



CITY OF KETCHUM, IDAHO REGULAR CITY COUNCIL MEETING

Monday, May 21, 2018, 5:30 p.m.

480 East Avenue, North, Ketchum, Idaho

AGENDA

1. CALL TO ORDER: By Mayor Neil Bradshaw
2. ROLL CALL
3. SWEARING IN OF NEW CITY OF KETCHUM FIREFIGHTERS
4. COMMUNICATIONS FROM MAYOR AND COUNCILORS
 - a. Proclamation Identifying May as Mental Health Month
5. COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)
6. CONSENT AGENDA: Note: (**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.
 - a. Approval of Minutes: Special Meeting April 18, 2018
 - b. Approval of Minutes: Regular Meeting May 1, 2018
 - c. Authorization and approval of the payroll register
 - d. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$762,140.20 as presented by the Treasurer.
 - e. Authorization to enter into Contract #20181 with Michael Marlin for Ketchum Arts Commission performance art event – Assistant City Administrator Lisa Enourato
 - f. Monthly Financial State of the City—Director of Finance and Internal Services, Grant Gager
 - g. Approval of Right of Way Encroachment Agreement 20188 between West Ketchum Townhomes and City of Ketchum—City Administrator Suzanne Frick
 - h. Approval of Purchase Order No. 20184 for Chip Seal Oil – Streets and Facilities Maintenance Director, Brian Christiansen
 - i. Approval of Contract No. 20185 for Irrigation Upgrades – Facilities Maintenance Supervisor, Juerg Stauffacher
 - j. Approval of Onyx Exceedance Agreement Contract 20171 – Director of Planning & Building John Gaeddert
 - k. Approval of Resolution 18-014 for Destruction of & Disposal of Semi-Permanent Records – City Clerk, Robin Crotty
 - l. Authorization and Approval of Street Closure Requests for Special Events—Assistant City Administrator Lisa Enourato
7. PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)
 - a. **ACTION – PUBLIC HEARING** - Third reading and adoption of Ordinance 1181 continued from April 16, 2018, of the city-initiated text amendment amending development standards for properties located in the Avalanche District and creating standards for Neighborhood and Commercial Snow Storage Facilities. Amendments apply to Title 17, Ketchum Municipal Code, Chapter 17.08, Chapter 17.12, Chapter 17.92, Chapter 17.124, and Section 17.92.010 and Title 16, Ketchum Municipal Code, Section 16.04.040—Director of Planning & Building, John Gaeddert
 - b. **ACTION -PUBLIC HEARING**— Third reading and adoption of Ordinance 1182 to rezone Lots 17, 18 & 19 on Mortgage Row – Director of Planning & Building John Gaeddert
 - c. Presentation and discussion of site selection process for the new fire station—Director of Finance and Internal Services Grant Gager
8. STAFF AND COUNCIL COMMUNICATIONS (council deliberation, public comment not taken)
 - a. Presentation of Contract Scope of Work and Accomplishments for Ketchum Innovation Center (KIC)— Executive Director Kathryn Guylay
 - b. Direction to staff on the form for requesting in-lieu housing funds – Director of Planning & Building John Gaeddert
 - c. **ACTION**—Recommendation to award Contract 20187 to Open Spaces Northwest to support the Ketchum Sustainability Advisory Committee (KSAC)—Mayor Neil Bradshaw

- d. Distribution of public hearing record for the appeal of design review Permit for the Community Library—
Director of Planning and Building, John Gaeddert
- e. Distribution of funding requests from:
 - i. Ketchum Arts Commission
 - ii. Visit Sun Valley
 - iii. Mountain Rides
 - iv. Blaine County Housing Authority
 - v. Ketchum Community Development Corporation
 - vi. Sun Valley Economic Development
 - vii. Men's Second Chance Living

9. EXECUTIVE SESSION

- a. Discussion pursuant to 74-206 (1) (j)
- b. Discussion pursuant to 74-206 (1) (f)

10. ADJOURNMENT

If you need special accommodations, please contact the City of Ketchum in advance of the meeting.

This agenda is subject to revisions and additions. Revised portions of the agenda are underlined in bold.

Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N. in Ketchum or by calling 726-3841.

Your participation and input is greatly appreciated. We would like to make this as easy as possible and familiarize you with the process. If you plan to speak, please follow the protocol below.

- Please come to the podium to speak.
- Stand approximately 4-6 inches from the microphone for best results in recording your comments.
- Begin by stating your name.
- Please avoid answering questions from audience members. All questions should come from City officials.
- Public comments will be limited by a time determined by the Mayor.
- You may not give your time to another speaker.
- If you plan to show a slide presentation or video, please provide a copy to the City Clerk by 5:00 p.m. on the meeting date.

Please note that all people may speak at public hearings.

Public comment on other agenda items is at the discretion of the Mayor and City Council.

Public comments may also be sent via email to participate@ketchumidaho.org

Visit www.ketchumidaho.org and sign up for notifications on agendas, meeting packets, dates and more.

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Thank you for your participation.

We look forward to hearing from you!



City Council

Special Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Robin Crotty
208-726-3841

Wednesday, April 18, 2018

12:00 PM

Ketchum City Hall

Present: Mayor Neil Bradshaw
Council President Michael David
Councilor Jim Slanetz
Councilor Courtney Hamilton
Councilor Amanda Breen

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Finance and Internal Services Grant Gager

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 12:02 p.m.

2. ROLL CALL

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

No comments

4. COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)

Mayor Neil Bradshaw asked for comments from the public.

Anne Corrock questioned the funding of 191 5th St. West. She clarified her comments from Monday evenings council meeting and talked about the staff report and council doing their due diligence and about the funding that is available in the budget at this time to cover the \$3.1 Million. Anne Corrock talked about the processes that were followed in the past in regard to funding contracts and gave examples of how the previous council did their due diligence. She advised that she would like to see where the money is coming from in this current budget.

Steve Cook welcomed the new council. He talked about the uncertainty regarding the Auberge project and hopes that some consideration would be made that the protection barrier be addressed in regard to beautification of the entrance of Ketchum if this project is extended 3 to 4 years.

Gary Lipton spoke regarding the Jack Barriteau property. He talked about the financing that was talked about 2 years ago and advised council to ask for proof of funds.

Jim Hungelmann said this could be cleared up if the owner of Auberge would step up.

5. PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)

- a. Public hearing and adoption of Resolution 18-011 authorizing sale of the parking lot at 1st Street and Washington Ave to the KURA, Lots 5 and 6, Block 19, Ketchum Townsite—Mayor Neil Bradshaw
Continued from April 2, 2018**

Councilor Amanda Breen made corrections to Resolution 18-001 in the packet. – 1st Paragraph – Administrative is misspelled. Paragraph 1.2 – date is incorrect and should be April 18, 2018.

Mayor Neil Bradshaw opened the meeting for public comment.

Julie Johnson read a letter from the Sawtooth Club regarding the parking lot behind Sushi on Second. She advised that it is a very useful parking lot and talked about how parking affects the businesses. Julie Johnson requested the parking lot remain public parking.

Karen Martin, owner of Whiskey Jacks said that the parking lot is not just useful but necessary. She talked about the Argyros theater and the need for the parking lot when it opens. She talked about the safety of employees who work until 3 am in the morning and the need for them to be able to park there. Karen Martin said it is clear that paid parking in that area is a failure, however parking is extremely useful. She advised that the City should not sell to KURA because they need a new City Hall. She begged council to leave the lot and the lot should remain free to support the small businesses in the area.

Michel Rudigoz complimented the Mayor and Council. He asked what the commitment is from the KURA upon the sale of the Lot. He talked about parking around the city and the issues of everybody getting tickets. He advised that selling something because you don't know what to do with it is wrong.

Gary Lipton, member of the KURA board, advised that he is talking to all the naysayers in the audience and the fact that nobody showed up to the 5 meetings that were held regarding the sale of the lot to the KURA. He advised the public that participation at the board meetings is where decisions are made.

Julie Johnson advised she was at the meetings but did not understand the agendas and did not have the packet.

Jim Hungelmann talked about the value of the asset and the laws to be able to sell. He talked about the resolution and said this is illegal conduct. Jim Hungelmann advised Council to look at the value of the lot and encouraged council not to move forward.

Anne Corrock talked about the formality of the selling of the lot. She talked about December 19, 2016 when public parking was starting to be discussed. She read aloud the beginning of the proposed parking ordinance and the strategies. Anne Corrock advised that moving forward with the sale of the parking lot is against the ordinance that was approved at that time. The KURA will sunset at some time and they will have to get rid of their assets.

Public comment session closed.

Mayor Neil Bradshaw advised that he is impressed with the KURA board. Any action they choose to take with real estate they own they will do with transparency. At this time, the KURA will keep that lot as a parking lot. He is sure the KURA will make an appropriate decision at the appropriate time with the appropriate process.

Council President Michael David advised that the council cannot guarantee how the lot will be used no matter who owns the lot.

Councilor Amanda Breen advised she agrees with Michael David. The KURA meets every month and the agendas are publicly posted and available for the public to view. All concerns regarding the purchase and use of the lot should be brought to the KURA board. She reiterated that the KURA, at this time, has no intention of changing the use of the lot.

Councilor Jim Slanetz talked about the public process that the KURA goes thru. He encouraged the public to attend and participate in those meetings. He talked about the sunset at the end of the KURA and at the end of the sunset if the land is not sold, it will go back to the City.

Mayor Neil Bradshaw asked Susan Scovell to talk about what is on her mind. Susan Scovell advised that she is in support of the purchase of a new city hall. She advised that the KURA felt by purchasing that lot they could turn around and sell the lot and build affordable housing. Parking is not on their list, housing is number one. If the KURA can't sell this lot, they feel like they were lead down the wrong path and this has gone backwards. Affordable housing on that lot is not doable and it is apparent by all the people who spoke today that they are in favor of parking. She suggested going back to the KURA and being clear with them.

Council President Michael David advised there has been a lot of legal vetting of this process. He feels comfortable with the KURA Counsel and the City's Counsel. Mayor Neil Bradshaw advised that these are two public entities that have to go thru the public process. He agrees with Michael David's previous comment that no matter who owns the lot, we cannot guarantee what will happen to that lot.

Mayor Neil Bradshaw asked for a motion.

Motion to adopt Resolution 18-011 authorizing the Mayor to execute Contract #20179 for the Purchase and Sale Agreement of the Ketchum Urban Renewal Agency and authorizing the Mayor and Staff to execute other associated documents related to the sale of Real property Lots 5 and 6, Block 19, Ketchum Township.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Courtney Hamilton, Councilor |
| SECONDER: | Michael David, Council President |
| AYES: | David, Slanetz, Breen, Hamilton |

6. ADJOURNMENT

Motion to adjourn at 12:27 pm.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Michael David, Council President |
| SECONDER: | Courtney Hamilton, Councilor |
| AYES: | David, Slanetz, Breen, Hamilton |

Neil Bradshaw, Mayor

Robin Crotty City Clerk



City Council

Regular Meeting

~ Minutes ~

480 East Avenue North
Ketchum, ID 83340
<http://ketchumidaho.org/>

Robin Crotty
208-726-3841

Tuesday, May 1, 2018

5:30 PM

Ketchum City Hall

Present:
Mayor Neil Bradshaw
Council President Michael David
Councilor Jim Slanetz
Councilor Courtney Hamilton
Councilor Amanda Breen

Also Present:
Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Matt Johnson
Director of Finance and Internal Services Grant Gager
Director of Planning & Building John Gaeddert

1. CALL TO ORDER: By Mayor Neil Bradshaw

Mayor Neil Bradshaw called the meeting to order at 5:31 pm.

2. ROLL CALL

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Council President Michael David gave thanks to the fire department for fighting the fire at Warm Springs Lodge.

Councilor Courtney Hamilton reiterated Council President Michael David's sentiments. She also advised that Idaho Gives is this Thursday and it's a good day to give, and there are many matching donors.

Councilor Amanda Breen expressed the need to get the message out to the public, that we welcome special events.

Mayor Neil Bradshaw echoed the thanks for the fire response. The Mayor advised that the first meeting of the Events Task Force was a success. There are 25 people on the events task force and he was very pleased with the feedback. Councilor Amanda Breen would like to be present at the next meeting. Mayor Neil Bradshaw advised that the City will be partnering with the Trailing of the Sheep Event to be sure it is a successful event.

a. Proclamation: May 19, 2018 Kids to Parks Day

Mayor Neil Bradshaw Read the Kids to Parks Day Proclamation.

4. COMMUNICATIONS FROM THE PUBLIC on matters not on the agenda (Comments will be kept to 3 minutes)

Mayor Neil Bradshaw opened the meeting for public comment.

YMCA, CEO Jason Shearer talked about Power Scholars and Make a Splash. He looks forward to continuing to partner with the City.

Peter G. Prekeges, 100 Hiawatha Dr., talked about being excited about Ketchum and about free parking. He talked about the money the City has given to different organizations and about having no Urban blight in Ketchum. He advised that is his opinion. He would like to see the parking lot behind Sushi on Second turned into free parking and maintained by the City.

Public Comment session closed.

5. CONSENT: Note: (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.

a. Approval of Minutes: Regular Meeting April 16, 2018

Councilor Courtney Hamilton asked for clarification in the minutes under the topic of Mortgage Row. She would like it to read, "Abby Rivan explained there are several nonconforming properties in that area which would create difficulties in blanket zoning".

Motion to approve 5 a with updates as just discussed.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Courtney Hamilton, Councilor |
| SECONDER: | Amanda Breen, Councilor |
| AYES: | David, Slanetz, Breen, Hamilton |

b. Authorization and approval of the payroll register

c. Authorization and approval of the disbursement of funds from the City's treasury for the payment of bills in the total sum of \$536,531.26 as presented by the Treasurer.

Councilor Jim Slanetz questioned the charges on the well repairs.

Director of Finance & Internal Services Grant Gager talked about the original part on the Northwood well that was sheared off and needed to be fabricated.

Motion to approve 5c

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Jim Slanetz, Councilor |
| SECONDER: | Courtney Hamilton, Councilor |
| AYES: | David, Slanetz, Breen, Hamilton |

d. Authorization to enter into contract #20182 for canine aquatic dock diving competition event – Assistant City Administrator Lisa Enourato

Councilor Courtney Hamilton questioned what this event is about.

Mayor Neil Bradshaw advised it is a new event brought to the Community to bring vibrancy to Ketchum. The location is between the Limelight Hotel and Forest Service Park. Special Events Coordinator Alisa Sergeyeva advised that the Limelight Hotel will be helping. Councilor Jim Slanetz questioned if we could

get other sponsorship's. Alisa Sergeyeva explained that pet shop owners are being invited to participate but not as sponsors. This is an event to give to the community and we are not charging to participate. Sponsorship was discussed, and it was decided that if the event was a success we may look at sponsorship for next year. All of council agreed. Councilor Courtney Hamilton asked why we chose that location. Alisa Sergeyeva advised they would like the event centrally located to draw in the tourists. This location is one of the preferred event spots as well.

Motion to approve contract 20182 for Dockdogs

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Courtney Hamilton, Councilor |
| SECONDER: | Amanda Breen, Councilor |
| AYES: | David, Slanetz, Breen, Hamilton |

e. Approval of Resolution 18-013 to declare surplus property – Director of Finance & Internal Services, Grant Gager

Councilor Jim Slanetz pulled item c

Councilor Courtney Hamilton pulled items 5a & d

Motion to approve b & e

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Courtney Hamilton, Councilor |
| SECONDER: | Michael David, Council President |
| AYES: | David, Slanetz, Breen, Hamilton |

6. PUBLIC HEARINGS AND DISCUSSIONS (Public comment and input taken on the following items)

a. Ketchum Innovation Center (KIC) quarterly update – Kathryn Guylay

This item was removed from this agenda.

b. ACTION: Budget request for Mountain Rides Summer Circulator Service – Director of Finance & Internal Services, Grant Gager

Mayor Neil Bradshaw opened the meeting for public comment. There was no comment

Councilor Michael David disclosed that he is an employee of Mountain Rides. He advised there is no financial benefit, however he will recuse himself from this discussion and vote.

Mayor Neil Bradshaw advised that he does not know if this circulator will work, however, he would like to test it out for the summer months. Mountain Rides Executive Director Wally Morgus is present to answer questions.

Councilor Courtney Hamilton is struggling with this request. She talked about not wanting to see an empty bus go by and prefers the winter months to test this out rather than the summer months. She would prefer to use the funds on different services.

Councilor Jim Slanetz agrees with Councilor Courtney Hamilton and believes we could get a better read in the winter.

Councilor Amanda Breen disagrees with some of Courtney Hamilton's points. She advised, as a visitor, it's hard to get around town. She talked about consistency and the need to go 7 days a week or wait until winter. She does not think we can get the ridership in the summer unless we do 7 days a week.

Mayor Neil Bradshaw talked about the positives of having the 7 day a week route and getting the data. We have the funds now to try to figure out if we should invest more money in the future or not.

Councilor Amanda Breen talked about the overage in the LOT funds and what the other plans are if we don't support this. Mayor Neil Bradshaw talked about the positives of the city putting the bus out there to possibly eliminate 30 to 40 cars from the road. Councilor Jim Slanetz suggested a shorter period.

Director of Finance and Internal Services Grant Gager explained the schedule that was selected and talked about staffing and the printed schedule and the inability to do the trial for a shorter period.

Councilor Amanda Breen is in support of going all in for \$23,000 or waiting until winter. She explained that she heard a lot during her campaign that the public would like a jitney.

Mountain Rides Executive Director Wally Morgus advised that he does not have anything to add regarding the services. He said that the summer circulator is an opportunity to collect data. We could hire a consultant, but this is a better way of doing the test.

