5B-42066
Resort City Restaurant

License Year: 2025
License Number: 42066

This is to certify, that Smoky Mountain Pizza & Pasta Ketchum LLC

doing business as: Smoky Mountain Pizzeria Grill

is licensed to sell alcoholic beverages as stated below at:
200 Sun Valley Rd , Ketchum, Blaine County

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

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

Liquor	Yes	$750.00
Beer	Yes	$50.00
Wine by the bottle	Yes	$0.00
Wine by the glass	Yes	$0.00
Kegs to go	No	
Growlers	Yes	$0.00
Restaurant	Yes	$0.00
On-premises consumption	Yes	$0.00
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: $800.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

SMOKY MOUNTAIN PIZZA & PASTA
SMOKY MOUNTAIN PIZZERIA GRILL
7735 W RIVERSIDE DR

GARDEN CITY, ID 83714
Mailing Address

License Valid: 12/04/2024 - 07/31/2025

***Expires:* 07/31/2025**

Director of Idaho State Police

SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

ABC FORM NO:

2025

BLAINE COUNTY
STATE OF IDAHO

No. 2025-132

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT SMOKY MOUNTAIN PIZZA & PASTA KETCHUM LLC
doing business as SMOKY MOUNTAIN PIZZERIA GRILL
at 200 SUN VALLEY RD, KETCHUM, ID 83340
a(n) LLC , is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

Dated: 12/04/2024

Bottled/canned beer, Consumed off premise	$0.00
Bottled/canned beer, Consumed on premise	$0.00
Draft beer, Includes draft, bottled, and/or canned	$100.00
Wine by the glass	$0.00
Wine by the bottle	$0.00
Liquor	$187.50
Application Fee	
Total	**$287.50**

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2025.
Witness my hand and seal this 23rd of December, 2024.

Chairman

Commissioner

Commissioner

Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 3, 2025	Staff Member/Dept:	Jade Riley – Administration

Agenda Item: Recommendation to approve Memorandum of Understanding #25-003 with Idaho Foundation for Parks and Lands.

Recommended Motion:

"I move to approve MOU #25-003 with the Idaho Foundation for Parks and Lands."

Reasons for Recommendation:

- The City has been working closely with the Idaho Foundation for Parks and Lands (Foundation) who has managed the Reinheimer Ranch regarding the following public infrastructure elements:
  - Long-term irrigation strategy for ranch property (Exhibit A)
  - Waterline easement (Exhibit B)
  - Future landscaping easement at Highway 75 and Serenade intersection (Exhibit C)
- The MOU outlines commitments between the City and the Foundation regarding these elements. The Foundation Board has not approved the MOU, they are expected to review on March 3 prior to the City Council meeting.
- Regarding the lease of irrigation water rights, the proposal from the Foundation is to tie the value of a waterline easement to a long-term water lease from the City. The City attained a 7 CFS irrigation-only (surface water) right when Weyyakin was developed. The Foundation is proposing to lease up to 4.0 CFS from the City for the 55 acres that have been historically irrigated of the total 110 acres.
  - Staff evaluated this request with legal counsel specializing in water rights and has not identified any long-term downside with the lease concept.
  - Staff would recommend that for the first five years of the agreement, the lease will be up to a maximum of 4 CFS but will be reduced to 2.5 CFS when final more efficient irrigation system is installed.

Sustainability Impact:

Staff has indicated to the Foundation to deploy irrigation best practices (e.g. nighttime irrigation, drip lines, irrigation guns) versus typical gravity flow irrigation.

Financial Impact:

No financial impact at this time.
Irrigation water lease would follow Idaho Water Resources (IDWR) financial formula and would offset any costs associated with easement for potable city water line. The City and ITD would be responsible for any future landscaping costs at Highway 75 and Serenade.

Attachments:

1. MOU #25-003
2. Exhibit A

3. Exhibit B
4. Exhibit C

MEMORANDUM OF UNDERSTANDING
#25-003
IDAHO FOUNDATION FOR PARKS AND LANDS
CITY OF KETCHUM; BLAINE COUNTY, IDAHO

PARTIES

THIS AGREEMENT ("Agreement") is made and entered into this 3rd day of March 2025 by and between the **CITY OF KETCHUM**, hereafter called the **CITY**, and the **IDAHO FOUNDATION FOR PARKS AND LANDS**, hereafter called the **FOUNDATION.**

PURPOSE

The Idaho Foundation for Parks and Lands is a statewide public benefit privately funded organization whose mission is to preserve and protect open space lands and unique natural, scenic settings for public benefit through various flexible conservation methods. The Foundation has sustainably managed Reinheimer Ranch for nearly 50 years.

In tandem with the Idaho Department of Transportation's (ITD) planned rehabilitation of Highway 75, the City has proposed installing a dual waterline through the adjacent private properties – one being Reinheimer Ranch – via permanent easements. Additionally, the City is working with the Foundation, ITD, and Sun Valley Company regarding roadway and landscaping improvements at the intersection of Serenade Lane and Highway 75.

The City and the Foundation have worked cooperatively regarding the long-term supplemental irrigation plan for the historic ranch property. In exchange for each permanent easement, the City has offered a lease of surface water rights to be used by the Foundation for irrigation.

The Parties agree as follows:

SECTION I. That the **CITY** will:

1. The CITY shall pay the Foundation the sum of $25,000 upon assignment of and signing of the water main easement agreement.
2. Lease 4.0 CFS of 7 CFS water right #37-289 to the FOUNDATION commencing on 01/01/2027, with the lease continuing to be renewed and run with the property as long as the CITY holds a water main easement on said property. Water volume will transition from 4.0 CFS to 2.5 CFS by sixth year of lease due to Foundation installing efficient irrigation system. The water lease (section II-1) annual payment shall be initially offset from the waterline easement value granted by the Foundation.
3. Agree to adjust the point of diversion of the McCoy ditch from its current location to a new location adjacent to Trail Creek as outlined in Exhibit A.

SECTION II. That the **FOUNDATION** will:

1. Provide for a 15-foot permanent utility (water) easement to the city as shown in Exhibit B. The detailed easement with legal description for easement area will be executed and recorded 90 days after substantial completion of water infrastructure.

2. Provide a landscaping easement at no cost to the city at the Serenade intersection as shown in Exhibit C. The Foundation is not expected to contribute financially to the installation or ongoing maintenance. The City will be responsible for coordinating those elements with Idaho Department of Transportation.
3. Coordinate with the City regarding the design details of new fencing surrounding the ranch property.

SECTION III. Both parties agree that:

1. This Agreement shall become effective on the first date mentioned above and shall remain in full force and affect until amended or replaced upon the mutual consent of the **CITY** and **FOUNDATION**.

EXECUTION

This agreement is executed for the **FOUNDATION** by its Board President, and executed for the **CITY** by the Mayor, attested to by the City Clerk, with the corporate seal of the **CITY OF KETCHUM.**

IDAHO FOUNDATION FOR PARKS & LANDS

_____
Brandy Wilson
IFPL President

ATTEST:

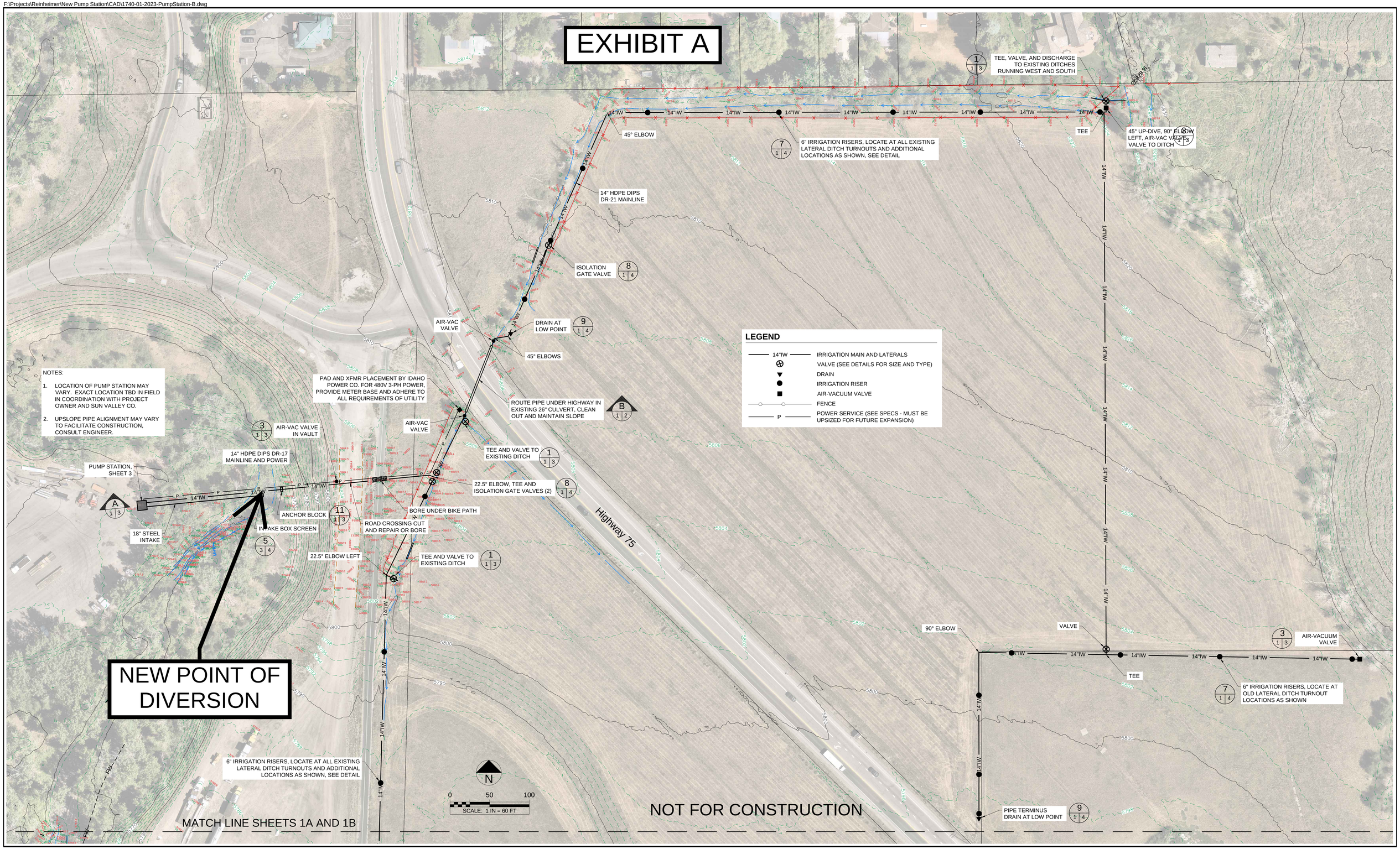
_____
Trent Donat, City Clerk

CITY OF KETCHUM

_____
Neil Bradshaw, Mayor

F:\Projects\Reinheimer\New Pump Station\CAD\1740-01-2023-PumpStation-B.dwg

EXHIBIT A



NOTES:

1. LOCATION OF PUMP STATION MAY VARY. EXACT LOCATION TBD IN FIELD IN COORDINATION WITH PROJECT OWNER AND SUN VALLEY CO.
2. UPSLOPE PIPE ALIGNMENT MAY VARY TO FACILITATE CONSTRUCTION, CONSULT ENGINEER.

LEGEND

- 14"IW — IRRIGATION MAIN AND LATERALS
- VALVE (SEE DETAILS FOR SIZE AND TYPE)
- DRAIN
- IRRIGATION RISER
- AIR-VACUUM VALVE
- FENCE
- P — POWER SERVICE (SEE SPECS - MUST BE UPSIZED FOR FUTURE EXPANSION)

NEW POINT OF DIVERSION

THIS DRAWING HAS BEEN PREPARED BY BROCKWAY ENGINEERING, PLLC. FOR A SPECIFIC PROJECT TAKING INTO ACCOUNT THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH BROCKWAY ENGINEERING & THE CLIENT IS GRANTED.

REV.	DESCRIPTION	DATE	APPD.	REFERENCE DRAWINGS
B	ISSUED FOR REVIEW 90%	12/27/2024		
A	ISSUED FOR REVIEW 80%	6/10/2024		

DESIGNED BY CGB | DRAFTED BY CGB

SCALE 1"=1"
(24 X 36 DWG ONLY)

BROCKWAY ENGINEERING, PLLC.
HYDRAULICS ♦ HYDROLOGY ♦ WATER RESOURCES
2016 WASHINGTON ST NORTH, STE 4
TWIN FALLS ID, 83301
(208) 736-8543

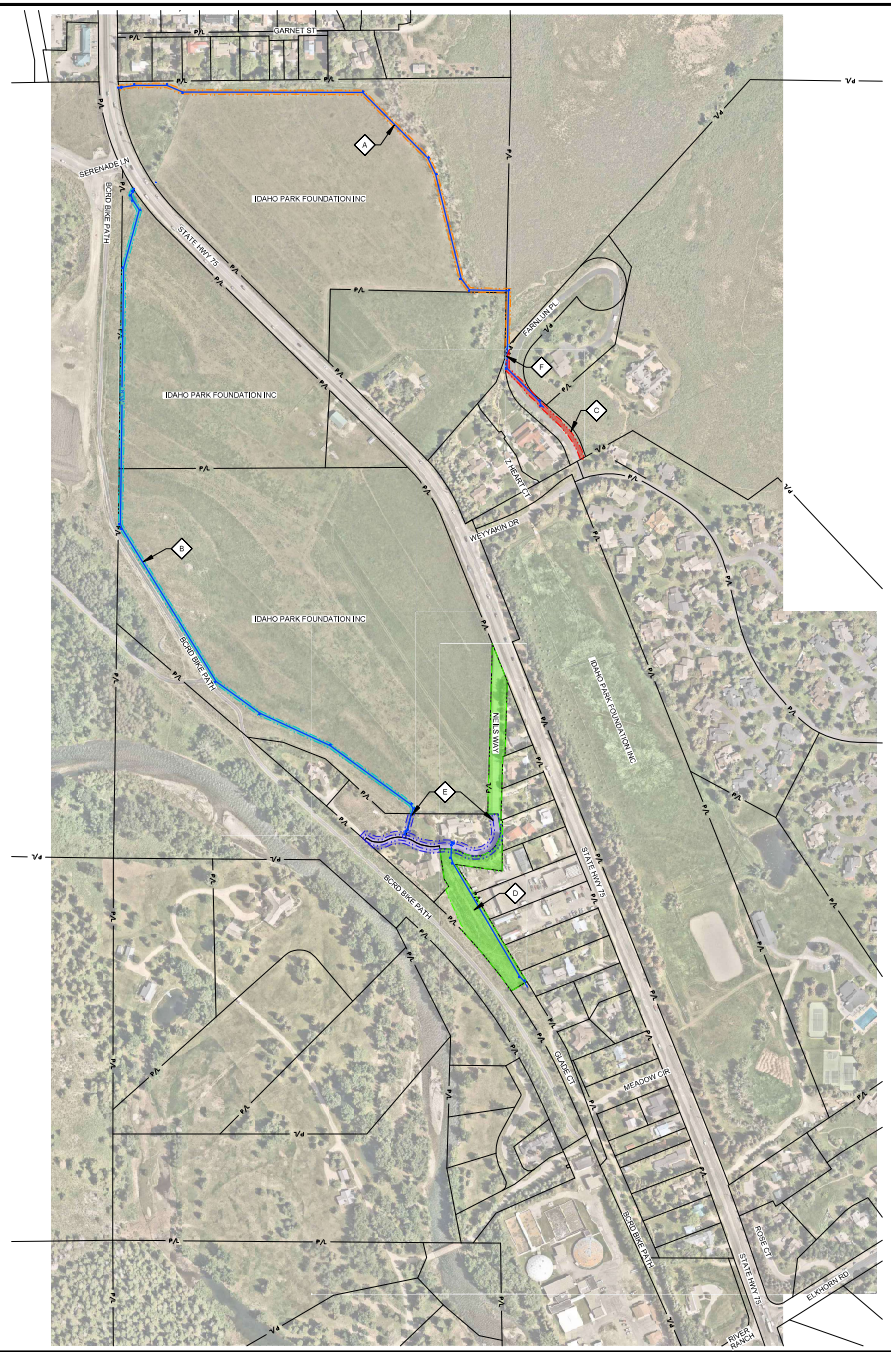
REINHEINMER RANCH
IRRIGATION PUMP STATION

PROJECT # 1740-01-2023

SITE PLAN NORTH

DWG # 1A

REV B



WATER MAIN EASEMENT LEGEND

- A — PROPOSED 15' WIDE EASEMENT: IDAHO PARK FOUNDATION INC, AREA EAST OF HIGHWAY 75
- B — PROPOSED 15' WIDE EASEMENT: IDAHO PARK FOUNDATION INC, AREA WEST OF HIGHWAY 75
- C — PROPOSED 15' WIDE EASEMENT: ALONG FARNLUN PLACE (PRIVATE ROAD).
- D — EXISTING UTILITY EASEMENT WITHIN PARCEL A, EAST OF BALDY, NOTE 5, INSTR.# 369083.
- E — EXISTING UTILITY EASEMENTS ALONG NEILS WAY, PER EAST OF BALDY, NOTES 3 & 7, INSTR.# 369083.
- F — EXISTING UTILITY EASEMENT ALONG FARNLUN PLACE, PER PLAT OF LOT 1A, BLOCK 7 WEYYAKIN SUB., NOTE 1, INSTR.# 485709.

GRAPHIC SCALE
0 200 400
Scale in Feet

opal
OPAL ENGINEERING, PLLC
PO BOX 2530, HAILEY, ID 83333
WWW.OPAL-ENGINEERING.COM

PURPOSE: ISSUE FOR OWNER REVIEW (11/5/2024)

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

EASEMENT OVERLAY MAP

SOUTH KETCHUM REDUNDANT MAIN, PROJECT A

PREPARED FOR: CITY OF KETCHUM

22036-7.0
PROJECT NUMBER

C0.30

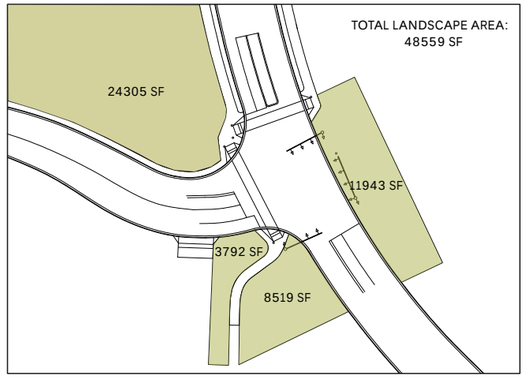
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Opal Engineering, PLLC.

L:\Opal Engineering\Project Files\22036-City of Ketchum\7.0 South Ketchum Redundant Main\Drawings\22036-7.0 Project A.dwg 11/04/24 4:02:58 PM

SERENADE CONCEPT

LEGEND

1. Rustic Fence
2. Signage (future phase by others)
3. Native Wildflowers and
4. Grasses Traffic Light
5. Aspen Groves
6. Douglas Fir
7. BCRD Trail
8. Sidewalk



0’ 25’ 50’

CITY OF KETCHUM
City Hall
office: 208.726.3841
participate@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 3, 2025	Staff Member/Dept:	Paige Nied, Associate Planner Planning and Building Department

Agenda Item: Recommendation to hold a public hearing and conduct the first reading of Ordinance 1259, amendment to Chapter 8.10 of the Ketchum Municipal Code.

Recommended Motion:

"I move to approve the first reading of Ordinance 1259 and read by title only."

Reasons for Recommendation:

- The applicant is interested in opening a cigar lounge business which would permit patrons to purchase and smoke cigars within the establishment. However, the exclusive retail tobacconist definition in KMC Chapter 8.10 – *Smoking in Public Places* imposes restrictions on retail and patron limits which prevents the applicant from obtaining a business license. Therefore, the applicant submitted a text amendment application to remove the restrictions on retail and patron limits on the exclusive retail tobacconist definition.
- Staff is supportive of the text amendment application and recommends modifying the definition further to clarify consumption locations.
- Removing retail restrictions and patron limits removes unnecessary barriers to tobacco-oriented establishments and better aligns with regulations for other communities in Idaho.
- Clarifying the consumption location ensures onsite consumption is explicitly permitted, to reduce ambiguity in licensing and distinguishes the definition of exclusive retail tobacconist from a retail tobacco business.
- The amended exclusive retail tobacconist definition will not allow smoking within food or drinking establishments, this use is strictly for tobacco-related businesses, such as a cigar lounge.

Policy Analysis and Background:

The applicant is interested in opening a business called Sun Valley Cigar which would feature a membership-based cigar lounge with indoor seating for approximately 30 patrons and a cigar retail shop. The definition for exclusive retail tobacconist in the Ketchum Municipal Code (KMC) Chapter 8.10 – *Smoking in public places* imposes restrictions on retail and limits onsite seating to a maximum of four patrons, which prevents the applicant from obtaining a business license. Currently, the definition for exclusive retail tobacconist reads as follows:

Exclusive retail tobacconist: A retail tobacco business which derives more than 95 percent of sales from tobacco and tobacco products sold on the premises for consumption off the premises and which the sale, manufacture, or promotion of other products is merely incidental. The status as an exclusive retail tobacco business is lost if at any time the business premises provide seating for more than four patrons or is used to

sell or serve food or drink, vend lottery tickets or newspapers or magazines not primarily for tobacco enthusiasts, or if the premises are used for dancing, karaoke, gaming, or live entertainment or performance of any kind.

In recent years, cigar lounges have evolved beyond simple retail operations, as they have become social spaces where patrons consume tobacco products in a relaxed setting. Many modern cigar lounges integrate retail sales with comfortable seating areas and membership-based experiences that cater to tobacco enthusiasts. The KMC's restrictions on exclusive retail tobacconists limit the ability of a business to provide a contemporary cigar lounge that blends tobacco retail with experiential services. In review of the application to amend the exclusive retail tobacconist definition, staff conducted research into the origin of the KMC's current definition and were unable to determine the reason for the restrictions imposed. To better understand how these establishments are regulated in Idaho, staff reached out to other communities with existing cigar lounges. See the chart below for an analysis of Idaho communities.

City	Permitted	Cigar Lounge Use Classification	Municipal Code Tobacco/Smoking Retail Definition
Eagle, ID	Yes	Bar	None
Meridian, ID	Yes (conditional use permit)	Drinking Establishment	Smoking product retail store: An establishment that sells, offers for sale, offers for trade, or offers free of charge tobacco, smoking products, or products containing or related to tobacco or smoking products.
Post Falls, ID	Yes	Bar/Tavern/Lounge	None

Staff found that Ketchum is the only community that has a standalone requirement for these establishments with the level of restrictions on the number of patrons and directives on sales. Staff believes that the KMC's definition for an exclusive retail tobacconist does not reflect the evolving nature of this industry and that the existing restrictions are not necessary and hinder the establishment of modern cigar lounges. However, staff is supportive of maintaining a standalone definition to clearly distinguish where indoor smoking is permitted to ensure it is excluded from food and drinking establishments. Amending the definition for exclusive retail tobacconist will not permit smoking within food or drinking establishments, this use is strictly for tobacco-related businesses.

To allow Sun Valley Cigar and similar businesses to operate in Ketchum, the applicant submitted a text amendment application (Attachment 1) to amend the exclusive retail tobacconist definition. While the application included a suggestion for additional language to add cigar lounge and gas station as new uses, staff did not feel that it was necessary to include as both of those uses are captured in the exclusive retail tobacconist and retail tobacconist definitions. The applicant proposed the following revised language for the exclusive retail tobacconist definition:

Exclusive retail tobacconist: A retail tobacco business which derives majority of sales from tobacco and tobacco products sold on the premises for consumption off the premises and which the sale, manufacture, or promotion of other products is merely incidental.

While staff is supportive of removing the restrictive language related to patron limits and retail, staff recommends modifying the definition further to clarify that onsite consumption is permitted. Explicitly allowing onsite consumption will reduce ambiguity in licensing and distinguishes the definition of exclusive retail tobacconist from a retail tobacco business. A retail tobacco business solely sells tobacco products or provides any equipment used for the consumption of tobacco and does not permit onsite consumption. Staff proposes that the amended definition for exclusive retail tobacconist include the additional language underlined below:

Exclusive retail tobacconist: A retail tobacco business which derives majority of sales from tobacco and tobacco products sold on the premises for consumption <u>on or</u> off the premises and which the sale, manufacture, or promotion of other products is merely incidental.

Staff believes that the proposed text amendment removes unnecessary restrictions on the exclusive retail tobacconist definition and better reflects the evolving nature of the tobacco industry. Therefore, staff recommend the City Council approve the first reading of Ordinance 1259. A redlined version of the draft ordinance can be found in Attachment 2. If the first reading is approved, the second and third readings would be held during the following subsequent meetings of March 17th and April 7th, unless the City Council determines that readings should be consolidated.

Sustainability Impact:

Ordinance 1259 does not impact the City's ability to reach its sustainability goals.

Financial Impact:

None	There is no financial request to the City of Ketchum for Ordinance 1259 and therefore no budget implications.

Attachments:

1. Text Amendment Application
2. Draft Ordinance 1259

City of Ketchum

Attachment 1:

Text Amendment Application

Application For Amendment to Zoning Code XXXXXXXXXXXXXX CODE 8.10.040 and 8.10.090

Please modify the language by striking out the following restrictive and conflicting language

Sun Valley Cigar LLC
By Jason Decker Its Managing Member
491 Washington Ave N.
PO BOX 864
Ketchum ID 83340

CODE 8.10.040

Retail tobacco business: A business which, during the normal course of business, primarily distributes any tobacco and/or tobacco product or provides any equipment or material used for the consumption of tobacco.

C. An "exclusive retail tobacconist" as defined in section 8.10.040 of this chapter.

Exclusive retail tobacconist: A retail tobacco business which derives ~~more than 95 percent~~ ***majority of sales*** from tobacco and tobacco products sold on the premises for consumption off the premises and which the sale, manufacture, or promotion of other products is merely incidental. The status as an exclusive retail tobacco business is lost if at any time the business premises provide seating ~~for more than four patrons or is used to sell or serve food or drink, vend lottery tickets or newspapers or magazines~~ ***not primarily for tobacco enthusiasts***, ~~or if the premises are used for dancing, karaoke, gaming, or live entertainment or performance of any kind.~~

> ***NOTE****: Or make a new separate use for cigar lounge vs gas station, grocery store tobacco sales currently used by BaseCamp and Atkinson's Market, these two businesses do sell other items such as alcohol and food.*

8.10.090 - Where smoking is not regulated.

Notwithstanding any other provision of this chapter to the contrary, the following areas shall be exempt from the provisions herein:

A.

Private residences, unless used as a childcare, adult daycare, or healthcare facility, or as a home office that is accessible to one or more employees or members of the public.

B.

Privately owned outdoor spaces, including rooftop patios, courtyards, bars and sidewalk cafes.

Any such privately owned outdoor spaces established consistent with all applicable building and zoning codes existing at the time of the effective date hereof shall be exempt from the 20-foot rule in subsection 8.10.080.B of this chapter.

C.

An "exclusive retail tobacconist" as defined in section 8.10.040 of this chapter.

D.

American Indian/Alaska Native ceremonies. A religious ceremony using a traditional pipe under this subsection is subject to any applicable state or local law, except as provided in this subsection. A person is exempt from the restrictions of this chapter if the person:

1.

Is a member of an American Indian/Alaska Native tribe whose members are recognized as eligible for the special programs and services provided by the United States to American Indians/Alaska Natives who are members of those tribes; and

2.

Is an American Indian/Alaska Native who actively practices an American Indian/Alaska Native religion, the origin and interpretation of which is from a traditional American Indian/Alaska Native culture; and

3.

Is smoking tobacco using the traditional pipe of an American Indian/Alaska Native tribal religious ceremony, of which tribe the person is a member, and is smoking the pipe as part of that ceremony; and

4.

The ceremony is conducted by a pipe carrier, American Indian/Alaska Native spiritual person, or medicine person recognized by the tribe of which the person is a member and by the American Indian/Alaska Native community.

(Ord. 1105, 2013)

City of Ketchum

Attachment 2:

Draft Ordinance 1259

ORDINANCE NO. 1259

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 8 – HEALTH AND SAFETY, CHAPTER 8.10: SMOKING IN PUBLIC PLACES, SECTION 8.10.040: DEFINITIONS, TO AMEND THE DEFINITION FOR EXCLUSIVE RETAIL TOBACCONIST TO REMOVE THE RESTRICTIONS ON PATRON LIMITS AND RETAIL AND TO CLARIFY CONSUMPTION LOCATIONS; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a member of the public submitted a text amendment application to remove the restrictions on retail and patron limits on the exclusive retail tobacconist definition which prevent the applicant from obtaining a business license for a cigar lounge;

WHEREAS, the Ketchum Municipal Code imposes restrictions on retail and patron limits for exclusive retail tobacconists, limiting the ability of businesses to provide a modern cigar lounge that blends retail with seating areas for onsite consumption;

WHEREAS, staff support the text amendment application and recommend amending the definition further to clarify consumption locations;

WHEREAS, providing a space for onsite consumption of tobacco products in a comfortable, social setting can enhance customer experience and support the growth of local businesses;

WHEREAS, compared to other communities in Idaho with existing cigar lounges, Ketchum is the only community that has a standalone requirement for these establishments with the level of restrictions on patron limits and directives on sales;

WHEREAS, removing the restrictions on retail and patron limits removes unnecessary barriers to tobacco-related establishments and better aligns with regulations for other communities in Idaho;

WHEREAS, clarifying the consumption location ensures that onsite consumption is explicitly permitted to reduce ambiguity in licensing and distinguishing the definition of exclusive retail tobacconist from a retail tobacco business;

WHEREAS, the amended exclusive retail tobacconist definition will not allow smoking within food or drinking establishments, the use is strictly for tobacco-related businesses;

WHEREAS, the City Council held a public hearing on _____ to review the ordinance and information;

WHEREAS, the City Council held three readings of Ordinance 1259 on _____, _____, and _____, resulting in approval of this ordinance;

WHEREAS, the City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM

SECTION 1. AMENDMENT TO CHAPTER 8.10 – SMOKING IN PUBLIC PLACES
Section 8.10.040 – Definitions

Exclusive retail tobacconist: A retail tobacco business which derives majority~~ore than 95 percent~~ of sales from tobacco and tobacco products sold on the premises for consumption on or off the premises and which the sale, manufacture, or promotion of other products is merely incidental. ~~The status as an exclusive retail tobacco business is lost if at any time the business premises provide seating for more than four patrons or is used to sell or serve food or drink, vend lottery tickets or newspapers or magazines not primarily for tobacco enthusiasts, or if the premises are used for dancing, karaoke, gaming, or live entertainment or performance of any kind.~~

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. If any section, paragraph, sentence or provision hereof of the application to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

SECTION 3. REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

SECTION 4. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as "Exhibit A" shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

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 and APPROVED by the MAYOR of Ketchum, Idaho, on this _____ day of _____, 2025.

APPROVED BY the Mayor of the City of Ketchum, Idaho, this _____ day of _____, 2025.

APPROVED:

_____
Neil Bradshaw, Mayor

ATTEST:

_____
Trent Donat, City Clerk

Rural ED Pro Reporting

(Due the 7th of September, November, January, March, May, & July…for the previous 2 months. If the 7th falls on a weekend, the report is due the following Monday)

Program: Sun Valley Economic Development

Date Range: November - December 2024

Submit to: ruralreports@commerce.idaho.gov

1. Executive Summary

Key Achievements:

- Idaho Full-Application TRI approved for Project Punch based on 126 new jobs;
- SVED FY2022 Seasonally Adjusted Population analysis issued;
- Alpine World Cup Finals planning continued for March 2025 international event with focus on housing and transportation logistics;
- Vocational grant application for $250k submitted to Idaho Workforce Development Council for 15 job exposure boot camps, 4 pre-apprenticeship summer programs and ancillary program development costs

Highlight major successes or milestones reached. Challenges: Summarize any significant issues encountered and how they are being addressed. Next Steps: Outline immediate priorities and upcoming initiatives.

2. Project Updates

- Vocational – boot camps for construction, mountain operations, resort operations, culinary, childcare, automotive, artificial intelligence, nursing, public water works, zzzz, yyyyy, and xxxx being prepared for delivery; pre-apprenticeships construction, mountain operations, senior care and automotive with support of 8 business partners being prepared for delivery
- Childcare –additional
- Local Businesses – Working with Project Punch to evaluate expansion opportunities for Ketchum headquarters building; planning new TRI for relocation of corporate headquarters for Project Magnito; supporting evaluations of downtown Ketchum parking integrated into planned workforce housing project; monitoring two potential restaurant closures in Ketchum

Current Projects: Status of ongoing projects, including progress against milestones and timelines. New Initiatives: Information on any new projects or programs started during the month. Completed Projects: Summary of projects completed, including outcomes and impact.

3. Community Impact

- Feedback on Ketchum and Hailey Comprehensive Plan drafts;
- Transient accommodation bookings down 15% vs prior year December and down 9% vs prior year Winter
- Events economic impact analysis underway for SV Film Festival

Community Impact: Insights into how economic activities are affecting the local community, such as improvements in infrastructure or quality of life.

4. Stakeholder Engagement

- Board – regular ExCo and Board meetings; annual SVED retreat planned for Jan 23rd
- Community – 1Q Roundtable on Seasonally Adjusted Population planned for Jan 15th
- Ketchum – quarterly updates for both City and Urban Renewal Authority; participation in Ketchum Business Advisory Council

- Blaine Co – monthly meeting of Business Working group of local economic development organizations

Partnerships: Updates on collaborations with local businesses, government agencies, or non-profits. Community Involvement: Summary of community meetings, workshops, or feedback sessions held. Public Relations: Media coverage or public relations efforts related to economic development.

5. Events and Milestones

- Dec 16 – Ketchum URA quarterly report
- Nov 13/20 – SVED Exco & Board
- Jan 15 – SVED 1Q RT
- Jan 23 – SVED retreat

Scheduled and completed events: Information on upcoming meetings, events, or deadlines. Planned Activities: Details of planned initiatives or projects for the next month.

6. Financial Overview

- Accounting - minor coding reclassification in advance of IRS 990 prep
- Fundraising – FY25 funding from Cities and County being processed
- Profit – 105% ahead of YTD budget due to FY23 late payment receipt; adjusted YTD profit on budget target

Budget Utilization: Overview of budgetary expenditures versus allocations. Funding Sources: Updates on grants, donations, or other funding received. Financial Challenges: Any budgetary issues or financial constraints faced.

