



City of Ketchum
Public Works

January 13, 2015

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation for a Chip Seal Date

Introduction/History

This year we are scheduled to chip seal the east side of the core, Lewis Street and Northwood Way in the industrial area. Historically, our chip seal dates have been from the middle to the end of July, to the first two weeks of August.

The Ketchum Street Division follows industry, best management practices as closely as possible. In order to provide the most successful chip sealing results, asphalt temperatures must be 60 degrees and rising, leaving July and August with the longest work periods.

Additional items must be considered when working in the Ketchum core.

- 1) The best time to complete chip sealing is also the peak season for summer businesses.
- 2) We avoid the first part of July for the Fourth holiday and Allen and Company.
- 3) After the roads are chipped, at least three weeks are needed to sweep the chips, repaint the streets and prepare for Labor Day. The chip window in the core is the last three weeks of July.
- 4) The occupancy report for 2013/2014 (attached) shows a dip in occupancy around the middle of July.

Current Report

Last year, we did not chip seal the east side of the core and rescheduled for some time around July 15 this year. According to the 2013/2014 occupancy numbers, this timing would have the least amount of impact to the surrounding businesses within the chip sealing window.

Financial Requirement/Impact

Best management practices recommend chip sealing in July and August in order to take advantage of the warmest temperatures and lowest precipitation amounts. Proper placement of chip seal should last 8 years. When chip sealing is completed outside of July and August, the probability that the seal will not last for 8 years is increased.

It has now been 11 years since the east side of the core has been chip sealed and the asphalt is showing distress. The chip job that was performed was done under proper conditions. If it was not, the distress would be far greater than it is. However, we do not want to wait that long again.

If we waited until September, when the average temperatures are ten degrees cooler, the average lows are 38 degrees and some shady spots on the streets may not hit 60 degrees until later in the day, the potential for premature failure increases.

We would like our maintenance projects performed in the most cost effective manner, under the best conditions and to last as long as they are expected to. This would also avoid any future chip sealing disruption in the core over at least the next eight years.

Recommendation

Staff respectfully recommends chip seal dates of Jul. 13-Jul. 16 (schedule is attached).

Recommended Motion

"I move to approve the chip seal dates of July 13 – July 16, 2015 for the streets identified in the staff report."

Sincerely,

Brian Christiansen
Street Superintendent

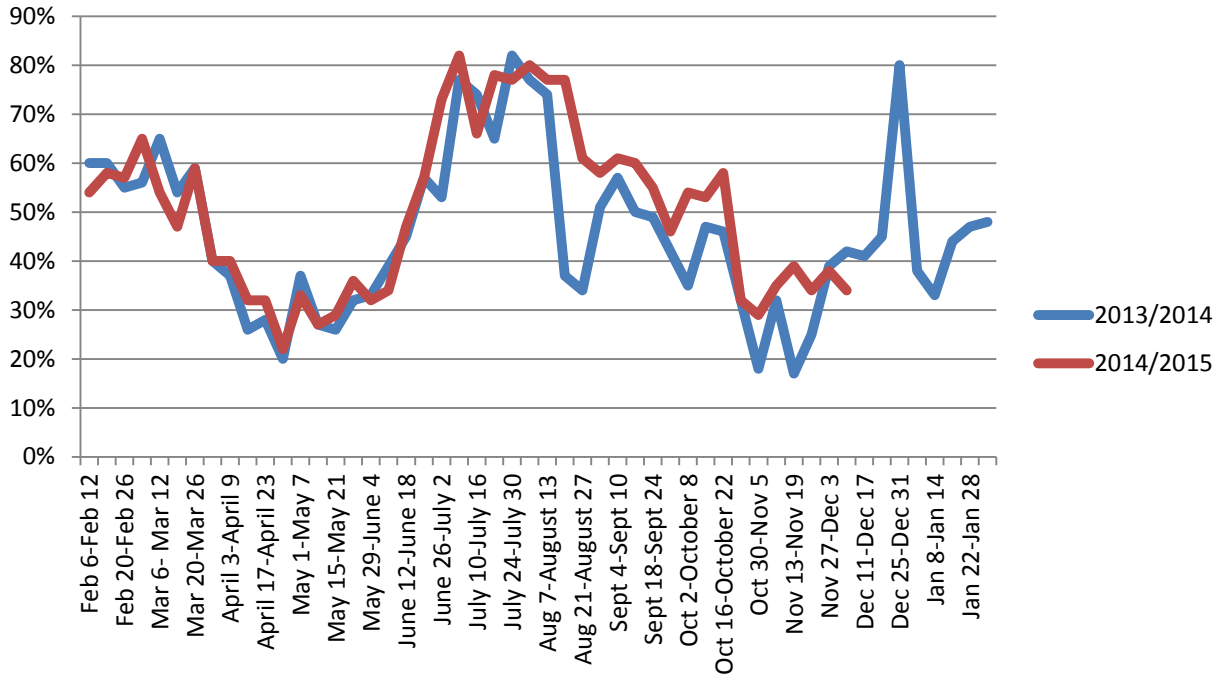


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Chip Seal Street List July 2015

	Street name	Day
	West side of Core	
	Washington- Rivers to 9th Street	Mon
	Rivers- Main to Wood River Drive	Mon
	First St.- Main to 3rd Ave.	Mon
	Sun Valley RD- Main to 3rd Ave.	Tue
	Sixth St.- Main to 4th Ave.	Tue
	Second St.- Main to 3rd Ave.	Tue
	Finish First St.	Tue
	Fourth St.-Main to 2nd Ave.	Wed
	Fifth St.- Main to 2nd Ave.	Wed
	Seventh St.- Warm Springs to 4th Ave.	Wed
	Eighth St.- Warm Springs to 4th Ave.	Wed
	Lewis Street	Thurs
	Northwood Industrial	Thurs

Sun Valley/Ketchum Weekly Occupancy



Sun Valley/ Ketchum Occupancy Rates

week of*	2013/2014	2014/2015	
Feb 6-Feb 12	60%	54%	
Feb 13-Feb 19	60%	58%	*2014 dates
Feb 20-Feb 26	55%	57%	
Feb 27-Mar 5	56%	65%	
Mar 6- Mar 12	65%	54%	
Mar 13-Mar 19	54%	47%	
Mar 20-Mar 26	59%	59%	
March 27-April 2	40%	40%	
April 3-April 9	37%	40%	
April 10-April 16	26%	32%	
April 17-April 23	28%	32%	
April 24-April 30	20%	22%	
May 1-May 7	37%	33%	
May 8-May 14	27%	27%	
May 15-May 21	26%	29%	
May 22-May 28	32%	36%	
May 29-June 4	33%	32%	
June 5-June 11	39%	34%	
June 12-June 18	45%	47%	
June 19-June 25	57%	57%	
June 26-July 2	53%	73%	
July 3-July 9	77%	82%	
July 10-July 16	74%	66%	
July 17-July 23	65%	78%	
July 24-July 30	82%	77%	
July 31-August 6	77%	80%	
Aug 7-August 13	74%	77%	
August 14-August 20	37%	77%	
Aug 21-August 27	34%	61%	
August 28-Sept 3	51%	58%	
Sept 4-Sept 10	57%	61%	
Sept 11-Sept 17	50%	60%	
Sept 18-Sept 24	49%	55%	
Sept 25-October 1	42%	46%	
Oct 2-October 8	35%	54%	
Oct 9-October 15	47%	53%	
Oct 16-October 22	46%	58%	

Oct 23-October 29

32%

32%