Councilor Jim Slanetz talked about the ridership during the day in the winter and about tourists not taking the evening bus because they won't think of it. He thinks this is the wrong time to launch this route. Councilor Amanda Breen talked about the different months and how it effects ridership. Mayor Neil Bradshaw advised that he is in support of the summer route. We don't have a crystal ball, but we should take the risk. Councilor Courtney Hamilton is willing to give it a go but is not positive it will be a success.

Motion to authorize staff to provide additional funding in the amount of \$23,000 to Mountain Rides Transportation Authority for provision of enhanced summer circulator service.

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| RESULT: | ADOPTED [3 TO 1] |
| MOVER: | Amanda Breen, Councilor |
| SECONDER: | Amanda Breen, Courtney Hamilton |
| NAYS: | Jim Slanetz |
| ABSTAIN: | Michael David |

c. Direction to staff to prepare amendments to KMC Chapter 5.16, Off Site Vending—Director of Planning and Building John Gaeddert

Mayor Neil Bradshaw advised we are only talking about offsite vending on private land. Currently there is only 1 vendor allowed per private parcel. Staff is looking for direction to continue working on a text amendment or should this be tabled. Should staff work on 1 vendor per a certain sq. footage.

Director of Planning & Building John Gaeddert clarified that staff is looking for direction on purpose and which zones? How to address brick and mortar operations should be looked at and advised that this is a sensitive issue. There are also a couple of clean up items regarding fees.

Council President Michael David questioned if there is a possibility to limit a certain number of vendors in a certain zone as its been done in other resort towns. Director of Planning & Building John Gaeddert agreed this could be done. Mayor Neil Bradshaw is in support of the concept and is asking council if they support the concept and if they want staff to continue to work on this.

Mayor Neil Bradshaw opened the meeting for public comment.

Peter G Prekeges is pretty pleased with the current ordinance. He talked about season and vendors coming in and the problems that occur including vendors paying their fair share and bathroom issues. He talked about servicing food after hours and about the specifics that need to be addressed.

Christina Cook talked about food vendor trucks and advised that she is ok with trucks, but they don't pay enough fees. She advised that small businesses help the market and we don't want trucks open from 9am to 10pm. She would like the city to consider the small businesses in Ketchum and suggested limiting hours and increasing the vending fees.

Steve Cook thinks this ordinance is pretty well written. He agrees with Christina Cook and said the city needs to protect the businesses but should not be against the vendors. He talked about the challenge of protecting the bricks and mortar. He talked about putting limitations on the vendors and voiced concern over it becoming more like a marketplace and it starting to compete with the businesses. Steve Cook suggested the need to scrutinize the number of units and the districts. The difference between an offsite vendor business and transition to a restaurant are like night and day. He thinks it's a matter of density.

Mayor Neil Bradshaw closed public comment closed.

Mayor Neil Bradshaw would like to create vibrancy. This has been successful in other cities. He would like Council to instruct staff to work on this.

Councilor Courtney Hamilton likes Council President Michael David's ideas of limiting vending in a certain zone. Councilor Amanda Breen agrees and would like staff to present a couple of models to help decide. Councilor Jim Slanetz does not think the current ordinance is that far off and just needs some tweaking but not a rewrite.

Staff was directed to look at density balance and number of days of operation and amenities. This topic will come back on June 4th with a text amendment. Mayor Neil Bradshaw invited the public back to attend the meeting on the 4th.

d. ACTION: Direction to staff authorizing funding for the design of undergrounding power in the alley between Washington Ave and Warm Springs Road, 7th Street to 9th Street—City Administrator Suzanne Frick

Mayor Neil Bradshaw talked about the undergrounding initiatives. He is in favor of approving the funds for the initial phase and is encouraging others to apply.

Mayor opened the meeting for public comment. No comments.

Councilor Amanda Breen advised that the application needs the contact information updated.

City Administrator Suzanne Frick advised that this is the first application and talked about the policy that was previously enacted. The city would cover 25%. When it gets into the undergrounding work the funding is based on the priorities. The timeline was discussed. Councilor Jim Slanetz asked what this area is zoned? City Administrator Suzanne Frick advised it is Light Industrial and Community Core. Councilor Courtney Hamilton asked if this has any negative effects on property and where the line and the utility box lands. The preliminary plan shows there may be 3 or 4 utility boxes which we will know after the study.

Currently the city is only approving the \$700 for the study to help defray some of the cost. Councilor Jim Slanetz talked about the applicant putting up \$2,100. Mayor Neil Bradshaw talked about risk and innovation. He is hoping this encourages others to get involved. Councilor Courtney Hamilton would like this done in a more efficient way than a block and a half. If there is a way to make this more efficient she would be more in favor. Councilor Jim Slanetz advised we could do a LID. The applicant has a lot of risk in this. Suzanne advised that we could suggest the study be done in a larger area and fund differently. Jim Slanetz said that if we did that we would want it done in another area that is higher on the priority area list.

Motion to direct staff to authorize funding for the design of undergrounding power in the alley between Washington Ave and Warm Springs Road, 7th Street to 9th Street.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Courtney Hamilton, Councilor |
| SECONDER: | Amanda Breen, Councilor |
| AYES: | David, Slanetz, Breen, Hamilton |

a. PUBLIC HEARING— Second reading and adoption of Ordinance 1182 to rezone Lots 17, 18 & 19 on Mortgage Row – Director of Planning & Building John Gaedert

Mayor Neil Bradshaw opened the meeting up for public comment. There was none.

Motion to approve the second reading of Ordinance No. 1182 amending the City of Ketchum Zoning Map by changing the zoning district designation of Lots 17, 18 and 19 of Mortgage

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Courtney Hamilton, Councilor |
| SECONDER: | Michael David, Council President |
| AYES: | David, Slanetz, Breen, Hamilton |

7. STAFF AND COUNCIL COMMUNICATIONS (council deliberation, public comment not taken)

a. ACTION: Recommendation to issue a Request for Proposal for architectural services to design a fire station on Warm Springs Road—City Administrator Suzanne Frick.

Mayor Neil Bradshaw summarized that we need to start working in more depth with an application and an RFP for an architect. He is looking for comments and questions from council.

Councilor Courtney Hamilton questioned the location and the fact that it has not been made public. She does not know if we should go ahead with an architect since the location has not been discussed. Councilor Jim Slanetz agreed. Mayor Neil Bradshaw advised we need to select an architect that we can work with to help us decide on the site. If this site does not work their work will be transferred to another site. A rendering will then be presented to the public for comment.

City Administrator Suzanne Frick talked about all that will be learned from the architect. Councilor Courtney Hamilton voiced concern about fire trucks and access to the highway and a possible new stop light. Councilor Amanda Breen agreed that getting an architect is a good start. Mayor Neil Bradshaw talked about getting an architect that could be part of the team. This is not a site selection. Councilor Jim Slanetz talked about the design being part of the RFP and voiced concerns about hiring an architect to be a consultant. Suzanne Frick advised that the RFP is structured in two phases. The preliminary design

is first, then out to bond to determine if we have funding. Phase 2 will be design development and construction costs. Currently we are only proceeding with Phase 1.

Staff has been given direction to issue a request for proposal for architectural services to design a fire station on Warm Springs Road.

8. EXECUTIVE SESSION

a. Discussion pursuant to 74-206 (1) (f)

Motion to go into Executive Session at 7:06 pm pursuant to 74-206 (1) (f)

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Jim Slanetz, Councilor |
| SECONDER: | Amanda Breen, Councilor |
| AYES: | David, Slanetz, Breen, Hamilton |

Motion to come out of Executive Session at 7:20 pm

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Amanda Breen, Councilor |
| SECONDER: | Courtney Hamilton, Councilor |
| AYES: | David, Slanetz, Breen, Hamilton |

9. ADJOURNMENT

Motion to adjourn at 7:21 p.m.

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| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Amanda Breen, Councilor |
| SECONDER: | Courtney Hamilton, Councilor |
| AYES: | David, Slanetz, Breen, Hamilton |

Neil Bradshaw, Mayor

Robin Crotty, Interim City Clerk

Report Criteria:

Invoices with totals above \$0 included.
 Paid and unpaid invoices included.
 [Report].GL Account Number = "0110000000"-9549009999", "9910000000"-9911810000"

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---|--------------------|
| GENERAL FUND | | | |
| 01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 500.24 |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 1,000.00 |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 1,501.54 |
| 01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 1,484.60 |
| 01-3700-3600 REFUNDS & REIMBURSEMENTS | | | |
| SCOTT MILEY ROOFING | 2197 | Refund of Building Permt fees Invoice 2197 - 112 Short Swing Lane | 386.00 |
| Total : | | | 4,872.38 |
| LEGISLATIVE & EXECUTIVE | | | |
| 01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA) | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 1,200.00 |
| 01-4110-2515 VISION REIMBURSEMENT ACCT(HRA) | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 175.00 |
| 01-4110-3100 OFFICE SUPPLIES & POSTAGE | | | |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 239.30 |
| 01-4110-3200 OPERATING SUPPLIES | | | |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 465.52 |
| 01-4110-4200 PROFESSIONAL SERVICES | | | |
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 16.75 |
| 01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG | | | |
| US BANK | 4322 - 3 MEE | 7646 - 3 meetings | 235.99 |
| US BANK | 9567 042518 | 9567 - Limelight | 569.05 |
| Total LEGISLATIVE & EXECUTIVE: | | | 2,901.61 |
| ADMINISTRATIVE SERVICES | | | |
| 01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA) | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 491.60 |
| 01-4150-3100 OFFICE SUPPLIES & POSTAGE | | | |
| ATKINSONS' MARKET | 05066389 | City Hall supplies | 30.43 |
| COPY & PRINT, L.L.C. | 57894 | Coffee/tea/office supplies | 150.44 |
| COPY & PRINT, L.L.C. | 84440 | case of 8 x 14" copy paper | 89.99 |
| COPY & PRINT, L.L.C. | 84458 | Coffee | 23.99 |
| COPY & PRINT, L.L.C. | 84462 | Blue Ink Refills | 4.69 |
| COPY & PRINT, L.L.C. | 84470 | Pens | 10.75 |
| COPY & PRINT, L.L.C. | 84475 | Thermal paper for calculators | 7.70 |
| COPY & PRINT, L.L.C. | 84496 | pen refills | 10.20 |
| SUN VALLEY NATURAL SPRING | 00028279 | Water Cooler & Bottles for Meeting Room | 59.49 |
| US BANK | 7079 042518 | 7079 - amazon | 30.45 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---|--------------------|
| US BANK | 9567 042518 | 9567 - Moo.com | 124.83 |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 521.48 |
| 01-4150-3310 STATE SALES TAX-GEN.GOV. & PAR | | | |
| STATE TAX COMMISSION | 052118 | Permit # 00020989 04/01/18 - 04/30/18 | 2.72 |
| 01-4150-4200 PROFESSIONAL SERVICES | | | |
| CASELLE, INC. | 87663 | CONTRACT SUPPORT | 2,204.00 |
| COMMUNITY RISING | 043018 | Consulting Service | 1,000.00 |
| COPY & PRINT, L.L.C. | 84441 | post it notes for meeting | 31.00 |
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 29.15 |
| SHRED-IT USA | 8124587249 | shred it service | 135.16 |
| BROWN, LINDA DIANE | 1805 | Delivery for May 2018 | 95.00 |
| BACKGROUND INVESTATION B | CIT025050118- | Background Checks | 23.95 |
| 01-4150-4400 ADVERTISING & LEGAL PUBLICATIO | | | |
| EXPRESS PUBLISHING, INC. | 1257746 | Legal - Intent to Sell Property | 36.80 |
| EXPRESS PUBLISHING, INC. | 12577556 | Special Meeting 4/18 | 70.40 |
| EXPRESS PUBLISHING, INC. | 12577579 | Ketchum is Hiring | 310.20 |
| EXPRESS PUBLISHING, INC. | 12577579.1 | Ketchum is Hiring | 267.96 |
| EXPRESS PUBLISHING, INC. | 12577736 | Ketchum is Hiring | 310.20 |
| EXPRESS PUBLISHING, INC. | 12577736.1 | Ketchum is Hiring | 267.96 |
| EXPRESS PUBLISHING, INC. | 12577747 | Legal - Public Hearing | 23.00 |
| EXPRESS PUBLISHING, INC. | 12578052 | Legal 4/12 Demolition | 12.88 |
| EXPRESS PUBLISHING, INC. | 12578053 | Legal 4/16 Hearing | 51.75 |
| EXPRESS PUBLISHING, INC. | 12578611 | Warm Springs Sidewalk Infil | 140.80 |
| EXPRESS PUBLISHING, INC. | 12578633 | Legal 5/21 Council Meeting | 25.76 |
| EXPRESS PUBLISHING, INC. | 12578783 | Legal - Council Meeting | 29.44 |
| US BANK | 7079 042518 | 7079 - Express Publishing | 205.00 |
| US BANK | 7079 042518 | 7079 - Printing | 79.76 |
| IDAHO SUNSHINE MEDIA LLC | 6259 | Eighth Page | 175.00 |
| IDAHO SUNSHINE MEDIA LLC | 6304 | Eighth Page | 122.50 |
| 01-4150-5100 TELEPHONE & COMMUNICATIONS | | | |
| CENTURY LINK | 2087263841 04 | 2087263841 042318 | 2,818.18 |
| CENTURY LINK | 2087267801 04 | 2087267801 042318 | 20.00 |
| 01-4150-5110 COMPUTER NETWORK | | | |
| GREAT AMERICA LEASING COR | 22549747 | 012-1147509-000 - Copiers lease agreement | 1,535.46 |
| KETCHUM COMPUTERS, INC. | 15043 | Computer maintenance & support | 7,865.00 |
| KETCHUM COMPUTERS, INC. | 15044 | Computer Support - BCSO | 1,056.25 |
| US BANK | 7079 042518 | 7079 - go daddy | 271.98 |
| 01-4150-5150 COMMUNICATIONS | | | |
| US BANK | 9567 042518 | 9567 - Promotional Products | 288.97 |
| US BANK | 9567 042518 | 9567 - Facebook | 184.19 |
| US BANK | 9567 042518 | 9567 - Mailchimp | 30.00 |
| US BANK | 9567 042518 | 9567 - Constant Contact | 118.75 |
| US BANK | 9567 042518 | 9567 -Calculated Image | 44.17 |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 339.12 |
| GRANICUS | 96123 | IQM2 - Civic Streaming forApril of 2018 | 523.69 |
| GRANICUS | 97654 | IQM2 - Civic Streaming for May of 2018 | 523.69 |
| IDAHO CONSERVATION LEAGU | 8642 | Map | 1,000.00 |
| 01-4150-5200 UTILITIES | | | |
| CLEAR CREEK DISPOSAL | 0001136622 | 951449 - 4th & East | 60.00 |
| CLEAR CREEK DISPOSAL | 1135406 | 960 - 480 East | 78.79 |
| IDAHO POWER | 2200749261 04 | 2200749261 042418 | 1,719.12 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---|--------------------|
| IDAHO POWER | 2203990334 05 | 2203990334 051118 | 49.76 |
| IDAHO POWER | 2206570869 05 | 2206570869 051118 | 91.43 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 259.18 |
| INTERMOUNTAIN GAS | 44919030005 0 | 44919030005 042418 | 15.36 |
| 01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS | | | |
| CHATEAU DRUG CENTER | 1891068 | teflon/cement/pulley | 10.42 |
| PIPECO, INC. | S2989150.001 | Parts | 8.72 |
| 01-4150-6500 CONTRACTS FOR SERVICES | | | |
| S & C ASSOCIATES LLC | 1182 | 17-1010 Warm Springs Sidewalk | 2,887.50 |
| S & C ASSOCIATES LLC | 1183 | 17-1017 Little Leage Field Improvements | 52.50 |
| S & C ASSOCIATES LLC | 1186 | 18-1001 10th Street Lot Expansion | 2,152.50 |
| S & C ASSOCIATES LLC | 1187 | 18-1003 - Lighting Upgrades | 577.50 |
| S & C ASSOCIATES LLC | 1188 | 18-1004 - IG Encroachment | 367.50 |
| S & C ASSOCIATES LLC | 1189 | 18-1006 Fire Inspection Report | 52.50 |
| S & C ASSOCIATES LLC | 1190 | 18-1008 2018 Sidewalk Priorities | 840.00 |
| Total ADMINISTRATIVE SERVICES: | | | 33,048.66 |
| LEGAL | | | |
| 01-4160-4200 PROFESSIONAL SERVICES | | | |
| WHITE PETERSON | 24892R 043018 | General City Administration | 15,500.00 |
| Total LEGAL: | | | 15,500.00 |
| PLANNING & BUILDING | | | |
| 01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA) | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 125.48 |
| 01-4170-3100 OFFICE SUPPLIES & POSTAGE | | | |
| US BANK | 7079 042518 | 7079 - amazon | 184.16 |
| US BANK | 9567 042518 | 9567 - Moo.com | 41.61 |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 320.30 |
| 01-4170-4200 PROFESSIONAL SERVICES | | | |
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 19.35 |
| 01-4170-4210 PROFESSIONAL SERVICES - IDBS | | | |
| DIVISION OF BUILDING SAFETY | 040118 | April 2018 - Building Permit | 12,917.00 |
| DIVISION OF BUILDING SAFETY | 040118 | April 2018 - Plan Check Fees | 6,461.89 |
| 01-4170-4400 ADVERTISING & LEGAL PUBLICATIO | | | |
| EXPRESS PUBLISHING, INC. | 12578781 | Legal P & Z Prelim Plat Application | 17.48 |
| EXPRESS PUBLISHING, INC. | 12578782 | Legal - Zone Change B. Smith | 22.08 |
| Total PLANNING & BUILDING: | | | 20,109.35 |
| NON-DEPARMENTAL | | | |
| 01-4193-4500 1ST/WASHINGTON RENT | | | |
| URBAN RENEWAL AGENCY | 2208 | Parking Lot Rent - May | 2,000.00 |
| 01-4193-9930 GENERAL FUND OP. CONTINGENCY | | | |
| US BANK | 2022 042518 | 2022 - Amazon | 97.89 |
| US BANK | 2022 042518 | 2022 - Amazon | 301.20 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|-----------------------------------|--------------------|
| Total NON-DEPARMENTAL: | | | 2,399.09 |
| FACILITY MAINTENANCE | | | |
| 01-4194-3100 OFFICE SUPPLIES & POSTAGE | | | |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 79.78 |
| 01-4194-3200 OPERATING SUPPLIES | | | |
| GEM STATE PAPER & SUPPLY | 1228306-00 | Paper Goods | 278.10 |
| US BANK | 2022 042518 | 2022 - Amazon | 25.00 |
| US BANK | 2022 042518 | 2022 - Amazon | 27.45 |
| US BANK | 2022 042518 | 2022 - Amazon | 357.86 |
| US BANK | 2022 042518 | 2022 - Amazon | 62.99 |
| US BANK | 2022 042518 | 2022 - Amazon | 113.84 |
| US BANK | 2022 042518 | 2022 - Amazon | 28.78 |
| US BANK | 7079 042518 | 7079 - woodland power projects | 192.00 |
| 01-4194-3500 MOTOR FUELS & LUBRICANTS | | | |
| UNITED OIL | 881923 | 38950 043018 | 97.87 |
| 01-4194-4200 PROFESSIONAL SERVICES | | | |
| ARBOR CARE | 38565 | Warm Springs wind damage in ROW | 1,000.00 |
| BIG WOOD LANDSCAPE, INC. | 14521 | Snow Removal | 816.75 |
| BIG WOOD LANDSCAPE, INC. | 14523 | Snow Removal | 2,465.00 |
| BIG WOOD LANDSCAPE, INC. | 14525 | Snow Removal | 738.00 |
| BIG WOOD LANDSCAPE, INC. | 14526 | Snow Removal | 783.00 |
| BIG WOOD LANDSCAPE, INC. | 14527 | Snow Removal | 783.00 |
| BIG WOOD LANDSCAPE, INC. | 14528 | Snow Removal | 955.50 |
| BIG WOOD LANDSCAPE, INC. | 14529 | Snow Removal | 944.25 |
| BIG WOOD LANDSCAPE, INC. | 14530 | Snow Removal | 989.25 |
| BIG WOOD LANDSCAPE, INC. | 14531 | Snow Removal | 783.00 |
| BIG WOOD LANDSCAPE, INC. | 47857 | Snow Removal | 735.00 |
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 9.21 |
| RAINMAKER LANDSCAPING & S | 6951 | Labor - Wire Finder | 65.00 |
| 01-4194-4210 PROFESSIONAL SERVC-CITY TREES | | | |
| ARBOR CARE | 38563 | General Tree Maintenance | 193.00 |
| ARBOR CARE | 38564 | General Tree Maintenance | 285.00 |
| ARBOR CARE | 38566 | General Tree Maintenance | 975.00 |
| 01-4194-4220 PROF SERV-CITY BEAUTIFICATION | | | |
| LILY & FERN, LLC | 2180 | Flower Maintenance | 4,008.78 |
| 01-4194-5200 UTILITIES | | | |
| CLEAR CREEK DISPOSAL | 1136296 | 56339 - Town Plaza | 42.53 |
| IDAHO POWER | 2203313446 05 | 2203313446 051018 | 6.54 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 45.41 |
| INTERMOUNTAIN GAS | 65669030002 0 | 65669030002 042418 | 9.79 |
| 01-4194-5300 CUSTODIAL & CLEANING SERVICES | | | |
| WESTERN BUILIDNG MAINTEN | 0106881-IN | Monthly Janitorial Service | 4,701.10 |
| 01-4194-6000 REPAIR & MAINT-AUTOMOTIVE EQUI | | | |
| CAR DOCTOR INC. | 3793 | Service | 399.00 |
| 01-4194-6950 MAINTENANCE | | | |
| A.C. HOUSTON LUMBER CO. | 014-753746 | Shop Supplies | 32.43 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|-----------------------------|----------------|------------------------|--------------------|
| A.C. HOUSTON LUMBER CO. | 017-754689 | Spray Paint | 4.59 |
| CHATEAU DRUG CENTER | 1888843 | Flashlight | 28.49 |
| CHATEAU DRUG CENTER | 1890868 | light bulbs/WD-40 | 26.57 |
| IDAHO LUMBER & HARDWARE | 725793 | Lattice Cedar | 180.32 |
| PIPECO, INC. | S2976891.001 | Sprinkler parts | 146.66 |
| PIPECO, INC. | S2978036.001 | Parts | 19.53 |
| PIPECO, INC. | S2978212.001 | Supplies | 10.78 |
| PIPECO, INC. | S2983996.001 | Supplies | 67.74 |
| PIPECO, INC. | S2987765.001 | Valve Box Lids | 32.78 |
| PIPECO, INC. | S2989461.001 | Valve Box Lid | 24.37 |
| PIPECO, INC. | S2989896.001 | Supplies | 30.22 |
| US BANK | 2022 042518 | 2022 - Bailey's online | 179.92 |
| US BANK | 2022 042518 | 2022 - Amazon | 75.86 |
| US BANK | 2022 042518 | 2022 - Amazon | 174.00 |
| US BANK | 2022 042518 | 2022 - Amazon | 55.37 |
| US BANK | 2022 042518 | 2022 - Amazon | 9.39 |
| BALD MOUNTAIN EXCAVATION | 0879 | 2- yds of green mix | 1,400.00 |
| Total FACILITY MAINTENANCE: | | | 25,495.80 |