7. Businesses Contacted

- **Idaho Power**
- **City of Ketchum**
- **Far + Wise**
- **Sun Valley Resort**
- **City of Sun Valley**
- **Visit Sun Valley**
- **Sun Valley Associates**
- **Renegade Hotel**
- **Hearing Life**
- **WR Lodging Association**
- **Sun Valley Culinary Institute**
- **Mountain Rides**
- **Blaine Co School District**
- **Evolution Metals**
- **Ketchum Urban Renewal Agency**
- **Pegg Group**
- **Best Western Kentwood**
- **The Argyos**
- **Lee Gilman Construction**
- **Utah State University**
- **Ketchum Technical Advisory Grp**
- **US Bank**
- **ZExtreme**
- **Idaho Workforce Development Coun**
- **Frontier Community Development**
- **Kethum Business Advisory Grp**
- **Blaine County**
- **Advanced Data**
- **Idaho Economic Development**
- **AirBnB**
- **ConCom**
- **Hotel Ketchum**
- **Elias Construction**
- **Limelight Hotel**
- **Whiskeys**
- **Limpapo Design**
- **Galena Benchmark Associates**
- **The Kneadery**
- **Sun Valley Elkhorn**
- **City of Hailey**
- **Conrad Bros Construction**
- **5850 Festival**
- **Sturtavants**
- **The YMCA**
- **The WR Land Trust**
- **MVP Vacation Properties**
- **SPUR Foundation**
- **Apples Bar & Grill**
- **Sun Valley Board of Realtors**
- **Maschroni Design**
- **Starbucks**
- **Barry Peterson Jewelers**

- **Alpine Lodging**
- **Harriman Hotel**
- **Analies' Arnica**
- **Best Western Tyrolian**
- **Freidman Airport Authority**
- **Natural Retreats**
- **Sun Valley Insurance**
- **St Lukes Hospital**
- **Michael Doty Associates**
- **Decked LLC**
- **US Bank**
- **Cox Communications**
- **State Farm Insurance**

Sun Valley Economic Development _ SVED

	January - December 2024		January-December 2025 Approved
	Actual	Budget	Budget
Income			
Dividend Income	3,074	2,750	3,500
In Kind Revenue & Services	10,627	18,000	17,150
Income			
Total Educational Events	**0**	**500**	**500**
Total Events	**0**	**500**	**500**
Grant Income			
Idaho Workforce Development Council	25,633	20,830	4,800
State Dept of Commerce	12,050	24,100	30,000
Total Grant Income	**37,683**	**44,930**	**34,800**
Private Sector			
Membership	53,367	55,000	70,000
Total Private Sector	**53,367**	**55,000**	**70,000**
Public Sector			
Blaine County	30,000	30,000	30,000
Hailey	3,000	3,000	3,500
Ketchum	7,500	10,000	10,000
Kura	9,000	12,250	12,500
Sun Valley	8,500	7,500	8,500
Total Public Sector	**58,000**	**62,750**	**64,500**
Total Income	**149,050**	**163,180**	**169,800**
Interest Income	6	50	10
Unapplied Cash Payment Income	0		-
Total Income	**162,757**	**183,980**	**190,460**
Gross Profit	**162,757**	**183,980**	**190,460**
Expenses			
Expenses			
Project Expenses			
Total Project Expenses	**2,147**	**6,000**	**1,250**
Total Expenses	**2,147**	**6,000**	**1,250**
Interest Expense	6,956		1,600
Office Administration			
Total Office Administration	**9,586**	**9,050**	**9,800**
Operating Expenses			
Total Compensation	**110,000**	**110,000**	**147,501**
Total Consulting	**20,032**	**27,498**	**20,000**
Total Marketing	**7,020**	**8,500**	**6,500**
Professional Fees		1,000	500
Professsional Education		800	500

Travel, Meals & Entertainment Expense	688	2,000	1,000
Total Operating Expenses	**137,740**	**149,798**	**176,001**
Unapplied Cash Bill Payment Expense	-381		
Total Expenses	**156,047**	**164,848**	**188,651**
Net Operating Income	**6,710**	**19,132**	**1,809**
Other Expenses			
In-Kind Revenue & Services	10,627	18,000	17,150
Loans Repayment & Miscellaneous		1,043	0
Total Other Expenses	**10,627**	**19,043**	**17,150**
Net Other Income	**-10,627**	**-19,043**	**-17,150**
Net Income	**-3,917**	**89**	**-15,341**

Monday, Jan 20, 2025 03:50:26 PM GMT-8 - Cash Basis

SUN VALLEY ECONOMIC DEVELOPMENT

SVED 2025 Strategic Plan

January 30, 2025

2025 Strategic Plan - Framework

Performance Objective Number	Action Plan Category	Strategic Categories
1	Business Attraction, Expansion, Retention and/or Creation	BUSINESS +
2		HOUSING & ACCOMMIDATION
3		INFRASTRUCTURE
4		WORKFORCE
5	Place Making	RECREATION
6		EVENTS
7		RESILIENCE
8	Organization	LEADERSHIP
9		MEMBERSHIP
10		FINANCIAL
11		GOVERNANCE

Strategic Plan - Business Attraction, Creation, Expansion & Retention

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Attract & recruit specific/ focused relocation leads	Food & Beverage businesses Small professional offices Outdoor recreation startups/relos	3	New/existing restaurants/brands Professional, MM, PE, VCs, etc. Ski, bike, prop mngmt, mortuary
2	Support Idaho Dept Commerce Initiatives	Respond to RFPs as needed	2	Smaller low-infrastructure co's
3	Solicit & draft Idaho incentive/other grant applications	Tax Reimbursement Incentive (TRI) Property Tax Exemption (PTE) Advantage, STEP & other	3	Global restaurants, Evolution, etc Mixed Use, Gannett & Eckles PUD's
4	Regular outreach to local businesses and organizations	Meetings & phone calls Encourage succession planning	3	Strategic '75' list, minority business Aging business owners
5	Provide access to external funding sources	HQ office location options SBA program applications Other agency/local applications	2	Project Punch & Magnito Frontier loan review committee IWDC, Launch, other WF programs
6	Community education & advocacy	Prepare periodic economic analyses Publish membership newsletters Advocate on critical business issues Conduct Community Roundtables	3	Adhoc topics & '23 Profiles Monthly issuance Regultry issues, LOT, other 2 to 3 on SAP, STRs, other

3

Strategic Plan - Housing, Accommodation & Infrastructure

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Increase Accessible Rental Options	Long-term rental incentive policies Short Term Rental market analysis	2	Rent rates, residency restrictions Support ST>LT rental conversion
2	Expand Transient Accommodation Options	Hotel & Housing projects Support WR Tourism & Lodging Coalitions	2	SV Village, Harriman advocacy ExCo participation & data analysis
3	Improve Transportation Systems	Improve SUN access & capabilities Improve Commute/Public Transit options Analyze parking policies/projects	3	Support lead organization efforts 1st & Wash LID, other efforts
4	Expand water system resilience	Improve fire water response systems	2	Urban wildfire interface zones
5	Community Education & Advocacy	Workforce demand/delivery analysis Multi-family projects & PUDs consulting Regulatory policy change evaluation Increase/ access WF supply incentives	3	Tracking & reporting Gannett & Ekles Ranch, other Zoning code revisions/text amendmts Comp Plan rewrites & alignment Property Tax Exemption utilization

Strategic Plan - Workforce

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Expand Vocational Pathways	Improve vocational boot camps Build pre apprenticeship programs Leverage TPM® infrastructure	3	Expand pilots & add new skill sectors Focus on hospitality & construction/trade Update business talent needs analysis
2	Expand Childcare Options	Increase existing capacity Develop new capacity Improve educational content <5yo	2	Support lead organization efforts
3	Secure Talent	Quality of Place marketing Remote worker engagement Corporate event leverage Support worker retention policies	1	New QOP metrics & campaign Friends & family, trailing spouses, etc Enhance experiences & exposure Transient labor pool access
4	Community Education & Advocacy	ID Launch program improvements Labor statistics analysis	2	Change In-demand job/other deficiencies Analyze workforce & wage gaps; inflation

Strategic Plan - Place Making

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Improve recreational assets & opportunities	Grow Sun Valley Culinary Institute Expand RV park options	3	Expand clientele, programs & profit Parcel advocacy
2	Improve economic impact of events	Conduct selective EIA's Support World Cup Finals delivery	3	BCRD, SVMF, AWC, other Deliver housing/other support Wrap up EIA, lessons learned
3	Enhance community sustainability & resilience	Sustainability Comm. participation Forest health projects participation Monitor wildfire property risks	2	Support lead organization efforts & grant applications, C-PACE intro Insurance risk assessments, RT, WUI funding
4	Community Education & Advocacy	Stats for Fall Economic Almanac Advise on liquor license access Grow social media program	2	Events, other curated chapters LinkedIn re-posts, podcasts

Strategic Plan - Organization

	Potential Strategy	Potential Tactics/Projects	Priority/ Weight (3=Hi)	Potential Targets
1	Improve SVED leadership & capabilities	Refresh Board Implement ED succession plan Access additional work capacity Evaluate collaboration alternatives Increased IEDA engagement Frontier Loan Board participation	3	Maintain diversity/secure new skills Maintain candidate list & trnsitn pln Board volunteers, interns, other Other NFPs Participate in Legislative committee Conduct SBA regional loan reviews
2	Expand Membership rooster	Improve member value proposition Sustain participating membership Broadcast SVED successes Engage board directly in fundraising	3	Adjust membership benefits Achieve 75 business outreach target Leverage ROI methodology Industry-based outreach
3	Maintain/improve Financial Performance	Optimize P&L performance Secure additional grants	3	Positive overall P&L IWDC/other program admin. fees
4	Manage good governance processes	Review articles of incorporation Maintain good financial controls	2	Annual exercise Bank signatories & pay authorizatn

Close Out/Wrap Up

- Attend future SVED events
- Share our Strategic Plan with your Board members
- Renew your annual membership
- Introduce SVED to new potential members

Sun Valley Economic Development - YE Performance Criteria 2025

ANNUAL PERFORMANCE CRITERIA 2025					
Performance Objective Number	**Action Plan Category**	**Performance Criteria/Assessment**	**Target Date for Delivery**	**Weight (1=lo, 3=hi)**	**%**
1	Business Attraction, Retention & Expansion	Attract & recruit businesses for relocation based on targeted criteria such as industry, scale, local impacts & doability; support with provision of timely advise/ data	30-Dec-25	3	12%
2		Advocate for and/or support five (5) local businesses with economic development objectives and/or with government incentive programs.	30-Dec-25	3	12%
3		Develop/support three (3) workforce housing project developments	30-Dec-25	3	12%
4		Participate in five (5) tourism/hospitality-related expansion activites/programs	30-Dec-25	2	8%
5		Develop/support three (3) vocational training programs for key industry sectors	30-Dec-25	3	12%
6	Place Making	Provide strategic and/or analytical support to three (3) community events, organizations and/or networks	30-Dec-25	1	4%
7		Deliver at least three (3) community educational events	30-Dec-25	2	8%
8		Conduct a minimum of six (6) annual conversations with each local government/representative	30-Dec-25	2	8%
9	Organization	Particpate in eight (8) community economic development seminars, conferences, networking, webinar and/or other events	30-Dec-25	1	4%
10		Outreach to eight (8) local businesses/organizations per month	30-Dec-25	3	12%
11		Secure [7] new or lapsed members, and secure YE membership of [75]	30-Dec-25	2	8%
12		Maintain three (3) year ROI of at least $5 delivered for each $1 invested by community	30-Dec-25	3	12%
13		Deliver positive YE net operating income	30-Dec-25	3	12%
				25	100%

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 3, 2025	Staff Member:	Rian Rooney / Housing Dept

Agenda Item: Lease to Locals Update + Light Preservation Program Direction

Recommended Motion:

No motion. Staff seeks guidance from the Council on the future of the Lease to Locals program and consideration of a light preservation program.

Reasons for Recommendation:

- Lease to Locals uptake has slowed. There is demonstrated interest in program participation from existing long-term landlords, who could participate in a light preservation program.
- A preservation program complements other community housing actions and provides a bridge to keep units occupied by local tenants while additional long-term housing units are developed or converted.

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

GOAL 1: Create + Preserve Community Housing
ACTION:

- **Continue Lease to Locals Program**
- **Explore light preservation program**

Placemate (formerly Landing Locals) went into contract with the City of Ketchum in August 2022, to administer the Lease to Locals program.

As of February 19, 2025, there have now been 35 properties converted for long-term local rental. These 35 units housed 64 people, at an average incentive cost of $6,971 per unit. To date, 24 units have graduated the program, with at least half of them continuing as long-term rentals. Lease to Locals has allocated $244,000 in incentives and committed ~$461,000 in total spend, when including marketing and administration costs.

While staff considers the program to have been successful, especially the speed with which it unlocked new units for locals, the program has begun to show diminishing interest and returns. Due to lower-than-expected volume, between FY23 and FY24, Placemate reduced their administrative fee by 20% (current fee is $6,000/month). Five months into FY25, the program has converted 4 new units, housing 6 people. One of the primary reported reasons for not participating in the program has been the required caps of allowed rent.

Given current performance, staff seeks Council guidance on the future of the Lease to Locals program and pivoting to a new, rental preservation program in partnership with Placemate.

Future of Lease to Locals
Staff recognizes that the Lease to Locals program is no longer delivering the conversion that we expect and recommend winding down the program. The wind down process takes up to 1 year of additional administrative work because participating property owners are paid out the second portion of their incentive at the end of the lease.

Option 1: End Lease to Locals Early. (Staff Recommendation)
Staff's recommendation is to end the Lease to Locals program early, with a target of ending all new lease allocations in May. This timing would provide some additional runway to convert a few more properties before new allocations are entirely turned off. Staff and Placemate believe there may be opportunity to convert additional properties after the FIS World Cup Finals in March. The spring season changeover from winter may also provide an opening for conversion of homes used as short term rentals or vacation homes during the winter ski season.

If the program were to end in May, staff recommends continuing to utilize Placemate to have their team administer the wind down at a reduced fee through the end of their contract at the end of the fiscal year. Depending on the execution date and length of new leases, the wind down period may stretch up to 12 months. After September 30, 2025, administration could either be handled internally by staff or by Placemate, which can be determined in conjunction with other program, budget, and staffing considerations. Staff do not currently have the capacity to internalize this work without removing other responsibilities and actions from the Housing Department workplan and Housing Action Plan (both BCHA's and Ketchum's).

Option 2: End Lease to Locals at the End of the Fiscal Year.
The alternative option is to continue to run the Lease to Locals program as originally planned, through the end of the fiscal year in September 2025. If the Council wishes to continue in this manner, staff and Placemate recommend additional marketing of the program to help reach and convert as many final properties as possible. Placemate estimates that the budget impact of continuing through the end of the fiscal year would be approximately $103,771 and could convert approximately 8 additional properties.

Remaining Admin Fee	Estimated Marketing Spend	Estimated Incentive Spend	Estimated Total Spend
$42,000	$6,000	$55,771	$103,771

If planning for a program wind down beginning in October 2025, staff will make a recommendation during FY26 budgeting regarding how best to handle final payments and compliance review for the remaining participants. Housing staff will likely not be able to take this responsibility in-house without reducing the team's work scope. There may also be value and efficiencies in continuing to work with Placemate to wind down the program depending on other factors, including whether the City initiates the preservation program pilot.

Pilot a Preservation Program
Under Goal 1: Produce + Preserve Housing of Ketchum's Housing Action Plan, strategy #2 is to "*rehabilitate and preserve existing affordable housing (both naturally occurring and deed restricted*)." According to American Community Survey analysis conducted during the 2022 Housing Action Plan, between 2010 and 2019, Ketchum lost 337 long-term rental units. Beginning with the Year 2 Action Plan, staff have included an action to explore a light preservation program. This light preservation program concept emerged from

feedback from property owners who already rent units long-term to locals - often at below-market rates - and therefore were not eligible to participate in the Lease to Locals program.

As operating expenses and the opportunity cost of foregoing short-term renting increases, staff recognize an opportunity to maintain and preserve those existing tenant-landlord relationships by strengthening them through a program that would incentivize and support property owners. The program is envisioned as a 3-year "bridge" program, longer than the Lease to Locals lease terms but significantly shorter and less expensive than a long-term deed restriction purchased via the Ownership and Preservation Program.

The preservation program offers financial certainty to landlords and housing stability to existing tenants for a fixed period. This type of program can help existing owners who are under financial pressures from rising housing costs, capital assessments, property taxes etc. and are at risk of selling or short-term renting properties already used as long-term rentals. This type of program would also complement on-going housing efforts by offering that immediate stability while other developments are constructed and programs are set up and implemented.

Peer communities have also been considering this type of program as a complement to Lease to Locals and other housing initiatives. In summer 2024, Placemate and the Town of Truckee, CA launched a rental preservation program called Rooted Renters. Response to the program from property owners was extremely positive and oversubscribed in under 10 minutes of launching, immediately preserving 23 properties. There is a large waitlist to participate, and an additional cohort is planned to launch in July 2005. In reviewing those results with the Placemate team and considering the remaining budget, staff is recommending incentives that are about 50 – 60% lower than what were provided in Truckee. However, one key difference between Truckee's program and the proposed policies is that, in the proposed Ketchum policies, there would be no cap on current rents to participate. Placemate is also currently exploring a preservation program in Provincetown, MA (Cape Cod).

Staff and Placemate have now crafted the basic parameters of a Rooted Renters-like preservation program for the City of Ketchum. The program would provide financial incentives to property owners over the course of a three-year period to continue to long-term rent units in Ketchum to local households.

Proposed Program Policy Basics

- Eligible properties must be located within City of Ketchum
- Property must be an existing long-term rental for at least the past 12 months
    - Properties that have participated in Lease to Locals would be excluded from eligibility in this program at launch
- At least 50% of household must work 30+ hrs/week in Blaine County or meet a qualifying exemption
- Average Gross Income of all tenants in a household cannot exceed 120% of the area median income
- A new 12-month lease must be signed with no rent increase allowed for the first year
- Properties are not subject to a rent cap, but subsequent rent increases in years 2 and 3 are limited to 3.5% (on average, area median income has annually increased 4% since 2019 and 2% since 2015)

Incentives would be backloaded to encourage continued participation through the entirety of the program (15% at lease signing, followed by 15%, 30%, and 40% at the end of the third 12-month lease).

	Studio	1 bed	2 bed	3 bed
Total Incentive Amount	$6,000	$8,000	$10,000	$12,000
Avg. Incentive Amount / Month	$167	$222	$278	$333

Example 2 Bedroom Property Incentives:

At Lease Signing May 2025	End of Lease 1 May 2026	End of Lease 2 May 2027	End of Lease 3 May 2028
15%	15%	30%	40%
$1,500	$1,500	$3,000	$4,000

Staff welcomes initial feedback on these policy concepts. If the Council wishes to move forward with a preservation program, staff will work with Placemate to draft complete program policies to be reviewed at a future meeting.

Option 1: *Launch a Preservation Program in May/June (Staff Recommendation)*
Staff recommend working with Placemate to launch a pilot preservation program in May or June, following the end of Lease to Locals and utilizing the remaining budget allocated for Lease to Locals in this fiscal year. Staff and Placemate estimate that the remaining budget could be used to support the preservation of approximately 17 existing rentals for three years with an estimated average incentive of $9,200 per unit.

Staff feels confident in the proposed May/June launch timeline, given the groundwork already developed on policy parameters and Placemate's experience launching and administering a similar program in Truckee last year. Following a May/June launch, staff could provide the Council with a program review – and comparison to Truckee's launch – for consideration during FY26 budget planning to inform the future of the program.

Option 2: Plan to launch a pilot preservation program in October to align with the new fiscal year.
Council could reconsider this program during budget planning this summer and allocate a different amount of funding to support a pilot program launch in the new fiscal year.

Option 3: Do not launch a pilot preservation program in the near future. Staff do not recommend this option. Rental preservation is an identified Goal 1 action in the Housing Action Plan and staff recommend pivoting from Lease to Locals to pilot a preservation program while under contract with Placemate and with existing, allocated budget.

Next Steps
If the Council wishes to pursue a preservation program and wind down Lease to Locals in May, staff will work with Placemate to refine policies for a preservation program and bring to Council for review and approval in April/May.

Sustainability Impact:

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

Additionally, the proposed program converts existing housing units into locals' housing, utilizing existing housing stock, land, and resources.

Financial Impact:

None OR Adequate funds exist in account:	adequate

Attachments: None

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 3, 2025	Staff Member/Dept:	Ben Whipple/Mick Mummert/Wastewater Division
Agenda Item:	Wastewater CIP Projects Update and feedback on next steps for Water Reclamation Facility Solids Dewatering Improvements Project		

Recommended Motion:

No motion requested. Staff is seeking general feedback and direction on next steps for Water Reclamation Facility Solids Dewatering Improvements Project and general Wastewater CIP

Reasons for Recommendation:

- The Wastewater Treatment Facility Planning Study completed in 2022 recommends several Capital Improvement Projects to be completed over a 20-year period.
- The first project, Aeration and Electrical Upgrades, is scheduled for completion in August 2025.
- The design phase of the next project, Solids Dewatering Improvements, has been completed and is ready for the construction phase.
- Solids Dewatering Improvements will: provide redundancy to existing treatment processes, remove aging and unused infrastructure, and reduce costs associated with current sludge disposal method.

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

Sustainability Impact:

None OR state impact here: Upon completion of this project, the energy required by this particular wastewater treatment process will be significantly reduced by reducing the number of truckloads of solids being hauled for disposal.

Financial Impact:

None OR Adequate funds exist in account:	This is a budgeted expense in the Capital Improvement Projects category of Wastewater Division Expenditures. This expense will be shared equally with the Sun Valley Water and Sewer District.

Attachments:

1. CIP Project Summary
2. Advertisements for Bids
3. Wastewater Funds Financial Model 2.24.25

Ketchum / SVWSD WRF – Project Summary

Date:	Monday, February 17, 2025
Project:	Ketchum / SVWSD WRF Solids Dewatering Improvement
To:	Mick Mummert, City of Ketchum
From:	Brad Bjerke, HDR Kody Thomas, HDR

Dear Mr. Mummert,

As discussed in a meeting at 10:00 AM on Thursday, February 13, 2025 between the City of Ketchum (Trent Donat, Mick Mummert, Jeff Vert, Ben Whipple, Brent Davis) and HDR (Brad Bjerke, Kody Thomas), the City requested that HDR provide a bullet-point summary of the active projects at the Ketchum / SVWSD WRF and their alignment with the Facility Planning Study completed by HDR on September 19, 2022.

- Ketchum / SVWSD Wastewater Treatment Facility Planning Study (FPS) – completion September 2022.
- Aeration Upgrades design lumped multiple FPS projects into one construction period
  - AB3&4 Anoxic/MLR; AB Blowers 1-2, MCC-2 replacement, Aeration Blower Building Expansion; RAS Pump VFD replacement.
  - Project schedule:
    - PER/Design: November 2022 to December 2023
    - Construction: April 2024 to August 2025
  - Project total cost to Owner in 2022 dollars: $4,447,015 (including preliminary and detailed design)
  - FPS projections: $5,563,311
  - Difference: $4,447,015 - $5,563,311 = ($1,116,296)
- Solids Dewatering Improvements lumps multiple FPS projects into one construction period
  - RDT & dewatering building; gravity sludge thickener & transfer pump building demolition; digester building demo and digester cover installation; Digester 1 diffusers, screw press; replacing pumps (plant drain); partial parking lot repaving
  - Removed RDT from this project and deferred
  - Project schedule:
    - PER/Design: March 2023 to January 2025
    - Construction: May 2025 to July 2027
  - Estimated project total cost to Owner in 2022 dollars: $11,543,005 (including preliminary and detailed design)
    - Estimated project total cost to Owner in 2022 dollars remaining: $10,992,229 (excludes preliminary and detailed design costs)
  - FPS projections: $11,191,242
  - Difference: $11,543,005 - $11,191,242 = $351,763
  - See Table 1 for a breakdown of the Solids Dewatering Improvements OPCC (for remaining anticipated project costs)

- Solids Dewatering Improvements critical success factors
    - Provide redundancy to existing digester tankage
    - Remove aging infrastructure not aligned for plant's future treatment
    - Provide mechanical dewatering system to reduce O&M associated with current hauling of liquid sludge to Ohio Gulch drying beds
- FPS CIP – looking forward
    - Revisions with planned adjustment to FPS in 2022 dollars: $36.8M
    - FPS projections in 2022 dollars: $37.2M
- REMINDER: City of Ketchum and Sun Valley Water and Sewer District split capital improvement project costs evenly (50/50). City of Ketchum is expected to be responsible for half of the project costs shown in Table 1 on the following page.
- Planned Bidding Schedule:
    - Assumed Ketchum City Council approval to bid: 3/3/2025.
    - Assumed SVWSD Board approval to bid: 2/18/2025.
    - Screw Press Procurement (Equipment Bid Documents):
        - Issue RFP & Advertisement #1 on 3/12/2025.
        - Advertisement #2 on 3/19/2025.
        - Bid opening on 4/2/2025 at 2:00 PM MST.
    - Solids Dewatering Improvements (Construction Bid Documents):
        - Issue RFP & Advertisement #1 on 3/12/2025.
        - Advertisement #2 on 3/19/2025.
        - Pre-Bid meeting at Ketchum / SVWSD WRF on 3/20/2025 at 1:00 PM MST.
        - Advertisement #3 on 3/26/2025.
        - Bid opening 4/16/2025 at 2:00 PM MST.

Solids Dewatering Project Description

The 2022 Wastewater Treatment Facility Planning Study (FPS) recommended a rotary drum thickener (RDT) and screw press for solids dewatering. This modification eliminates hauling of liquid sludge to the Ohio Gulch drying beds. To make space for the new solids handling equipment, the existing gravity sludge thickener (GST) is to be demolished, and a new dewatering building located in its place. The existing Transfer Pump Building will also be demolished to provide space for solids hauling truck access. The new dewatering building would house equipment, pumps, future digester blowers, and an adjacent load-out bay for an open-bed solids trailer and truck. The new building allows the existing sludge loadout building to be repurposed to house the Collections Department jet truck. The existing sludge loadout building's liquid sludge arm provides redundancy to the dewatering system for sludge disposal.

The slight modifications made to the original FPS in the Solids Handling Preliminary Engineering Report (PER) included:

- Deferment of the RDT until additional aerobic digesters are constructed.
- Adding modifications to the existing aerobic digester by dividing into two tanks (redundancy), removal of the corroded metal digester building, replacement of aeration diffusers, and installation of a new flat cover.

Table 1. Solids Dewatering Improvements OPCC

Opinion of Probable Construction Cost[1]	
Demolition	$467,600
Site Civil	$480,900
Yard Piping & Infrastructure	$507,200
Digester Modifications	$1,012,900
Dewatering Building - Structural & Arch	$1,783,500
Dewatering Building - Mechanical	$819,400
Building Electrical	$1,426,400
Controls & Instrumentation	$128,500
Subtotal	**$6,626,400**
Contractor Bonding, OH&P, Sales Tax	$2,253,000
Subtotal	**$8,879,400**
Contingency (15%)	$1,332,000
Allowances[2]	$350,000
OPCC (Estimated Bid Price)[4]	**$10,561,400**
OPCC Range (+20%)[3]	$12,604,000
OPCC Range (-10%)[3]	$9,541,000
Owner-Furnished Equipment	$750,000
Engineering Services During Construction	$621,000
Part-Time Engineer's Resident Project Representative	$404,000
Programming	$165,000
Total Project Cost to Owner[4]	**$12,501,400**

[1] Any opinions of probable construction cost or cost estimates provided by HDR are made based on the cost estimator's experience and qualifications and represents its judgement as an experienced and qualified professional engineer. However, HDR has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s') methods of determining prices, or over-competitive bidding or market conditions. HDR does not guarantee that proposals, bids, or actual project or construction costs will not vary from opinions of probable construction cost or cost estimates prepared by HDR.

[2] Allowances include: Dewatering (groundwater); Digester Solids Removal; Materials Testing; Changes to Work; Sandblasting & Coating Digesters.

[3] Class 2 OPCC with +20% and -10% range in accordance with AACE 18R-97. OPCC ranges do not include range adjustment for fixed-price Allowances.

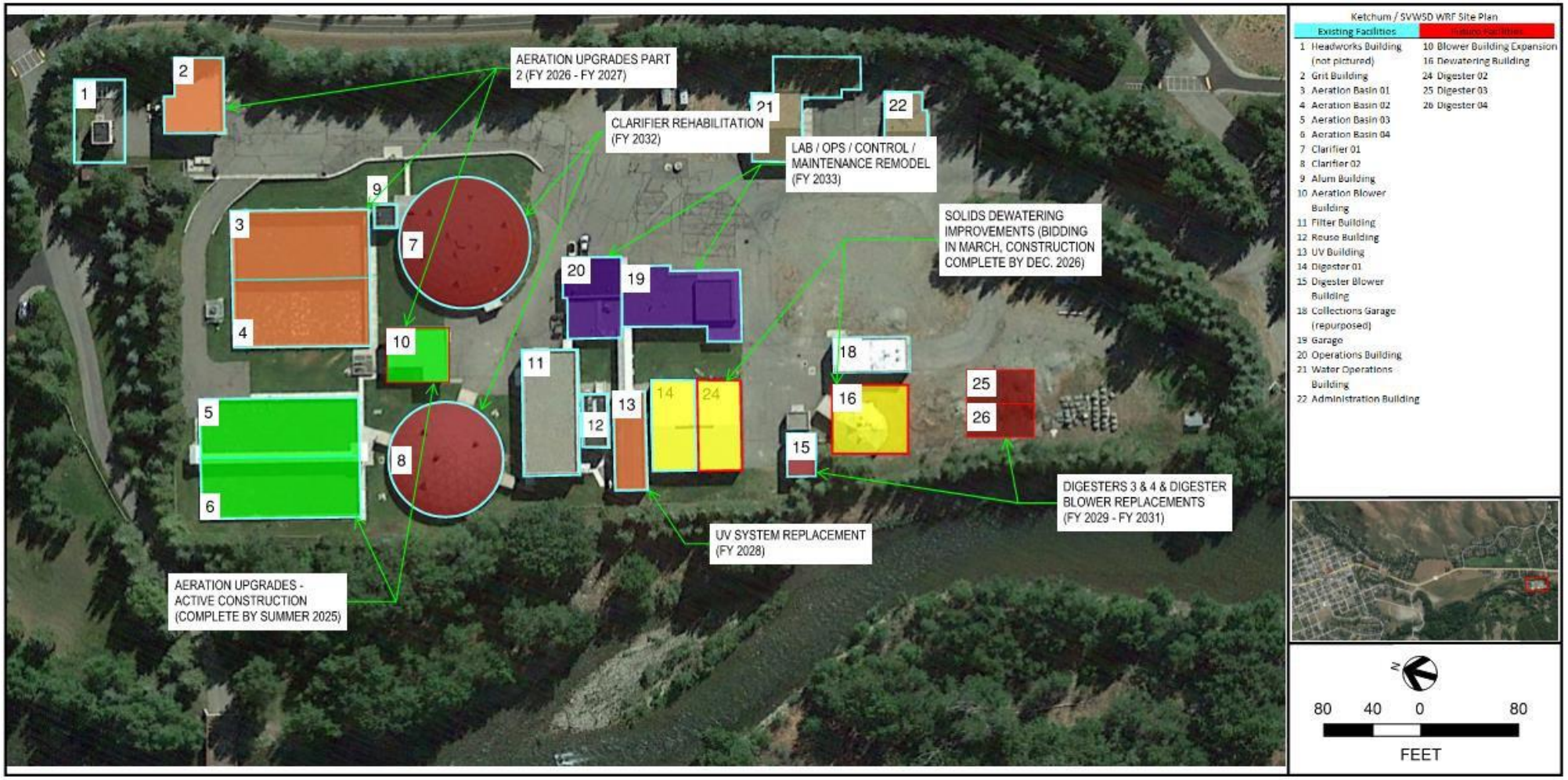
[4] Costs are shown in 2025 dollars.

A separate excel spreadsheet has been provided as an update to the projected CIP. This CIP update lumps together some projects identified in Table 7-4 of the 2022 Facility Planning Study in a fashion that lumps Facility Planning Study projects together in a way that makes logistical sense for Ketchum / SVWSD WRF operations. Figure 1 summarizes the updated CIP on an annual basis below.

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY22 - FY32 TOTAL
$582,000	$315,429	$3,482,882	$3,516,051	$4,922,086	$7,080,823	$2,637,500	$1,532,000	$2,960,000	$2,537,000	$4,450,250	$34,016,020
FY 2033	**FY 2034**	**FY 2035**	**FY 2036**	**FY 2037**	**FY 2038**	**FY 2039**	**FY 2040**	**FY 2041**	**FY 2042**	**FY33 - FY42 TOTAL**	**TOTAL**
$1,010,000	$0	$0	$185,500	$353,250	$221,000	$0	$0	$125,000	$893,250	$2,788,000	$36,804,020

Figure 1. Updated CIP – Annual Capital Investment

Figure 2. Ketchum / SVWSD WRF Site Plan – Expected Project Timelines



- Green = Active Construction.
- Yellow: Construction beginning in < 1 year.
- Orange: Construction beginning in ~1-3 years.
- Red: Construction beginning in ~4-7 years.
- Purple: Construction beginning in > 7 years.

ADVERTISEMENT FOR BIDS

CITY OF KETCHUM AND SUN VALLEY WATER AND SEWER DISTRICT
CITY OF KETCHUM AND SUN VALLEY, IDAHO
KETCHUM / SVWSD WATER RECLAMATION FACILITY
SOLIDS DEWATERING IMPROVEMENTS

General Notice

The City of Ketchum (Ketchum) and the Sun Valley Water and Sewer District (SVWSD) ("Owner" and/or "Owners") are requesting Bids for the construction of the following Project:

Ketchum / SVWSD
Water Reclamation Facility (WRF)
Solids Dewatering Improvements

Bids for the construction of the Project will be received at Ketchum City Hall located at 191 5th Street West, Ketchum, ID 83340, until 2:00 PM MST, April 16, 2025 for receipt of Bids. At that time the Bids received will be publicly opened and read.

The Project includes the following Work:

Demolition of existing Gravity Sludge Thickener, Transfer Pump Building, and existing metal building surrounding existing aerobic digester. Demolition of existing yard piping, as well as pumps and valves at the Plant Drain Pump Station. Structural and process modifications to existing aerobic digester to divide into two separate tanks with new aluminum cover. Construction of new Dewatering Building consisting of a sludge pumping basement, electrical room, and main level for Owner-furnished dewatering equipment, future thickening equipment, future digester blowers, polymer containment, and dewatered biosolids truck. Site improvements including plant internal drain system upgrades and repairs and new asphalt paving.