POLICE

01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)

| | | | |
|----------------------------|----------|---------------|--------|
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 749.84 |
|----------------------------|----------|---------------|--------|

01-4210-2515 VISION REIMBURSEMENT ACCT(HRA)

| | | | |
|----------------------------|----------|---------------|--------|
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 900.00 |
|----------------------------|----------|---------------|--------|

01-4210-3200 OPERATING SUPPLIES

| | | | |
|---------------------|-------------|------------------------------|--------|
| CHATEAU DRUG CENTER | 1889104 | sun screen for CSO | 10.44 |
| CHATEAU DRUG CENTER | 1895011 | canned air for CSO's | 7.59 |
| US BANK | 7079 042518 | 7079 - Galls | 83.31 |
| US BANK | 7079 042518 | 7079 - Outdoors | 55.94 |
| US BANK | 7079 042518 | 7079 - bates footwear | 44.99 |
| US BANK | 7079 042518 | 7079 - Amazon | 247.00 |
| US BANK | 7079 042518 | 7079 - galls | 3.11- |
| HINTEMAYER, ALICIA | 043018 | Uniform Shorts Reimbursement | 131.13 |

01-4210-3610 PARKING OPS PROCESSING FEES

| | | | |
|--------------------|---------|--------------|--------|
| CALE AMERICA, INC. | 149506R | April Meters | 16.80- |
|--------------------|---------|--------------|--------|

01-4210-3620 PARKING OPS EQUIPMENT FEES

| | | | |
|--------------------|-------------|----------------------|--------|
| US BANK | 7079 042518 | 7079 - parking | 1.25 |
| CALE AMERICA, INC. | 149506R | April Meters | 165.00 |
| OMNI PARK | 110775 | Subscription/Support | 274.00 |

01-4210-4200 PROFESSIONAL SERVICES

| | | | |
|----------------------------|--------|-----------------------------------|------|
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 6.70 |
|----------------------------|--------|-----------------------------------|------|

| | | | |
|---------------|--|--|----------|
| Total POLICE: | | | 2,657.28 |
|---------------|--|--|----------|

FIRE & RESCUE

01-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)

| | | | |
|----------------------------|----------|---------------|----------|
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 2,982.71 |
|----------------------------|----------|---------------|----------|

01-4230-2515 VISION REIMBURSEMENT ACCT(HRA)

| | | | |
|----------------------------|----------|---------------|--------|
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 284.37 |
|----------------------------|----------|---------------|--------|

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---|--------------------|
| 01-4230-3200 OPERATING SUPPLIES | | | |
| A.C. HOUSTON LUMBER CO. | 014-753382 | parts for apparatus room | 53.92 |
| ALSCO - AMERICAN LINEN DIVI | LBOI11602082 | 005109 051418 | 29.75 |
| ALSCO - AMERICAN LINEN DIVI | LBOI1597991 | 005109 043018 | 29.75 |
| ATCO INTERNATIONAL | I0508073 | parts | 160.00 |
| ATKINSONS' MARKET | 04568761 | Station 1 Coffee | 30.73 |
| BOUNDTREE MEDICAL | 70229133 | credit memo | 260.99- |
| BOUNDTREE MEDICAL | 70229134 | credit memo | 170.99- |
| BOUNDTREE MEDICAL | 74698 | credit memo | 554.95- |
| BOUNDTREE MEDICAL | 82857906 | Battery for defibrillator | 255.99 |
| CHATEAU DRUG CENTER | 1890964 | Storage Bin | 15.19 |
| CHATEAU DRUG CENTER | 1892554 | Batteries | 28.47 |
| CHATEAU DRUG CENTER | 1893405 | Station 1 Supplies | 6.63 |
| CHATEAU DRUG CENTER | 1893858 | Velcro | 12.34 |
| CHATEAU DRUG CENTER | 1894314 | Sponge Mop for quarters | 13.28 |
| COPY CENTER | 398 | Map Posters | 118.00 |
| ELLE, MICHAEL | 051018 | Reimbursement for Captains Assessment Center Assessor's | 44.87 |
| INTERSTATE BATTERY CENTER | 26117928 | Supplies | 237.40 |
| NORCO | 23649103 | 52355 043018 | 32.46 |
| NORCO | 23650172 | 54794 043018 | 234.60 |
| UPS STORE #2444 | 3377 | 3377 shipping 030218 | 57.16 |
| UPS STORE #2444 | 3382 | 3382 Shipping 041618 | 307.57 |
| UPS STORE #2444 | 3397 | 3397 Shipping 041618 | 44.98 |
| UPS STORE #2444 | 3420 | 3420 Shipping 041618 | 11.16 |
| UPS STORE #2444 | 3526 | 3526 Shipping 040418 | 11.89 |
| US BANK | 2891 042518 | 2891 Haix | 125.07 |
| HENRY SCHEIN | 53046814 | Medical Supplies | 110.96 |
| LIFE ELEMENTS INC. | 7329-2 | Action Wipes | 75.75 |
| CURTIS TOOLS FOR HEROES | INV177339 | Uniforms | 40.89 |
| CURTIS TOOLS FOR HEROES | INV177706 | Uniforms | 131.64 |
| CURTIS TOOLS FOR HEROES | INV177750 | Uniforms | 367.64 |
| CURTIS TOOLS FOR HEROES | INV178687 | Uniforms | 145.00 |
| CURTIS TOOLS FOR HEROES | INV180449 | Uniforms | 141.40 |
| CURTIS TOOLS FOR HEROES | INV181467 | Letter patches/install | 64.91 |
| CURTIS TOOLS FOR HEROES | INV181551 | Letterman/Number Patch | 49.25 |
| 01-4230-3500 MOTOR FUELS & LUBRICANTS | | | |
| UNITED OIL | 881744 | 37267 043018 | 548.82 |
| UNITED OIL | 882910 | 37267 051518 | 319.02 |
| 01-4230-4200 PROFESSIONAL SERVICES | | | |
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 74.55 |
| 01-4230-4900 PERSONNEL TRAINING/TRAVEL/MTG | | | |
| US BANK | 2891 042518 | 2891 - Channing Bete | 57.20 |
| US BANK | 2891 042518 | 2891 - Firenuggets | 400.00 |
| 01-4230-5100 TELEPHONE & COMMUNICATIONS | | | |
| UNITED COMMUNICATIONS CO | 3026645 | Repairs | 162.52 |
| COX WIRELESS | 027222301 042 | 02722301 042018 | 101.54 |
| INTERMOUNTAIN COMMUNICA | 20830 | Communications equipment | 713.36 |
| 01-4230-6000 REPAIR & MAINT--AUTOMOTIVE EQU | | | |
| RIVER RUN AUTO PARTS | 6538-127140 | Wiper Blades | 9.95 |
| RIVER RUN AUTO PARTS | 6538-127619 | 2 Cycle Oil | 6.80 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|--|--------------------|
| 01-4230-6100 REPAIR & MAINT--MACHINERY & EQ | | | |
| CASCADE RESCUE | 32431 | Litter Cover | 213.81 |
| HONEYWELL | 5244238282 | Posicheck calibration | 2,000.00 |
| 01-4230-6910 OTHER PURCHASED SERVICES | | | |
| COPY & PRINT, L.L.C. | 84486 | manilla folders/legal pads | 10.48 |
| MTE COMMUNICATIONS | 056983 050118 | Digital Subscriber Line | 34.84 |
| LIMELIGHT HOTEL | 10R27X-C | Room for Paul Roberts | 126.14 |
| LIMELIGHT HOTEL | 10R2NG-C | Room for Garrett Dejong | 126.14 |
| LIMELIGHT HOTEL | BEO - 426 | Meeting space/refreshments | 309.78 |
| BANNON & ASSOCIATES LLC | 7669 | Develp & Conduct Assessment of Captain Recruitment | 6,000.00 |
| Total FIRE & RESCUE: | | | 16,483.75 |
| STREET | | | |
| 01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA) | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 379.96 |
| 01-4310-2515 VISION REIMBURSEMENT ACCT(HRA) | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 1,370.36 |
| 01-4310-3200 OPERATING SUPPLIES | | | |
| BUSINESS AS USUAL INC. | 141654 | Office Supplies | 14.50 |
| COPY & PRINT, L.L.C. | 83514 | 1 case of copy paper | 38.99 |
| US BANK | 2022 042518 | 2022 - Amazon | 16.99 |
| US BANK | 2022 042518 | 2022 - Amazon | 5.97 |
| US BANK | 2022 042518 | 2022 - Adding machine tape | 10.99 |
| US BANK | 2022 042518 | 2022 - Amazon | 4.49 |
| US BANK | 2022 042518 | 2022 - Amazon | 5.97- |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 135.51 |
| 01-4310-3500 MOTOR FUELS & LUBRICANTS | | | |
| UNITED OIL | 881745 | 37269 043018 | 2,047.23 |
| 01-4310-4200 PROFESSIONAL SERVICES | | | |
| ANDERSON ASPHALT PAVING | 6481 | Hauled Snow 3/3/18 | 975.00 |
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 49.34 |
| RICK'S EXCAVATION, INC. | 424 | Snow Hauling | 337.50 |
| 01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG | | | |
| DOMKE, RON | 050118 | Reimbursement for meals - Ore Wagon Drop off | 56.37 |
| RATCLIFFE, BRAD | 050118 | meal reimbursement - Ore Wagon repair | 52.57 |
| 01-4310-5200 UTILITIES | | | |
| INTERMOUNTAIN GAS | 31904030009 0 | 31904030009 042418 | 90.27 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 303.30 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 229.15 |
| COX WIRELESS | 205182701 042 | 205182701 042618 | 63.20 |
| 01-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQ | | | |
| FASTENAL COMPANY | IDJER76327 | Parts | 15.71 |
| NAPA AUTO PARTS | 931926 | #34 Durango | 279.34 |
| 01-4310-6100 REPAIR & MAINT--MACHINERY & EQ | | | |
| FASTENAL COMPANY | IDJER74972 | Air Hose for shop | 547.20 |
| FASTENAL COMPANY | IDJER75275 | Equipment Stock | 7.82 |
| FASTENAL COMPANY | IDJER75406 | Parts | 63.76 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|----------------------------------|--------------------|
| FASTENAL COMPANY | IDJER76294 | Parts | 15.12 |
| LACAL EQUIPMENT, INC. | 0276228-IN | Parts | 458.22 |
| LES SCHWAB | 11700472384 | flat repair/readial repair | 39.94 |
| METROQUIP, INC. | 00040460 | pelican hydraulic hose | 197.67 |
| NAPA AUTO PARTS | 930582 | Credit for wrong part | 4.98- |
| NAPA AUTO PARTS | 931310 | swivel | 99.96 |
| NAPA AUTO PARTS | 932246 | shop supplies | 18.97 |
| NAPA AUTO PARTS | 932318 | stobe bar/flash controller | 254.95 |
| PIPECO, INC. | 77982 CREDIT | Refund over payment | 3.08- |
| US BANK | 2022 042518 | 2022 - Credit from Northern Tool | 365.49- |
| US BANK | 2022 042518 | 2022 - Credit Return amazon | 84.40- |
| WESTERN STATES CAT | IN000635918 | Lamp-Red | 28.68 |
| WESTERN STATES CAT | IN000638493 | Lamp-Green | 8.14 |
| WESTERN STATES CAT | IN000638498 | film 140 M grader | 19.29 |
| JACKSON GROUP PETERBILT | 183390 | Valve | 370.66 |
| JACKSON GROUP PETERBILT | CM183377 | credit for wrong pricing | 422.26- |
| 01-4310-6910 OTHER PURCHASED SERVICES | | | |
| AMERIPRIDE LINEN | 2400685690 | 241076800 050218 | 92.85 |
| AMERIPRIDE LINEN | 2400687091 | 241076800 050918 | 46.71 |
| NORCO | 23649191 | 53271 043018 | 208.65 |
| TREASURE VALLEY COFFEE IN | 2160.05562364 | COFFEE/Creamer/sugar | 76.25 |
| 01-4310-6920 SIGNS & SIGNALIZATION | | | |
| ECONO SIGNS LLC | 10-942416 | Signs | 735.40 |
| 01-4310-6930 STREET LIGHTING | | | |
| FASTENAL COMPANY | IDJER76119 | Parts | 43.30 |
| IDAHO POWER | 2200059315 05 | 2200059315 051018 | 5.34 |
| IDAHO POWER | 2200506786 05 | 2200506786 051018 | 14.26 |
| IDAHO POWER | 2201174667 05 | 2201174667 051018 | 8.09 |
| IDAHO POWER | 2202627564 05 | 2202627564 051018 | 14.26 |
| IDAHO POWER | 2203027632 05 | 2203027632 051018 | 5.34 |
| IDAHO POWER | 2205963446 05 | 2205963446 051018 | 83.58 |
| 01-4310-6950 MAINTENANCE & IMPROVEMENTS | | | |
| OHIO GULCH TRANSFER STATI | 081591 | Clean Wood Waste | 4.00 |
| OLDCASTLE PRECAST, INC. | 230196778 | Street Drain | 879.00 |
| WALKER SAND AND GRAVEL | 000465151 | Material 14ck | 104.56 |
| WALKER SAND AND GRAVEL | 00464748 | Road Mix | 125.74 |
| WALKER SAND AND GRAVEL | 00464763 | Road Mix | 124.04 |
| WALKER SAND AND GRAVEL | 00464859 | Road Mix | 80.95 |
| WALKER SAND AND GRAVEL | 00464866 | washed rock | 134.62 |
| WALKER SAND AND GRAVEL | 00464903 | Material 14ck | 106.56 |
| WALKER SAND AND GRAVEL | 00464909 | Material 14 ck | 100.16 |
| WALKER SAND AND GRAVEL | 00464923 | Material 14 ck | 106.16 |
| WALKER SAND AND GRAVEL | 00464932 | Material 14 ck | 105.44 |
| WALKER SAND AND GRAVEL | 00464943 | Material 14 ck | 102.88 |
| WALKER SAND AND GRAVEL | 00464950 | Material 14 ck | 101.36 |
| WALKER SAND AND GRAVEL | 00464956 | Material 14 ck | 102.40 |
| WALKER SAND AND GRAVEL | 00464969 | Material 14 ck | 100.72 |
| WALKER SAND AND GRAVEL | 00464970 | Material 14 ck | 107.76 |
| WALKER SAND AND GRAVEL | 00464992 | Material 14 ck | 99.36 |
| WALKER SAND AND GRAVEL | 00464993 | Material 14 ck | 103.12 |
| WALKER SAND AND GRAVEL | 00464995 | Material 14 ck | 102.40 |
| WALKER SAND AND GRAVEL | 00465063 | DUMP Organic | 83.85 |
| WALKER SAND AND GRAVEL | 00465068 | Material 14 ck | 104.72 |
| WALKER SAND AND GRAVEL | 00465072 | Material 14 ck | 98.56 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|------------------------|----------------|---------------------|--------------------|
| WALKER SAND AND GRAVEL | 004651012 | Material 14 ck | 95.36 |
| WALKER SAND AND GRAVEL | 00465158 | Material 14 ck | 183.36 |
| WALKER SAND AND GRAVEL | 00465161 | Material 14 ck | 173.20 |
| WALKER SAND AND GRAVEL | 00465191 | Material ck | 177.84 |
| WALKER SAND AND GRAVEL | 00465192 | Material 14 ck | 185.60 |
| WALKER SAND AND GRAVEL | 00465195 | Mmaterial 14ck | 97.76 |
| WALKER SAND AND GRAVEL | 00465265 | Material 14ck | 99.20 |
| WALKER SAND AND GRAVEL | 00465266 | Material 14ck Chips | 191.28 |
| WALKER SAND AND GRAVEL | 00465367 | DUMP Organic | 173.55 |
| WALKER SAND AND GRAVEL | 00465375 | Material 14ck | 177.68 |
| WALKER SAND AND GRAVEL | 00465377 | Material 14 ck | 186.96 |
| WALKER SAND AND GRAVEL | 0046896 | Material 14 ck | 97.60 |