Obtaining the Bidding Documents

Information and Bidding Documents for the Project can be viewed and downloaded from the following designated website: https://www.ketchumidaho.org/rfps. Prospective Bidders are urged to register with the Ketchum City Clerk (tdonat@ketchumidaho.org) as a Bidding Documents holder, even if Bidding Documents are obtained from a third-party plan room or source other than the designated website in either electronic or paper format. The designated website will be updated periodically with Addenda, lists of registered Bidding Documents holders, reports on the Site, and other information relevant to submitting a Bid for the Project. All official notifications, Addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including Addenda, if any, obtained from sources other than the designated website.

The Issuing Office for the Bidding Documents is:

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

Prospective Bidders may examine the Bidding Documents at the Issuing Office on Monday through Friday between the hours of 8:30 AM to 4:30 PM local time and may obtain electronic copies of the Bidding Documents from the Issuing Office as described below. Partial sets of Bidding Documents will not be available from the Issuing Office.

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Pre-bid Conference

A pre-bid conference for the Project will be held on Thursday, March 20, 2025 at 1:00 PM (MST) at Ketchum / SVWSD WRF, 110 River Ranch Rd, Ketchum, ID, 83340. Attendance at the pre-bid conference is encouraged but not required.

Instructions to Bidders.

For all further requirements regarding bid submittal, qualifications, procedures, interpretations / addenda, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

This Advertisement is issued by:

Owner: City of Ketchum and SVWSD
By: Trent Donat
Email: tdonat@ketchumidaho.org
Title: Ketchum City Clerk
Date: March 12, 2025

Publish: March 12, 2025
March 19, 2025
March 26, 2025

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SECTION 00 11 13
NOTICE OF ADVERTISEMENT FOR BIDS

Sealed bids will be received by the City Clerk of the City of Ketchum, Idaho, at Ketchum City Hall, P.O. Box 2315, 191 5th Street West, Ketchum, Idaho 83340, on behalf of the City of Ketchum and Sun Valley Water and Sewer District (Ketchum / SVWSD; Buyer), on the **2nd** day of **April 2025** until the hour of **2 p.m.**, local time, of said day for supply of a screw press dewatering system for the Ketchum / SVWSD Water Reclamation Facility (WRF) consisting of the following:

Furnish Goods and Special Services consisting of one (1) screw press dewatering system with solids throughput capacity of up to 916 dry pounds per hour with input solids concentration between 1.5 to 2.5 percent total solids (flow rate 125 GPM to 70 GPM). The press output solids concentration shall be a minimum of 14 percent total solids.

The screw press system shall include one (1) bottom-feed flocculation tank sized to provide 3 to 5 minutes detention time at average design flow rate with mechanical mixer to promote solids flocculation with polymer addition.

The screw press system shall include two (2) liquid polymer makedown systems, with one duty and one standby unit. The polymer makedown systems shall be skid-mounted and include a progressive cavity neat polymer pump, polymer and water mechanical mixing chamber, and appurtenances. Each polymer blend system shall include a programmable microcontroller connected to the Dewatering Control Panel.

The screw press system shall include one (1) inclined shaftless screw conveyor and one (1) horizontal shaftless screw conveyor. The horizontal shaftless shall include two (2) electrically actuated gates for operational control of discharge chutes.

The screw press dewatering system shall include a Dewatering Control Panel to power and control all equipment associated with the system.

Bids will be opened at the office of the City Clerk at **2:00** o'clock **p.m.** on said date. The Project Manual, including bid forms, bidder's instructions, contract forms, specifications, and figures, is available to interested bidders at the office of the City Clerk. Electronic versions of the Project Manual in PDF format will be available at no cost.

All bids shall be presented or delivered in a sealed envelope or delivered electronically as a pdf in an attachment to an e-mail. If delivered in an envelope, address to Trent Donat / Ketchum City Clerk, 191 5th Street West, Ketchum, ID 83340. The sealed envelope shall identify the screw press dewatering system equipment bid inside. Likewise, for electronic bidding the subject line shall identify the bid contained in the attachment. The electronic bid e-mail shall be addressed only to tdonat@ketchumidaho.org. Mr. Donat shall send a return acknowledgement of receiving the e- mail. The attachment will not be opened until the designated bid opening date and time.

The Project Manual may be examined at:

- Ketchum City Hall, 191 5th Street West, Ketchum, Idaho 83340. 208-726-3841. tdonat@ketchumidaho.org.
- HDR, 412 East Parkcenter Blvd, Ste. 100, Boise, ID 83706. 208-387-7073. brad.bjerke@hdrinc.com.

The successful bidder (Seller) shall be required to provide performance bond per Idaho statutes. Questions regarding this Project Manual should be submitted in writing via email to Trent Donat with cc to Brad Bjerke.

The right is reserved to reject any or all bids.

Dated: March 12, 2025

Trent Donat / Ketchum City Clerk

Publish**:** **March 12, 2025**
March 19, 2025

END OF SECTION

Wastewater Funds Financial Forecast

2.24.25

				10-Year Projection Window									
		FY 2024 Projected Actuals	*FY 2025 Revised Budget*	*FY 2026 Projected*	*FY 2027 Projected*	*FY 2028 Projected*	*FY 2029 Projected*	*FY 2030 Projected*	*FY 2031 Projected*	*FY 2032 Projected*	*FY 2033 Projected*	*FY 2034 Projected*	*FY 2035 Projected*
	Operating Revenues and Expenses												
	Revenues												
1	Undesigned Fund Balance	$2,868,505	**$2,729,902**	**$3,020,675**	**$3,121,225**	**$2,698,432**	**$2,353,283**	**$2,132,081**	**$2,041,455**	**$2,068,385**	**$2,240,213**	**$2,564,665**	**$3,049,869**
2	Wastewater Charges	*$2,781,134*	*$2,869,542*	*$3,013,019*	*$3,163,670*	*$3,321,854*	*$3,487,946*	*$3,662,344*	*$3,845,461*	*$4,037,734*	*$4,239,620*	*$4,451,601*	*$4,674,182*
3	Sun Valley WA & SW District OP Contribution	*$556,519*	*$737,067*	*$829,264*	*$865,259*	*$902,680*	*$941,585*	*$982,034*	*$1,024,091*	*$1,067,822*	*$1,113,295*	*$1,160,583*	*$1,209,760*
4	Interest Earnings	*$107,607*	*$15,000*	*$15,000*	*$15,000*	*$15,000*	*$15,000*	*$15,000*	*$15,000*	*$15,000*	*$15,000*	*$15,000*	*$15,000*
5	Refunds & Reimbursements	*-$200,980*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
6	Amortized Bond Premium	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
7	Misc. Revenue	*-$13,880*	*$140,000*	*$140,000*	*$140,000*	*$100,000*	*$100,000*	*$100,000*	*$80,000*	*$80,000*	*$80,000*	*$80,000*	*$80,000*
8	Fund Balance Assigned	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
9	**Total**	***$3,230,400***	***$3,761,609***	***$3,997,283***	***$4,183,929***	***$4,339,534***	***$4,544,531***	***$4,759,377***	***$4,964,552***	***$5,200,555***	***$5,447,916***	***$5,707,184***	***$5,978,941***
10	**Expenses**												
	Expenditure Type	*FY 2024 Projected Actuals*	*FY 2025 Revised Budget*	*FY 2026 Projected*	*FY 2027 Projected*	*FY 2028 Projected*	*FY 2029 Projected*	*FY 2030 Projected*	*FY 2031 Projected*	*FY 2032 Projected*	*FY 2033 Projected*	*FY 2034 Projected*	*FY 2035 Projected*
11	Personnel	*$906,961*	*$1,020,755*	*$1,066,689*	*$1,114,690*	*$1,164,851*	*$1,217,269*	*$1,272,046*	*$1,329,289*	*$1,389,107*	*$1,451,616*	*$1,516,939*	*$1,585,201*
12	Materials & Services	*$802,905*	*$873,440*	*$899,643*	*$926,632*	*$954,431*	*$983,064*	*$1,012,556*	*$1,042,933*	*$1,074,221*	*$1,106,448*	*$1,139,641*	*$1,173,830*
13	Depreciation Expense	*$403,362*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*
14	Reimbursements (Indirect to GF)	*$337,728*	*$746,241*	*$600,000*	*$600,000*	*$600,000*	*$600,000*	*$600,000*	*$600,000*	*$600,000*	*$600,000*	*$600,000*	*$600,000*
15	**Total Operating Expenses**	**$2,450,957**	**$2,970,436**	**$2,896,332**	**$2,971,322**	**$3,049,282**	**$3,130,334**	**$3,214,603**	**$3,302,222**	**$3,393,328**	**$3,488,064**	**$3,586,580**	**$3,689,032**
16	**Net Operating Income**	**$779,444**	**$791,173**	**$1,100,951**	**$1,212,607**	**$1,290,251**	**$1,414,197**	**$1,544,775**	**$1,662,330**	**$1,807,228**	**$1,959,852**	**$2,120,604**	**$2,289,910**
17	2023 Wastewater Rev Bond (20yrs)	*$292,437*	*$500,400*	*$500,400*	*$500,400*	*$500,400*	*$500,400*	*$500,400*	*$500,400*	*$500,400*	*$500,400*	*$500,400*	*$500,400*
18	2027 Wastewater Rev Bond (20yrs)	*$0*	*$0*	*$0*	*$635,000*	*$635,000*	*$635,000*	*$635,000*	*$635,000*	*$635,000*	*$635,000*	*$635,000*	*$635,000*
19	Defeasance of 2014 Bonds	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
20	**Total Debt Service**	*$292,437*	*$500,400*	*$500,400*	*$1,135,400*	*$1,135,400*	*$1,135,400*	*$1,135,400*	*$1,135,400*	*$1,135,400*	*$1,135,400*	*$1,135,400*	*$1,135,400*
21	**Total Op Ex + Debt**	**$2,743,393**	**$3,470,836**	**$3,396,732**	**$4,106,722**	**$4,184,682**	**$4,265,734**	**$4,350,003**	**$4,437,622**	**$4,528,728**	**$4,623,464**	**$4,721,980**	**$4,824,432**
22	**Net Cash after Debt and Operations**	*$487,007*	*$290,773*	*$600,551*	*$77,207*	*$154,851*	*$278,797*	*$409,375*	*$526,930*	*$671,828*	*$824,452*	*$985,204*	*$1,154,510*
23	**Transfers to CIP Fund**	*$579,927*	*$0*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*
24	**Ending Cash Balance**	$2,775,585	**$3,020,675**	**$3,121,225**	**$2,698,432**	**$2,353,283**	**$2,132,081**	**$2,041,455**	**$2,068,385**	**$2,240,213**	**$2,564,665**	**$3,049,869**	**$3,704,379**

Wastewater Funds Financial Forecast

2.24.25

		FY 2024 Projected Actuals	FY 2025 Revised Budget	10-Year Projection Window: FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2031 Projected	FY 2032 Projected	FY 2033 Projected	FY 2034 Projected	FY 2035 Projected
25	**CIP Funding**												
26	CIP Carry Forward	[redacted]	**$7,434,528**	**$4,798,746**	**$3,307,703**	**$7,737,291**	**$7,388,541**	**$7,592,541**	**$7,082,541**	**$6,784,041**	**$5,528,916**	**$5,993,916**	**$6,963,916**
27	Bond Proceeds Deposit				*$7,000,000*								
28	Portion Funded with Bond Proceeds	*$1,928,441*	*$3,105,782*	*$1,496,668*	*$3,590,412*	*$1,368,750*	*$816,000*	*$1,224,839*	*$0*	*$0*	*$0*	*$0*	*$0*
29	Depreciation Expense (Add Back)	*$403,362*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*	*$330,000*
30	Connection Fees	*$82,518*	*$40,000*	*$40,000*	*$40,000*	*$40,000*	*$40,000*	*$40,000*	*$40,000*	*$40,000*	*$40,000*	*$40,000*	*$40,001*
31	CIP Cash Contribution from SVWSD Dist (50%)	*$968,840*	*$2,277,068*	*$2,511,043*	*$3,590,412*	*$1,368,750*	*$816,000*	*$1,530,000*	*$1,318,500*	*$2,275,125*	*$555,000*	*$50,000*	*$50,000*
32	Interest Earnings	*$455,209*	*$100,000*	*$150,000*	*$150,000*	*$150,000*	*$150,000*	*$150,000*	*$150,000*	*$150,000*	*$150,000*	*$150,000*	*$150,000*
33	Transfer In From Fund Balance	*$579,927*	*$0*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*	*$500,000*
34	Total Sources of Funds for CIP	$2,489,857	$2,747,068	$3,531,043	$4,610,412	$2,388,750	$1,836,000	$2,550,000	$2,338,500	$3,295,125	$1,575,000	$1,070,000	$1,070,001
35	CIP Annual Outflows	*$2,897,281*	*$5,382,850*	*$5,022,086*	*$7,180,823*	*$2,737,500*	*$1,632,000*	*$3,060,000*	*$2,637,000*	*$4,550,250*	*$1,110,000*	*$100,000*	*$100,000*
36	Change in CIP Fund	*-$407,424*	*-$2,635,782*	*-$1,491,043*	*-$2,570,412*	*-$348,750*	*$204,000*	*-$510,000*	*-$298,500*	*-$1,255,125*	*$465,000*	*$970,000*	*$970,001*
37	**CIP Fund Balance**	[redacted]	**$4,798,746**	**$3,307,703**	**$7,737,291**	**$7,388,541**	**$7,592,541**	**$7,082,541**	**$6,784,041**	**$5,528,916**	**$5,993,916**	**$6,963,916**	**$7,933,917**
38	**Remaining Bond Proceeds**	**$4,602,450**	**$1,496,668**	**$0**	**$3,409,589**	**$2,040,839**	**$1,224,839**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Metrics												
	Days Cash on Hand (Target 180 Days)	413	371	393	331	282	249	232	229	241	268	310	367
	Coverage (Minimum Target 1.25x)[(1)]	4.04x	2.24x	2.86x	1.36x	1.43x	1.54x	1.65x	1.75x	1.88x	2.02x	2.16x	2.31x
39	**Total Fund Balance (Op & Cap)**	[redacted]	**$7,819,420**	**$6,428,928**	**$10,435,723**	**$9,741,825**	**$9,724,622**	**$9,123,996**	**$8,852,426**	**$7,769,129**	**$8,558,581**	**$10,013,785**	**$11,638,296**

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 3, 2025	Staff Member/Dept:	Carissa Connelly, Housing Director Jade Riley, City Administrator

Agenda Item:	Update on Request for Proposal(s) to develop Community Housing on South YMCA and Lift Tower Lodge sites

Recommended Motion:

No formal action is requested. Staff is requesting policy direction on the following elements related to the draft request for proposals (RFP) for South YMCA and Lift Tower Lodge properties.

- Is the Council open to transitioning the Wood River Community Housing Trust proposal from First and Washington to YMCA for an updated concept versus soliciting new proposals via RFP process?
- RFP Elements
    - Development goals per site (urban design and housing unit AMI/mix of units)
    - Evaluation criteria
    - Timeline/next steps
    - Any other elements

Reasons for Recommendation:

- During the February 17th City Council meeting, staff reviewing the key elements (process, goals, etc) for the RFP process. Staff has incorporated that feedback and is prepared to review key elements of the actual draft RFP document
- Staff held a meeting with representatives from the Wood River Housing Trust to solicit their interest in adapting their proposal from First and Washington which sought to compliment the Bluebird Community Village via higher income ranges. Together, the projects would provide a broad income range of community housing.
- Ketchum's Housing Action Plan is to create and preserve housing and includes the action of facilitating community housing development on city owned parcels. Staff and consultant team (Holst Architects) previously presented to the City Council (Sept 2024) initial findings. Council directed staff to seek community input, outline process and timeline, and draft a request for proposal (RFP) for South YMCA and Lift Tower properties.

Policy Analysis and Background:

RFP PROCESS

- February 2025: Collect community feedback
- March 5th: Issue RFP within week of Council approval to identify qualified developers/plans
- April 2025: Review and recommend top RFP proposal
- May 2025: Public hearing, then City Council approval of top RFP proposal
- June/July 2025: Prepare funding application for Idaho Housing and Finance Association

WHAT WE HEARD

Staff facilitated two open houses on February 11th and 12th, with about 55 people in attendance in person and online. A physical and online survey was also provided to attendees and is now available online. As of Thursday, February 13th, the survey had 24 responses. Thus far, responses have been generally positive. There are a few common themes to responses for the two recommended sites:

South YMCA

- Varied comments on size, with adequate parking
- Design street frontage and greenery in a way that is integrated in the neighborhood feel
- Emphasize bike, pedestrian, bus, and amenity proximity
- Incorporate safe, thoughtful intersections for foot, bike, and vehicle traffic

Lift Tower Lodge

- Varied comments on size, with adequate parking
- Importance of the design, given that it is the gateway and entrance to town
- Incorporate and highlight the lift tower
- Incorporate safe, thoughtful intersections for foot, bike, and vehicle traffic

EVALUATION CRITERIA

- Development team experience
- Financial feasibility and legal structure
- Ability to meet housing goals
- Ability to meet design goals

PROPOSED GOALS

Outlining goals in the RFP provides parameters for developers to consider during the creation of their application. The following is derived from the survey and open house feedback, conversations with the YMCA Board and Sun Valley company, and staff analysis.

South YMCA

Housing Goal*: Provide community housing primarily for families for a wide range of incomes.*

Due to severe need of affordable, stable housing for families and proximity to the YMCA, Atkinson's Park, Bigwood School, Hemmingway Elementary, the South YMCA lot is ideally located for families.
A successful project would be primarily three- and four-bedrooms.

Ketchum seeks a project where 100% of the residential units are community housing units. If the proposal is primarily for under 80% area median income, then the tenure must be rental. If moderate and category Local, ownership or a mix of rental and ownership would be considered.

Development Design Goals:

1. Achieve a design concept that seamlessly integrates the development into the surrounding residential neighborhood and is distinguishable from the surrounding commercial and industrial uses. Traditional architectural styles are encouraged.
2. Retain and enhance landscape and open space buffer between the development and Warm Springs Rd.
3. Provide cohesive pedestrian circulation that integrates the development with the regional bike path, YMCA campus, bus stop, and other public amenities.
4. Provide adequate vehicle parking, bike parking and storage for each unit.
5. Sustainable building certification from established program achieving an [TBD] equivalent or higher.

Lift Tower Lodge

Housing Goal: *Provide community housing for a mix of families and small local households across a wide range of income levels, while accounting for transition of current tenants.*

In order to address a wide range of incomes and tenures, proposals can be from an individual developer or a partnership. Ketchum is open to two developments on same site with different income levels and tenures. City reserves the right to request or encourage proposers to potentially partner.

Ketchum seeks a project where 100% of the residential units are community housing units. For any units proposed under 80% area median income, then the tenure must be rental. If moderate and category Local, ownership or a mix of rental and ownership would be considered. A small portion of transitional housing units and/or permanent supportive housing units is preferred.

Development Design Goals:

1. Enhance entrance to Ketchum by integrating the historic lift tower and develop an attractive landscape plan along Hwy 75.
2. Achieve a design concept that seamlessly integrates the development into the surrounding residential neighborhood. Traditional architectural styles are encouraged. Step backs of upper floors should occur from Hwy 75 and Serenade.
3. Provide cohesive pedestrian circulation that integrates with the future bus stop, sidewalk and bike infrastructure on Hwy 75 and W 2nd Ave. Vehicular access shall be taken from W 2nd Ave.
4. Provide usable open space for the gathering of residents within the development program. Interior and exterior space is encouraged but exterior open space should be provided at a minimum.
5. Provide adequate vehicle parking, bike parking and storage for each unit.
6. Sustainable building certification from established program achieving an [TBD] equivalent or higher.

RECOMMENDED HOUSING TYPES

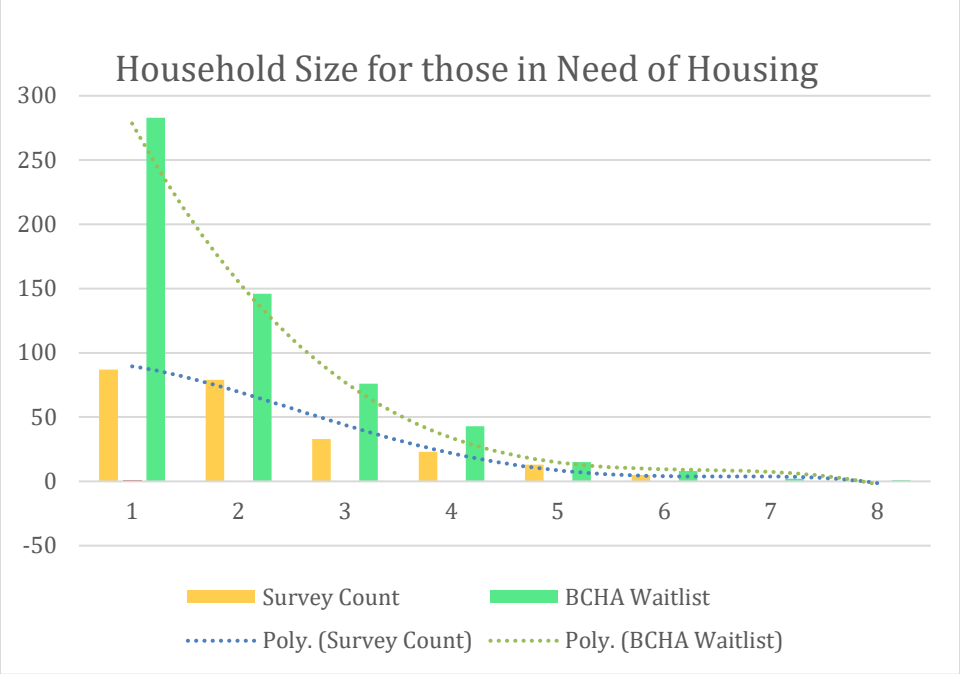
To create recommendations on housing types, staff analyzed a variety of sources, including the following:

- the Housing Needs Assessment, 2022
- 2023 Housing Needs and Preferences Survey
- BCHA's waitlist (December 2024)
- Existing community housing inventory

- Community housing inventory since May 2022
- General goals as described in previously adopted and the newly drafted Ketchum's Comprehensive Plan

At a high level, staff recommend taking a portfolio approach by reviewing gaps and diversifying offerings for our community members in need. To that end, a unit size, income level, and tenure type found at one site would impact what is recommended on the other site.

Unit Sizes:
Neither the Ketchum Housing Needs Assessment in 2022, nor Blaine County's in 2024, quantified need by unit size (nor household size). However, BCHA's current waitlist and the 2023 housing preferences survey provide information on households in need of housing or expecting to need housing in the next two years. This data can tell us the size of households in need of housing and, by extension, which unit sizes could meet their needs.



As the graph above demonstrates, BCHA's waitlist is more heavily weighted toward smaller households than the respondents to the 2023 survey. This might be a result of perceptions from the general public about the types and sizes of housing units offered by BCHA, which may impact who elects to join the waitlist. Since the purpose of these affordable and community housing programs is to provide safe, stable, affordable housing to the greatest number of people without overcrowding, occupancy standards are applied.

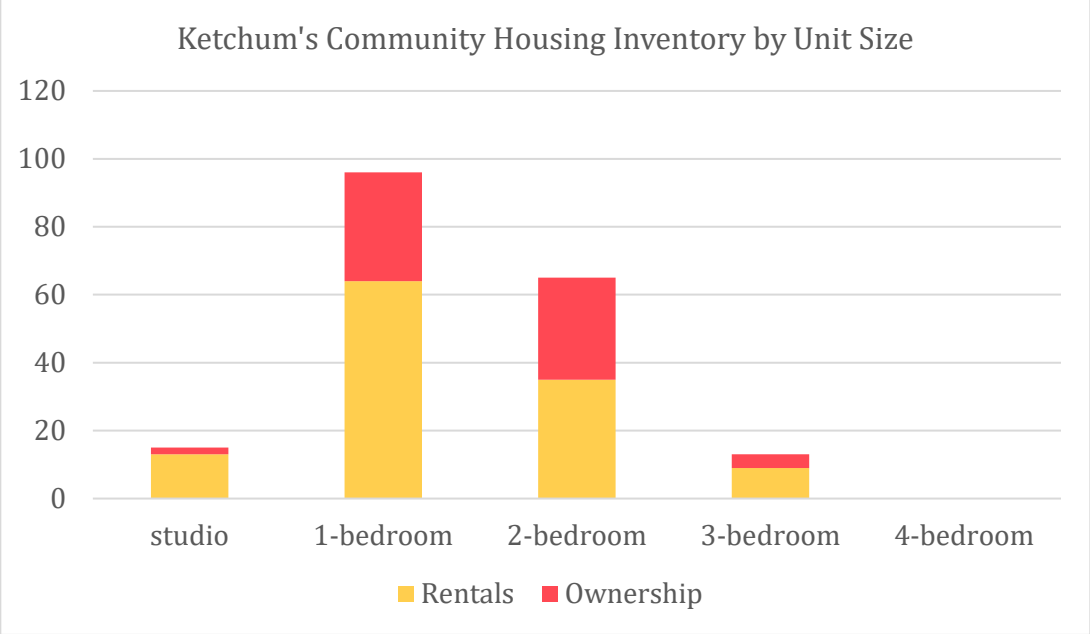
# of bedrooms	# of people in the Applicant household
studio	1 person
1 bedroom	1 to 3 people

Every housing program that restricts by income and price, that staff know of nationwide, applies occupancy standards. The maximum number of people allowed in a unit is derived from HUD's definition of "under-housed", which means that the occupants of the unit are determined to be overcrowded and to not have enough housing for their household size. The minimum is also industry standard: if there isn't at least one person per bedroom, then the household is "over-housed", i.e. they have more housing than they need.

2 bedroom	2 to 5 people
3 bedroom	3 to 7 people
4 bedroom	4 to 9 people

Applying occupancy standards to the existing BCHA waitlist results in a target number of units by bedroom size, with a range depending on minimum and maximum occupancy standards. Using this analysis, considerations such as individualized preference and need should balance. However, there are community goals and broader preferences and needs, and staff recommend adjusting the target proportions. For example, studios are difficult to market for permanent housing, especially as ownership. Housing location also influences community goals – so for housing adjacent to the parks, schools, and extracurricular activities, staff recommend increasing the proportion of 3- and 4-bedroom units.

Further, Ketchum's inventory of community housing by unit size provides insight of gaps and underserved household types: For example, there are very few three-bedroom community housing units, and zero four-bedroom units. 1-2 person households make up 75% of BCHA's waitlist and 69% of 2023 survey respondents: While that is a significant need that's also the community housing size that we have the most of. This is an opportunity to also meet some of the growing and larger households needs that are likely underrepresented by BCHA's waitlist. The current community housing stock signifies limits families access to stable, affordable housing. This has real impact on the composition and nature of the community.

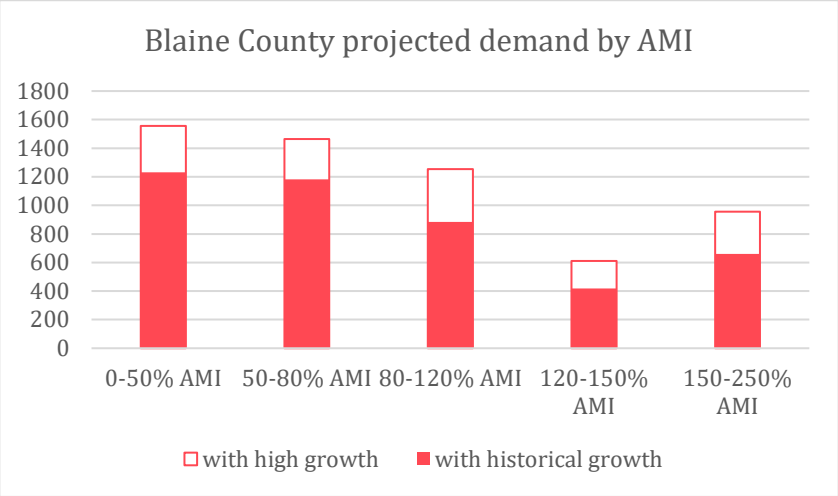


The 2023 preference survey provides insight in where locals would ideally live, and adjusts for their future plans such as growing their family or downsizing. Even though this preference survey suggests more people want two-bedrooms than one, our waitlist has more households that would fit the one-bedroom occupancy standard. Staff's recommendations balance present day needs with future preferences, and adjust for other considerations like location and community composition. The following is a scenario where 75% of the YMCA unit mix is 3- and 4-bedroom households, to accommodate families on the site closest to

family-oriented amenities. The unit sizes at Lift Tower Lodge are then derived from remaining units needed to meet the target.

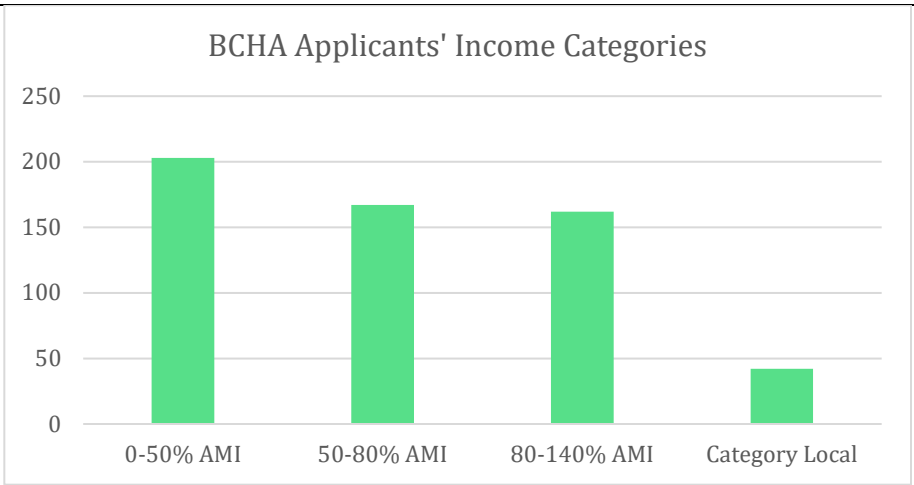
	Ideal Unit Size, 2023 survey	Recommended Target	CH Units Built since May 2022
studio	12%	15%	15
1-bedroom	24%	30%	48
2-bedroom	32%	25%	19
3-bedroom	22%	20%	3
4-bedroom	10%	10%	0
Estimated Units			85

Income levels:
There is need in Ketchum and Blaine County for community housing across income levels, as this graph shows. At a high level, staff recommend taking a portfolio approach by reviewing gaps and diversifying offerings for our community members in need.

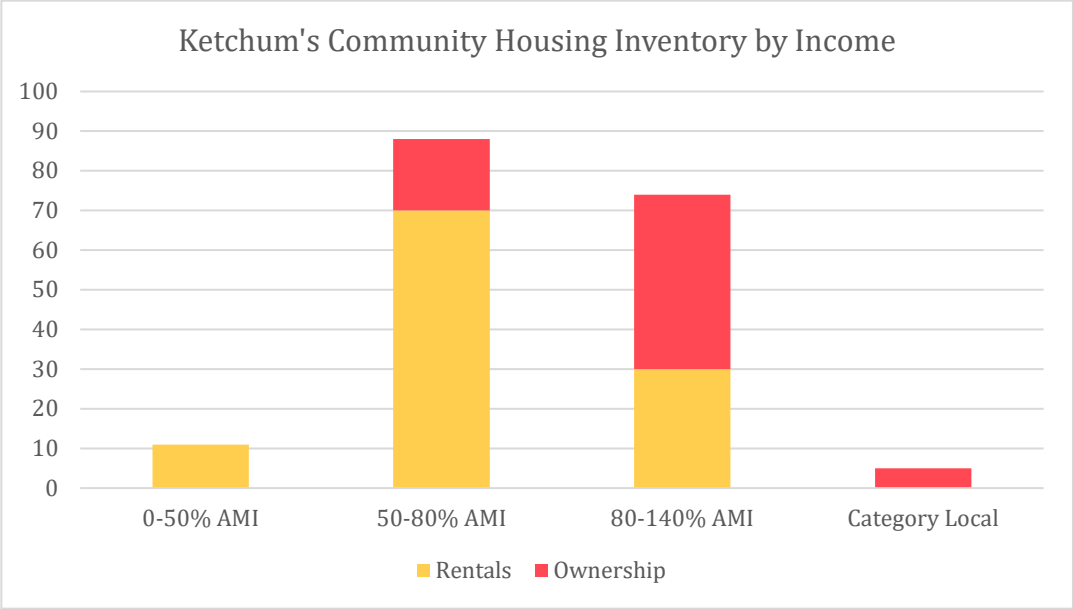


The above graph demonstrates housing need primarily by households already living here who are cost burdened. This does not include the lost rental units nor households with verbal and month to month leases. For Ketchum, the total need by 2032 is a minimum of 660 – without accounting for the 300+ long-term rentals lost since 2010.

An additional datapoint exists to analyze need across income levels: BCHA's waitlist, which follows the similar, unsurprising trend where households with the less income have a higher need than households with the more income. It is important to note that BCHA's waitlist composition is informed by community perception of what type of housing BCHA provides, so it only represents a component of overall need. Regardless, the BCHA waitlist offers insight into current households actively in need of stable, affordable housing.