Total STREET:

13,872.72

PARKS AND RECREATION**01-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)**

| | | | |
|----------------------------|----------|---------------|--------|
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 244.30 |
|----------------------------|----------|---------------|--------|

01-4510-2515 VISION REIMBURSEMENT ACCT(HRA)

| | | | |
|----------------------------|----------|---------------|--------|
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 175.00 |
|----------------------------|----------|---------------|--------|

01-4510-3100 OFFICE SUPPLIES & POSTAGE

| | | | |
|----------------------|-------------|----------------------------------|-------|
| US BANK | 3042 042518 | 3042 - Amazon - Parks - Bandages | 6.98 |
| US BANK | 9567 042518 | 9567 - Moo.com | 41.58 |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 40.48 |

01-4510-3200 OPERATING SUPPLIES

| | | | |
|--------------------------|------------|------------------------------|--------|
| GEM STATE PAPER & SUPPLY | 1225652-00 | Paper Goods | 117.12 |
| KEY, DORAN | 050418 | Reimbursement for trash bags | 47.37 |

01-4510-3250 RECREATION SUPPLIES

| | | | |
|--------------------------|-------------|-----------------------|---------|
| A.C. HOUSTON LUMBER CO. | 014-753430 | Batting Cage | 98.14 |
| A.C. HOUSTON LUMBER CO. | 014-753899 | wire and thimble rope | 21.30 |
| A.C. HOUSTON LUMBER CO. | 014-756077 | Turnbuckle | 13.09 |
| A.C. HOUSTON LUMBER CO. | 014-758860 | Spikes | 410.01 |
| A.C. HOUSTON LUMBER CO. | 014-758863 | Spikes | 400.92- |
| PIONEER MANUFACTURING CO | INV677469 | Field Paint | 889.00 |
| WEBB LANDSCAPING | K-IN-119876 | Plants | 19.11 |

01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY

| | | | |
|-------|-----------|----------|--------|
| SYSCO | 140223049 | Supplies | 772.11 |
|-------|-----------|----------|--------|

01-4510-3310 STATE SALES TAX-PARK

| | | | |
|----------------------|--------|---------------------------------------|--------|
| STATE TAX COMMISSION | 052118 | Permit # 00020989 04/01/18 - 04/30/18 | 166.29 |
|----------------------|--------|---------------------------------------|--------|

01-4510-4200 PROFESSIONAL SERVICE

| | | | |
|----------------------------|--------|-----------------------------------|-------|
| CLEAR CREEK LAND CO. LLC | 18666 | 180 - Mobile Storage | 75.00 |
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 10.05 |

01-4510-4410 ADVERTISING & PUBLICATIONS

| | | | |
|--------------------------|-------------|--------------------------|--------|
| EXPRESS PUBLISHING, INC. | 12577635 | Kids Camp Atkinsons Park | 380.60 |
| US BANK | 7926 042518 | 7926 - Peachjar | 450.00 |
| IDAHO SUNSHINE MEDIA LLC | 6384 | Kids Camp | 185.00 |

01-4510-5200 UTILITIES

| | | | |
|-------------------|---------------|--------------------|--------|
| INTERMOUNTAIN GAS | 49439330009 0 | 49439330009 042418 | 103.18 |
|-------------------|---------------|--------------------|--------|

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---------------------------------------|--------------------|
| 01-4510-7400 BUILDING FURNITURE & EQUIPMENT | | | |
| US BANK | 7926 042518 | 7926 - Amazon | 36.98 |
| Total PARKS AND RECREATION: | | | 3,901.77 |
| Total GENERAL FUND: | | | 141,242.41 |
| WAGON DAYS FUND | | | |
| WAGON DAYS EXPENDITURES | | | |
| 02-4530-3310 STATE SALES TAX | | | |
| STATE TAX COMMISSION | 052118 | Permit # 00020989 04/01/18 - 04/30/18 | 11.32 |
| 02-4530-4400 ADVERTISING & LEGAL PUBLICATIO | | | |
| SUN VALLEY SOURCE | 3086 | Full Page Ad | 1,000.00 |
| US BANK | 9567 042518 | 9567 - Squarespace | 216.00 |
| US BANK | 9567 042518 | 9567 - Squarespace | 20.00 |
| US BANK | 9567 042518 | 9567 - squarespace | 10.00 |
| TIM BROWN MEDIA | 1128 | Work on Stills/videtape and editing | 500.00 |
| Total WAGON DAYS EXPENDITURES: | | | 1,757.32 |
| Total WAGON DAYS FUND: | | | 1,757.32 |
| GENERAL CAPITAL IMPROVEMENT FD | | | |
| GENERAL CIP EXPENDITURES | | | |
| 03-4193-7200 TECHNOLOGY UPGRADES | | | |
| PROGENT CORPORATION | 130648 | Email Migration Project | 2,088.00 |
| 03-4193-7607 SIDEWALK/STREET REPAIRS | | | |
| BIG WOOD LANDSCAPE, INC. | 14858 | 4th Street Paver Repairs | 1,763.00 |
| Total GENERAL CIP EXPENDITURES: | | | 3,851.00 |
| Total GENERAL CAPITAL IMPROVEMENT FD: | | | 3,851.00 |
| STREET CAPITAL IMPROVEMENT FND | | | |
| STREET CIP EXPENDITURES | | | |
| 05-4310-7600 STREET EQUIPMENT | | | |
| WESTERN STATES CAT | IN000640574 | #20 140 M Grader/#24 143 Grader | 46,585.56 |
| Total STREET CIP EXPENDITURES: | | | 46,585.56 |
| Total STREET CAPITAL IMPROVEMENT FND: | | | 46,585.56 |
| ORIGINAL LOT FUND | | | |
| ORIGINAL LOT TAX | | | |
| 22-4910-6060 EVENTS/PROMOTIONS | | | |
| CLEAR CREEK DISPOSAL | 1136296 | 56339 - Town Plaza | 162.50 |
| LIVE AUDIO PRODUCTION LLC | 031818 | Warren Miller Tribute | 900.00 |
| ROAD WORK AHEAD CONST. SU | 6976 | Special Events | 963.00 |
| US BANK | 9567 042518 | 9567 - Limelight | 722.14 |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 576.51 |
| DOCKDOGS INC. | 3793 | National Event Hosting Fee | 3,750.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|------------------------------|--------------------|
| 22-4910-6080 MOUNTAIN RIDES | | | |
| MOUNTAIN RIDES | 10569 | Monthly Installment | 52,833.33 |
| Total ORIGINAL LOT TAX: | | | 59,907.48 |
| Total ORIGINAL LOT FUND: | | | 59,907.48 |
| ADDITIONAL 1%-LOT FUND | | | |
| ADDITIONAL 1%-LOT | | | |
| 25-4910-4220 SUN VALLEY AIR SERVICE BOARD | | | |
| SUN VALLEY AIR SERVICE BOA | 050218 | March 2018 Additional 1% | 186,405.56 |
| SUN VALLEY AIR SERVICE BOA | 050218 | Direct Cost's | 5,522.66- |
| Total ADDITIONAL 1%-LOT: | | | 180,882.90 |
| Total ADDITIONAL 1%-LOT FUND: | | | 180,882.90 |
| WATER FUND | | | |
| WATER EXPENDITURES | | | |
| 63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA) | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 714.08 |
| 63-4340-3100 OFFICE SUPPLIES & POSTAGE | | | |
| GO-FER-IT | 75836 | 292 - Shipping 041818 | 17.00 |
| UNIFIED OFFICE SERVICES | 253306 | Office Supplies | 24.34 |
| US BANK | 9567 042518 | 9567 - Moo.com | 41.61 |
| LIBBY MAYNARD DESIGN | 1727 | Graphic Design Services | 40.48 |
| 63-4340-3120 DATA PROCESSING | | | |
| BILLING DOCUMENT SPECIALIS | 47006 | printing of bills and flyers | 421.88 |
| 63-4340-3200 OPERATING SUPPLIES | | | |
| ALSCO - AMERICAN LINEN DIVI | LBO11597576 | 005292 042718 | 19.45 |
| ALSCO - AMERICAN LINEN DIVI | LBO11597578 | 005292 042718 | 48.47 |
| ALSCO - AMERICAN LINEN DIVI | LBO11601701 | 005292 051118 | 19.45 |
| ALSCO - AMERICAN LINEN DIVI | LBO11601703 | 005292 051118 | 48.47 |
| CHATEAU DRUG CENTER | 1886867 | Clorox | 9.48 |
| COLOR HAUS, INC. | 204299 | Bucket | 34.51 |
| COLOR HAUS, INC. | 204780 | Paint brushes | 6.18 |
| D & B SUPPLY INC. | 36684 | Uniforms | 179.97 |
| D & B SUPPLY INC. | 7352 | Work Pants | 134.97 |
| D & B SUPPLY INC. | 92458 | Uniforms | 169.97 |
| GEM STATE PAPER & SUPPLY | 1224544-00 | Paper and cleaning supplies | 127.59 |
| GEM STATE PAPER & SUPPLY | 1227976-00 | Credit | 49.52- |
| PIPECO, INC. | S2965142.001 | Electrical Tape | 6.08 |
| PIPECO, INC. | S2994199.001 | Marking Paint | 113.34 |
| TREASURE VALLEY COFFEE IN | 2160.05530100 | Tea/green tea | 10.44 |
| USA BLUEBOOK | 547409 | Lens Cleaning Wipes | 28.98 |
| USA BLUEBOOK | 548949 | bleach | 123.89 |
| USA BLUEBOOK | 558813 | Internet Office Service UPS | 412.28 |
| USA BLUEBOOK | 565386 | Supplies | 78.88 |
| 63-4340-3250 LABORATORY/ANALYSIS | | | |
| MAGIC VALLEY LABS, INC. | 8060 | Drinking water | 77.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|---|----------------|--|--------------------|
| 63-4340-3500 MOTOR FUELS & LUBRICANTS | | | |
| UNITED OIL | 881747 | 37271 043018 | 421.83 |
| 63-4340-3600 COMPUTER SOFTWARE | | | |
| US BANK | 3059 042518 | 3059 - Auto desk Infrastructure Design Suite | 857.50 |
| 63-4340-3800 CHEMICALS | | | |
| GEM STATE WELDERS SUPPLY,I | 254790 | Chemicals | 252.24 |
| GEM STATE WELDERS SUPPLY,I | 255685 | Chemicals | 252.24 |
| 63-4340-4200 PROFESSIONAL SERVICES | | | |
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 29.03 |
| S & C ASSOCIATES LLC | 1184 | 17-1029 - Ketchum Springs Water Service | 840.00 |
| SPRONK WATER ENGINEERS IN | 1 | Analysis of Pumping | 237.67 |
| 63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG | | | |
| CHATTERTON, KELLEN | 050418 | License Exam Fee | 25.00 |
| IDAHO RURAL WATER ASSOCIA | 4876 | Spring 2018 Conference - Pat Cooley | 265.00 |
| 63-4340-5100 TELEPHONE & COMMUNICATIONS | | | |
| CENTURY LINK | 2087250715 05 | 2087250715 050418 | 113.30 |
| CENTURY LINK | 2087265045 05 | 2087255045 050418 | 49.31 |
| 63-4340-5200 UTILITIES | | | |
| DIG LINE | 0058156 | 0000167 043018 | 176.12 |
| IDAHO POWER | 2203658592 04 | 2203658592 042518 | 6,914.83 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 145.60 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 34.38 |
| OHIO GULCH TRANSFER STATI | 081592 | Asphalt Dirt Lumber | 127.40 |
| 63-4340-6000 REPAIR & MAINT-AUTO EQUIP | | | |
| RIVER RUN AUTO PARTS | 6538-127586 | Oil Filters | 4.00 |
| 63-4340-6100 REPAIR & MAINT-MACH & EQUIP | | | |
| COLOR HAUS, INC. | 204779 | 1 qt safety red paint | 23.00 |
| LAYNE PUMPS, INC. | 24004 | Service on Motor | 600.00 |
| LUTZ RENTALS | 81784-1 | Rotary Well - Hammer Drill | 51.52 |
| McMASTER-CARR SUPPLY CO. | 62726093 | Parts for Drinking Water | 143.49 |
| PIPECO, INC. | S2975035.001 | Couplings and supplies | 7.17 |
| PIPECO, INC. | S2991495.001 | Galvanized Coupling | 2.56 |
| PIPECO, INC. | S2995186.001 | Galvanized Couplings | 7.25 |
| PIPECO, INC. | S2997903.001 | Couplings and supplies | 11.84 |
| PLATT ELECTRIC SUPPLY | R294250 | Supplies | 125.51 |
| Total WATER EXPENDITURES: | | | 14,577.06 |
| Total WATER FUND: | | | 14,577.06 |
| WATER CAPITAL IMPROVEMENT FUND | | | |
| WATER CIP EXPENDITURES | | | |
| 64-4340-7800 CONSTRUCTION | | | |
| LUNCEFORD EXCAVATION, INC. | 8915 | Excavate and Repair | 4,774.66 |
| LUNCEFORD EXCAVATION, INC. | 8916 | slurry | 4,242.05 |
| 64-4340-7802 KETCHUM SPRING WA CONVERSION | | | |
| D AND L SUPPLY | 0000075216 | Supplies for KSW contract 20174 | 2,513.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|---|--------------------|
| FERGUSON ENTERPRISES, INC. | 0681708 | KSW Contract 20174 | 6,313.87 |
| FERGUSON ENTERPRISES, INC. | 0681712 | KSW Contract 20174 | 8,558.52 |
| FERGUSON ENTERPRISES, INC. | 0681712-1 | Meter boxes for Contract 20174 | 663.75 |
| FERGUSON ENTERPRISES, INC. | 0681846 | Supplies | 4,822.90 |
| GALENA ENGINEERING, INC. | 1318.167 05011 | 1318.167 Ketchum Spring Line - Concept Design | 718.75 |
| Total WATER CIP EXPENDITURES: | | | 32,607.50 |
| Total WATER CAPITAL IMPROVEMENT FUND: | | | 32,607.50 |
| WASTEWATER FUND | | | |
| WASTEWATER EXPENDITURES | | | |
| 65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA) | | | |
| NBS-NATIONAL BENEFIT SERVI | CP186826 | FSA /HRA Plan | 2,068.66 |
| 65-4350-3100 OFFICE SUPPLIES & POSTAGE | | | |
| UNIFIED OFFICE SERVICES | 253067 | Office Supplies | 1.48 |
| UNIFIED OFFICE SERVICES | 253306 | Office Supplies | 24.34 |
| 65-4350-3120 DATA PROCESSING | | | |
| BILLING DOCUMENT SPECIALIS | 47006 | printing of bills and flyers | 632.81 |
| 65-4350-3200 OPERATING SUPPLIES | | | |
| A.C. HOUSTON LUMBER CO. | 014-753492 | parts for apparatus room | 27.45 |
| A.C. HOUSTON LUMBER CO. | 014-755550 | gloves | 10.98 |
| ALSCO - AMERICAN LINEN DIVI | LBOI1597576 | 005292 042718 | 38.90 |
| ALSCO - AMERICAN LINEN DIVI | LBOI1597577 | 005292 042718 | 86.96 |
| ALSCO - AMERICAN LINEN DIVI | LBOI1601701 | 005292 051118 | 19.45 |
| ALSCO - AMERICAN LINEN DIVI | LBOI1601702 | 005292 051118 | 86.96 |
| CHATEAU DRUG CENTER | 1891409 | First Aid Supplies | 35.49 |
| GEM STATE PAPER & SUPPLY | 1229348.00 | detergent | 126.58 |
| TREASURE VALLEY COFFEE IN | 2160.05118489 | Energy Drinks | 50.91 |
| UPS STORE #2444 | 3394 | 3394 shipping 030518 | 10.59 |
| UPS STORE #2444 | 3421 | 3421 shipping 041618 | 10.66 |
| UPS STORE #2444 | 3447 | 3447 shipping 031918 | 10.59 |
| UPS STORE #2444 | 3502 | 3502 shipping 041618 | 11.29 |
| UPS STORE #2444 | 3525 | 3525 shipping 040418 | 10.05 |
| UPS STORE #2444 | 3562 | 3562 Shipping 041118 | 10.01 |
| UPS STORE #2444 | 3599 | 3599 shipping 041818 | 14.59 |
| UPS STORE #2444 | 3613 | 3613 shipping 041918 | 62.64 |
| UPS STORE #2444 | 3640 | 3640 Shipping 042518 | 10.66 |
| 65-4350-3400 MINOR EQUIPMENT | | | |
| NAPA AUTO PARTS | 932114 | Telescoping Mirrors | 10.82 |
| 65-4350-3500 MOTOR FUELS & LUBRICANTS | | | |
| UNITED OIL | 500879 | 37270 042018 | 173.85 |
| 65-4350-3800 CHEMICALS | | | |
| CHEMTRADE CHEMICALS US LL | 92345623 | Chemicals | 5,671.26 |
| NORTH CENTRAL LABORATORI | 406400 | Chemicals | 692.41 |
| THATCHER COMPANY, Inc. | 1440061 | Chlorine | 1,323.50 |
| UNITED OIL | 881746 | 37270 043018 | 138.04 |
| 65-4350-4200 PROFESSIONAL SERVICES | | | |
| ANALYTICAL LABORATORIES, I | 53024 | chemicals | 820.06 |
| CENTRAL DRUG SYSTEM, INC. | 278349 | Drug Processing Fees | 146.50 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|---|----------------|--|--------------------|
| NBS-NATIONAL BENEFIT SERVI | 646469 | FSA /HRA Plan Administration Fees | 41.93 |
| 65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG | | | |
| US BANK | 3042 042518 | 3042 - Idaho.Gov | 30.00 |
| US BANK | 3042 042518 | 3042 - Idaho.gov | 30.00 |
| US BANK | 3042 042518 | 3042 - Idaho.gov | 30.00 |
| US BANK | 3042 042518 | 3042 - Idaho.gov | 30.00 |
| US BANK | 3042 042518 | 3042 - Idaho.gov | 30.00 |
| 65-4350-5200 UTILITIES | | | |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 70.61 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 85.36 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 73.68 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 34.38 |
| INTERMOUNTAIN GAS | 32649330001 0 | 32649330001 042418 | 137.36 |
| OHIO GULCH TRANSFER STATI | 080913 | Clean Wood Waste | 3.90 |
| OHIO GULCH TRANSFER STATI | 081046 | Clean Wood Waste | 1.60 |
| 65-4350-6000 REPAIR & MAINT-AUTO EQUIP | | | |
| RIVER RUN AUTO PARTS | 6538-127541 | nozzle | 34.13 |
| 65-4350-6100 REPAIR & MAINT-MACH & EQUIP | | | |
| A.C. HOUSTON LUMBER CO. | 014-753479 | Solid Braided nylon rope | 135.20 |
| A.C. HOUSTON LUMBER CO. | 014-755550 | chain lubw | 4.29 |
| A.C. HOUSTON LUMBER CO. | 014-757572 | Pumice Block | 24.80 |
| BOLEN'S CONTROL HOUSE, INC. | S1280338.001 | Sensor | 134.67 |
| CHATEAU DRUG CENTER | 1892561 | Round Up | 18.99 |
| CHATEAU DRUG CENTER | 1894689 | Gorilla Tape | 22.78 |
| COLUMBIA ELECTRIC SUPPLY | 8819-559217 | Blower Building Tran | 1,257.00 |
| GALENA ENGINEERING, INC. | 1318.84.13 050 | 1318.84.13 / treatment plant/fix buried outfall in river | 156.25 |
| MOSS GARDEN CENTER | 153657 | best turf supreme | 158.38 |
| NIEDRICH, DOUG | 351 | Tree Moving | 3,670.00 |
| US BANK | 3042 042518 | 3042 - Amazon | 159.39 |
| US BANK | 3042 042518 | 3042 - AVXSeals | 25.81 |
| US BANK | 3042 042518 | 3042 - Amazon | 85.25 |
| US BANK | 3042 042518 | 3042 - Valley Country Store | 133.24 |
| WALKER SAND AND GRAVEL | 00465753 | Chips | 49.12 |
| XYLEM WATER SOLUTIONS U.S. | 3556A09921 | Lamp Socket | 113.00 |
| GILBERTSON, JEFF | 043018 | Travel Reimbursement for emergency trip to get replacement parts for treatment plant | 17.02 |
| 65-4350-6900 COLLECTION SYSTEM SERVICES/CHA | | | |
| GALENA ENGINEERING, INC. | 1318.166 05011 | 1318.166/Aspen Drive Warm Springs Creek/Sewer Main Crossing Cont. 20149 | 3,229.84 |
| S & C ASSOCIATES LLC | 1185 | 17-1050 Phase 2 - Aspen Sewer Repair | 52.50 |
| Total WASTEWATER EXPENDITURES: | | | 22,418.97 |
| Total WASTEWATER FUND: | | | 22,418.97 |
| WASTEWATER CAPITAL IMPROVE FND | | | |
| WASTEWATER CIP EXPENDITURES | | | |
| 67-4350-7800 CONSTRUCTION | | | |
| OLDCASTLE PRECAST, INC. | 230196825 | materials | 1,310.00 |
| Total WASTEWATER CIP EXPENDITURES: | | | 1,310.00 |