This overall need is not fulfilled by existing community housing inventory. However, for context of which portions of the population Ketchum is serving, this graph shows Ketchum's Community Housing Inventory by Income level:



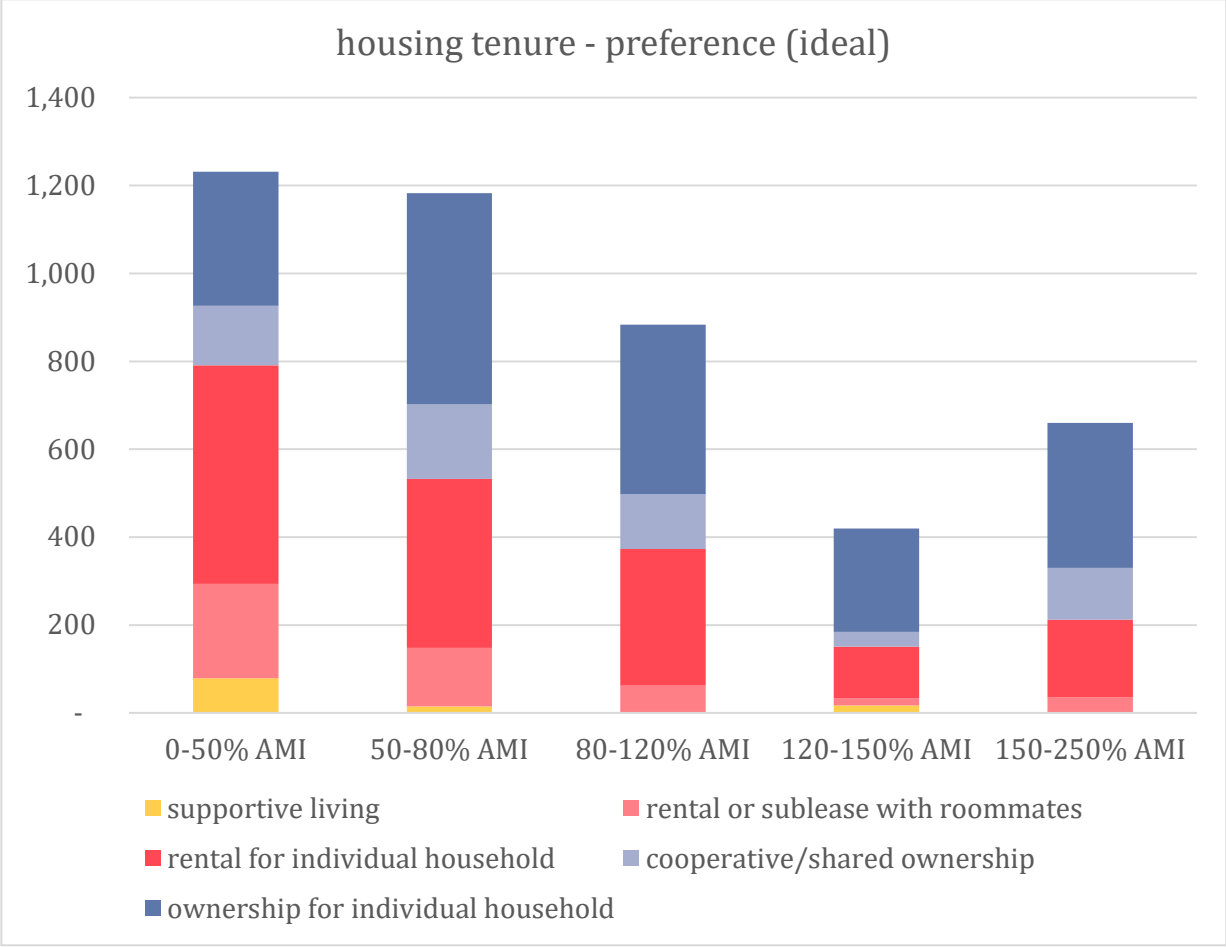
Certain income levels are disproportionately served but still experience extreme need. For example, about 40% of the population earns less than 80% AMI and represents over half of the need. Staff recommend distributing efforts across income levels in the same, more-or-less linear fashion as need, with 50-65% of units designated for households earning 80% AMI and below. The comparison of BCHA's waitlist and the Housing Needs Assessment provides a recommended proportional distribution of new units by income. Staff recommend slightly increasing the proportion of category Local over the 80-140% income range given that the latter is served by new units from the density bonus program.

	Recommended Target	Waitlist	Needs Assessment
0-50% AMI	31%	35%	24%
50-80% AMI	27%	29%	23%
80-140% AMI	24%	28%	26%
Category Local	18%	7%	18%

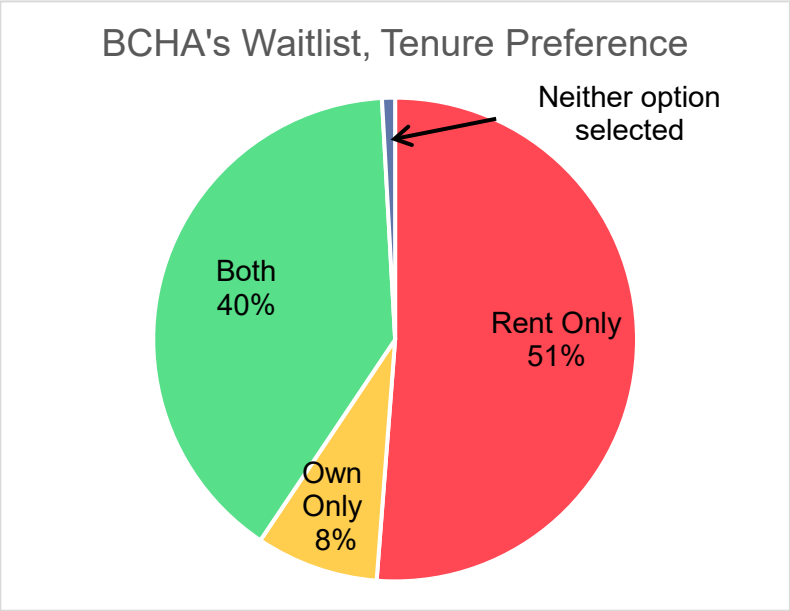
Financing options suited for each site also help determine how to allocate income designations. For example, the South YMCA lot would likely score well in a 9% low-income housing tax credit application, with limited to no additional funding needed from the City of Ketchum. In this scenario, the Pro Housing grant would likely not be needed at the South YMCA and would be available for the Lift Tower Lodge site. This gap funding could facilitate the construction of units <80% AMI, alongside a 4% tax-exempt bond / tax credit. Lift Tower Lodge is also of a size that could include a wide range of incomes, either through phased development or two buildings (and likely developers) that address different income levels. Here is an example of how the recommended target would be met under this financing scenario:

	South YMCA Example	Lift Tower Lodge Example
0-50% AMI	45% or more	35%
50-80% AMI	45% or more	5%
80-140% AMI	10% or less	10%
Category Local	0%	50%

Tenure Type:
BCHA's waitlist and the 2023 preference survey provide details on preferred tenure type by income level. Unsurprisingly, the lower income levels prefer renting while the higher incomes prefer owning.



BCHA's waitlist provides more nuance, in that a larger proportion of higher income households in need of housing prefer to own, most of those interested in owning are also open to renting:



Staff do not recommend ownership for households under 80% AMI. For units with deed covenants managed by BCHA, the BCHA Board can review exception requests for households that say, have an abnormally large amount of savings for their income level. Staff recommend the following tenure type apportionment by income level:

	Ownership	Rental	Supportive or Transitional
0-50% AMI	0%	95%	5% or more
50-80% AMI	0%	98%	2% or less
80-140% AMI	60% or less	40% or more	0%
Category Local	75% or less	25% or more	0%

EVALUATION CRITERIA

Direction on the goals and housing types will provide staff with adequate data to finalize evaluation criteria for reviewing the proposals. Staff are not recommending requesting site plans, renderings, or other design material, since the criteria and details are highly influenced by other factors that will not be decided or known until after developer selection. Staff recommend the following review criteria framework, which will be adjusted for each site based on approved goals:

- Development team experience, ensure portfolio and resume align with development specifics and goals
- Financial feasibility and legal structure
- Community housing meets target number of units, unit types, and income categories
- 1-1 car and bike parking, and adequate storage
- Scale, site plan, and programming integrates with the neighborhood and designated goals
- Sustainability/green building

Financial Impact:

None OR Adequate funds exist in account:	Adequate fund in Housing Department budget

Attachments:

1. Open House presentation, February 11 and 12, 2025
2. February community feedback summary results

POTENTIAL NEW COMMUNITY HOUSING DEVELOPMENTS

February 2025

TODAY'S GOALS

PURPOSE OF STUDY

- Review key city properties for potential future community housing development sites

- Transparency to community regarding future housing developments

TODAY'S OUTCOMES

- Presentation – background and quick overview of analysis completed

- Q&A

- Review the boards, chat with staff, and **TAKE THE SURVEY**

NEXT STEPS

WE ARE HERE

Collect community feedback

Mid-February 2025

- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025

Review and recommend top RFP proposal

May 2025

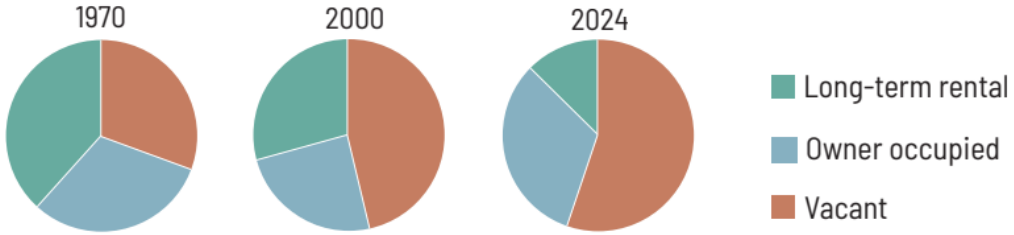
City Council approval of top RFP proposal and public hearing

June/July 2025

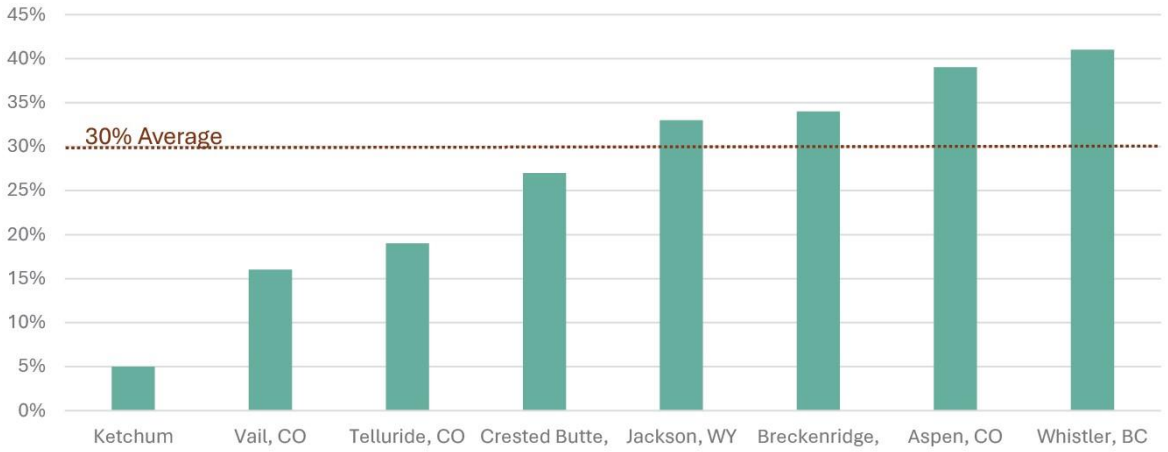
Prepare application for funding to Idaho Housing and Finance Association

STATE OF COMMUNITY HOUSING

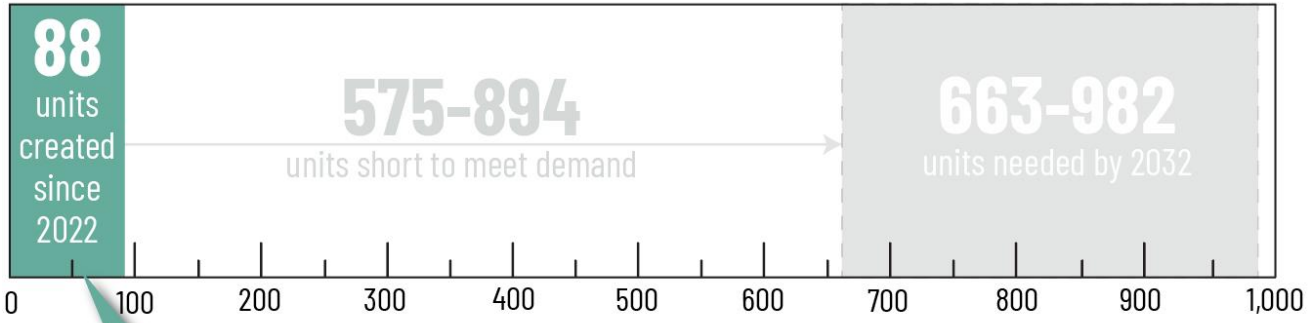
Number of long-term housing units



% of housing inventory comprised of Community Housing units



Long-term housing units needed



HOUSING PLAN IN ACTION

GOAL 1: Produce & Preserve Community Housing

- **Immediate** actions
  - Lease to Locals
  - Lift Tower Lodge
  - Silver Creek Living (Hailey)
- **Permanent** solutions
  - Preservation of existing units
    - Deed Restriction Program (OPP) – available for individual sellers or buyers
    - 2nd Ave/Sun Valley Road Property (3 units immediate, up to 5 in the future)

HOUSING PLAN IN ACTION

- Permanent solutions, cont.
  - Construction of new units
    - Leveraging publicly owned property
      - Bluebird
      - First & Washington
  - Purchasing new property
    - Partnering with private landowners (Simplot, Albertson) in Ketchum
    - Evaluating property outside of town for purchase

INCOMES SERVED

88

created units of the
663-982 needed

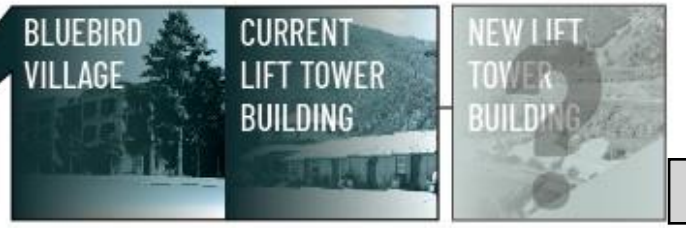
CATEGORY LOCAL (150%+ AMI)
$132,840 + (2-person household)

120%-150% AMI
$103,320 (2-person household)

80%-120% AMI
$73,000-$88,560 (2-person household)

50%-80% AMI
$44,280-$59,040 (2-person household)

50% OR LESS AMI
$36,900 or less (2-person household)



PROPERTIES CONSIDERED

Evaluation: “How would development…”

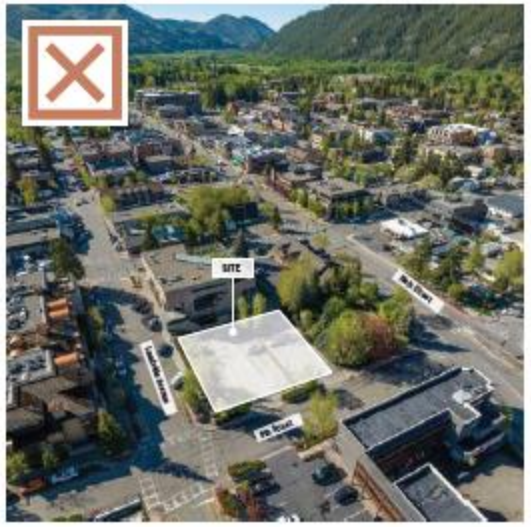
- Benefit the community
- Be affected by land use and zoning restrictions
- Be achieved based on characteristics & limitations
- Provide the best overall cost benefit

The Lift Tower Lodge and south YMCA parking lot locations provided the largest benefits with fewest limitations.

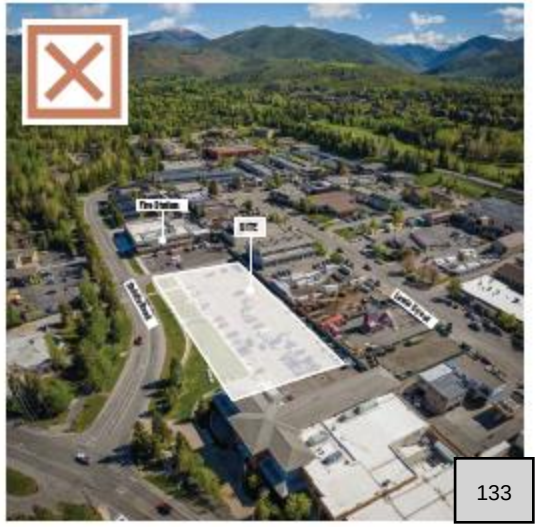
YMCA SOUTH

LIFT TOWER

LEWIS STREET



6TH & LEADVILLE



YMCA NORTH

PROPERTIES NOT RECOMMENDED

LEWIS STREET

6TH & LEADVILLE

YMCA NORTH

YMCA GOALS

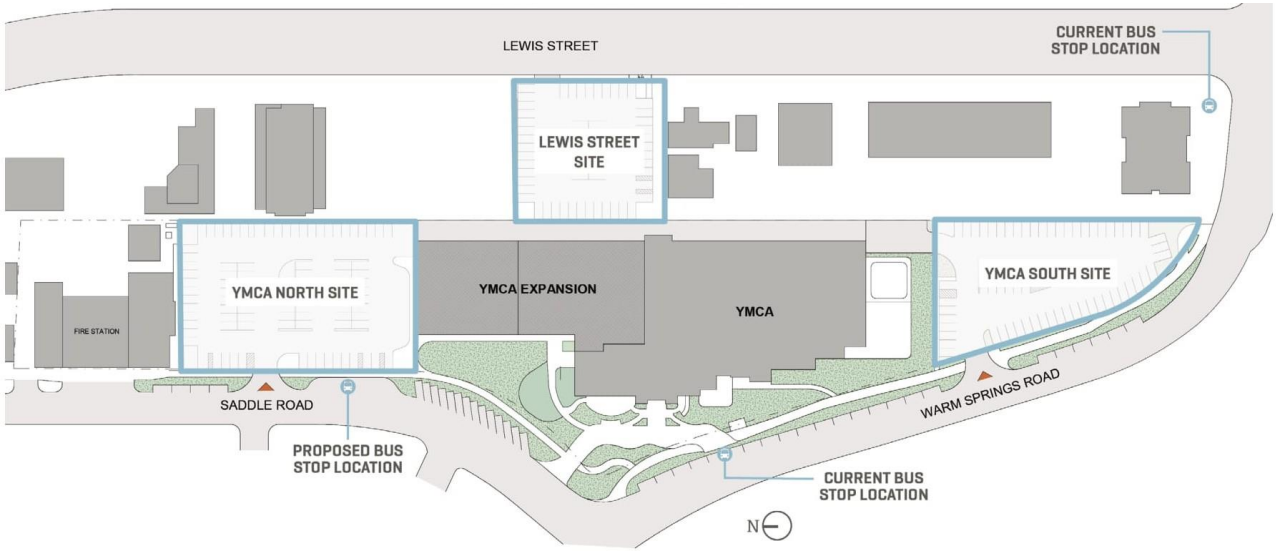
- Set up YMCA expansion for success

- **Ensure parking agreement is met for current and future conditions**
  - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**

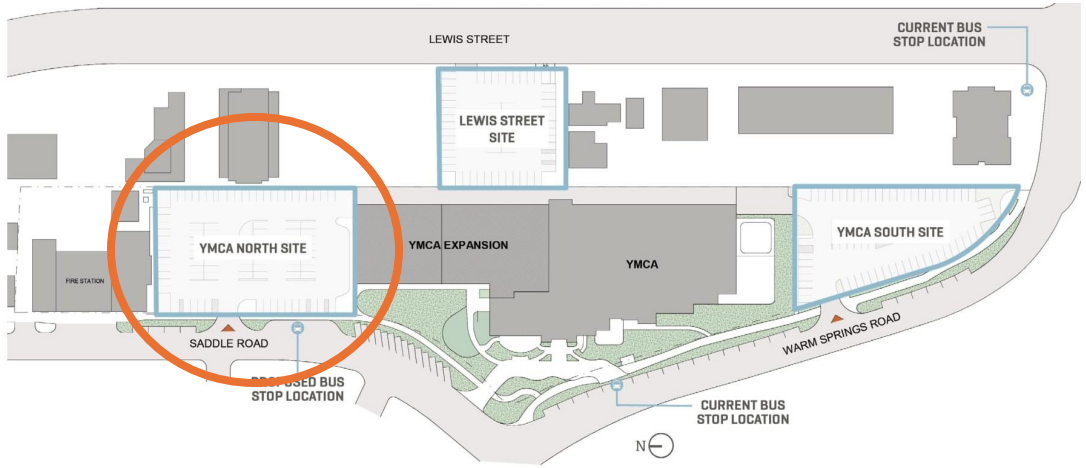
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)

- Consider both short-term and long-term development solutions

- Retain green street frontages and protective buffer for bike path



YMCA NORTH



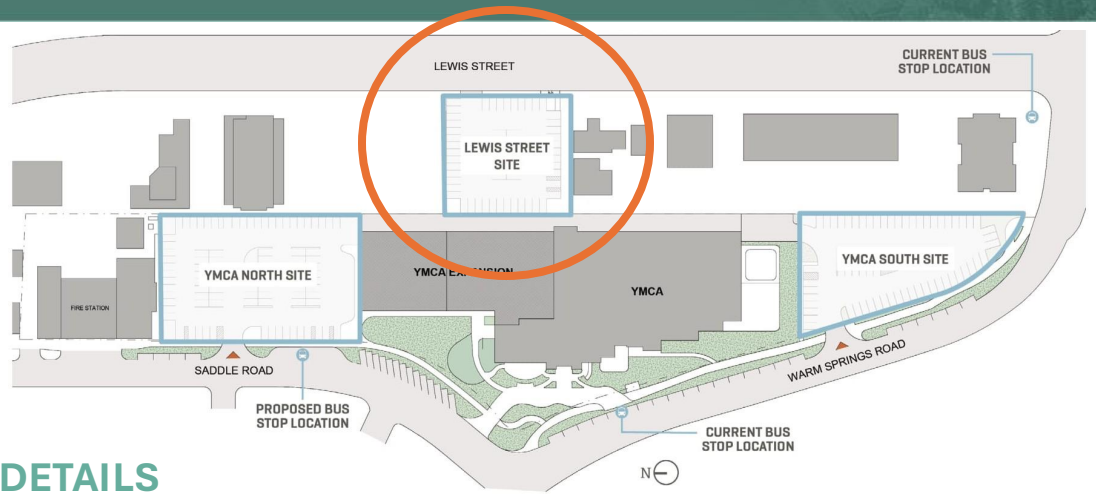
DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.1 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof (both shorter than the YMCA)

CONS

- Conflicts with YMCA expansion plan / parking impact
- Expensive podium construction type likely required

LEWIS STREET



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** 1.37 Acres;
- **UNIT COUNT:** 10 to 12
- **MAX HEIGHT:** 35’ base or 40’ with qualifying ground floor
- **MINIMUM OPEN SPACE REQUIREMENTS:** 0%

CONS

- Required light industrial component per zoning
- Low unit yield with limited vehicle parking
- Would require relocation of fire tower

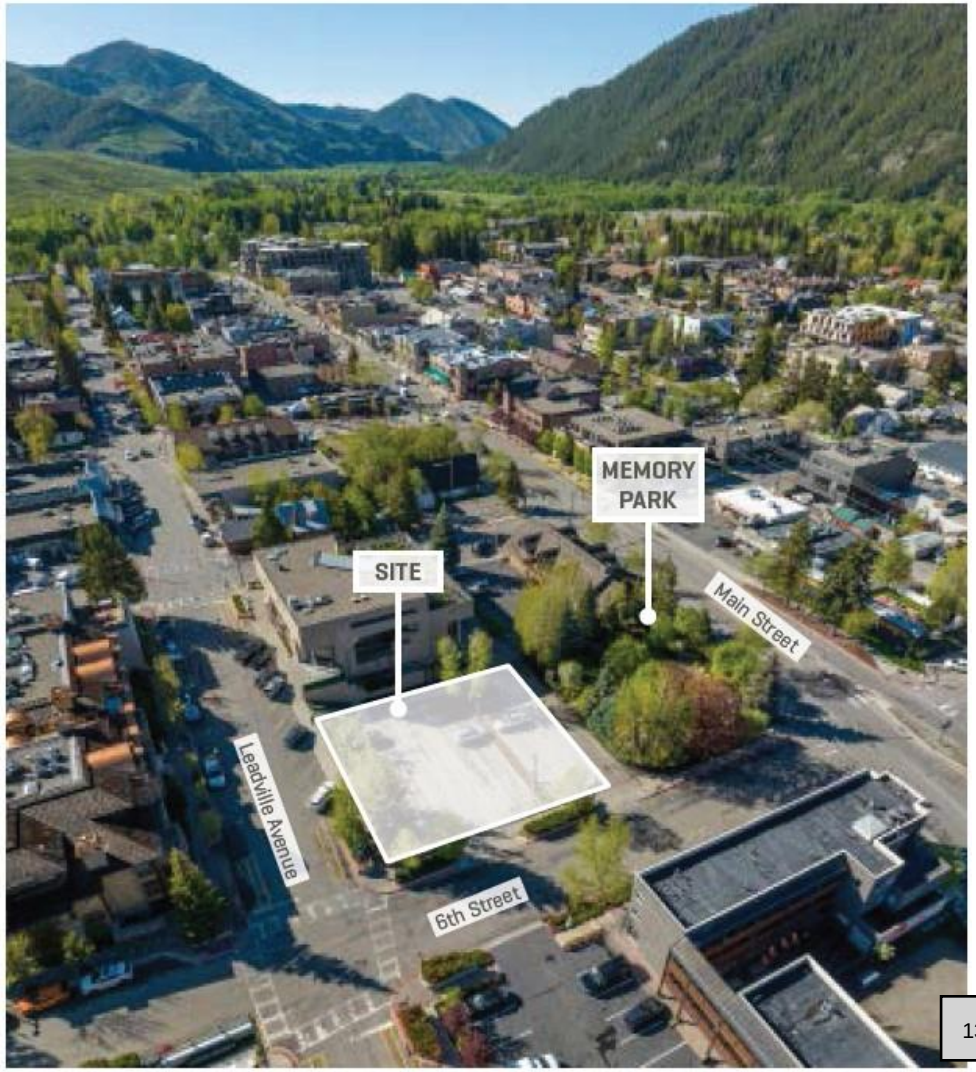
6th & LEADVILLE

DETAILS

- **OWNERSHIP:** City-owned
- **AREA:** .025 Acres
- **UNIT COUNT:** 23 to 34
- **MAX HEIGHT:** 52’

CONS

- Expensive concrete construction required for parking podium
- Low unit yield and high impact to the availability for public parking
- Least attractive to affordable housing developers due to complexity



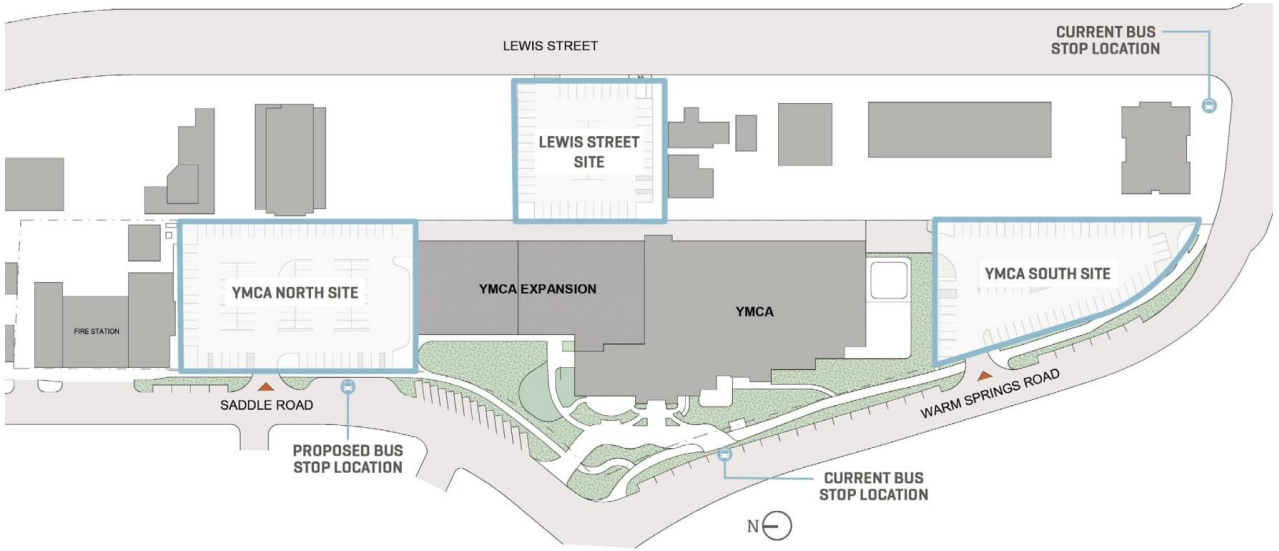
RECOMMENDED PROPERTIES

YMCA SOUTH

LIFT TOWER

YMCA GOALS

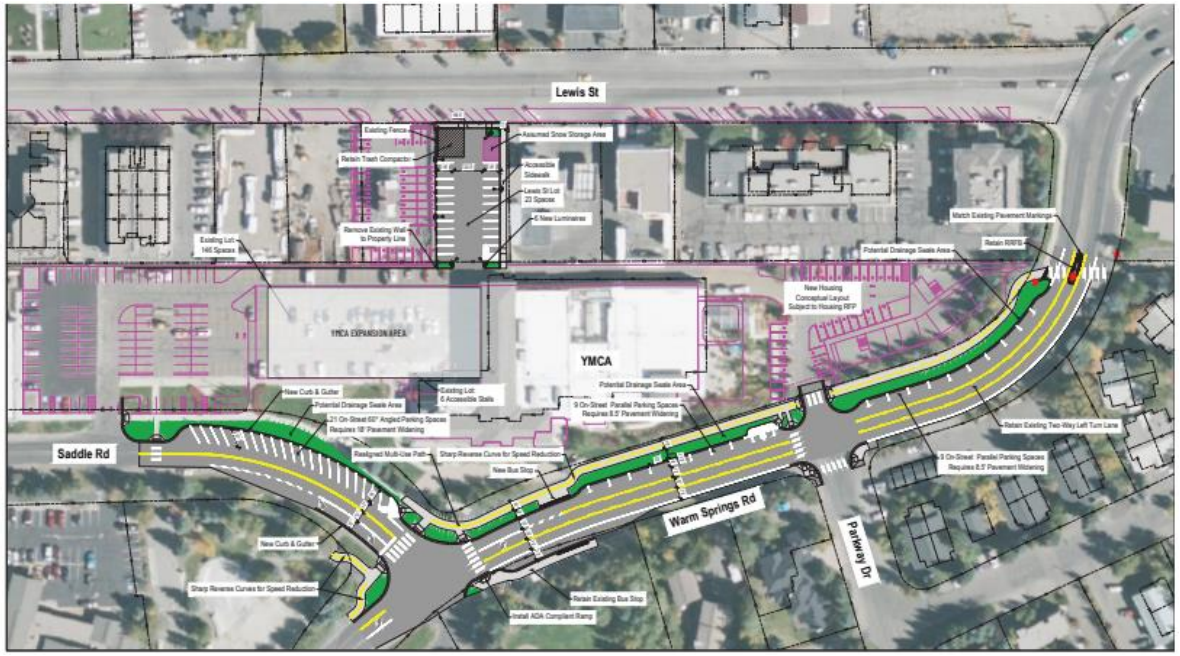
- Set up YMCA expansion for success
- **Ensure parking agreement is met for current and future conditions**
  - **at time of YMCA expansion, city to provide 200 public parking stalls, 150 of which to be on-site**
- Housing development schemes to provide min 1:1 parking (per key community stakeholders)
- Consider both short-term and long-term development solutions
- Retain green street frontages and protective buffer for bike path



YMCA PARKING CONFIGURATIONS

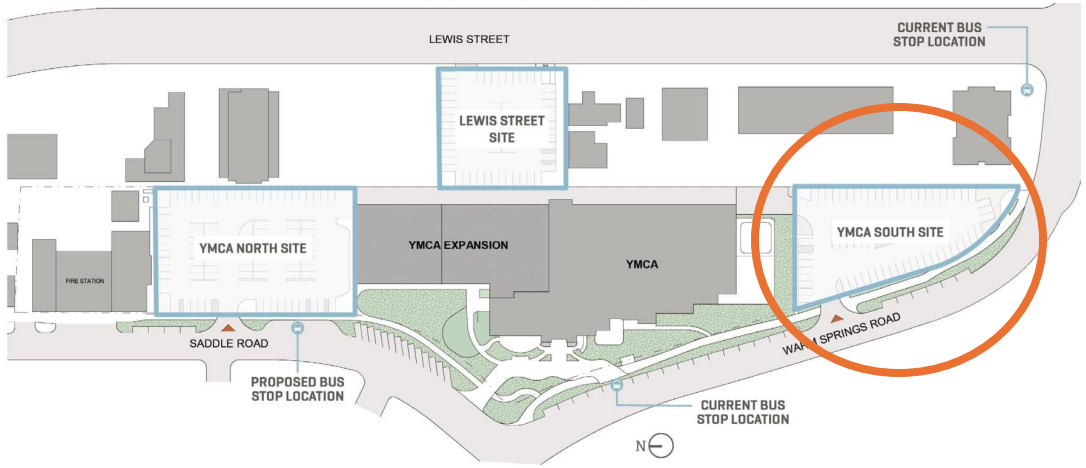
BEFORE

AFTER



- The current parking agreement between the YMCA and Ketchum is 150 public parking spaces.
- After the YMCA's expansion, there will be 200 public parking spaces available.
- The new Community Housing development's parking would be in addition to the public parking spaces.

YMCA SOUTH



DETAILS

- **OWNERSHIP:** City owned (master lease/parking agreement with the YMCA)
- **AREA:** .66 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof (both shorter than the YMCA)
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

BENEFITS

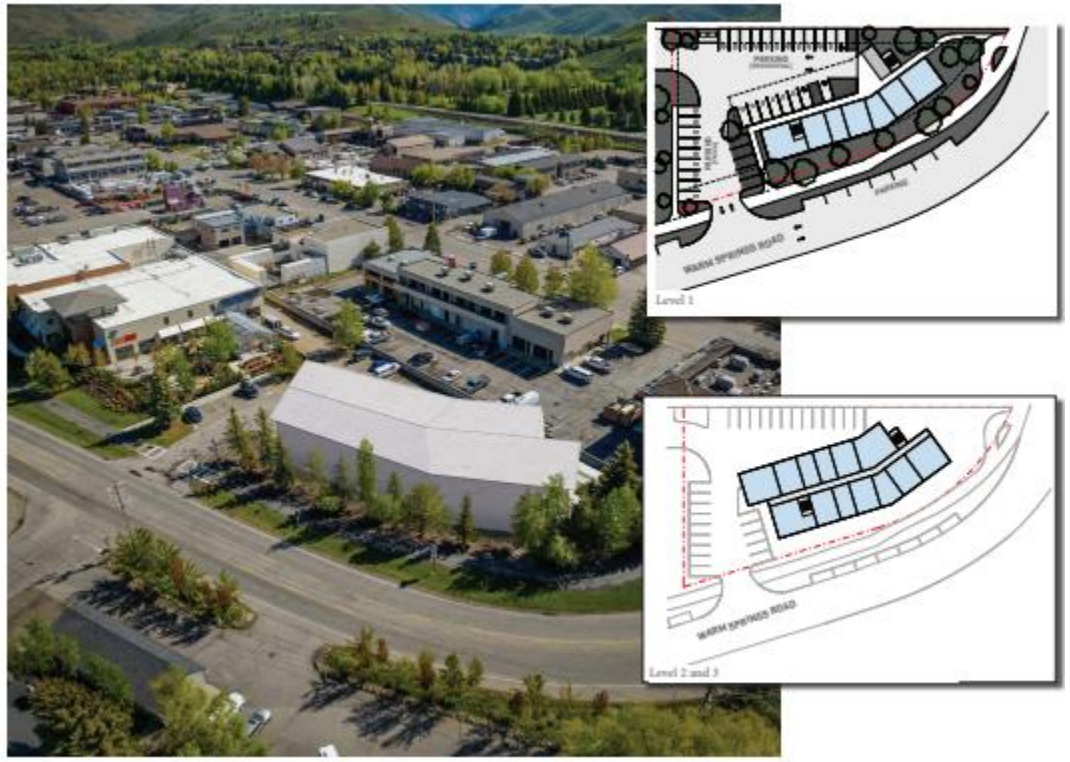
- Close proximity to schools & the YMCA for families
- Near public transit stops

YMCA SOUTH DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Efficient & cost effective, providing the highest overall unit & parking count.

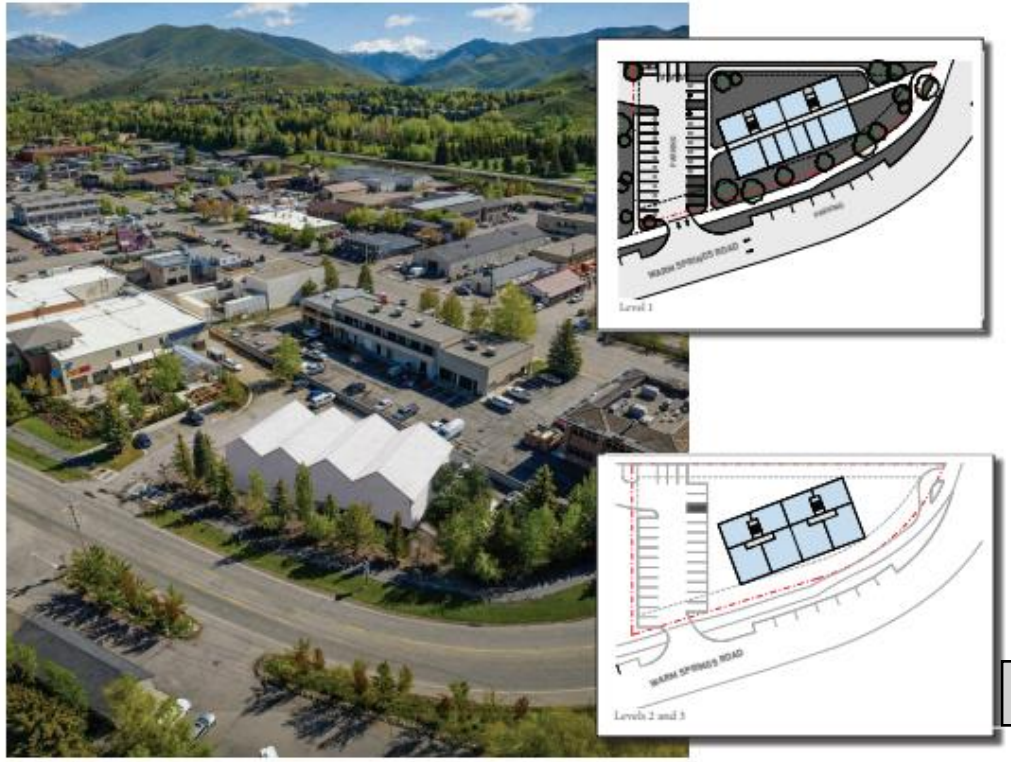
- **NUMBER OF UNITS:** 28
- **TOTAL SQUARE FEET:** 23,489
- **TYPE OF UNITS:** 13 one-beds, 5 two-beds, 10 three-beds
- **PARKING:** 35 spaces



OPTION #2 | DETAILS

Efficient & cost effective, with a high overall unit & parking count.

- **NUMBER OF UNITS:** 24
- **TOTAL SQUARE FEET:** 20,823
- **TYPE OF UNITS:** 12 one-beds, 6 two-beds, 6 three-beds
- **PARKING:** 26 spaces (combination of surface and tuck-under)



LIFT TOWER LODGE

DETAILS

- **OWNERSHIP:** City of Ketchum and portion of the southern parcel by Sun Valley Company
- **AREA:** 1.97 Acres
- **MAX HEIGHT:** 35’ or 44’ with sloped roof
- **MINIMUM OPEN SPACE REQUIREMENTS:** 35%

GOALS

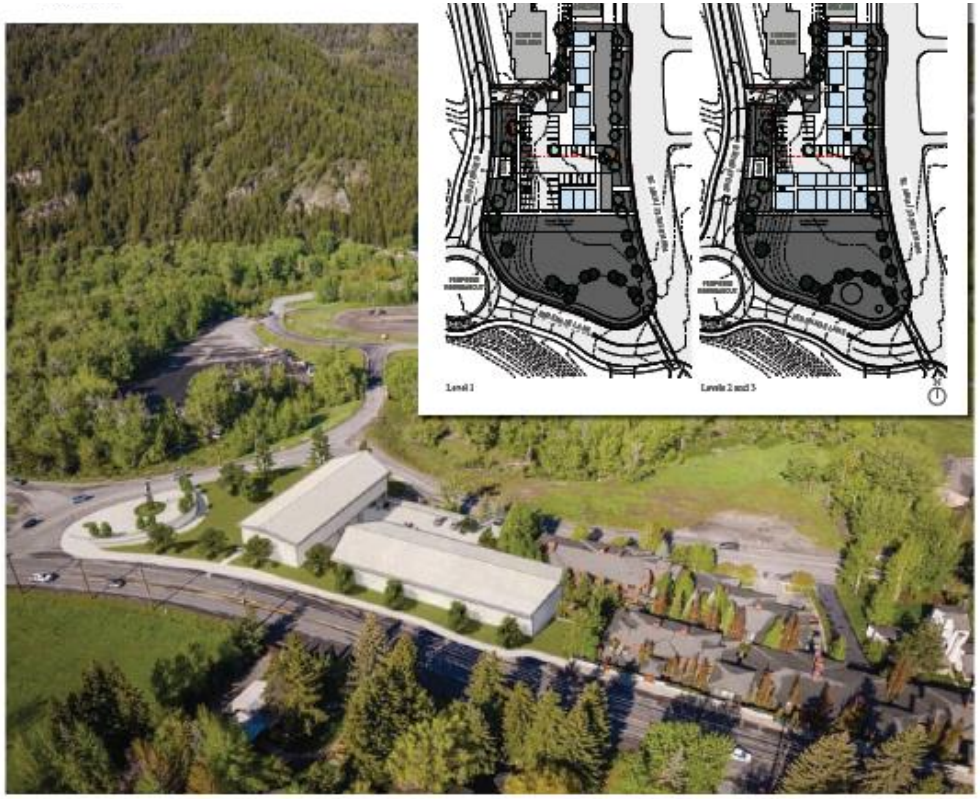
- Maintain Bald Mountain view from Highway 75
- Enhance entrance to the city and integrated historic lift tower
- Improve vehicle access from highway

LIFT TOWER LODGE DEVELOPMENT OPTIONS

OPTION #1 | DETAILS

Cost effective, all-wood construction

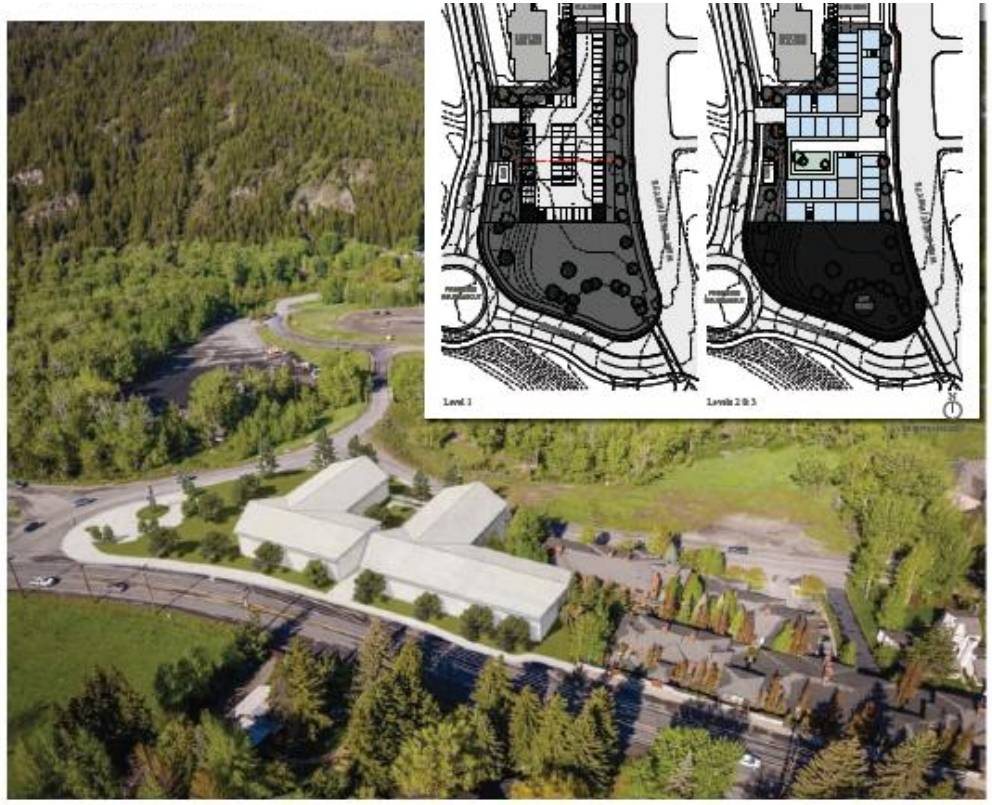
- **NUMBER OF UNITS:** 44
- **TOTAL SQUARE FEET:** 44,841
- **TYPE OF UNITS:** 25 one-beds, 6 two-beds, 13 three-beds
- **PARKING:** 33 spaces



OPTION #2 | DETAILS

Concrete podium/wood construction

- **NUMBER OF UNITS:** 50
- **TOTAL SQUARE FEET:** 79,391
- **TYPE OF UNITS:** 4 studios, 24 one-beds, 14 two-beds, 8 three-beds; **PARKING:** 63 spaces



PROPOSED SITES FOR RFP

PROS

- Close proximity to schools & the YMCA
- Allows for flexibility of housing types and cost effect construction

CONS

- Requires surface parking lot on Lewis Street parcel to meet YMCA's parking goals
- Requires additional Warm Springs Road parking spots

PROS

- Improvement of existing housing use in convenient location
- Potential for cost effective construction type with higher unit yield
- Adjacent to existing housing to provide neighborhood feel to area

CONS

- Could require relocation of existing housing tenants & represents short-term loss of existing community units
- Significant earthwork adjacent to 2nd Avenue with sloping grad

PROPOSED SITES FOR RFP

QUESTIONS?

NEXT STEPS

WE ARE HERE

Collect community feedback

Mid-February 2025

- Present feedback to City Council (public hearing)
- Issue RFP to identify qualified developers/plans

April 2025

Review and recommend top RFP proposal

May 2025

City Council approval of top RFP proposal and public hearing

June/July 2025

Prepare application for funding to Idaho Housing and Finance Association

Survey / Feedback

YMCA SOUTH LOT | As the RFP comes together...

- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

LIFT TOWER LODGE | As the RFP comes together

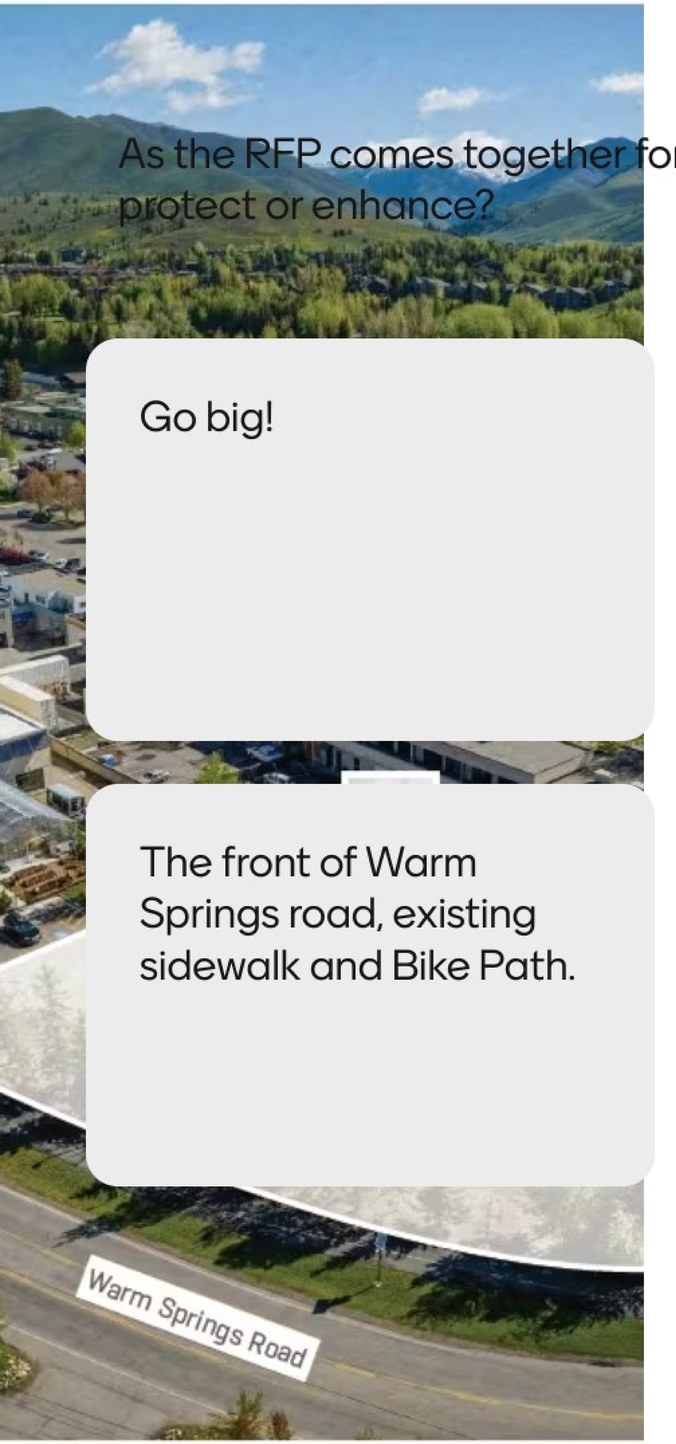
- Which features or characteristics of this site are most important to protect or enhance?
- Are there any features or characteristics the evaluation missed considering?

NEXT STEPS

Is there any other feedback you'd like to provide to the city as we move forward?

Scan the QR code to take the survey online or visit **menti.com** and use the code **1570 3809**

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Go big!

Trees, greenery, and a 'small town traffic scale'. Let's NOT turn this into something that looks like a corporate 'office park' / concrete jungle. . Keep the heights low.

Go big!

Go big!

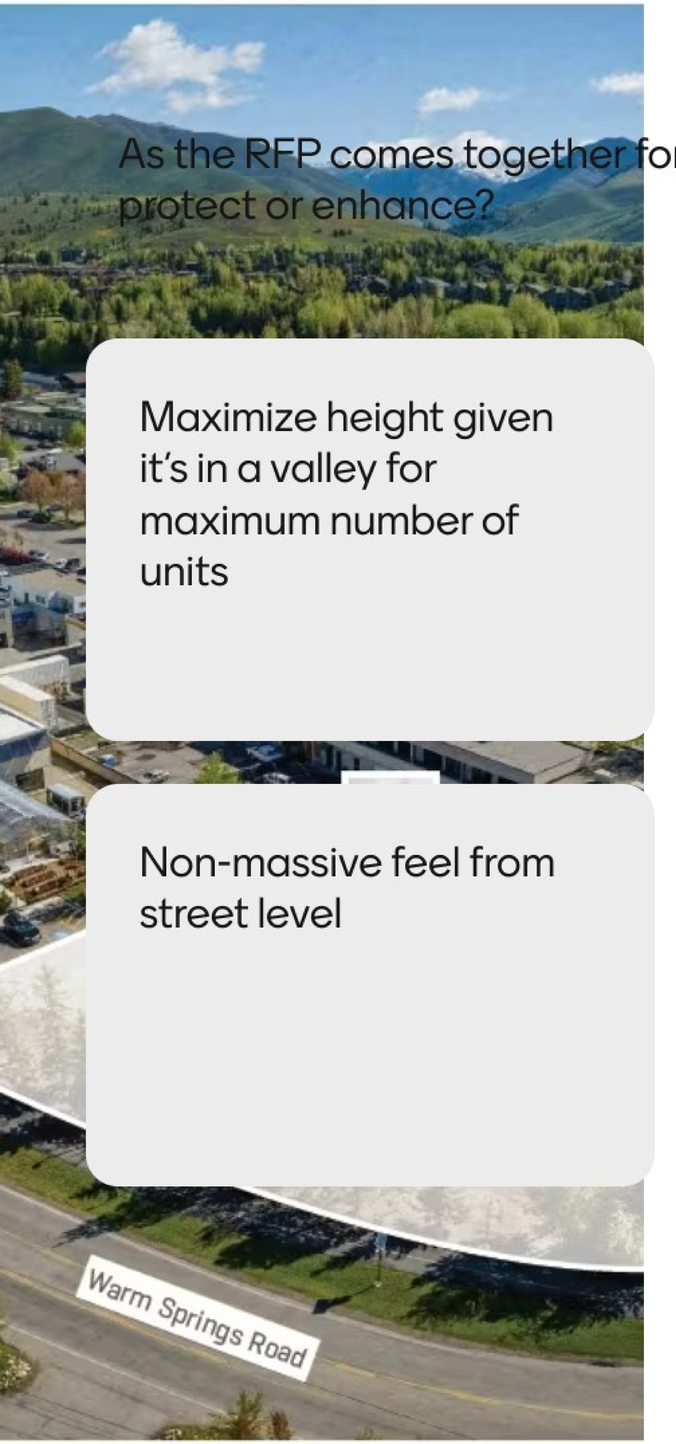
The front of Warm Springs road, existing sidewalk and Bike Path.

Parking for each unit is a must

Neighborhood feel

Keeping some trees and landscaping

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Maximize height given it's in a valley for maximum number of units

Maximize the number of housing units. Kansas City Chiefs did not think that be possible. Make sure there's adequate parking to service the development.

Number of units (higher amount is better). Mix of income if applicable.

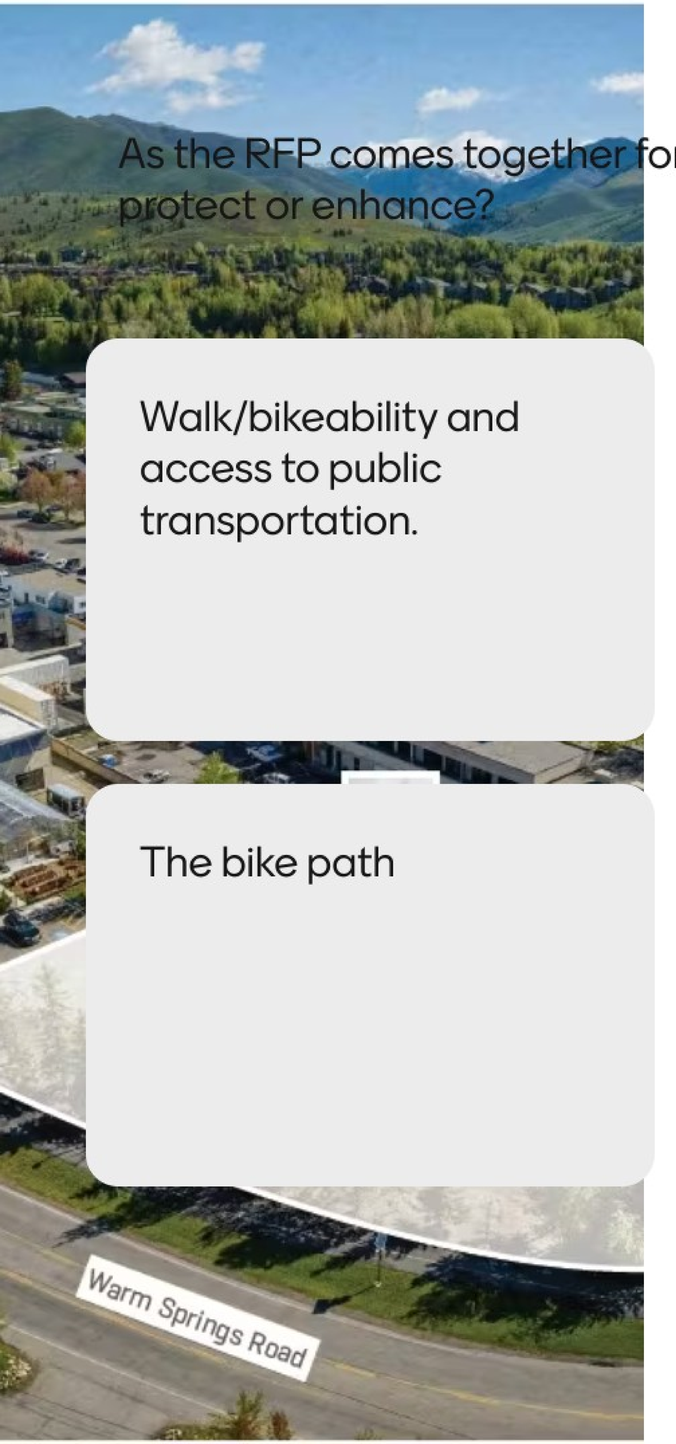
The greenscape along Warm Springs should be protected/preserved. There should be a sense of continuity in the architecture that blends in with existing surrounding buildings.

Non-massive feel from street level

A buffer along Warm Springs road would be nice but build as many housing units as possible

Proximity to services, less site work(cost) and potential delay, no existing housing will be impacted

This is a good location for workforce housing. Let's focus on not overbuilding the site. No more tall and massive. Let's get some great looking architecture respectful of Ketchum's hist. Vernacular



Mentimeter

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Walk/bikeability and access to public transportation.

Walk/bike-ability and access to bus.

Access to bus, bike infrastructure and walkability

The bike path.

The bike path

The path used cyclists and pedestrians should be protected and enhanced with appropriate landscaping, while maintaining ample visibility of the crosswalks for safety reasons

The landscaped area along warm springs road

Protect the existing trees .

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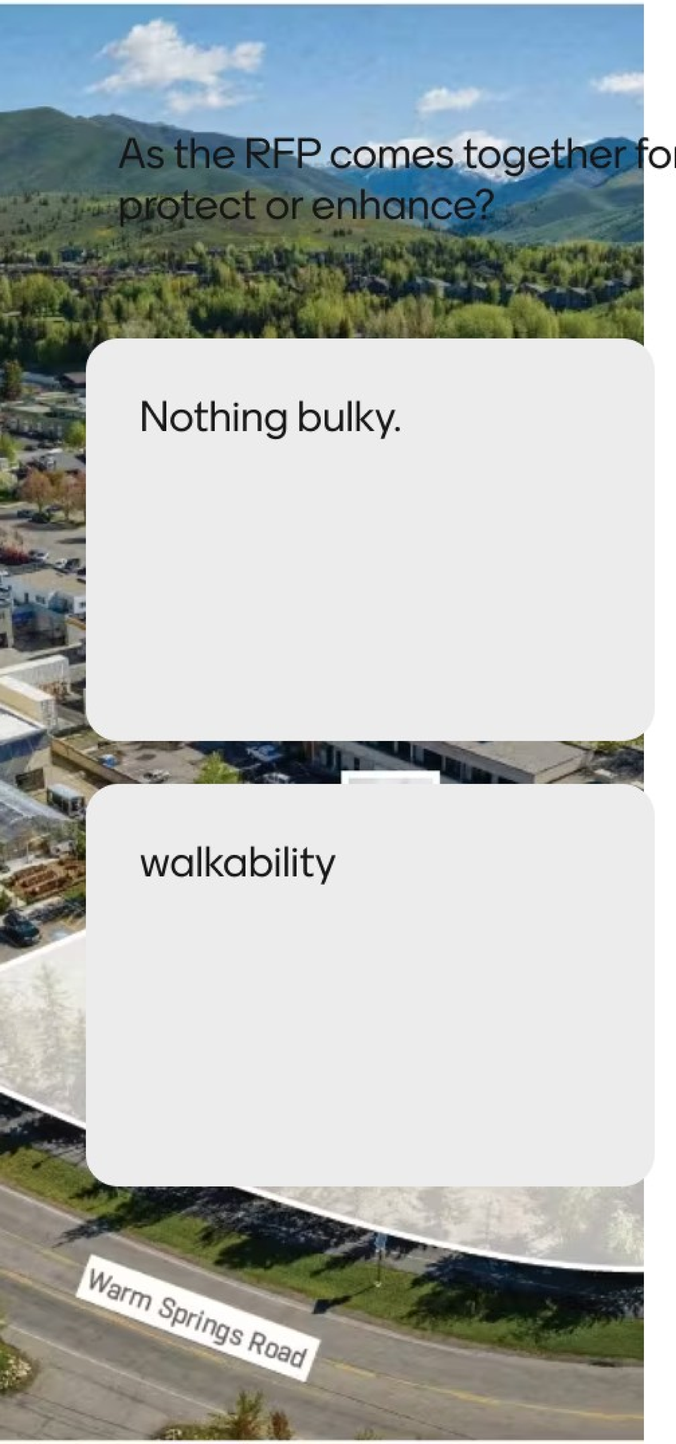

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Nothing bulky.

Pedestrian saftey

Traffic flow. Ingress and egress. Parking. It must have onsite parking.

Keeping the mountain esthetic, 2/3 story maximum, lots of trees and foliage.

walkability

dark skies, no more blue spruce trees.

dark skies, native landscaping.

Readily available pubic transport, low traffic volume and parking for tenants.

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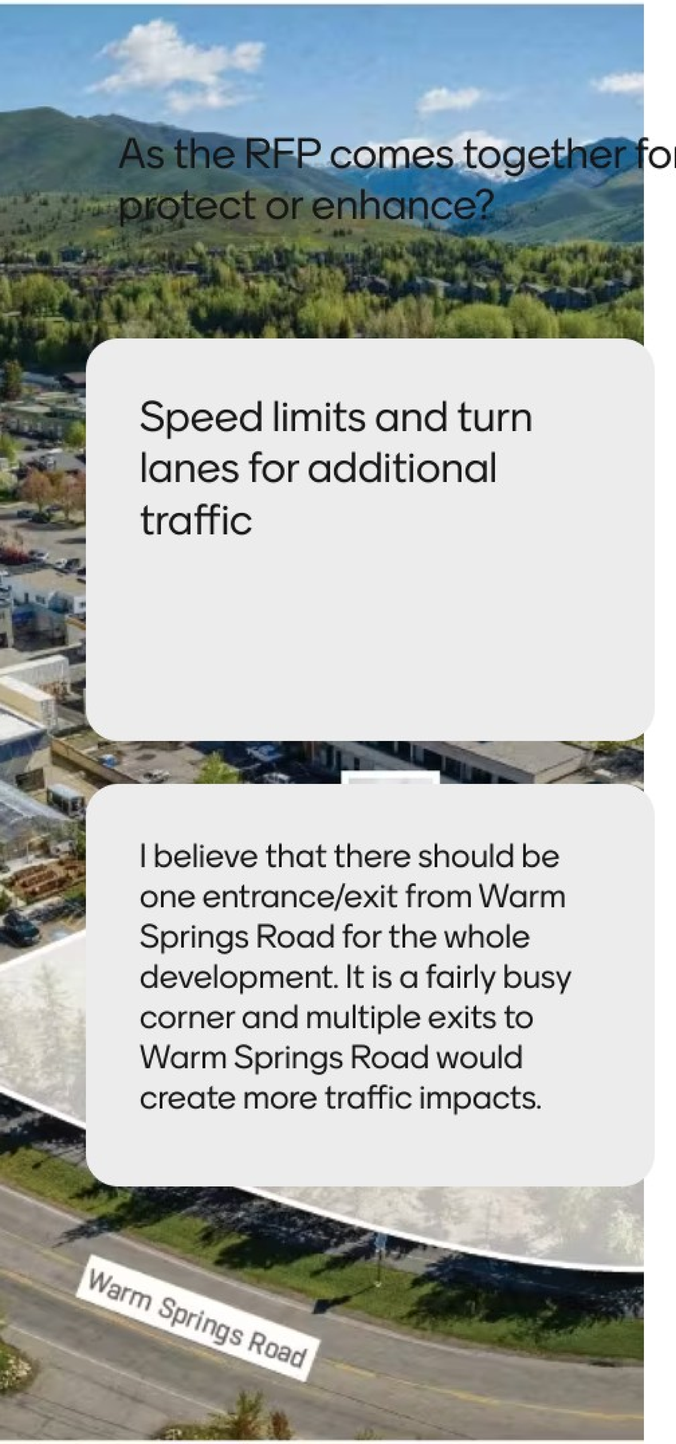
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Speed limits and turn lanes for additional traffic

There is not a need for taxpayers to spend more money on housing for low income residents - many of whom do not live or work in Ketchum. The shoe and Board need to be out voted!

None, it's a mostly nondiscript site but highly visible, so appropriate proper scale landscape screening to minimize the visual impact of what is likely to be a large box is critical.

The height of the building should not exceed the height of the Y. There should be ample parking.

I believe that there should be one entrance/exit from Warm Springs Road for the whole development. It is a fairly busy corner and multiple exits to Warm Springs Road would create more traffic impacts.

This is a terrible location!! The Ski Tower lodge is a better location for what you are seeking to do. Why ruin our town? Is there truly a need or is it manufactured?

Protect our community and do not use this already busy area for what you are trying to do

Must be careful about added traffic in that area.

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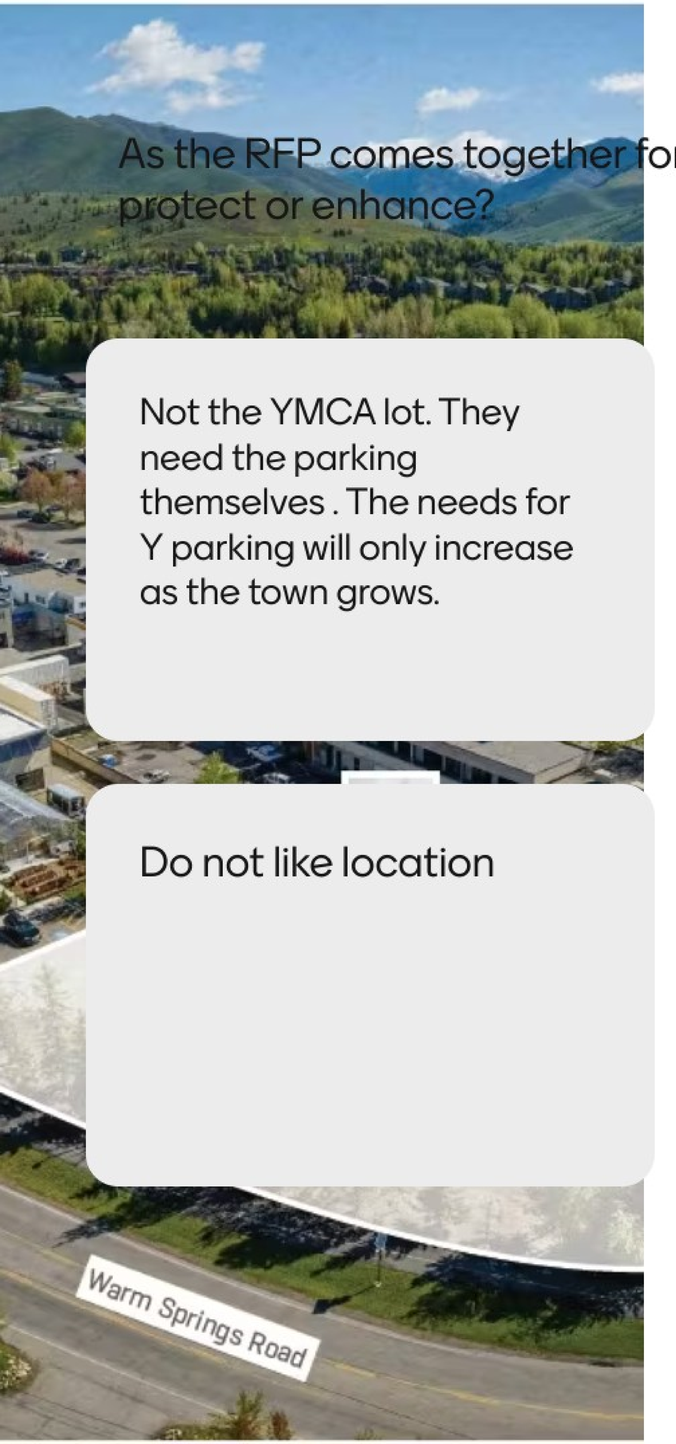

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Not the YMCA lot. They need the parking themselves . The needs for Y parking will only increase as the town grows.

Green space, low height, views

Do not like location

Do not like location

Do not like location

Do not like location

Do not like location

Save for garbage bins and plowed snow?? Are you kidding, just build attractive, affordable housing for Ketchum workers - deed restricted! The site is perfect.