| Vendor Name | Invoice Number | Description | Net Invoice Amount |
|--|----------------|--|--------------------|
| Total WASTEWATER CAPITAL IMPROVE FND: | | | 1,310.00 |
| DEVELOPMENT TRUST FUND | | | |
| 94-3700-8074 ARMOND 460 WOOD RIVER DRIVE | | | |
| ARMAND, CAROLE | 040718 | Refund Development Trust Deposit Acct. 1051 - 460 Wood River Dr. | 2,500.00 |
| Total : | | | 2,500.00 |
| Total DEVELOPMENT TRUST FUND: | | | 2,500.00 |
| ESSENTIAL SERVICES FAC. TRUST | | | |
| ESF TRUST EXPENDITURES | | | |
| 95-4193-7201 FUTURE ESSENTIAL SERVICES FAC. | | | |
| BLAINE COUNTY TITLE | 042518 | Contract 20164 | 250,000.00 |
| HUMMEL ARCHITECTS PLLC | 8789 | Ketchum Fire Station Feasibility Study | 4,500.00 |
| Total ESF TRUST EXPENDITURES: | | | 254,500.00 |
| Total ESSENTIAL SERVICES FAC. TRUST: | | | 254,500.00 |
| Grand Totals: | | | 762,140.20 |

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9549009999", "9910000000"- "9911810000"



City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Contract #20181 Artist Agreement for Performance Art

Recommendation and Summary

Staff is recommending Council to approve Contract #20181, the artist agreement with Michael Marlin for his performance, The Great Ketchum Toss-Up, at Town Square on Friday, August 17, at 7 p.m.

"I move to approve the artist agreement with Michael Marlin for a juggling performance."

The reasons for the recommendation are as follows:

- Performance Art is a project of the Ketchum Arts Commission.
- This is the Arts Commission's fourth Performance Art show.
- A goal of the Ketchum Arts Commission is to provide participatory performance events.

Introduction and History

"Marlin is the quintessential Renaissance man and has led a life that reads like a novel. Running away with the circus, seeing the world with his juggling act, living in a tree house in the jungle, writing and illustrating a book, dreaming up an illuminated show that would go on to play internationally, invent a one-of-a-kind toy, and building a homestead where he lives in a solar powered house." *mindofmarlin.com*

Financial Impact

Funding for the Performance Art project will be paid out of the Ketchum Arts Commission's budget.

Sincerely,

Lisa Enourato
Assistant City Administrator

Attachments:
Contract #20181



City of Ketchum

**KETCHUM ARTS COMMISSION PERFORMANCE ARTIST AGREEMENT
CONTRACT #20181**

THIS ARTIST AGREEMENT (“Agreement”) is entered into as of the _____ day of _____ 2018 by and between the City of Ketchum, Idaho, an Idaho municipal corporation, organized and existing under the laws of the state of Idaho (“City”) and Michael Marlin (“Artist”). Michael Marlin and City of Ketchum are, collectively, the “Parties” with reference to the following facts:

RECITALS

WHEREAS, City is a municipal corporation duly organized and existing under the laws of the state of Idaho; and

WHEREAS, pursuant to Idaho Code §50-301, City is empowered to enter into contracts as may be deemed necessary to promote the welfare of the City and its residents; and

WHEREAS, City has exclusive control of the public parks and rights-of-way; and

WHEREAS, City desires to provide a free public dance performance at the Ketchum Town Square.

NOW, THEREFORE, on the basis of the foregoing recitals, and upon motion duly passed by the Ketchum City Council, the parties agree as follows:

1. **General Duties.** Artist agrees to perform at Ketchum Town Square as the Ketchum Arts Commission’s 2018 Performance Art. Town Square will be available for set up and rehearsal prior to the performance. Audience seating and Town Square sound system will be provided by the City.
2. **Description of Services.** Artist will provide a 45-minute juggling performance, The Great Ketchum Toss-Up, on Friday, August 17, at 7 p.m. Performance will include site-specific pieces for an audience participation/interaction piece with tennis balls and a class following the performance teaching scarf juggling.
3. **Payment for Services.** In exchange for the Services, City shall pay Artist one thousand, one hundred dollars (\$1,100) upon completion of performance.
4. **Notice.** All notices, requests, demands or other communication required or provided for under this Agreement shall be in writing. Notices to City and Artist shall be addressed as follows:

CITY:

ARTIST:

CITY OF KETCHUM
PO BOX 2315
KETCHUM, ID 83340

MICHAEL MARLIN
PO BOX 5853
HAILEY, ID 83333

- 5. **Amendments.** Agreement may only be changed, modified or amended in writing executed by all parties.
- 6. **Remedies.** In the event of default by either party hereunder, the non-defaulting party shall be entitled to seek all available legal and equitable remedies including, without limitation, specific performance.
- 7. **Weather.** In the case of inclement weather severe enough to cancel or delay the outdoor performance, or unforeseen circumstances beyond control such that City decides to cancel the performance, City shall still be obligated to pay the performance fee in full to Artist.
- 8. **No Third-Party Beneficiaries.** By entering into this Agreement, the parties do not intend to create any right, title or interest in, or for the benefit of, any person other than the City and Artist. No person shall claim any right, title or interest under this Agreement or seek to enforce this Agreement as a third-party beneficiary of this Agreement.
- 9. **Governing Law.** Agreement shall be governed by the laws and decisions of the state of Idaho.
- 10. **Entire Agreement.** Agreement contains the entire Agreement between the Parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
- 11. **Authority.** The Parties executing this Agreement warrant, state, acknowledge and affirm that they have the authority to sign and bind themselves to the terms contained herein.

IN WITNESS WHEREOF, the Parties execute this Agreement as of this _____ day of May 2018.

THE CITY OF KETCHUM,
an Idaho Municipal Corporation

MICHAEL MARLIN
an Individual Artist

By: _____
Neil Bradshaw, Mayor

By: _____
Michael Marlin, Artistic Director

ATTEST:

Robin Crotty
City Clerk



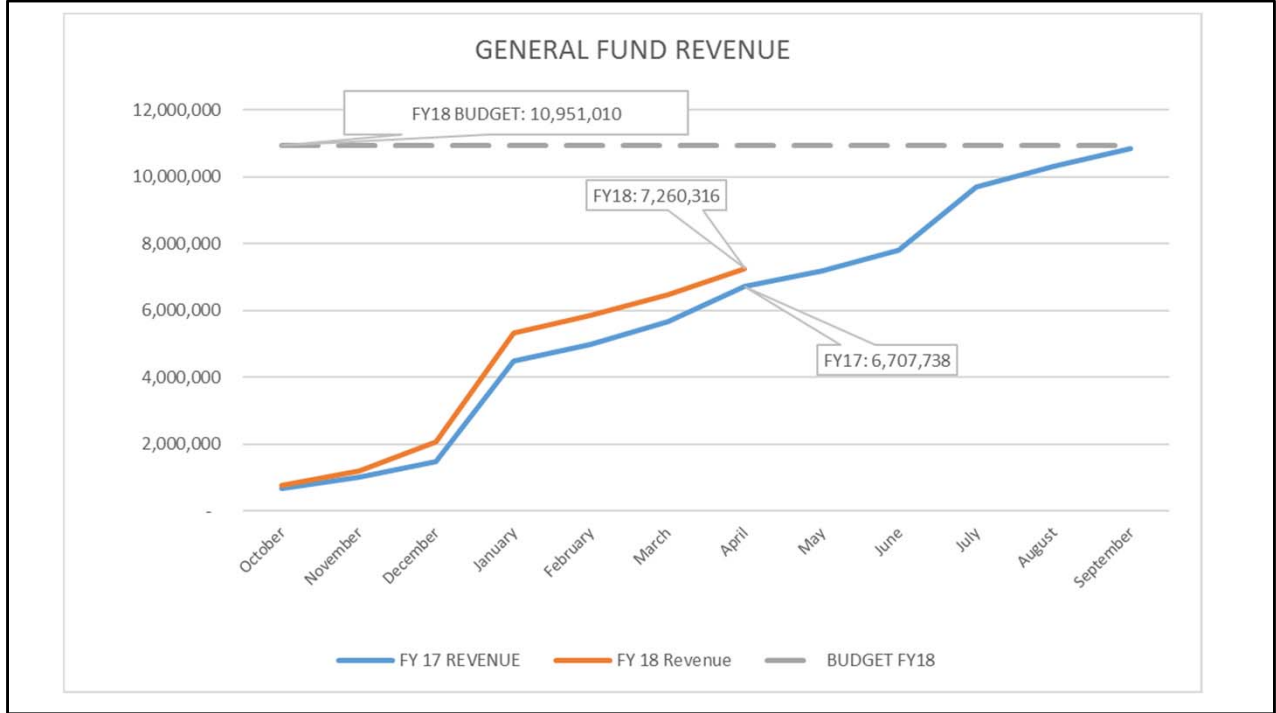
Monthly Financial Reports

As of April 30, 2018

This packet is divided into three sections: (1) General Fund charts (pages 3-13); (2) Original LOT charts (pages 14-18); (3) Enterprise Fund charts (pages 19-23).

Each chart includes information on current progress relative to the prior year and also the current budget. Where deviations are 5% or greater, an explanation on the major drivers of such changes is included.