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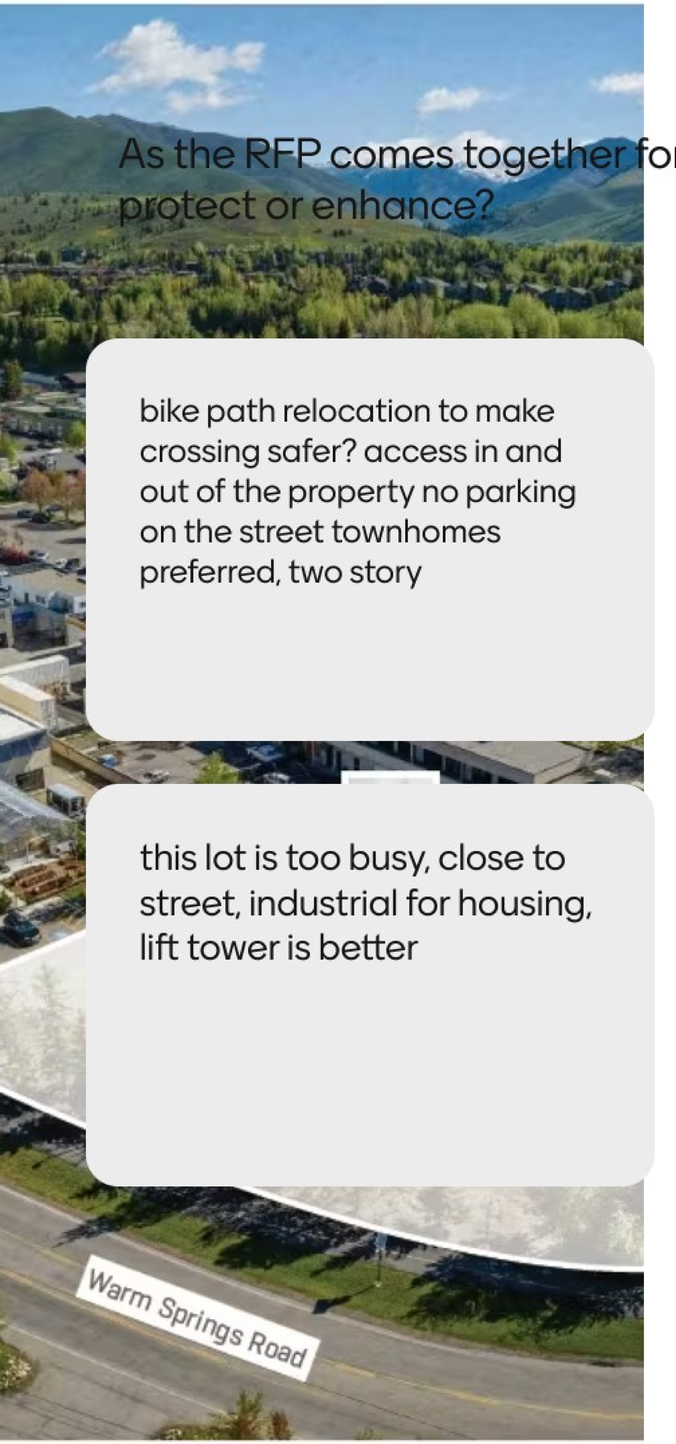
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



bike path relocation to make crossing safer? access in and out of the property no parking on the street townhomes preferred, two story

I like Fact that it is not in the city core. Still a convenient location for getting around Ketchum and Sun Valley. Also, there are other affordable housing units around this location.

None

Traffic on warm springs should be slowed to a crawl through this and ALL residential areas

this lot is too busy, close to street, industrial for housing, lift tower is better

Not too tall Fit into the character of Ketchum Greenery Access to bike trail Parking for residents Traffic management

Bradshaw should step aside and not influence any decisions. support 6 yrs ago of Ketch 1&2 started the flat 3story parking disaster. More cars have been forced onto streets /less pedestrian friendly

Stepped back as the height rises from the street. Mountain appropriate exterior materials - not modern, or bright colors. Adequate/abundant landscape along streets. Trees that can be lit in winter.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

protect bike path, enhance visual building consistency and landscaping..... and more than enough parking !!

The YMCA parking lot is in a good location (may have parking and traffic flow issues but it is essentially in the LIA although not zoned as such.

this is an excellent choice for low income/worker housing ! i absolutely approve !!

Perhaps the architecture of the YMCA lot project could be complementary to the architecture of the Y.

While the Y is a good location, there will be some tricky parking (e.g., the new parking along Warm Springs Road) and traffic flows.

parking

I am 100 percent opposed to EVERYTHING your administration has done and are currently proposing. I grew up in Ketchum and you ruined our town with your lies and deceit. Goodbye in November.

Your administration cannot be voted out soon enough!!

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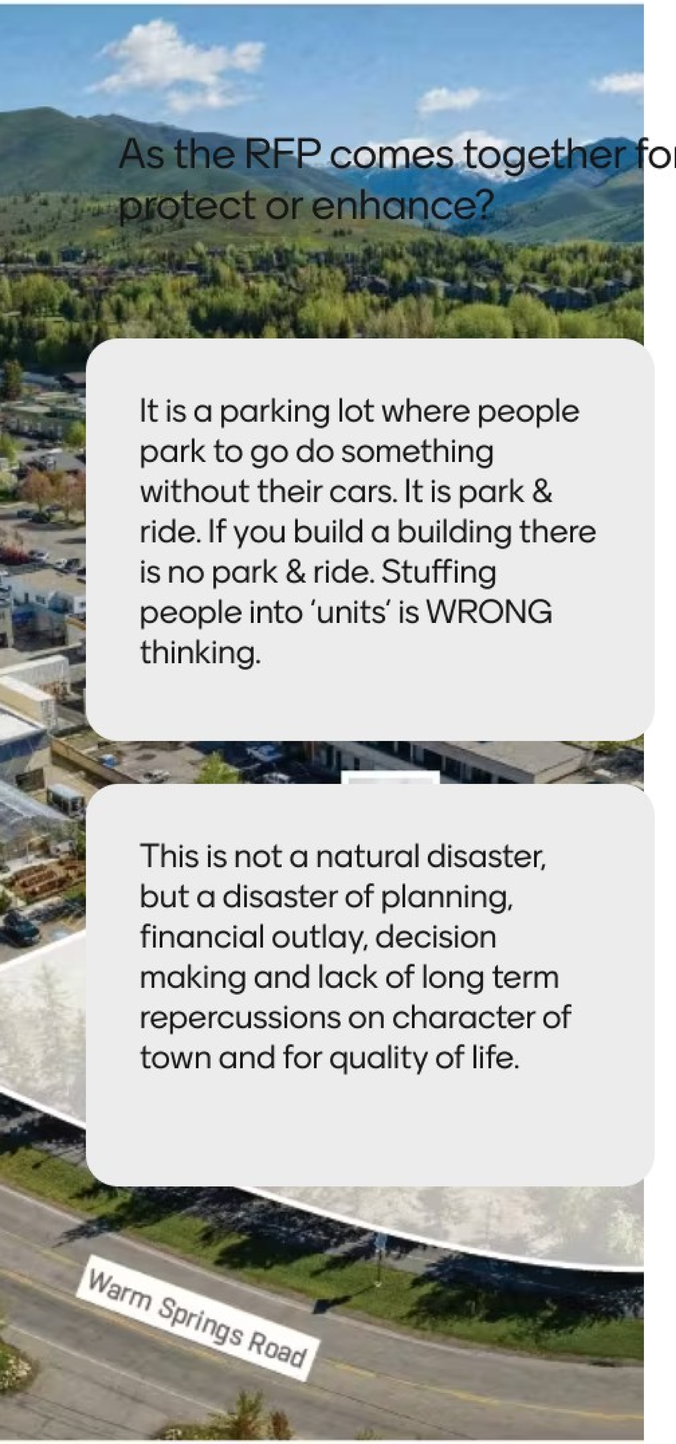
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



It is a parking lot where people park to go do something without their cars. It is park & ride. If you build a building there is no park & ride. Stuffing people into 'units' is WRONG thinking.

This is a politically motivated ploy to tick a box for each a number of 'units' and pretend we are doing a good thing.

Bradshaw's egoic defense of Bluebird where he felt proud demonstrates the lack of generative community benefit.

Where is the generosity of spirit in this? No one wants to live in a box in Ketchum or Hailey or Bellevue. Shame on Jade saying 'head in a bed'.

This is not a natural disaster, but a disaster of planning, financial outlay, decision making and lack of long term repercussions on character of town and for quality of life.

You are playing MindCraft in real time. The entire way housing being looked at no matter the label- community, work force, affordable- is a bandaid not a solution to how we got here.

STOP approving $7M penthouses on Main Street. The whole idea behind a functional community/town needs a new paradigm.

Leave it as is.

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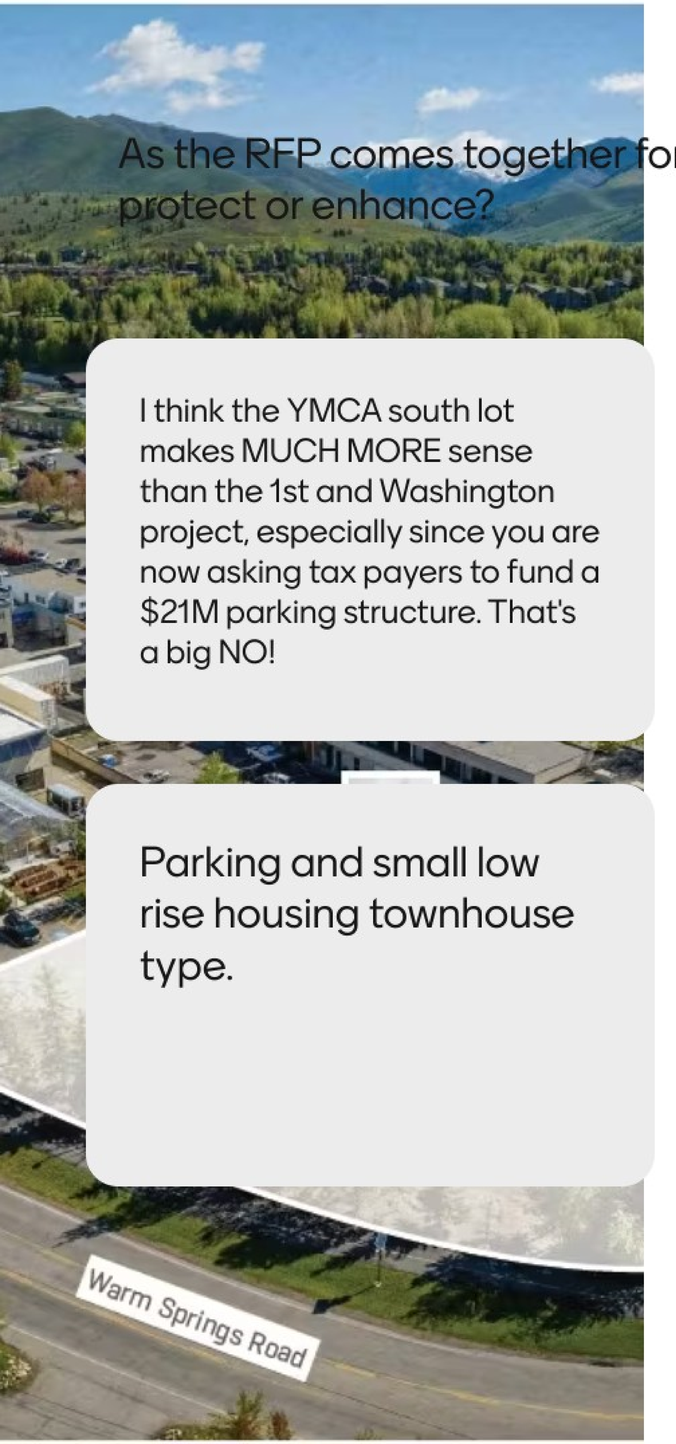


As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

I think the YMCA south lot makes MUCH MORE sense than the 1st and Washington project, especially since you are now asking tax payers to fund a $21M parking structure. That's a big NO!

I am completely opposed to any additional community housing. The planning commissioners and mayor have exceeded their authority to try to ram through these projects. Shame on them.

Sure do these locations and dump the 1st & Washington project. It's just getting way to expensive - now you want $21M to add a parking structure - which already IS PARKING LOT! Get real.

parking and small low rise housing in apts.

Parking and small low rise housing townhouse type.

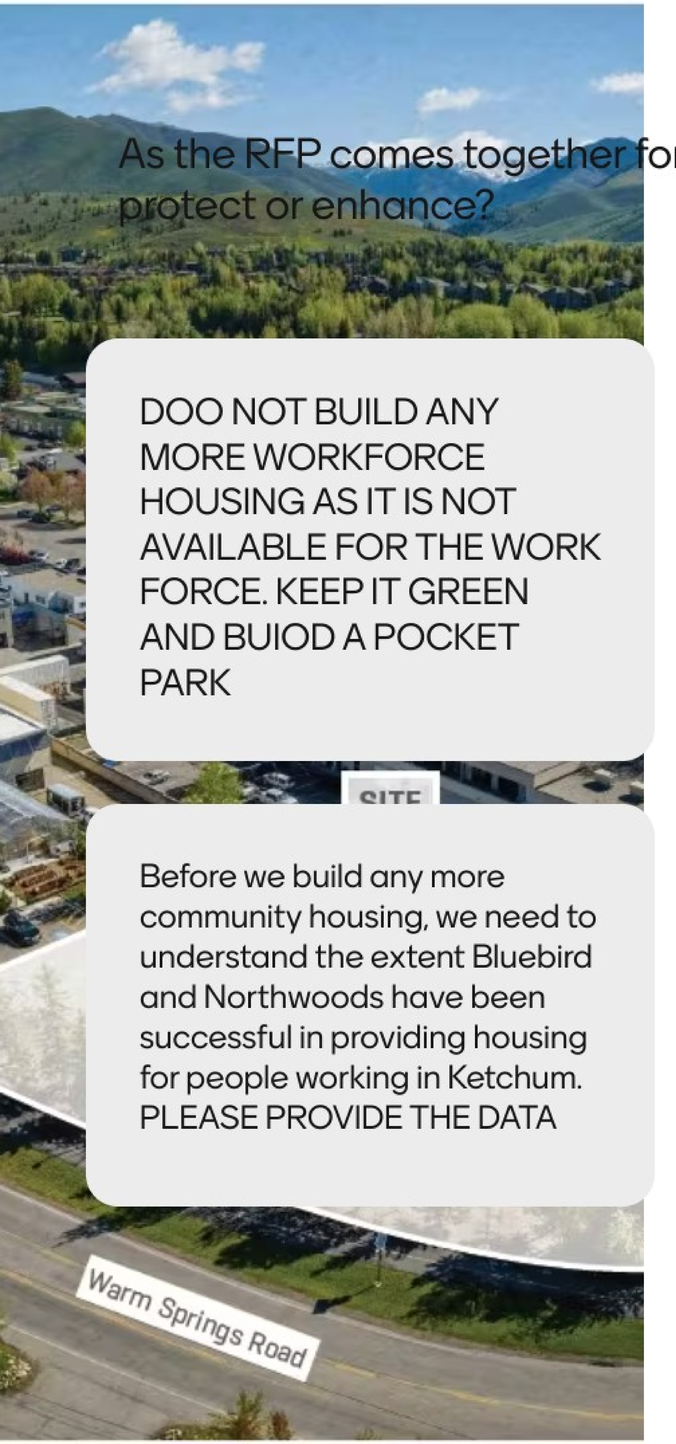
Enough parking so it's not hard to park at the park.

Traffic impact as it's already difficult to make left hand turns in that area.

NO BUILDING>. NO MORE BUILDING FOR "WORKFOURCE HOUSING"'. IT CAN'T E DONE. LEAVE THE LOT OPENA AND PUT IIN A POCKET PARK. THE CITY NEED GREEN TREES TO CLEAN UP THE CARON MESS.

Mentimeter

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



DOO NOT BUILD ANY MORE WORKFORCE HOUSING AS IT IS NOT AVAILABLE FOR THE WORK FORCE. KEEP IT GREEN AND BUIOD A POCKET PARK

Traffic control on warm springs road is important.

Why are you looking for housing within the city. Starting focusing outside the city. You are totaling ruining Ketchum.. You won't have to worry about housing because people will not be moving here..

No one wants to see community housing. Stop making it the front door of our town. If it must be built have it blend in. Hide it amongst a grove of trees set back from the street. Not front and center.

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Design a building that no one knows is there. Landscaping is important!

Design a building no one knows is there. Landscaping is critical.

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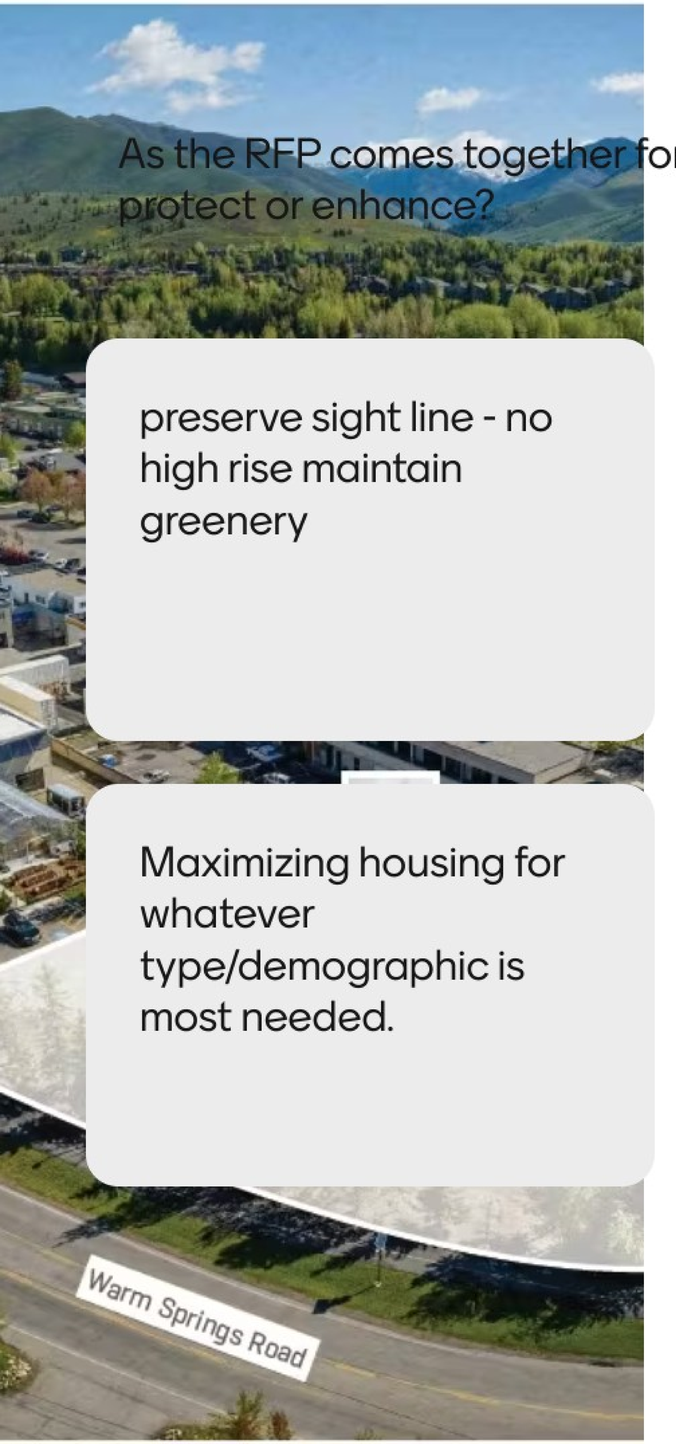

Mentimeter

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

preserve sight line - no high rise maintain greenery

Keep it a parking lot

Protect garden spaces, and site lines for traffic, provide adequate parking

Do not accept federal funding so Ketchum can control the selection of residents

Maximizing housing for whatever type/demographic is most needed.

Protection from the road is nice.

The trees are well established and would like to see them protected or replanted after construction.

I don't think it is a good place for housing!. Work on areas in the industrial area. Yes on the lift Tower expansion!

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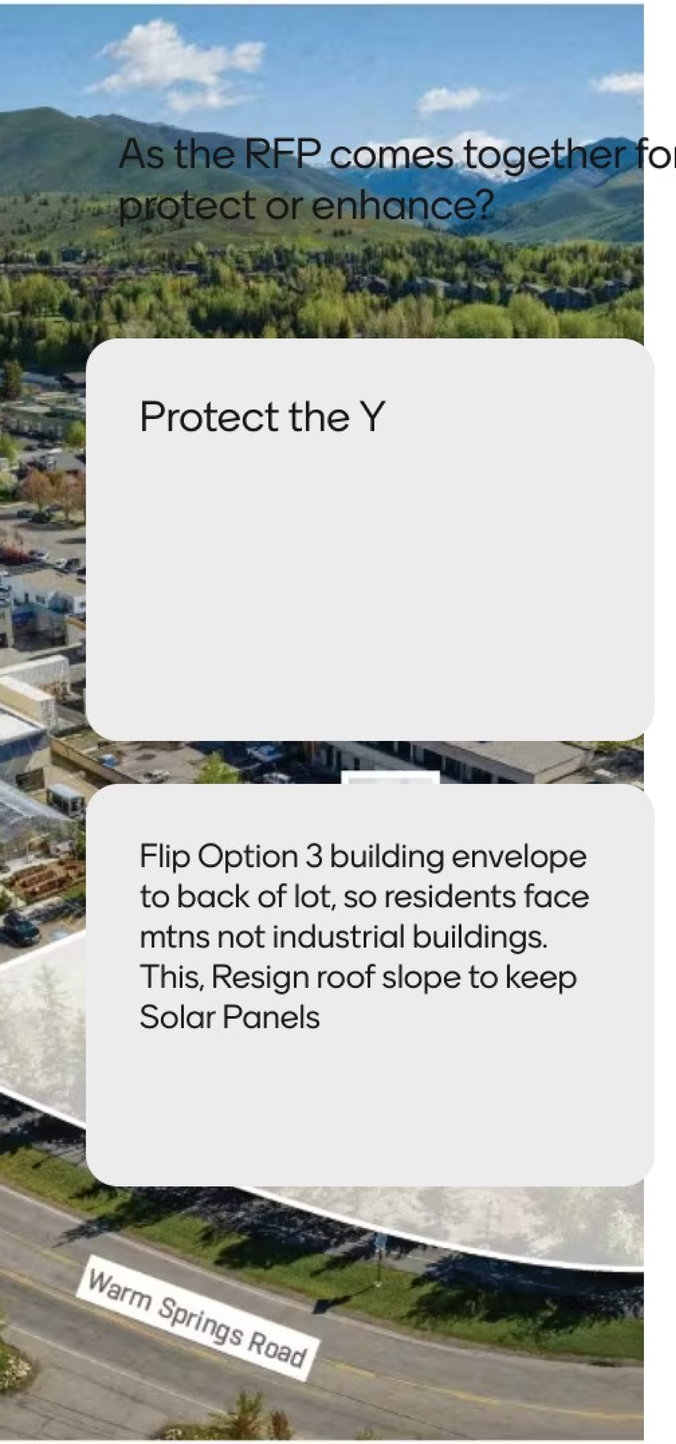

Mentimeter

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Protect the Y

Protect safety of walkers, bikers, drivers along Warm Springs road! Enhace views & landscaping for renters (move bldg to back wall & reangle roof for solar, view Baldy not industrial park)

Like Option 3 for highest number of units, yet leave this up the City for Unit Types most needed for Ketchum/Our Vallrey.

Enhance units for sound -good wall insulation & double pained windows for Road Noise (to West) & Industrial Noise (to East) & each other:)

Flip Option 3 building envelope to back of lot, so residents face mtns not industrial buildings. This, Resign roof slope to keep Solar Panels

Mix of Unit Types should be based on housing needs for local workers.

Greenspace .. picnic area for residents

2 story with underground parking allows for more Greenspace/landscaping on WS road side (if Building put to the back wall facing WS) Move Truck traffic (Gravel, Log ,etc) to Saddle up to Main St!

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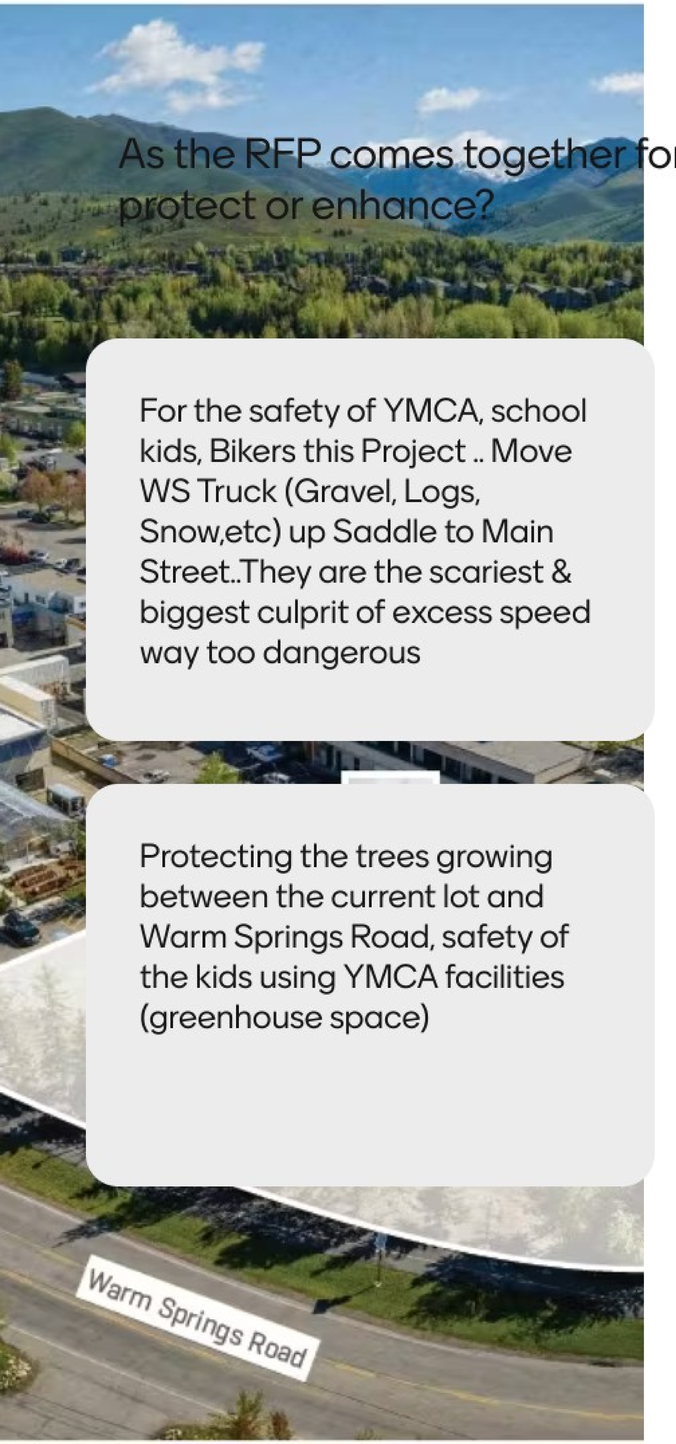
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



For the safety of YMCA, school kids, Bikers this Project .. Move WS Truck (Gravel, Logs, Snow,etc) up Saddle to Main Street..They are the scariest & biggest culprit of excess speed way too dangerous

Access to public transportation and walkability.

Height restriction - should not be more than 3 residential stories, but could have set back amenities facilities (ie. community room, work out room, storage facilities) above the 3rd story.

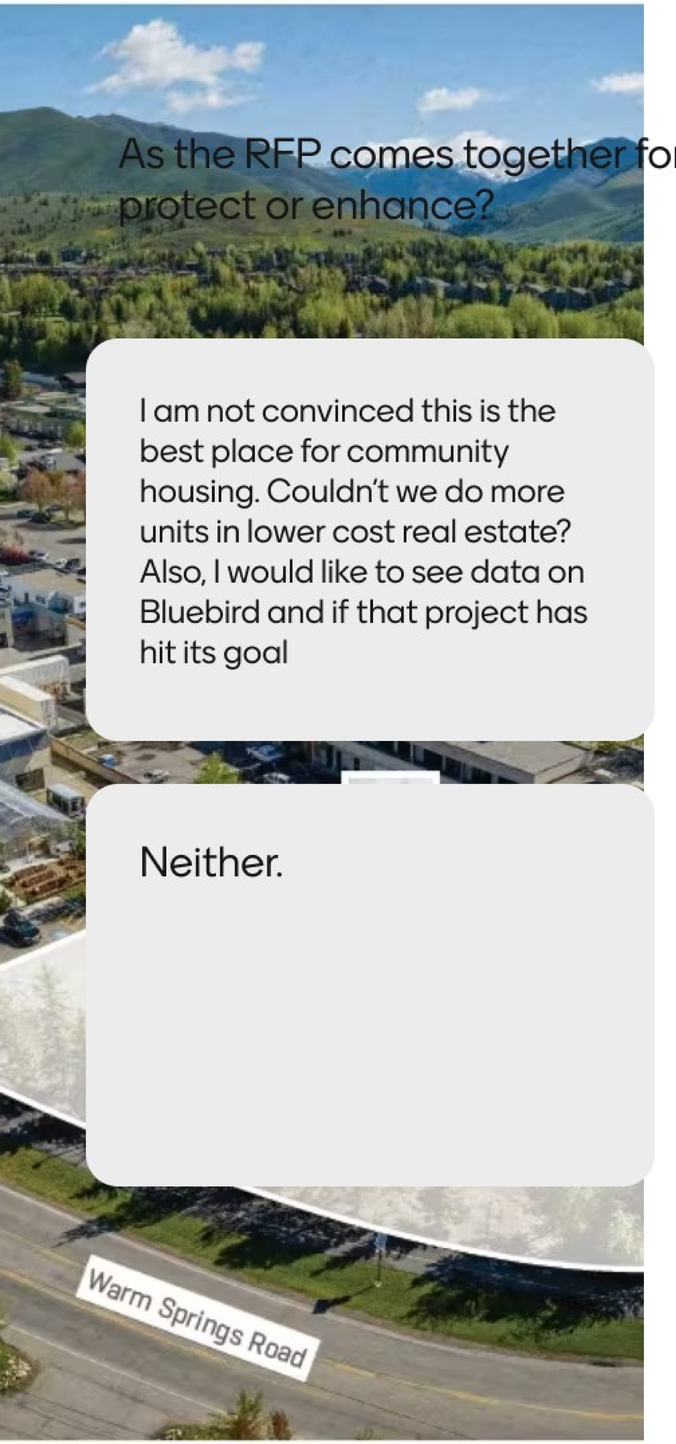
There does not need to be a lot of foot print reserved for landscaping at this location.

Protecting the trees growing between the current lot and Warm Springs Road, safety of the kids using YMCA facilities (greenhouse space)

Protect the parking.

Not to over build on the lot. Keep the building in size and hight with the surrounding building and DO NOT build over 3 stores. Parking have 2 spaces per unit.

Height on Main St same as now. Entrance on Second Ave. Adequate off St parking for units and guests. Esthetics with a nod towards old Ketchum. Maintain old lift.



As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

I am not convinced this is the best place for community housing. Couldn't we do more units in lower cost real estate? Also, I would like to see data on Bluebird and if that project has hit its goal

I want input on the overall community housing strategy for Ketchum. Not the "features" of a site that has been selected.

Keep the green space to the south/west portions, parking needs to be heavily considered and included in building design, no more retail spaces at ground level - consider some kind of community space.

Community Housing

Neither.

Parking. Mountain and small town aesthetics. Actual impact this will have on the housing supply - is it worth the cost?

Not building on it.

Not building on it.

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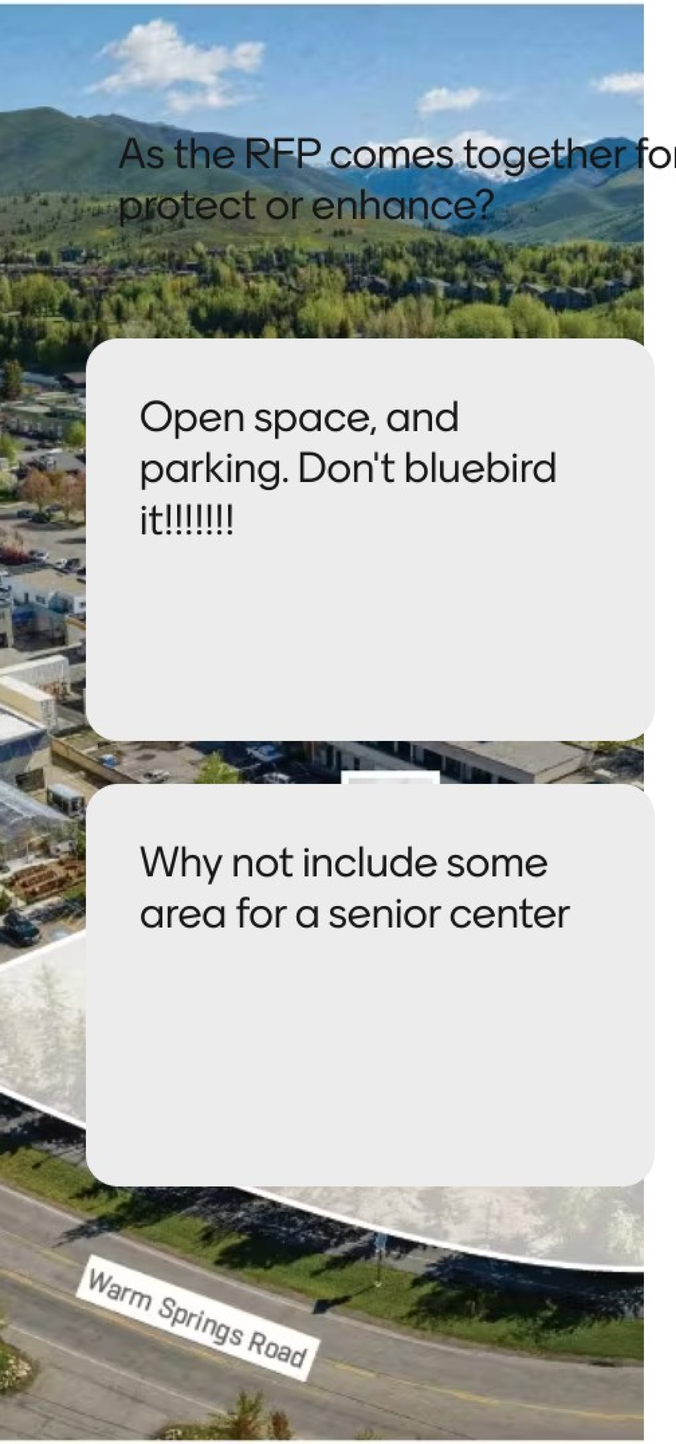

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

Open space, and parking. Don't bluebird it!!!!!!!

The north lot is quite often completely full. So, where do you propose to have parking for these new residences? Or, do you just want to act like the residents won't have cars like you did in town?

Safe and efficient bike and pedestrian access within and through this area. Reduction of impacts from vehicles, traffic calming and promotion of alternative transportation.

Aesthetics, parking, height restrictions

Why not include some area for a senior center

Housing that can be lived in by people who make too much for the bluebird but not enough to live in ketchum. Make sure to interview/seek out those people to make sure this project meets their needs.

Do not use federal funds as they restrict income to levels below workforce wages. Allow WRHT to build as the City should not be providing housing.

Larger setbacks from road. Project should not be allowed to come to the curb. Square boxes encompassing the whole lot are ugly. Need some outdoor space in that area for children & pets.