General Fund

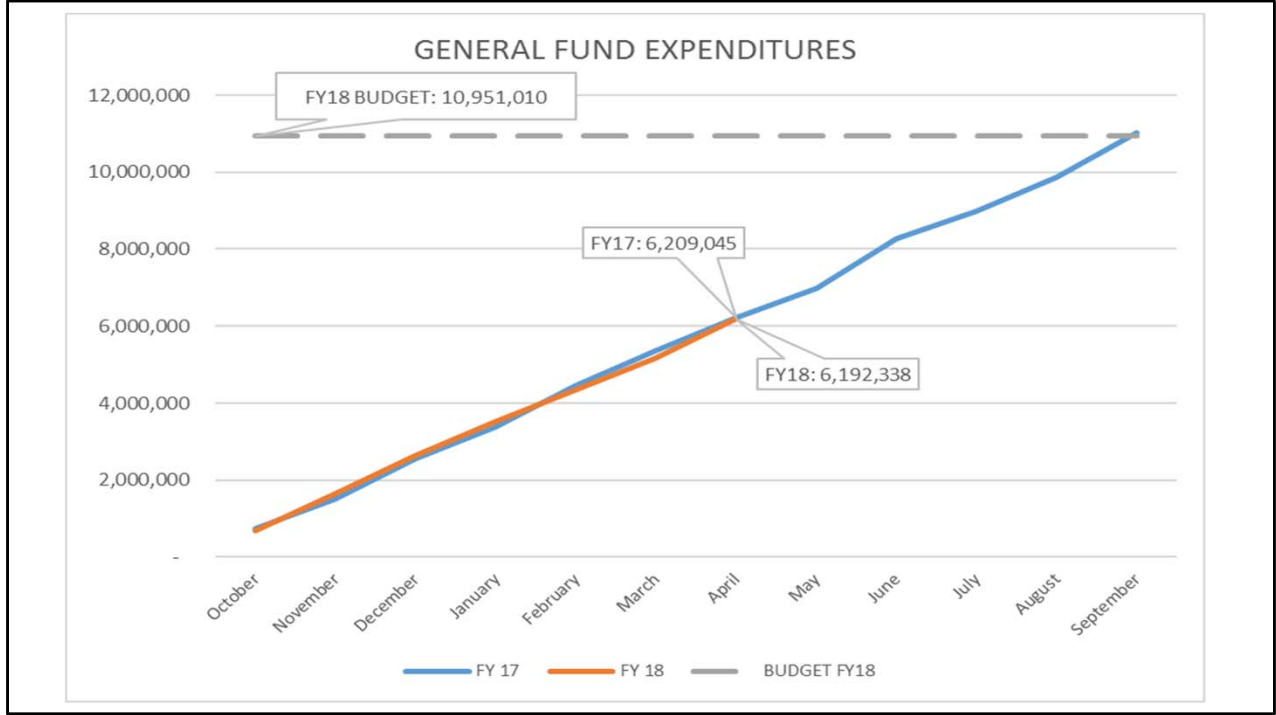


The General Fund revenue is up approximately \$552,578 (8.2%) in FY 18. This increase is due largely to:

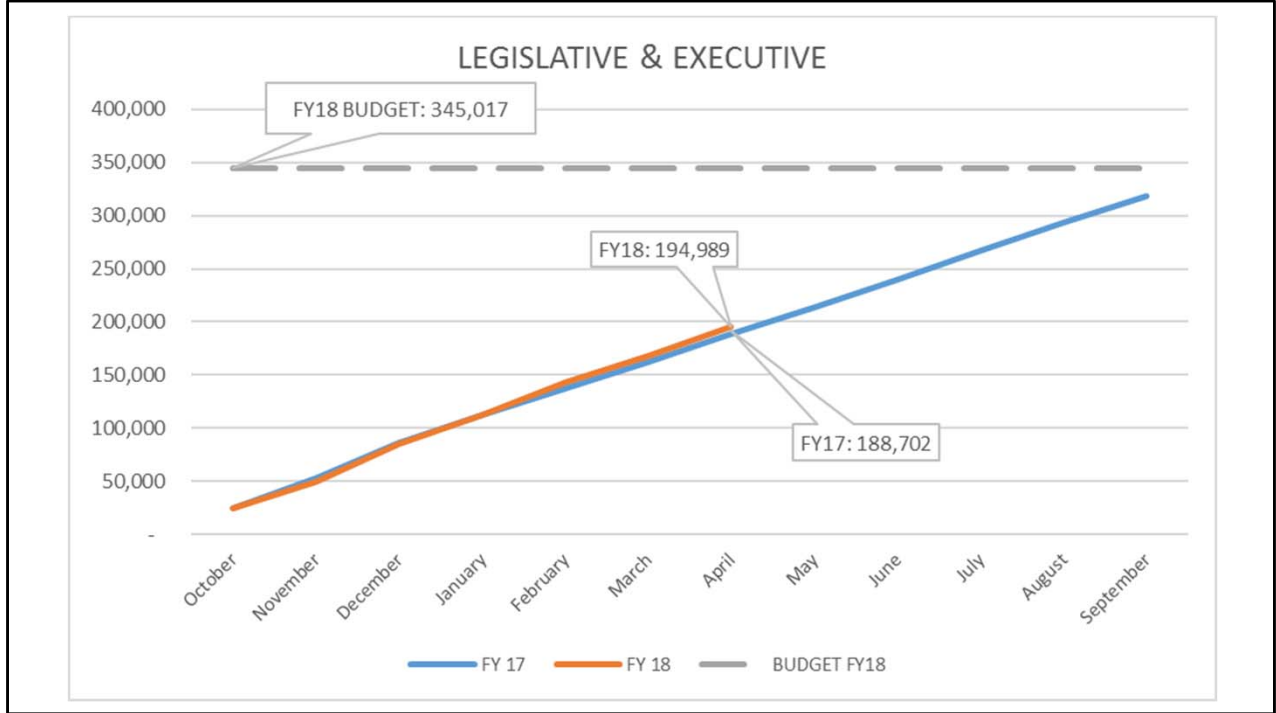
1. Property Tax revenue which is up \$390,131; and
2. Building and Planning fee revenue which is up approximately \$554,231 fiscal year-to-date (FYTD).

The increases in both Property Tax and Building/Planning fees is mitigated, in part, by a decrease in refunds and reimbursements of approximately \$283,857. Last year's refund and reimbursement figures were driven by a refund from the Blaine County Sheriff's Office contract for overpayments; such a refund has not been offered this year.

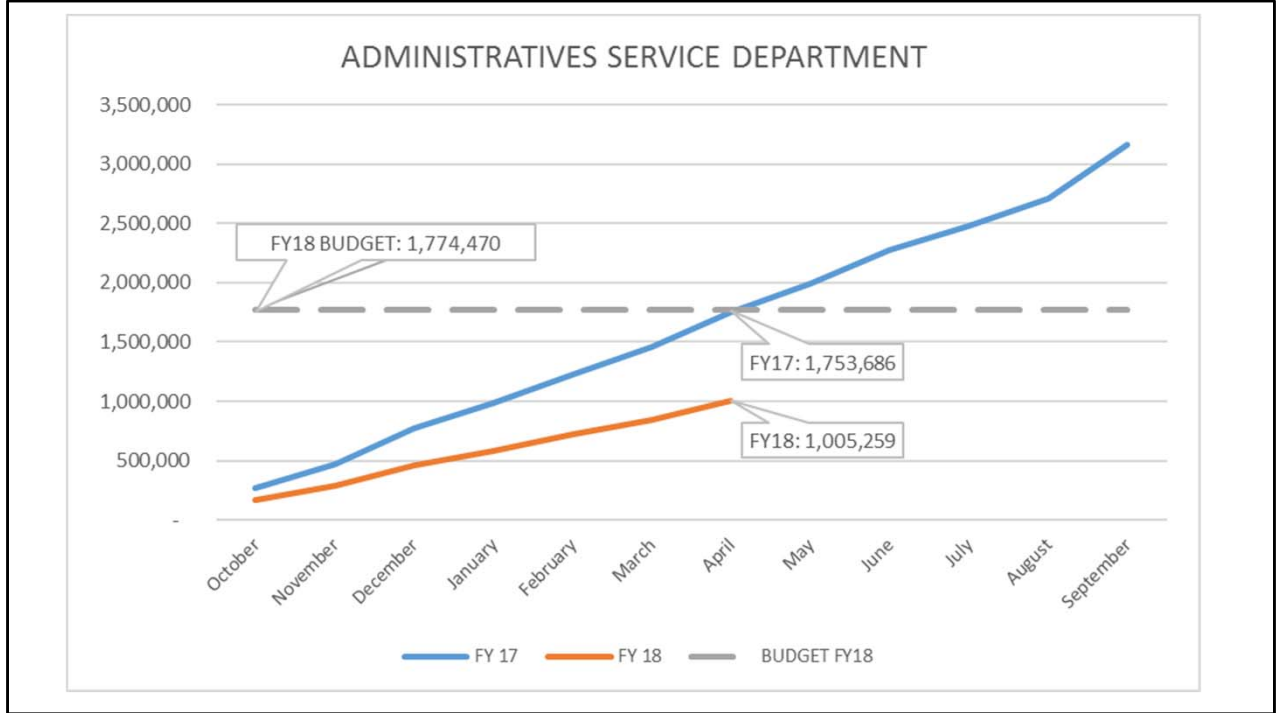
Additionally, the increase in property tax revenue FYTD is likely a result of tax changes at the federal level that encouraged early payment of property taxes. City staff anticipates that this increase is only temporary and will disappear in July when tax payments would have otherwise been received by the City.



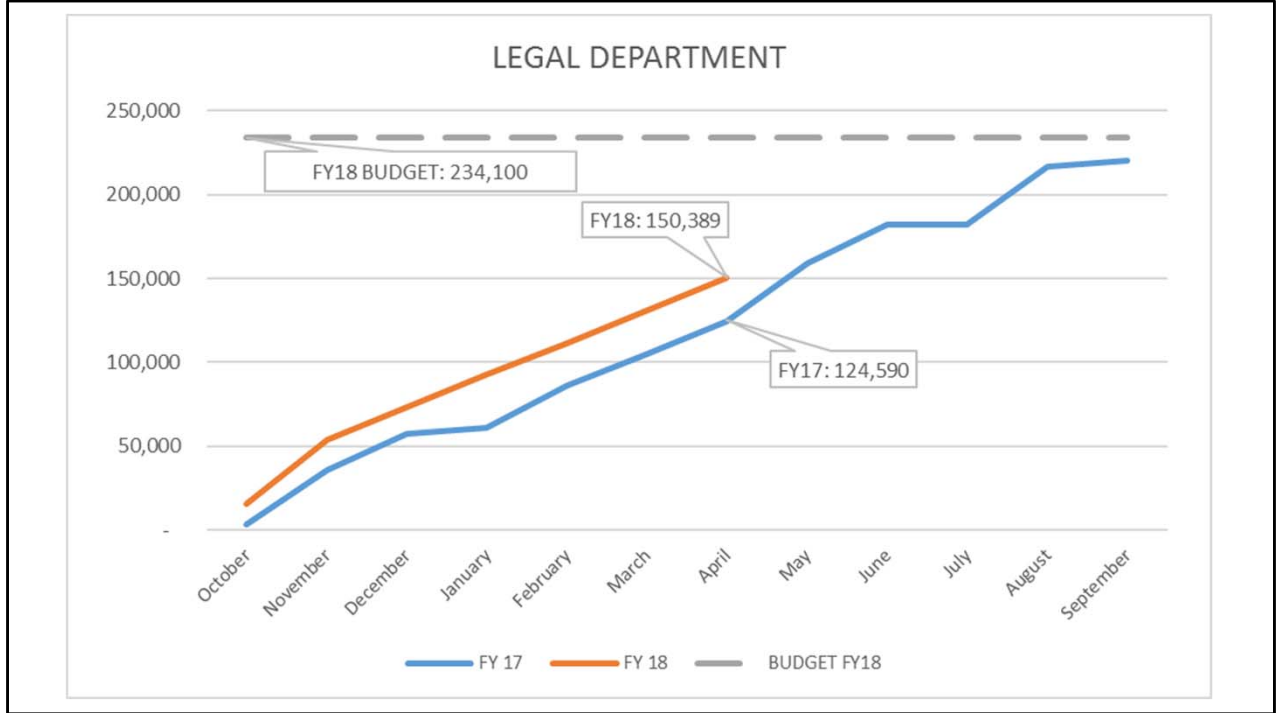
The General Fund expenditures are down \$-16,707 (-0.3%) FYTD.



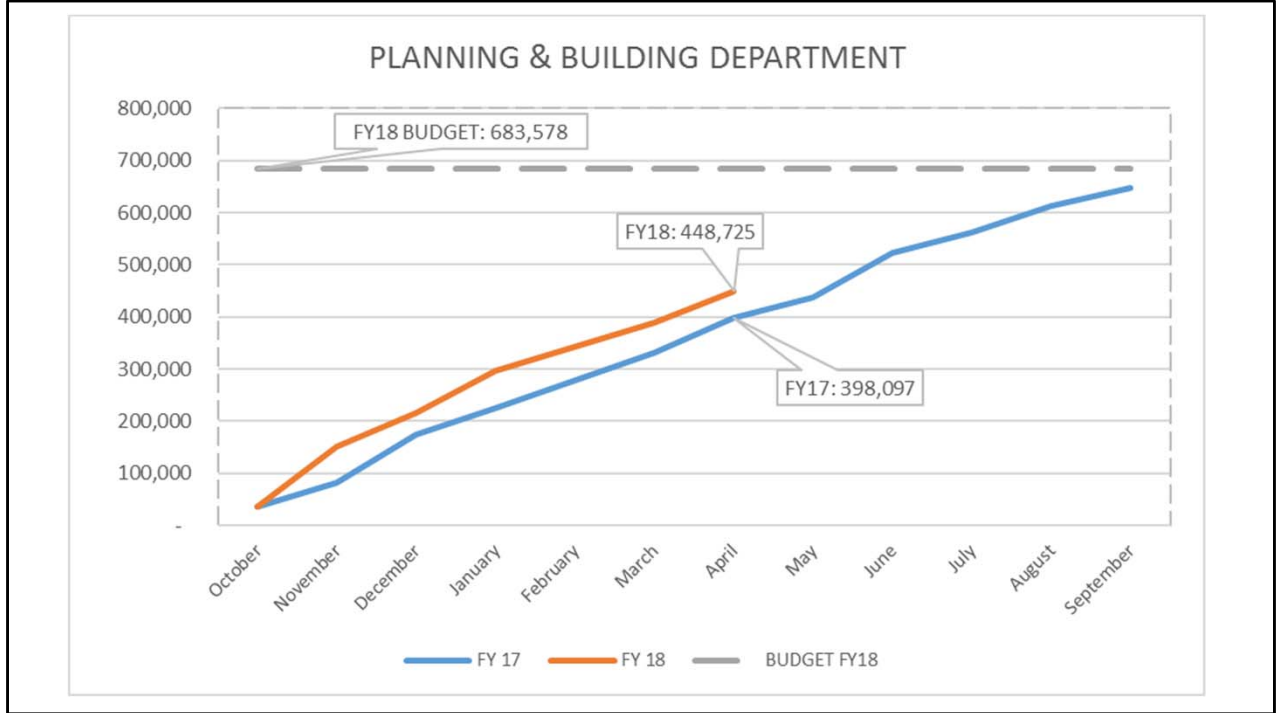
The Legislative & Executive Department expenditures are up \$6,287 (3.3%) FYTD.



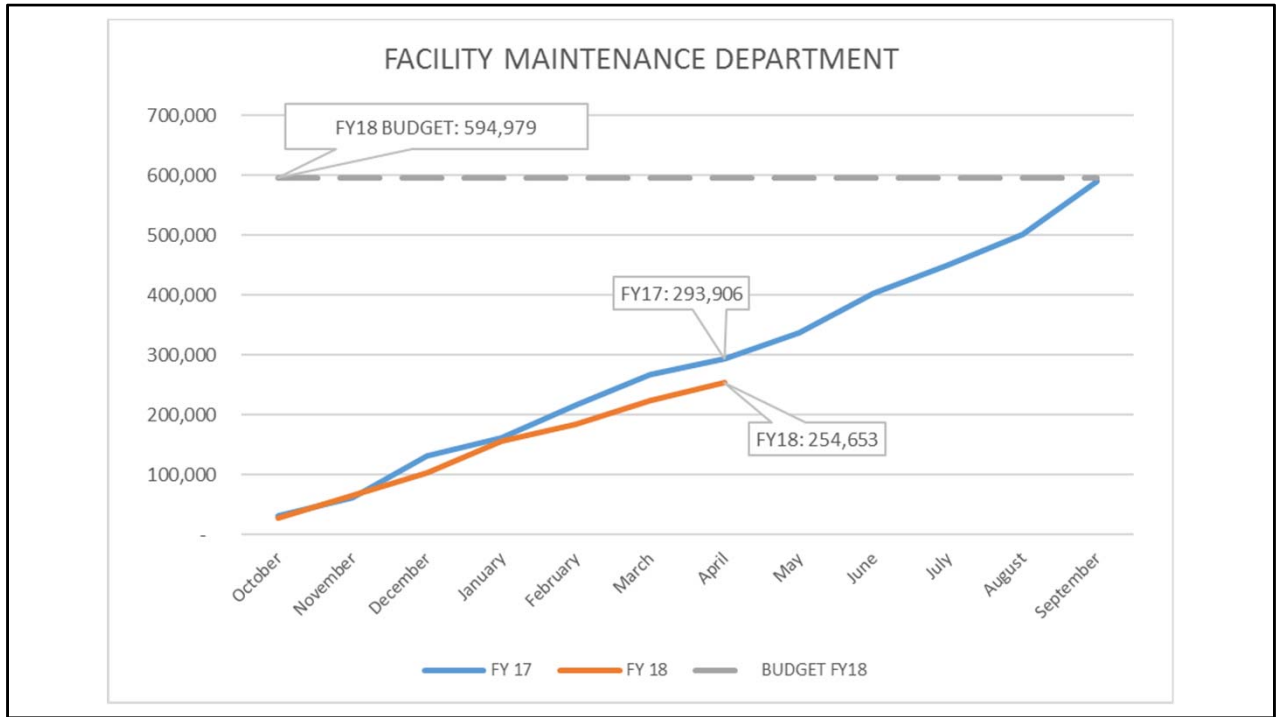
The Administrative Services Department expenditures are down \$-748,427 (-42.7%) FYTD. This increase is due largely to a budgeting change that moved inter-fund transfers to the Non-Departmental area of the budget.