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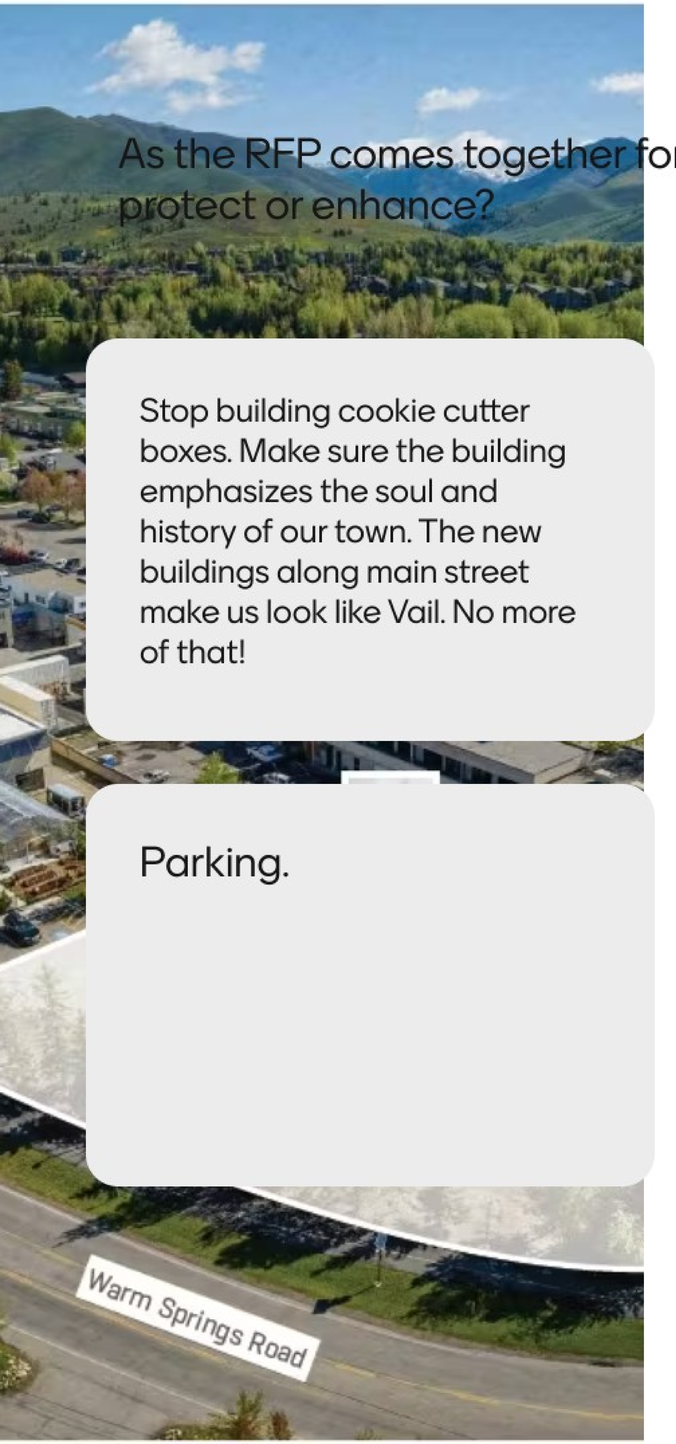
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



Stop building cookie cutter boxes. Make sure the building emphasizes the soul and history of our town. The new buildings along main street make us look like Vail. No more of that!

MUST HAVE SOUL. No more vail-like buildings taking over our town.

This is a good location for the proposed use case

Safety for vehicle entry/egress. Trees remaining. Logical labeling of apartments, underground parking, LEED certified.

Parking.

Ketchum purchased the land for recreation. Agreements were made with the YMCA as to not encroach further on the ability to achieve the recreation purpose. Along with lying to the community about the u

use of the land, the city continues to build housing w/o enough parking.

I'd listen to the community. Listen to the YMCA. Ample parking ratio. Utilize rents in the 80 to 120% median range.

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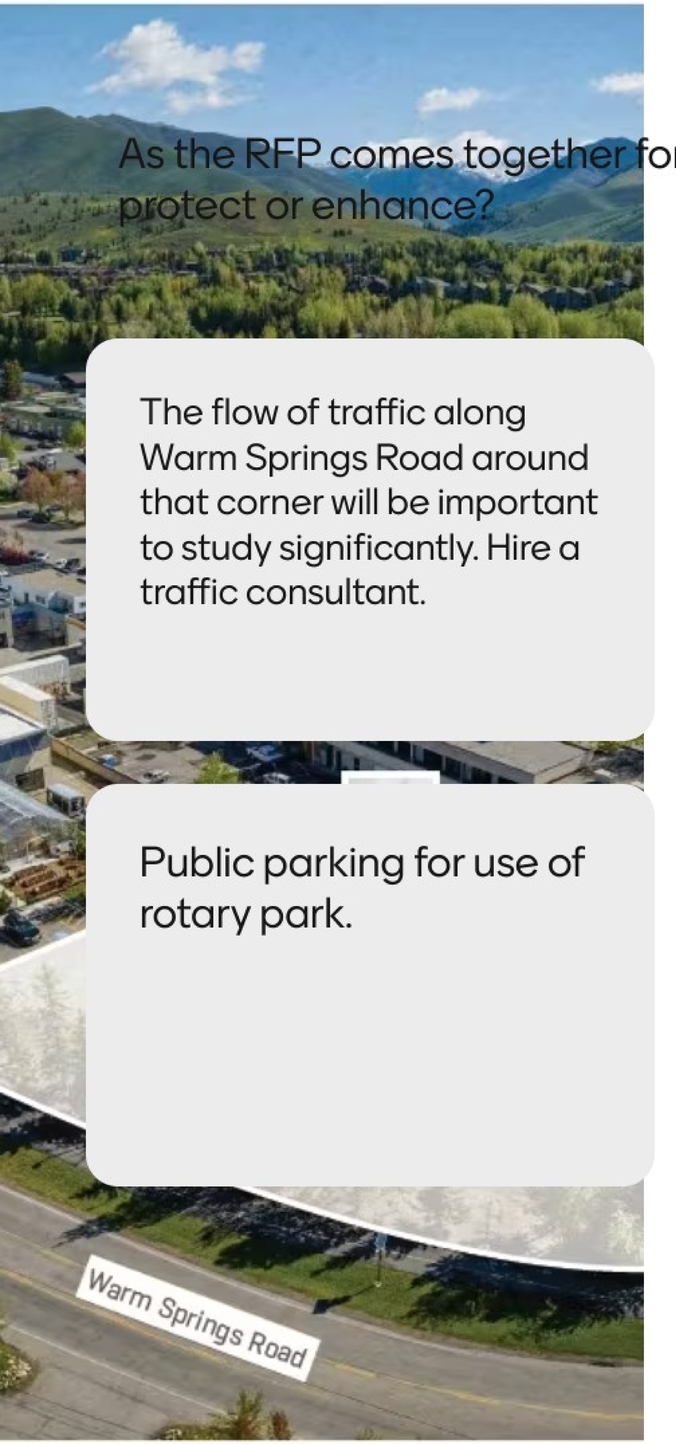


The flow of traffic along Warm Springs Road around that corner will be important to study significantly. Hire a traffic consultant.

Percentage of Lot should not exceed 60% and no higher than the YMCA

Structure 60% or less than Lot Size and NO High rise + Parking

A very low profile building and adequate public parking for use of rotary park.

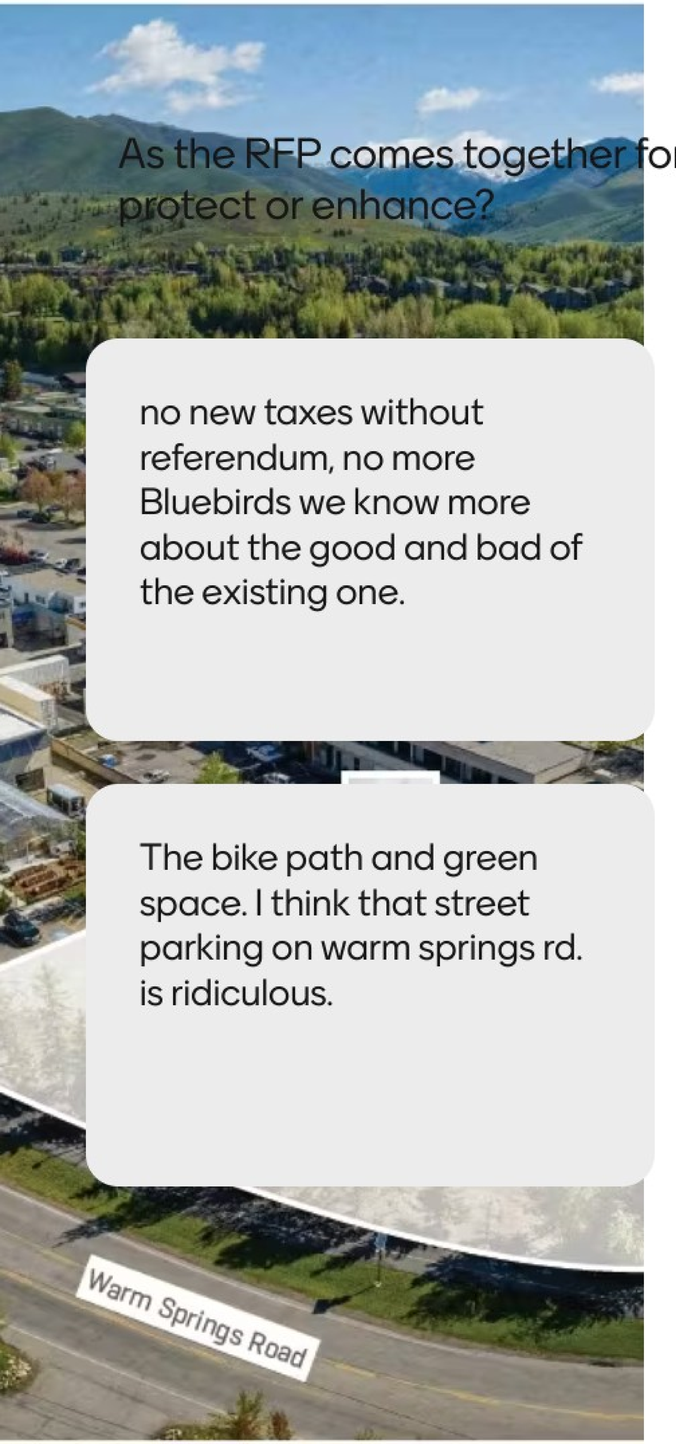
Public parking for use of rotary park.

That the building costs are geared to work force housing and not as the one already built and the Washington St. proposed building. That these buildings for work force housing are in perpetuity.

Available to actual Ketchum workers. Unlike Bluebird.

No IHFA funding.

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



no new taxes without referendum, no more Bluebirds we know more about the good and bad of the existing one.

City Council trying to do too much too fast. Should back off and let Arch handle.

Safe use of the bike path and the street crossing. Also the intersection on the North end of the YMCA (Saddle and Warm Springs) Make it a 4-way stop please

Housing is a countywide issue, Ketchum City Council is misallocating capital trying to force ill conceived projects within city boundaries.

The bike path and green space. I think that street parking on warm springs rd. is ridiculous.

I don't think it's necessary. No no no

Open space

These sites were NOT intended to have residential developments ...this is a Light Industrial Zone and NO residential development shopuld be al;lowed on these sites.

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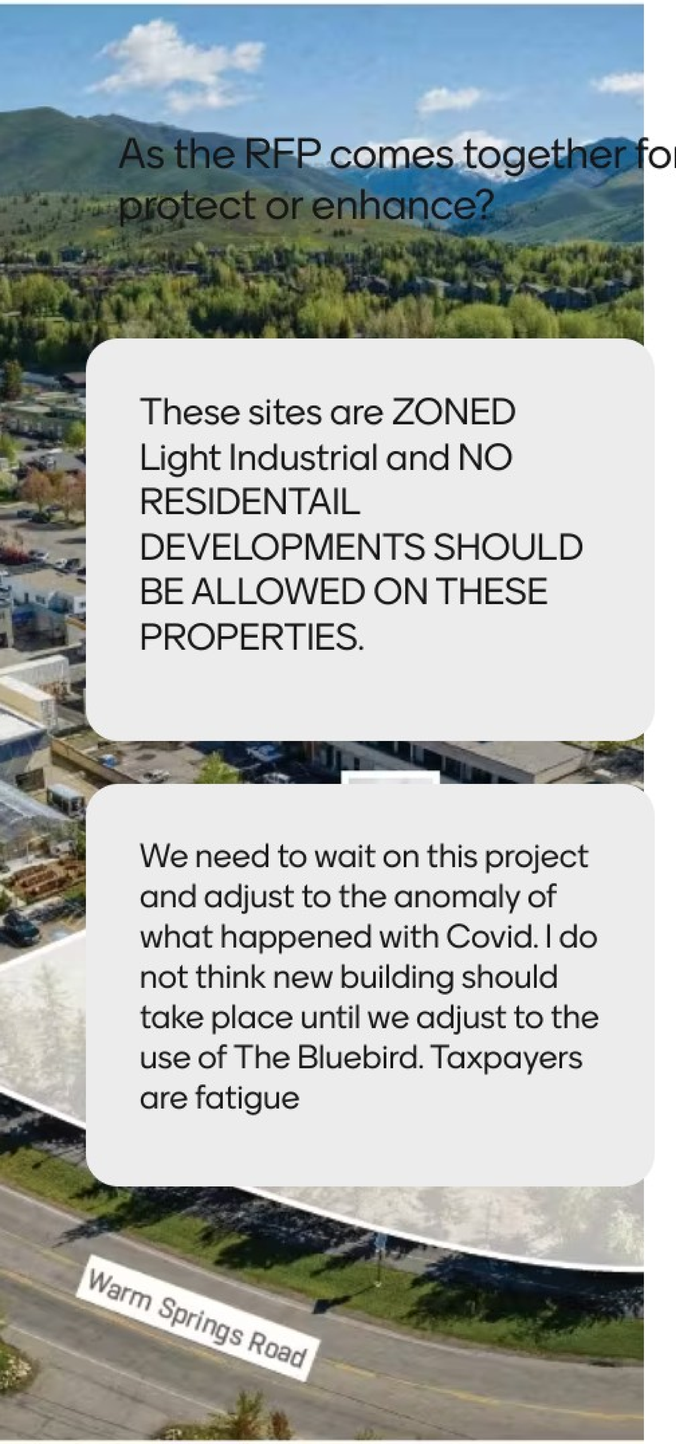

Mentimeter

As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?

These sites are ZONED Light Industrial and NO RESIDENTAIL DEVELOPMENTS SHOULD BE ALLOWED ON THESE PROPERTIES.

THIS SITE IS ZONED LIGHT INDUSTRIAL AND NO RESIDENTIAL DEVELOPMENT SHOULD BE ALLOWED ON THIS ZONING.

parking that serves the residents as well as the YMCA. This lot is also used as a park and ride lot and leave the existing trees between the road & the residence

I would like to see the impact and use of The Bluebird before other projects get built and do not think this project should go forward. As a teacher, I am disappointed that I cannot live i Bluebird

We need to wait on this project and adjust to the anomaly of what happened with Covid. I do not think new building should take place until we adjust to the use of The Bluebird. Taxpayers are fatigue

Please stop building for the moment! Lets see how bluebird works out. We have had a lot of changes since Covid and there is a huge rush to build.

Bluebird was pitched to the community as housing for teacher and first responders, yet they don't qualify. This is not what we wanted.

Bike path safety, parking

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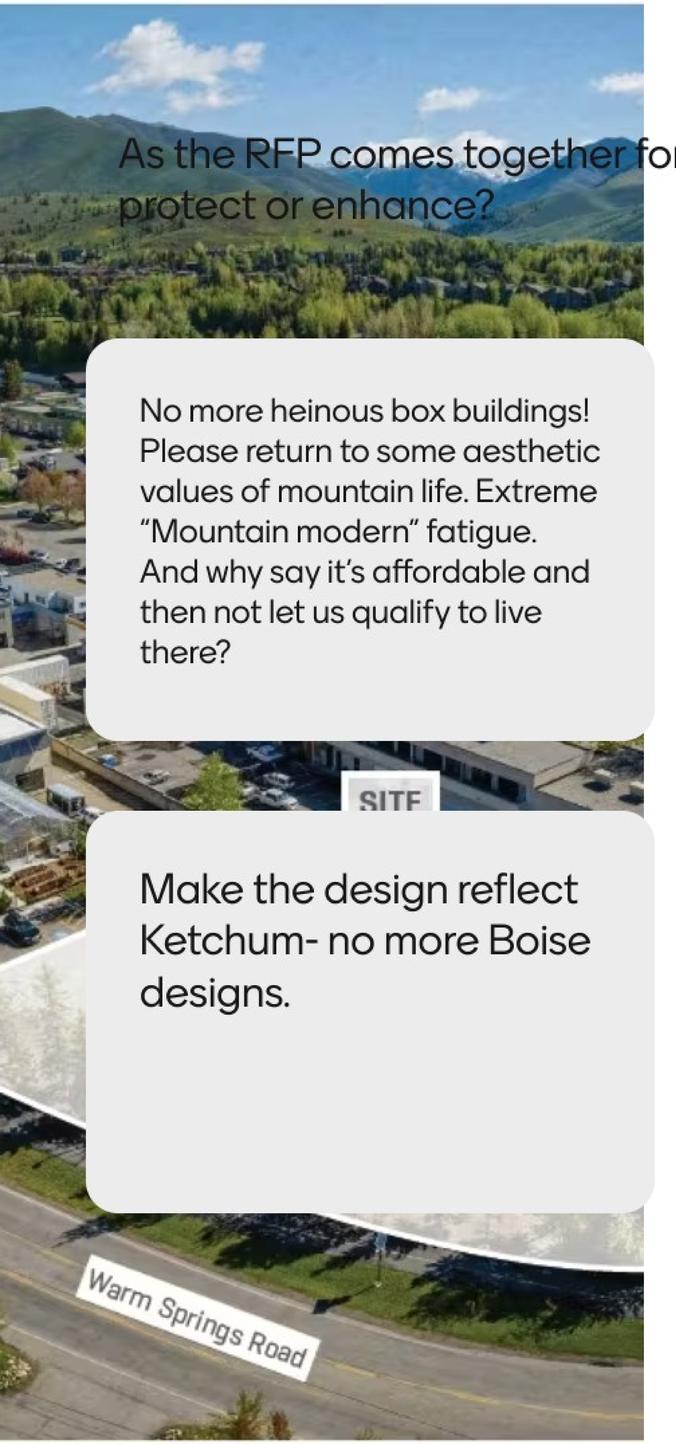
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



No more heinous box buildings! Please return to some aesthetic values of mountain life. Extreme "Mountain modern" fatigue. And why say it's affordable and then not let us qualify to live there?

No more work house construction for at least a year. Work with county to put housing in county. Teachers and firemen want family housing not small condos. Outdoor living space for families

Stop workhouse construction for at least one year. Work with the county developing housing for families that won't live in condominiums. Outdoor space imp for families

Do not make the building massive. Smaller is better.

Make the design reflect Ketchum- no more Boise designs.

Provide adequate parking.

what is the RFP and what is being proposed

the trees and open parking lot

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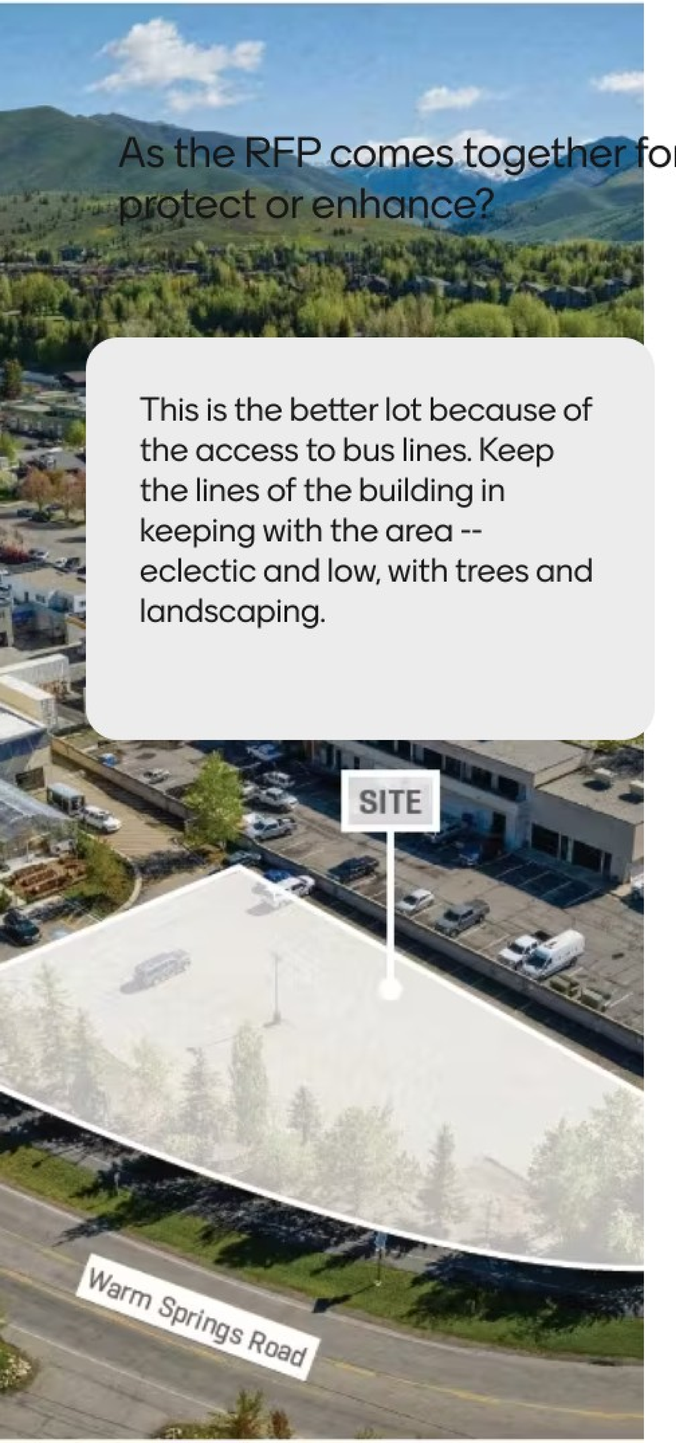
As the RFP comes together for the YMCA SOUTH LOT, which features or characteristics of the site are most important to protect or enhance?



This is the better lot because of the access to bus lines. Keep the lines of the building in keeping with the area -- eclectic and low, with trees and landscaping.

The character of the building site is very important -- to keep with the eclectic character of the area -- not another 'faux mountain chic' design. And not too industrial

Design that fits into the Y build ...

Views, connectivity and parking.

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Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I need more clarity on the demographic of who would be living here. What would they be paying? Which industries would the be working in?

YMCA should have to help with parking too. Our obligation to them should be moderate release

The funding. Federal funding isn't the best for our town. It is too restrictive.

I didn't hear anything on how the increased number of cars exiting and entering the south parking would be managed

N/A

No

Assume mix of unit sizes is based on applicant pool. Like wood facade.

Has an exploration of a land swap with Simplot or some other landowner been explored in order for the City to obtain a much nicer/larger/easier to develop property in the Ketchum city limits?

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I think you are headed in the right direction

None

No

No

Increased traffic flow and circulation in that area could present an increased danger to bikers and pedestrians . It's already somewhat dangerous with drivers ignoring pedestrians in the crosswalks

Snow removal consideration?

Limited parcel size this limiting number of units; less cost effective then alternative parcela

keep the solar gain into the Y

4 44

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

Having not enumerated either the features or characteristics ,this question cannot be answered intelligently.

Terrible location for what you are trying to do

No

Do not like location

Do not like location

Do not like location

landscaping will be important

Mature landscaping

4

44

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

unsure

It's my understanding the roof line will not be as high as the Y.

Warm Springs Road is a busy street. It will be interesting to see how the city plans to flow the traffic in and out of the site for residents.

You are missing the point altogether about housing. The entire process you currently follow needs 'additional consideration'. These are people in our community, they need pride of place.

You are servants, public servants remember this. You don't make decisions on the way others live. STOp being so busy thinking you are solving problems.

In actuality city government now is creating and compounding problems daily. There's a not in called foresight, try using it.

Leave it as is

Ask the people who may potentially live in these places for their design input. What do they want & need? A formal voice for lather lives & living conditions, financial opportunities.

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

Have you provided 2 parking slots per unit. Are you trying to get the Y to close? How many stories is this building going? I think you need to leave everything alone and let the dust settle .

Let the dust settle for a couple of years. Maybe we will get a mayor who knows how to run a city and city counsel member who are not hell bent on continuous construction.

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

It's frequently full especially in winter with YMCA members and staff because the north lot is packed

Underground parking

Do not consider parking on Warm Springs Road., as too many distractions for renters to exit or enter this lot- a curve coming from South (w/snowbanks!) bikes, walkers, traffic directly across.

Noise from Idaho Bio Tech Building - Trash Pickup on weekends & incinerator all day/ night (corpses of mice being disposed of?) Please Review & Inspect their various permits for compliance.

Traffic calming

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

I love that this site is close to the Y, public transportation, the park, and the bike path!

Why change something that isn't broken

Money

What about a dedicated senior center

A senior center for Ketchum

MUST HAVE SOUL. No more vail-like buildings taking over our town.

Keep the aesthetics in line with the rest of town.

Don't build there

4 44

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

Not appropriate

No

THESE PROPERTIES ARE ZONED FOR LIGHT INDUSTRIAL /BUSINESS DEVELOPMENT AND NO RESIDENTIAL HOUSE=ING SHOULD BE ALLOWED.

NONE

NONE

NONE

NONE

NONE

4 44

Mentimeter

Are there any features or characteristics of the YMCA SOUTH LOT evaluation that are missing or worth additional consideration?

THIS IS ONE OF THE MOST REDICULOUS SURVERYS I HAVE EVER SEEN

NONE

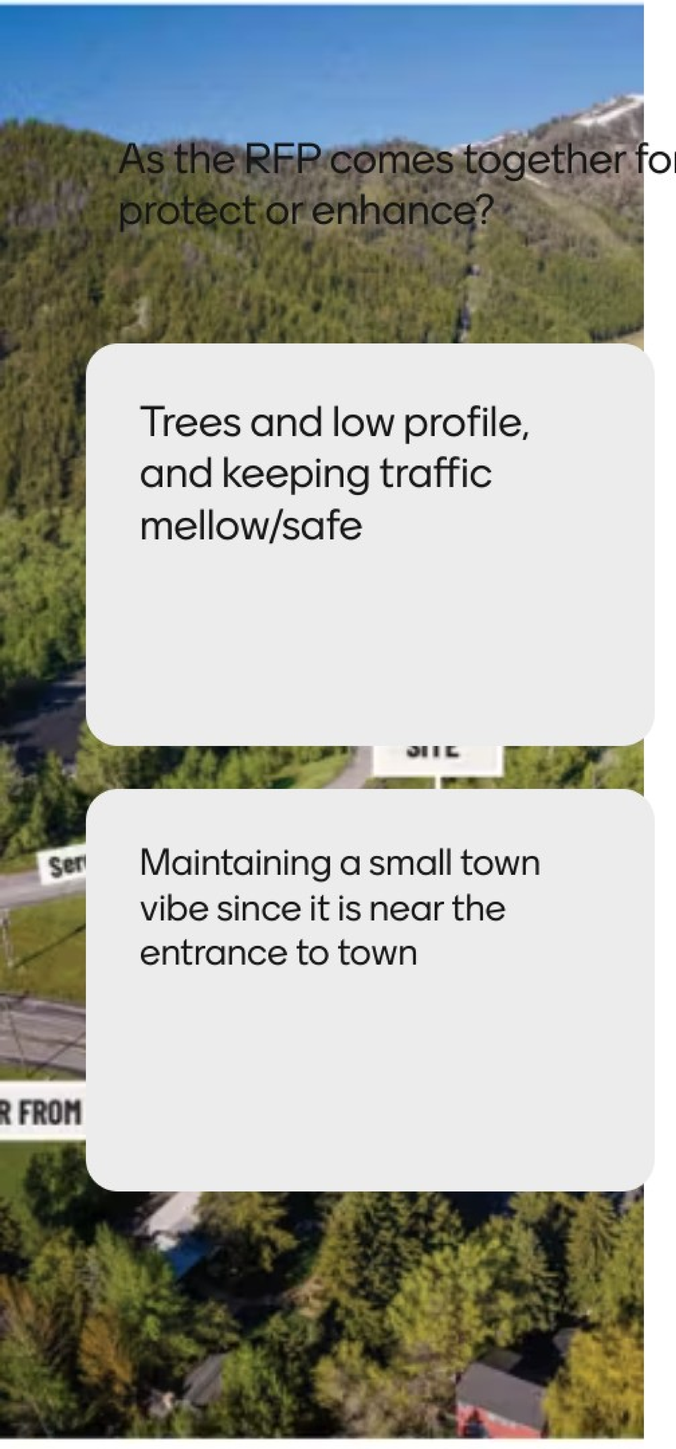
NONE

That parking lot is used by many people as a meeting point, including for youth camps. Since removing the other parking with the fire station, the community is limited.

i dont know

Micro studios

4 44



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Trees and low profile, and keeping traffic mellow/safe

The second option is the better option as it provides parking and plans for the future. We understand it is more expensive but it will cost more in the future.

Blending in with the current neighborhood is a must. It is the entrance to our town and should look unpretentious.

As a gateway to town limiting the height above the hwy would be good because as one drives north the height / views quickly changes as one approaches the hotels.

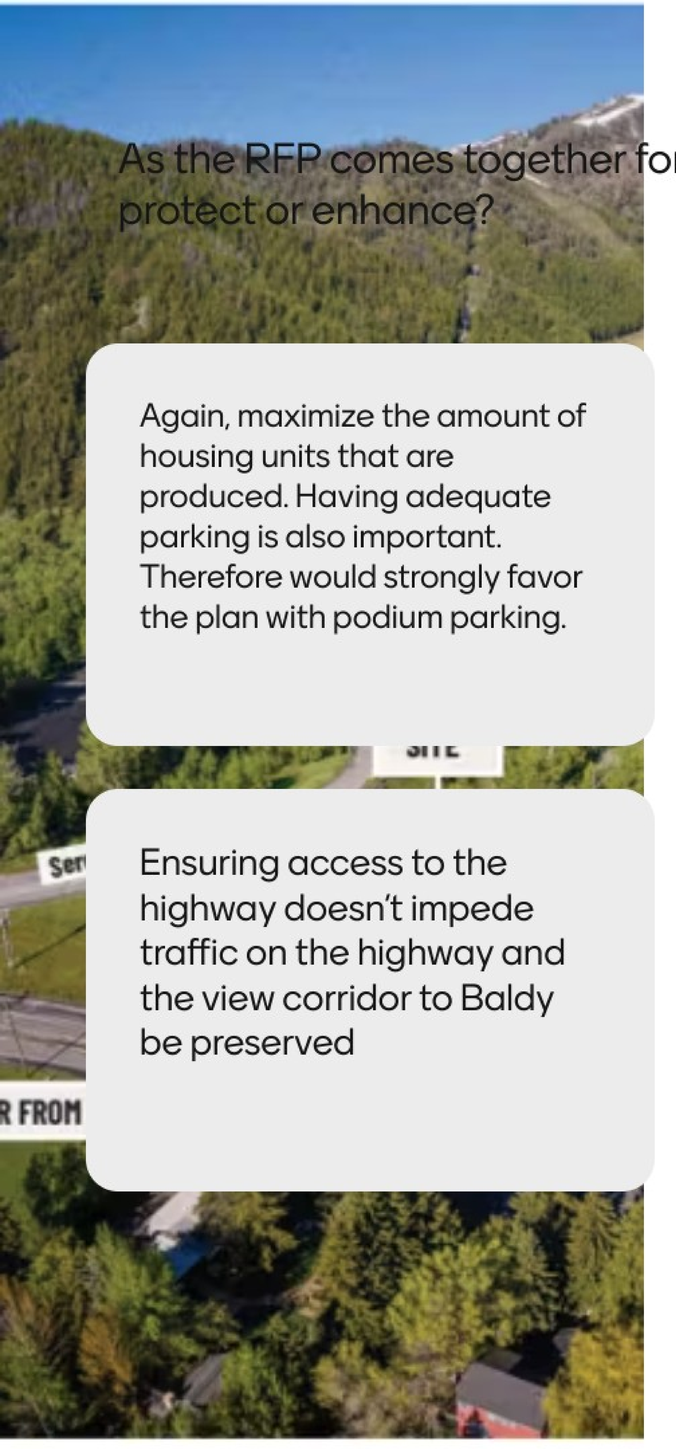
Maintaining a small town vibe since it is near the entrance to town

Underground parking which would eradicate snow removal needs and would look more aesthetically pleasing and ensure enough parking

Traffic flow on 2nd

Ensure sidewalk and bikepath connectivity works well. But also go big.

Mentimeter



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Again, maximize the amount of housing units that are produced. Having adequate parking is also important. Therefore would strongly favor the plan with podium parking.

Entrance on S 2nd Ave. Higher number of units. View of Baldy. Ability to do the 2 projects if funding is available.

Somehow incorporate the actual 'lift tower' into the new project. This is an important entrance to Ketchum...attention needs to be paid to architectural design and not only to maximum density.