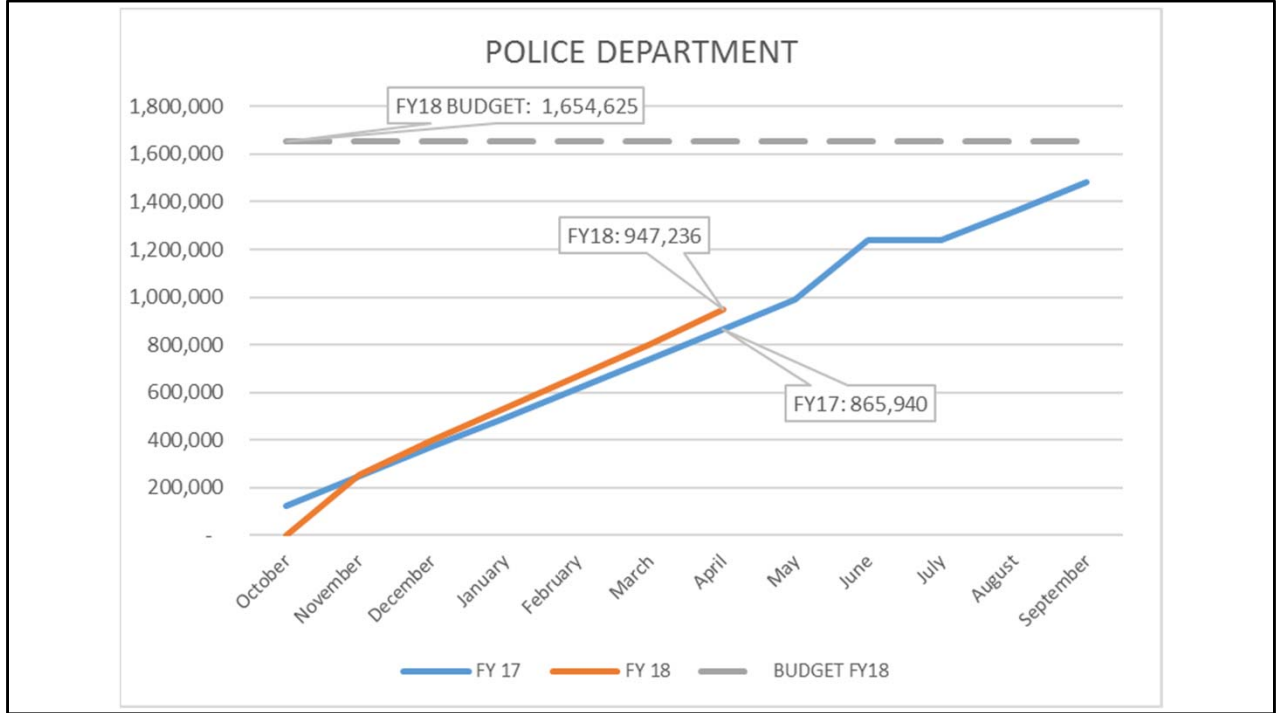
The Legal Department expenditures are up \$25,799 (20.7%) due to the timing of payments which is largely influenced by the start date of the City's current law firm in FY 17.



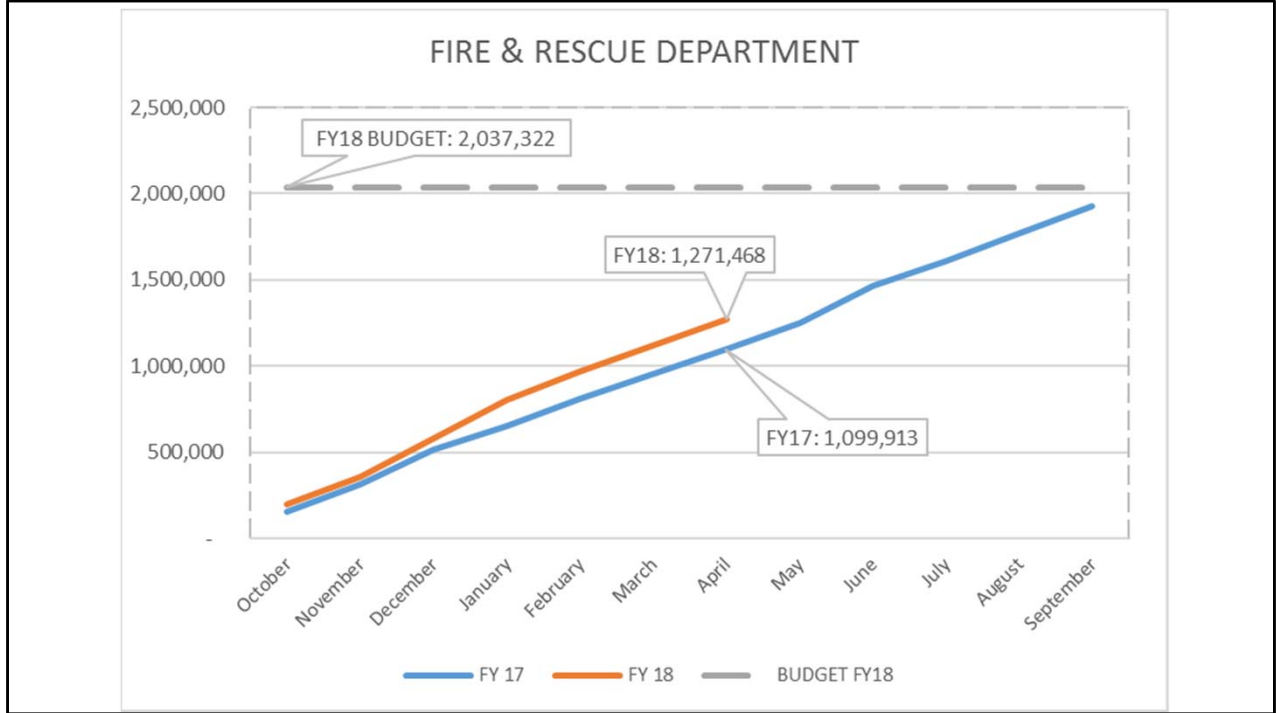
The Planning & Building Department expenditures are up \$50,628 (12.7%) FYTD. This is largely due to the increased utilization of professional services, including for the Division of Building Safety, which has increased \$87,587 in the current fiscal year. The increased use of professional services has been off-set, in part, by lower salary and benefit costs in the department.



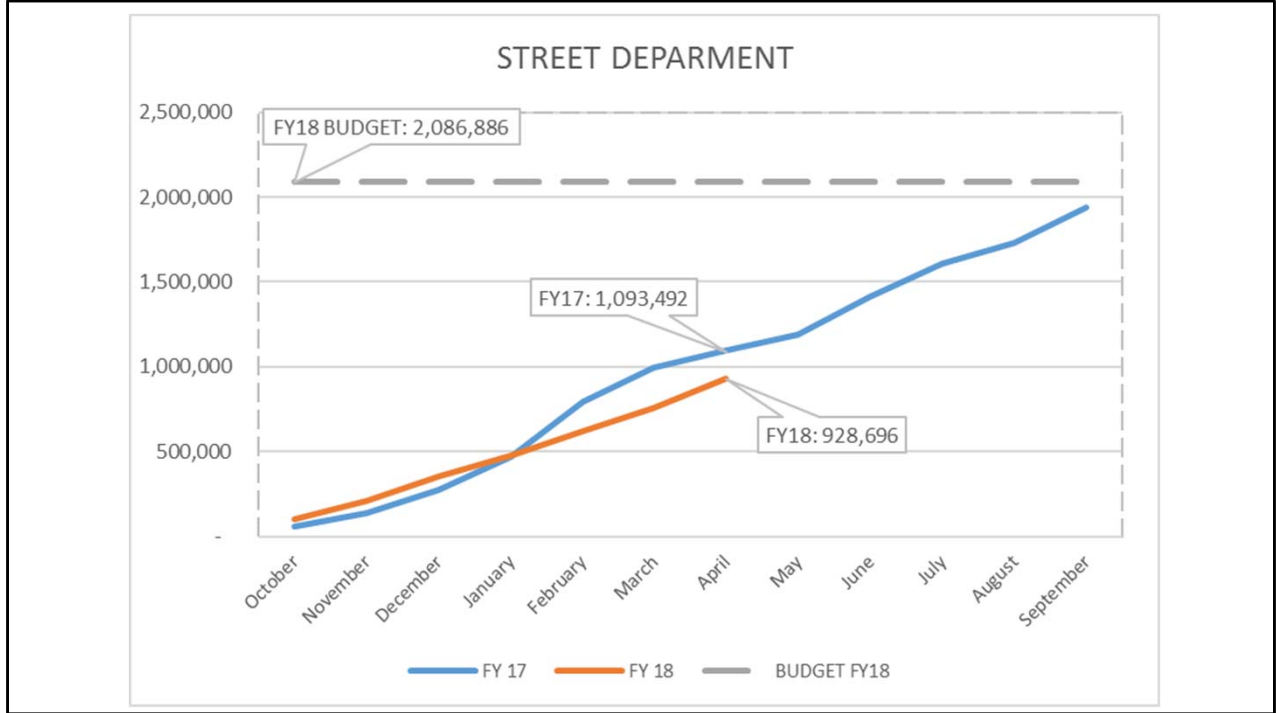
The Facilities Maintenance Department expenditures are down \$-39,253 (-13.4%) FYTD driven by decreased utilization of professional services due to a light winter.



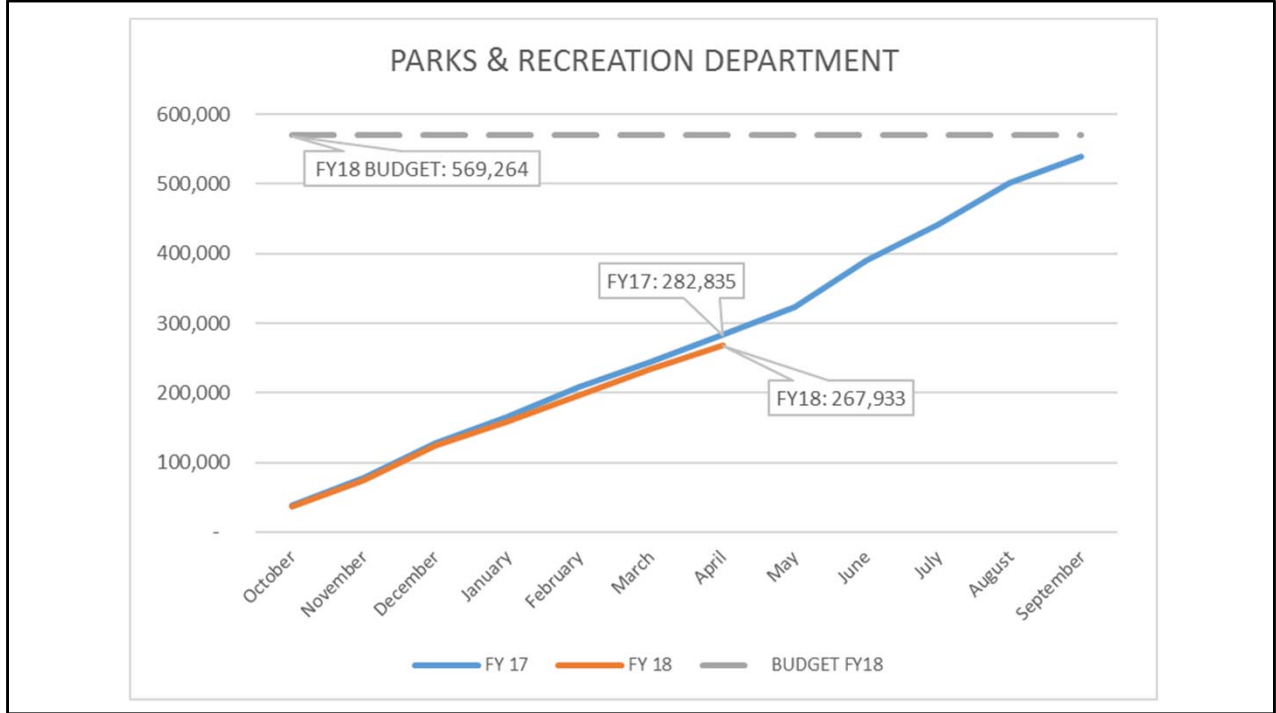
The Police Department expenditures are up \$81,296 (9.4%) FYTD. This increase arises from contractual salary increases in the Blaine County Sheriff’s Office contract as well as expenses related to the community service and parking functions.



The Fire & Rescue Department expenditures are up \$171,555 (15.6%) FYTD. The increase in Fire & Rescue expenditures are largely driven by greater salary and benefits costs which are up approximately \$149,215 FYTD.

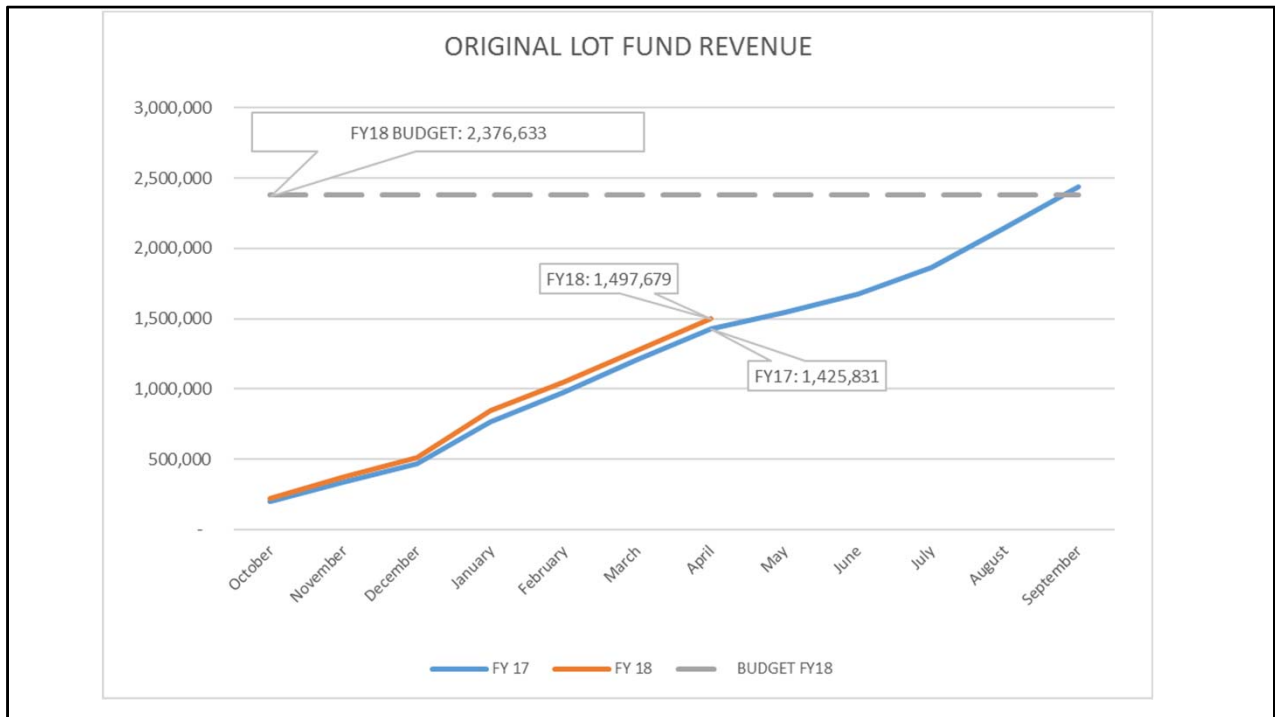


The Streets Department expenditures are down -\$164,796 (-15.1%) FYTD. This decrease results from lesser professional services utilization which has lowered expenses by approximately \$241,412 due to a light winter. These savings have been mitigated, in part, by increased spending on maintenance and improvement work which has been enabled by less snow removal.