Non-massive feel from street level

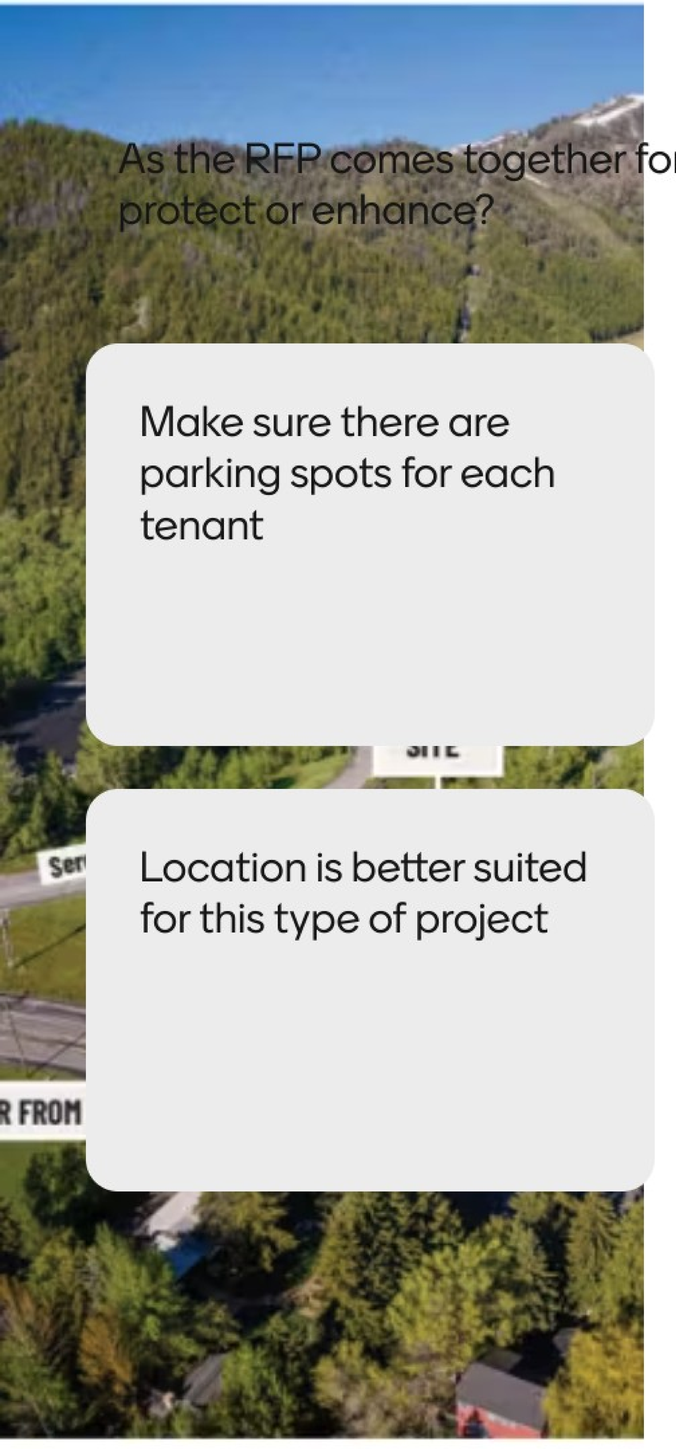
Ensuring access to the highway doesn't impede traffic on the highway and the view corridor to Baldy be preserved

Walking to town and mountain. Bike ability in the summer. Historic look of lift tower lodge

It will be the first thing people see when they enter Ketchum.

The lift tower . It's an iconic piece of history and is representative of Ketchum's quirky character

Mentimeter



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Make sure there are parking spots for each tenant

Hillside ;about with parking on lower side accessing secondary street Dave the chairlift tower

the old ski lifts

Again ,highly visible, landscape and building scale/articulation/materials /colors/fenestration, all critical.

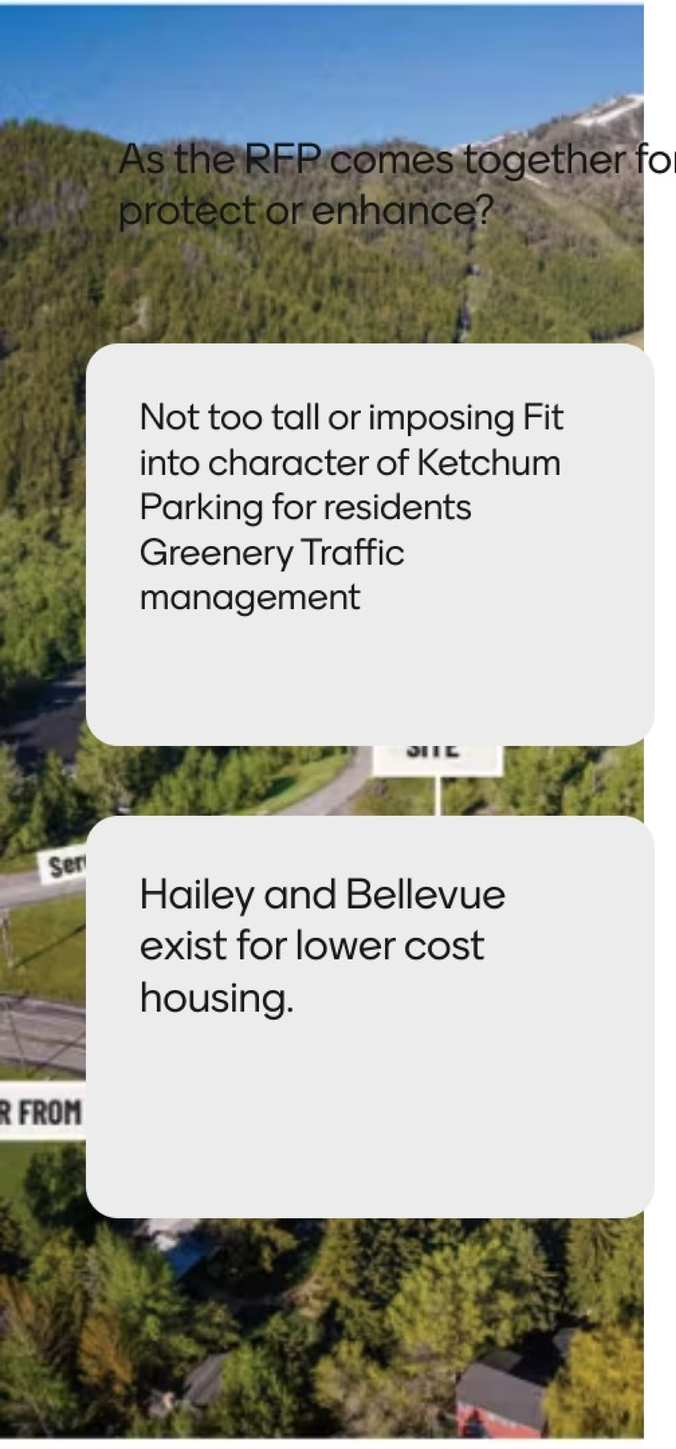
Location is better suited for this type of project

It's the entrance to our town. The view of the mountain should NOT be obstructed. Our town has ruined views with too many tall buildings.

The character of our town is being ruined. Don't ruin the entrance more than you already have.

Western theme construction

48



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Not too tall or imposing Fit into character of Ketchum Parking for residents Greenery Traffic management

This project has to make us proud as we enter and exit Ketchum. The architecture needs to be "mountain" in design and feeling. Will the existing chair lift be incorporated into the final design?

Safe the chair lift and incorporate it into the design. Make the design a SV cultural design that provides for tasteful aesthetics as one is entering and leaving Ketchum and River Run.

Are you tearing the building down & starting over? Entering from highway? Do existing 'units' have full kitchens? Are all 'units' for community housing?

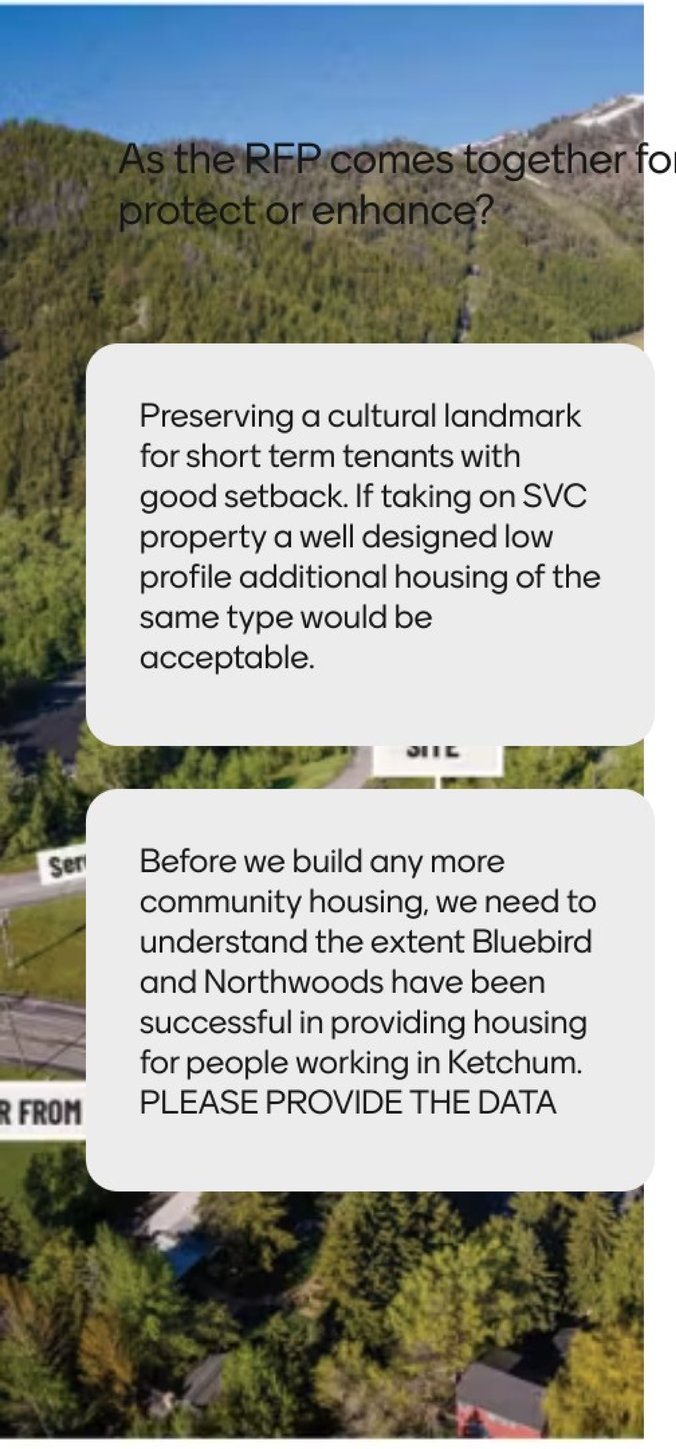
Hailey and Bellevue exist for lower cost housing.

Keep it invisible not because it's 'affordable' but for character & privacy for those living there. How long do you expect people to live in this place? Who exactly are you targeting for this project?

Don't MindCraft the land with over done earthworks. It must be livable even it's a transitional place to live. Less 'units' (terrible word) more pride of place livability,

A motel type building like both sites anticipate does not value the lives of these potential tenants. To whom do they pay rent? The city? Motels are not conducive to neighborhood feeling.

48



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Preserving a cultural landmark for short term tenants with good setback. If taking on SVC property a well designed low profile additional housing of the same type would be acceptable.

That lot is extremely valuable due to it's location and views and Ketchum could swap it for a different lot and house more people.

If you're going to do this project, the 2nd option with more units and parking is better.

Consider ample parking and no more than a 2 story building.

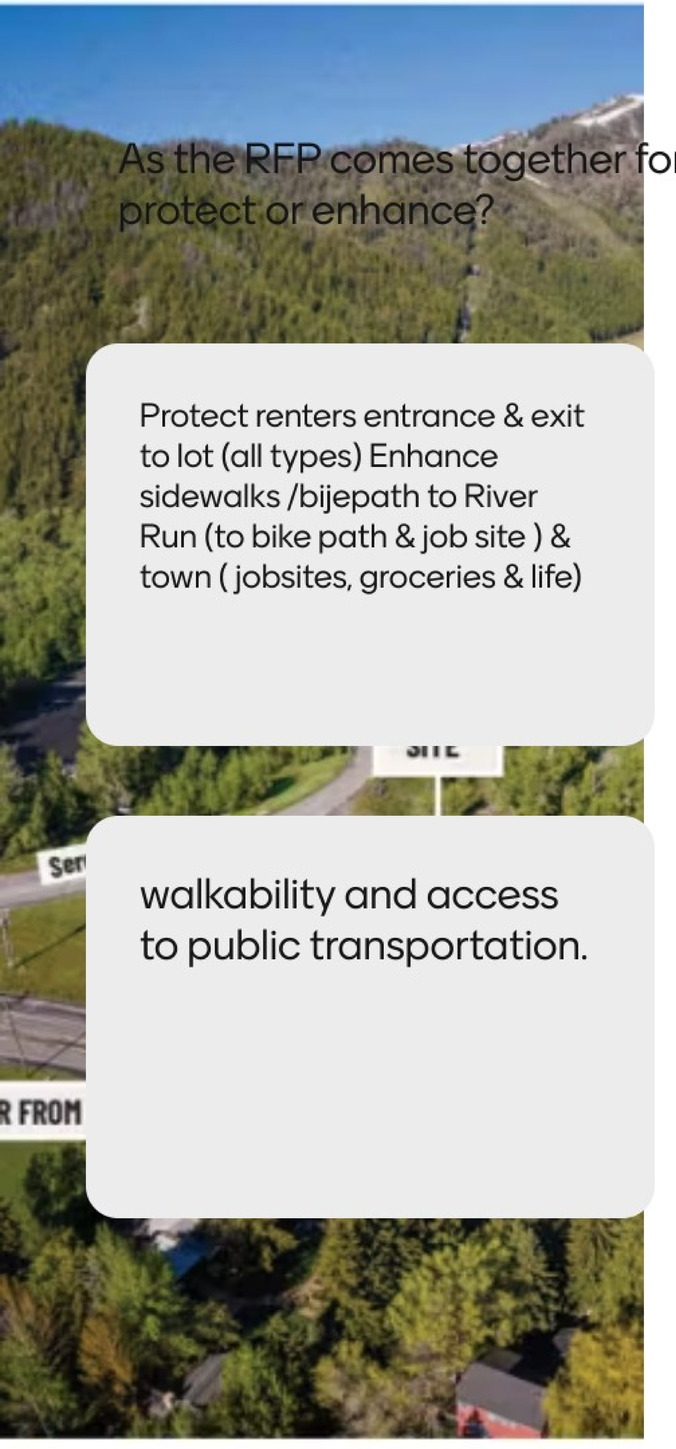
Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Leave the lift tower itself but demolish the rest

It would be nice to protect the historic relevance.

Limit the height of the structure and protect the trees to soften the appearance from the highway.

Mentimeter



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Protect renters entrance & exit to lot (all types) Enhance sidewalks /bijepath to River Run (to bike path & job site) & town (jobsites, groceries & life)

Option 3 - Best for Unit numbers after all disruptions to building it. Need average SqFt per Units (YMCA South had listings) Enhance views of Baldy & Greenscape for residence.

Love entrance off 2nd ave (not Main st or Serenade .. too much traffic to impede on both), underground parking, faces Baldy/mts Greenscape/Couryard with big Tree to bring greenery to interior Units.

Consider 1st developing City lot on West 2nd Ave-bigger space, no need for hillside excavation. Make one or 1/2 of either of these lots a green City Park w/playground for future 60-80 + Residents :)

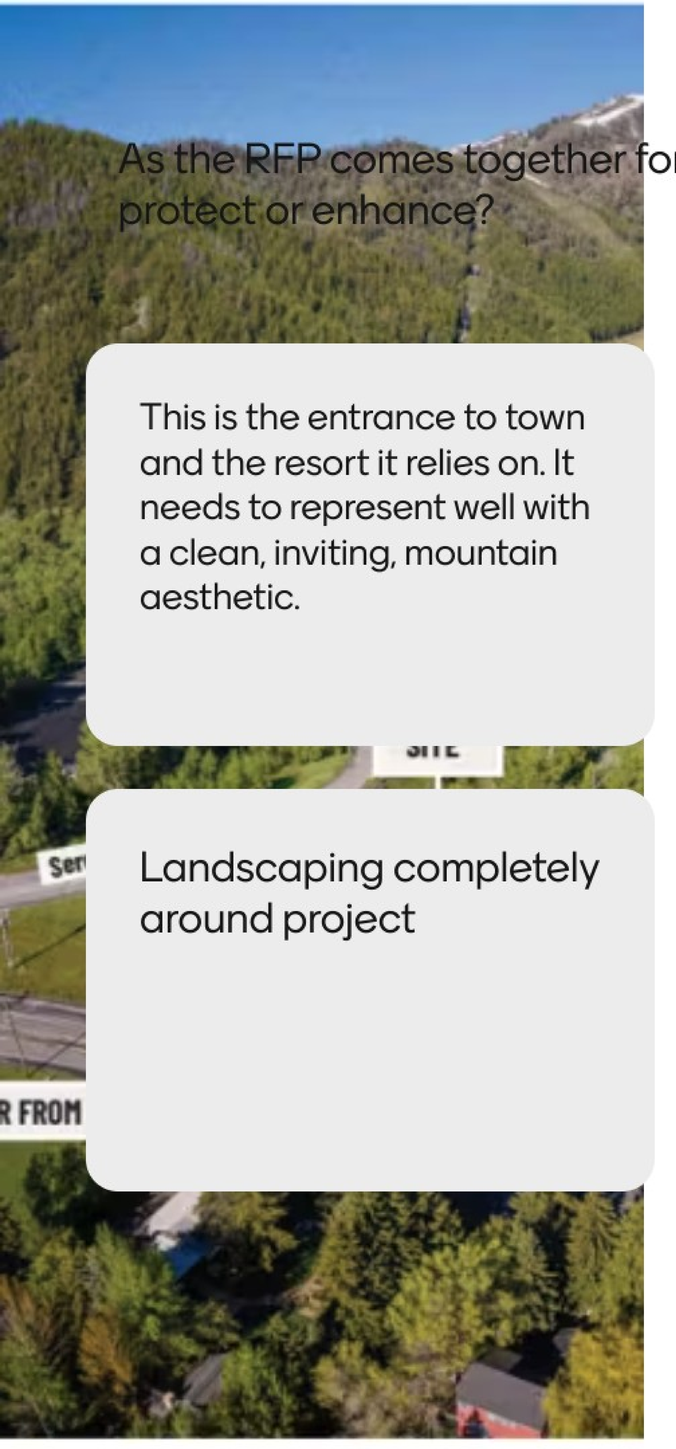
walkability and access to public transportation.

I don't know this property well enough to offer input, but I think the location is great!

This property should be sold to a non-profit developer and the city should then place zonung restrictions on the lot to 3snure it is built for workforce housing.

Protect the view corridor from the highway.

48



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

This is the entrance to town and the resort it relies on. It needs to represent well with a clean, inviting, mountain aesthetic.

to not build on it.

A buffer btwn neighboring Westridge. A tall structure would seem out of place for lot. Corner is gateway to mtn. Also access if round-a-bout is built at junction of Serenade 75. Traffic busy already.

This lot is prime real estate and should NOT be used as proposed. If the goal is to provide Low Income Housing, don't use prime real estate for that use case. This feels like poor decision making.

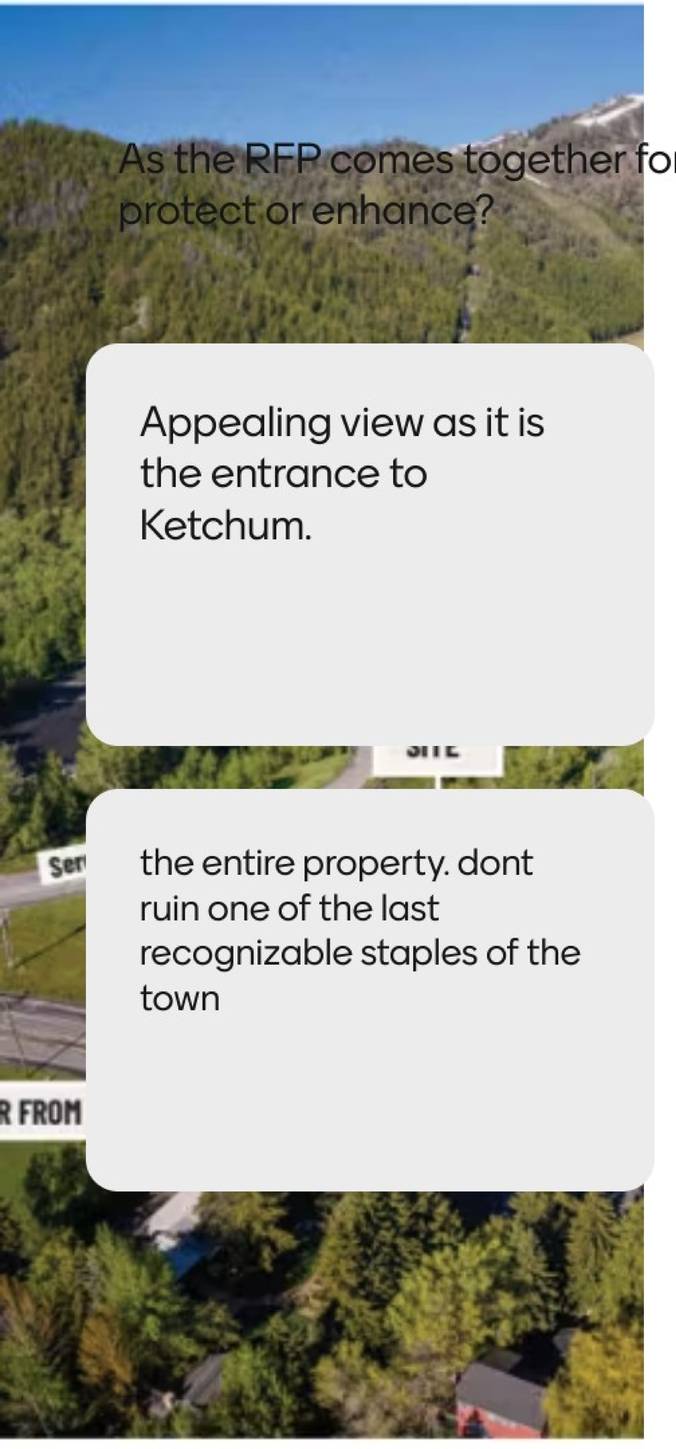
Landscaping completely around project

None.

Perfect site for as many units as can be built. SVC should participate and create a village of affordable housing.

This building needs to look beautiful, this is the entrance to town. Thats going to be tough (possibly). 80% to 120%+ of Median. Study traffic impacts. Ample parking.

48



As the RFP comes together for the LIFT TOWER LODGE, which features or characteristics of the site are most important to protect or enhance?

Appealing view as it is the entrance to Ketchum.

IT IS THE ENTRANCE INTO KETCHUM AND SHOULD HAVE A WELL DESIGNED MULTIPLE-FAMILY RESIDENTIAL PROJECT.

THESE QUESTIONS ARE RIDICULOUS AND STUPID THIS SURVEY IS STUPID

The subtle nature of this existing property as people come into our town. There should not be a major box to greet people as a gateway to our community.

the entire property. dont ruin one of the last recognizable staples of the town

N/a

48

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Probably. But don't know more until we get deeper in.

Not at this time.

Not that come to mind.

Traffic if more people are living there and can they safely access highway 75 without lines building up

Consideration for aesthetics with parking and traffic flow

No

Either at the Y location or Lift Tower, can the city look at a car share?

Watch for comments about the value of these properties. Isn't there a sheep right of way on the west side of the property?

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Again, a potential land swap with another landowner in the Ketchum city limits? A less problematic property, with more housing potential?

I think you are headed in the right direction.

None

No

No

This is a good site for housing, providing it is completely parked.

Landscaping- trees that fit in with the view

Minimization of traffic noise for residents

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

the old lift has charm. reminds one of the past

Again, can not be answered intelligently.

The view of the mountain and the character of the entrance to town are most important.

Slow traffic

It needs to fit in with the Engelmann building and flow towards the River Run lifts in an appealing way. Drop dead Baldy views for some of the apartments!

Hailey and Bellevue exist for lower cost housing.

During construction the green space to the south of this- whose land it that? will be destroyed with materials, vehicles right on the highway. More congestion during construction, once built. Bad idea

If yo must tear down, build smaller version of condos just north of site for continuity. Stop thinking in 'unit' numbers. Think people's lives!!!!!!!

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Access must be from 2nd Ave for safety. Trees line highway leaving outdoor green space for all tenets. All outdoor space must be increased in any housing project.

The tenements in the city brewed discontent because quality of life is restricted by treating people like animals or lesser being because of a lower income.Shame on you! You have this all WRONG.

You must listen to new ideas, permaculture philosophy, ideology can solve challenges like housing. But bureaucratic ideology can not. It exacerbates challenges for immediate gratification.

"Additional consideration" cannot be emphasized enough. YES scrap the current driving force and think it out another way. It is possible to create a small town with community functionality & gratitude

I agree the idea for a roundabout in the location at the end of town is a good one.

Ask the people who may potentially live in these places for their design input. What do they want & need? A formal voice for lather lives & living conditions, financial opportunities.

Make sure it is not another fish bowl building.

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

No

Parking from Second Ave to slow the traffic flow on Highway 75

Safety of cement Wall & hillside excavation, underground parking (motion detector lights) Crowded inhabitants need outside spaces (picnic tables, benches, trees) Build a City Park across on 2nd Ave

Again, I appreciate that this location is close to the bike path. I also appreciate that it is close to the mountain and offers a more quiet (further from downtown) option for folks.

Why do taxpayers need to fund this project?

Are there enough units onsite to make a real difference in the housing supply? is this development worth the money and brain damage right now and is it the BEST use of this land and limited resources?

not building on it.

At least put the parking lot below the highway out of view so it doesn't change the aesthetics of Baldy when driving into town on 75.

Are there any features or characteristics of the LIFT TOWER LODGE property evaluation that are missing or worth additional consideration?

Go for it

The building aesthetic is very important here as its the "Welcome To Ketchum" statement piece.

NONE

The lift tower itself is a cool historic feature. I do not think new building should take place as taxpayers are fatigued and I want to adjust to our recent population changes and see if it is outlie

The property should be well maintained and unchanged

N/a

Is there any other feedback you'd like to provide to the city as we move forward?

Thank you for continuing this housing process.

Good presentation

Both seems like great options

Rezoning LI to accommodate housing and grocery store makes a lot of sense.

Fuck the NIMBYs, we are in triage mode! Go big

Like your timeline for moving forward. The center we have a chance to analyze in detail details RFPs the better.

I worry about delays especially in an election year. In our county, over 2,000 households are rent burdened, causing insecurity.

Nice meeting and good information. We have made progress as a community in the last 5 years and still more to do.

Is there any other feedback you'd like to provide to the city as we move forward?

I feel strongly that these sites are opportunities for housing, however we should 'leave no stone unturned' of potentially leveraging these properties for something bigger and better in Ketchum proper

I appreciate the effort to build community housing. I think these two sites make tremendous sense.

Please work to develop as many of these sites as possible with affordable housing as we need every bit of it

No

Thank you for taking the need for housing so seriously.

Large scale housing projects should be fully parked and located in areas where the scale doesn't overwhelm the surrounding properties or change the character of a neighborhood.

Traffic flow and its impact on pedestrians and cyclists needs to be carefully considered

I'm in favor of these 2 projects, they are in great locations. (I'm opposed to the 1st and washington project.) Maybe have an idea how many people match up with the proposed units and adjust to the ne

Mentimeter

Is there any other feedback you'd like to provide to the city as we move forward?

adjust the unit size and numbers to the demands of the people who want them.

Lift tower should be priority Ask ARCH to compete as developer

Not clear at all what demographic/income categories will be targeted and how it will be financed, if feasible.

Quit ruining our town with giant ugly buildings

Slow all traffic and use western look

Please take very seriously working with the LID businesses to develop private/public partnerships, achieve reasonable zoning changes, with the focus of maximizing affordable housing in the LID.

Hailey and Bellevue exist for lower cost hoising.

If we have to build, small clusters of small single family homes that do create neighborhood & pride of place will work. Do not change zoning to suit a developer. Disgusting Other developers will come

37

Is there any other feedback you'd like to provide to the city as we move forward?

Functionality is not a political challenge but a social one. Not the city councils decision to make. Thinking people who live in these housing projects have no life save work & going home is stupid.

People all have cars in the modern world. Parking is essential if only to have more space to move about in even without a car.

People to not go to work go home and nothing else. Believe it or not even lower income people have lives. They drive to places to access recreation. They need vehicles for their trade tools..

This is STUPID. Back to the drawing table with a generative, solution to our challenges. No family will live in these motels. There is no building a life quality to any of these structures.

Build homes not units. STOP pushing for your ideas we don't agree with. Long term plans as if we are the ancestors for tomorrow working today for their bet quality of life.

Neighborhoods don't exist in a box with no outdoor space. Old Bavarian Village housed many with great outdoor space. We've had good choices but sold them all out to rich non community contributors.

You're spinning around, not solving anything. These are tiny pieces of land you want to clump 80+ humans into. Really!? Growth does not serve Ketchum.

Growth does not serve Ketchum. Awe are overloaded, plagued with challenges of resources, space, quality of life. Population transitions as people come & go is our change. Transformation is not growth

Is there any other feedback you'd like to provide to the city as we move forward?

Ask the people who may potentially live in these places for their design input. What do they want & need? A formal voice for lather lives & living conditions, financial opportunities.

Leave Ketchum alone for a couple of years. I am so over what you have done to Ketchum...heaven help you all. We need Trump to take a wrecking ball to this city gov"t as he is doing to DC.

Before we build any more community housing, we need to understand the extent Bluebird and Northwoods have been successful in providing housing for people working in Ketchum. PLEASE PROVIDE THE DATA

Thank you for prioritizing housing. I'm disheartened by the pushback with parking for other projects. I hope this will be able to move forward to our community.

Keep Survey open after putting QR code in ID Mt Expess 1/4 page Advertisement. More folks need to know & particspate

How much is this going to cost and where is the money coming from?

Thank you for continuing to pursue affordable housing projects despite a lot of pushback on locations from people

Slow down, be honest, and focus on what is best for the community...not a path that only benefits and provides job security for certrain organizations.

Mentimeter

Is there any other feedback you'd like to provide to the city as we move forward?

The singular focus on housing at this time needs to be broadened to keep the city on track in other metrics.

Don't build

If SV co is ceding a portion of the land, what is the disclosure on the quid pro quo? Surely SV co is getting something out of this - more transparency please. Leaves assumption this will be a dorm.

YMCA lot should not be further developed.

Pause the Washington lot. Again, not appropriate

Stop using tax payer money to build housing. Zoning changes can incentivize density. Worked for Ketch with no taxpayer money.

We need to pause and not force so much change at once to the citizens of this town. General sentiment is against the building of these structures. A survey which assesses people's support is needed.

Stop building more shitty looking buildings just to appease rich out-of-towners. Keep Ketchum in Idaho

37

Mentimeter

Is there any other feedback you'd like to provide to the city as we move forward?

Think about micro studio apartments for the young single workforce to get in more units.

City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: March 3, 2025 Staff Member/Dept: Brent Davis – Director of Finance/Treasurer

Agenda Item: Update on Capital Improvement Plan for 2025/2026.

Recommended Motion:

Potential Motions:

- Motion to approve the CIP adjustments & recommendations as presented.
- Motion to approve the allocation of funds for Power Undergrounding as presented.

Reasons for Recommendation:

Since mid-FY 2024 the Capital Improvement Plan has been a focus point regarding short-term and long-term actions needed to ensure City infrastructure needs are met.

The presentation is to recap the actions taken and make recommendations to finalize a fiscally responsible CIP for FY 2025. The end-of-year actions taken by the Mayor & Council to further fund Capital Fund resources have had a significant positive financial impact.

There will be additional actions soon as part of FY 2026 Budget development, however the presentation and requested actions today ensure a solid financial plan for FY 2025 and allow for resources in reserve to address upcoming pressing needs.

Sustainability Impact:

None.

Financial Impact:

Budget adjustments to the Capital Fund as presented. A formal Budget Amendment process will need to occur later in the year via the Budget Public Hearing process.

Attachments:

1. CIP Update Presentation

Capital Improvement Plan Update

March 3, 2025

1

1

The Past: FY 2025 Adopted Budget Summary

- Projects categorized by type (Page 47 of the Budget Book)
  - Repair & Maintenance
    - Authorized
  - Replacement
    - Authorized
  - Enhancement
    - Held due to Financial Constraints

2

2

CIP Fund Balance (2025 Budget)

Fund Balance Summary

- FY 2025 Starting Fund Balance: $5,250,319
- Budgeted Revenue*: $1,727,500
- Budgeted Expenditures*: $7,534,411

Projected FY 2025 EOY Fund Balance: ($556,592)

*Includes carry-over budget

3

3

FY 2024 EOY Commitment

Additional Revenue Commitment

- $1.0M from Original LOT Reserves
- $847,677 from General Fund EOY Savings

4

4

CIP Adjustments/Recommendations

REVENUE CHANGES:

Forest Service Park – Reduce URA Amount	($150,000)
Downtown Core Sidewalk Infill – Match URA CIP	($400,000)

Revenue Reduction: $550k

EXPENDITURE CHANGES:

Farnlun Park – Push to 2026	($25,000)
Skate Park Bathrooms – Push to 2027	($125,000)
Solar Project – Reduce to $150k	($50,000)
Forest Service Park Renovation – Reduce to $175k	($25,000)
Town Square Design – Remove, occurred in 2024	($100,000)
Pavement Management Program – Increase to $600k	$350,000
Downtown Core Sidewalk Infill – Match URA CIP	($400,000)
Sidewalk Curb & Gutter – Remove, part of sidewalk infill	($115,000)
Sustainability – Moved budget to Fire Solar for 2025	($50,000)

Expense Reduction: $540k

Net Impact to CIP Fund: $10k

5

5

CIP Fund Balance (After EOY & Recommendations)

Fund Balance Summary

- FY 2025 Starting Fund Balance: $5,250,319
- Budgeted Revenue*: $3,387,678
- Budgeted Expenditures*: $6,994,411

Projected FY 2025 EOY Fund Balance: $1,643,586

*Includes carry-over budget

6

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Pending Project Funding Requests

Main Street
- $400k to $700k
  - ITD covering all roadway budget adjustments
  - Ongoing discussion with URA regarding further investment
- Formal Change Order Forthcoming (March 17th)

Power Undergrounding
- $35k Request
  - $125k approved 11/4/2024
  - Updated Total: $160k
  - City contribution to a larger project

Lift Tower Lodge Temporary Parking
- Predominately handled in-house
  - Less than $50k
  - Not Using CIP Fund Balance
    - ITD ROW Funds

7

7

Council Action

Potential Motions:

1. Motion to approve the CIP Fund Adjustments & Recommendations as presented.

2. Motion to approve the allocation of funds for Power Undergrounding as presented.

8

8

CIP Resources (FY 2026 & Beyond)

Stable Funding Sources

- $300k Idaho Power Franchise Fee
- $800k Original LOT (product of Fire Consolidation)

One-time Funds

- Continue Strategic Use of EOY Funds

Need Additional Long-Term Funding Sources

- Scenarios will be presented as part of Budget Development Process

9

9

Next Steps

Immediate Follow-up Items

• Chip Seal Bid Acceptance	Today
• Main Street Formal Change Order	March 17
• 5th & 2nd Sidewalk Amount Known	March 19
• Refine FY 2026 Project List	2-4 Weeks

FY 2026 Budget Development

• CIP Council check-in	May 19
• Budget Workshop	June 24

10

10