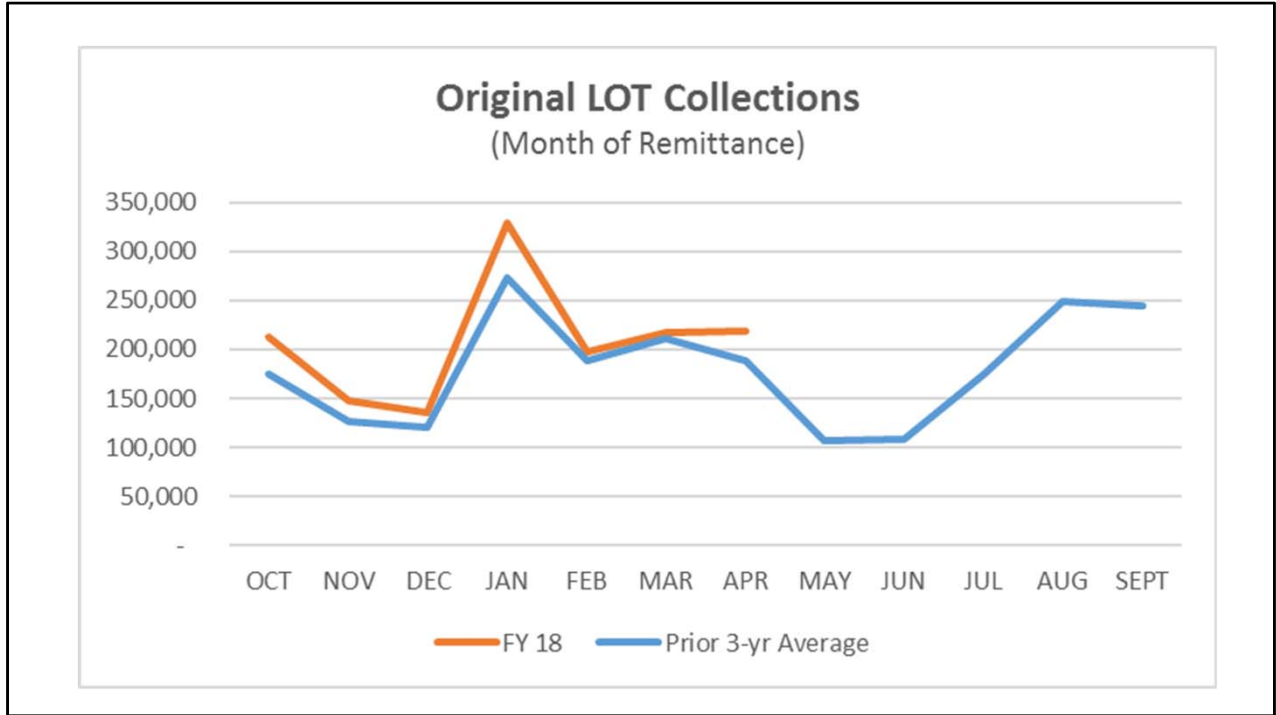


The Parks & Recreation Department expenditures are down \$-14,902 (-5.3%) FYTD. Both salary/benefit and material/service costs are slightly lower than the prior year.

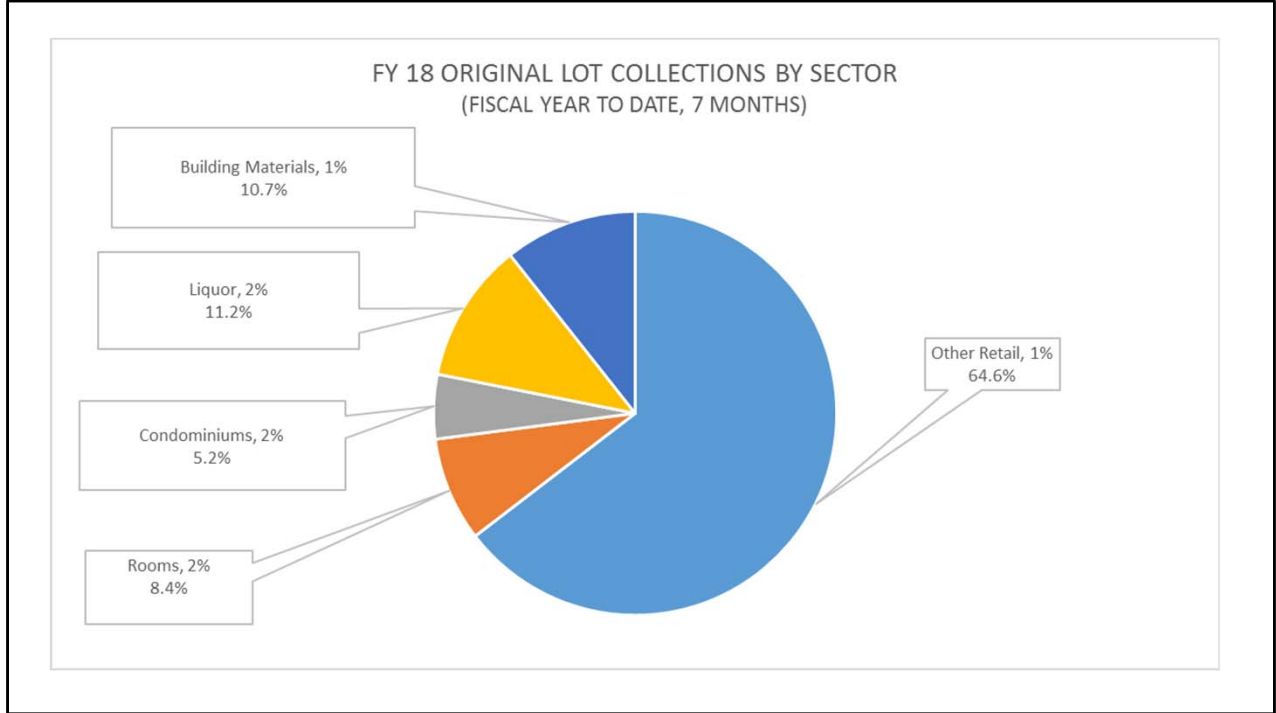
LOT Analysis



Revenue to the Original LOT Fund is up \$71,848 (5%) in FYTD due to greater tax receipts.

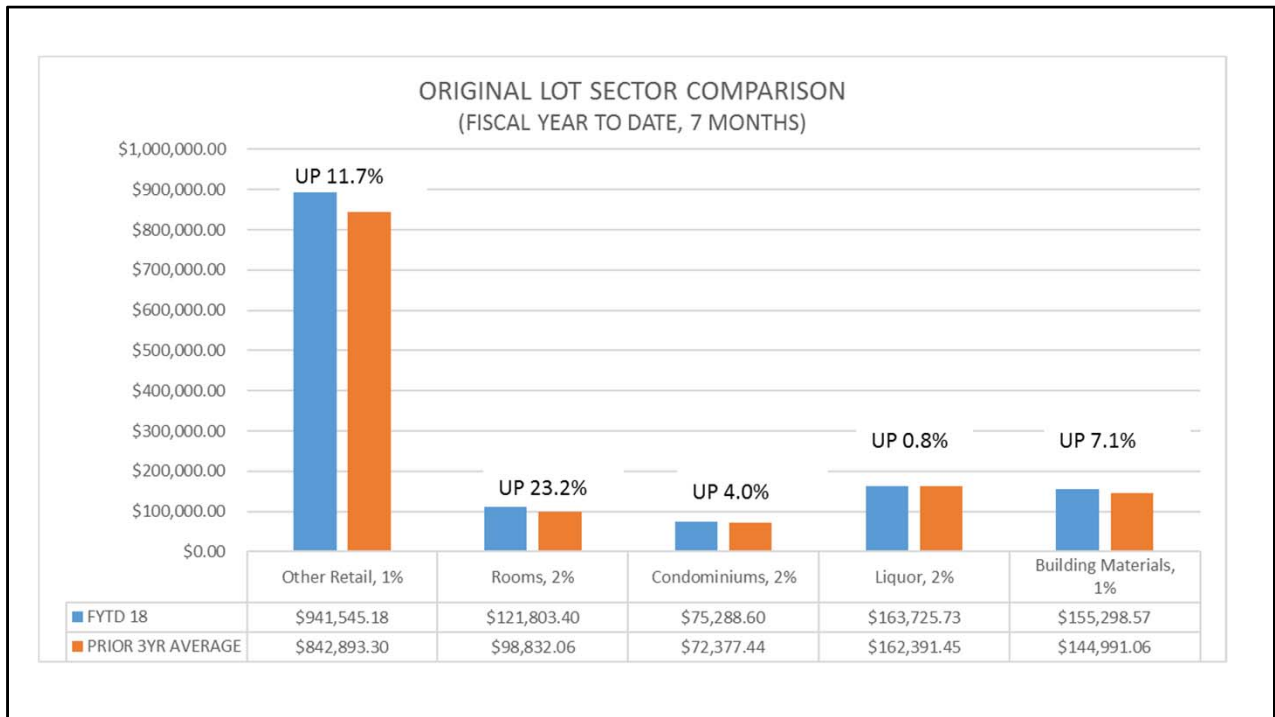


Revenues from Original LOT covered sales are up approximately 5.1% FYTD. However, April 2018 collections were approximately \$12,119 (5.9%) higher than those of April 2017. April 2018 revenues were also greater than the average collections witnessed in April of the prior 3 years.



To date in FY 18 (7 months), Original LOT collections have been generated by each sector as follows:

1. Retail has generated 64.6% of the total.
2. Building Materials have generated 10.7%.
3. Liquor has generated 11.2%.
4. Rooms have generated 8.4%.
5. Condominiums have generated 5.2%.

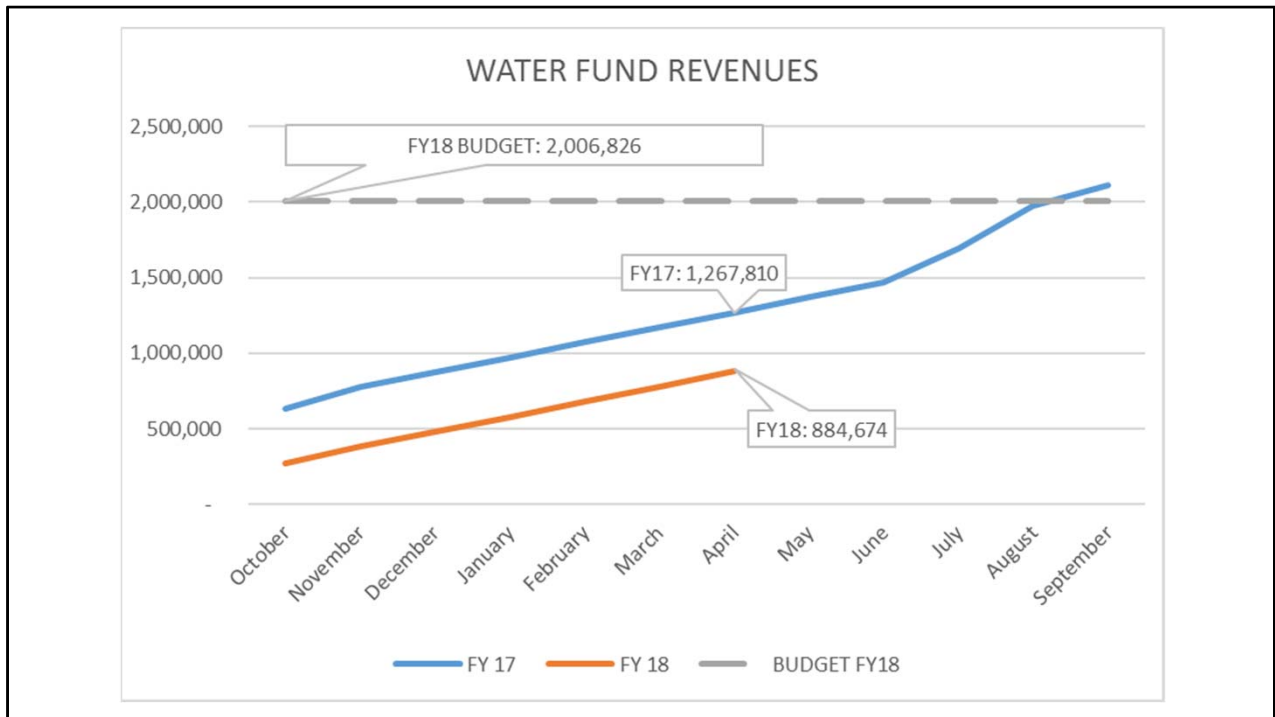


Through the seventh month of FY 18, each sector has outperformed the average of the prior 3 years.

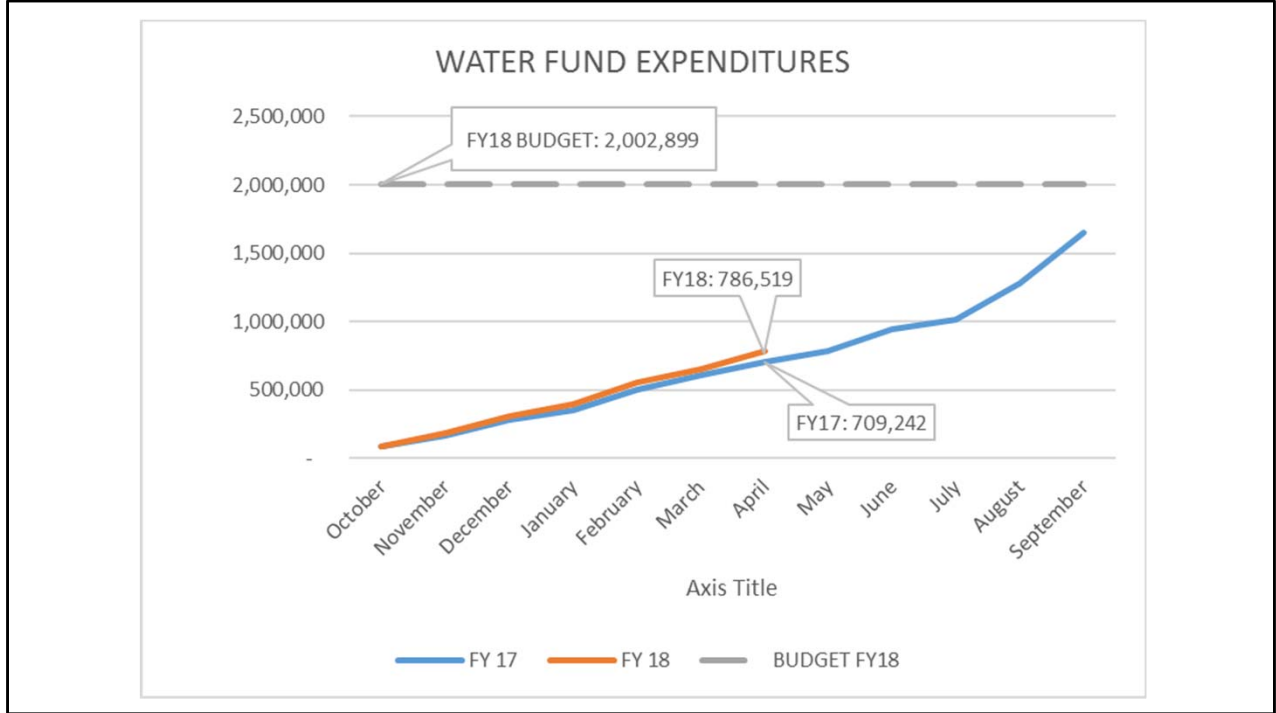
1. Retail is 11.7% over the average of the prior 3 years.
2. Rooms are up 23.2%.
3. Condominiums are up 4.0%
4. Liquor is up 0.8%.
5. Building Materials are up 7.1%.

NOTE: the combined total of each sector is lower than the total for the Original LOT fund shown on slide 7. This is due to inter-fund transfers to the Original LOT Fund from the Additional 1% Fund to cover administrative costs.

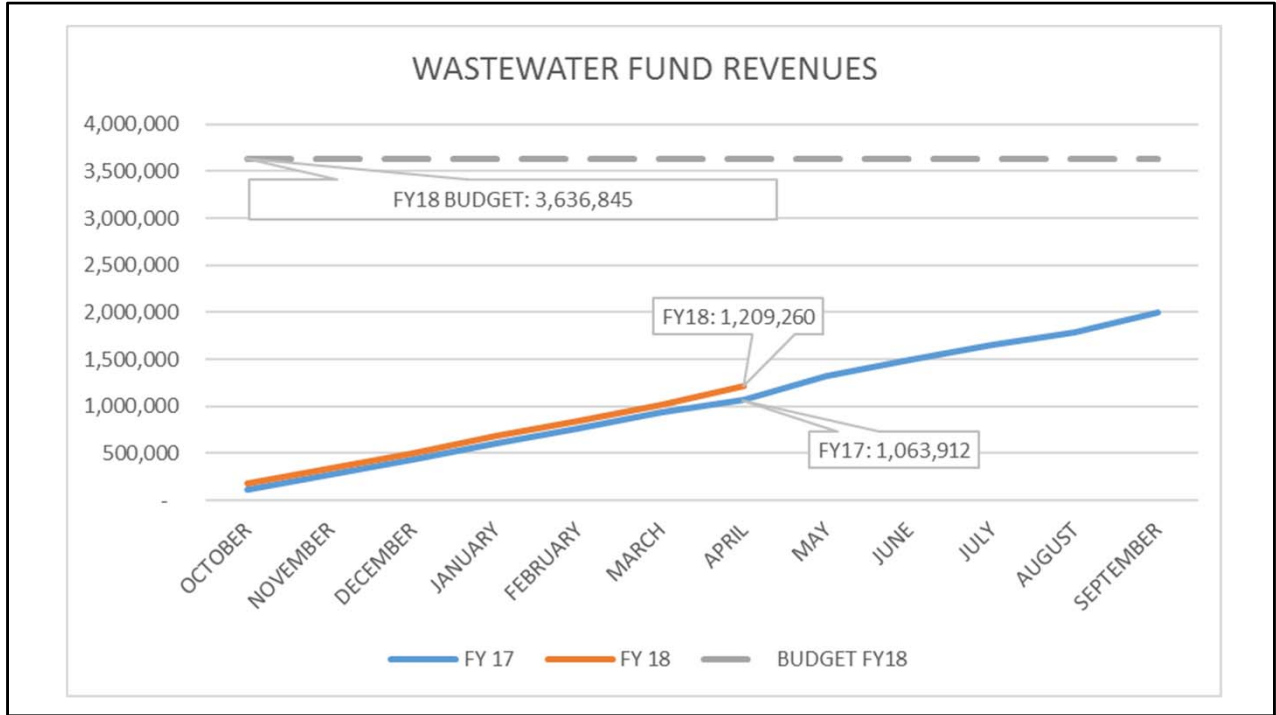
Enterprise Funds



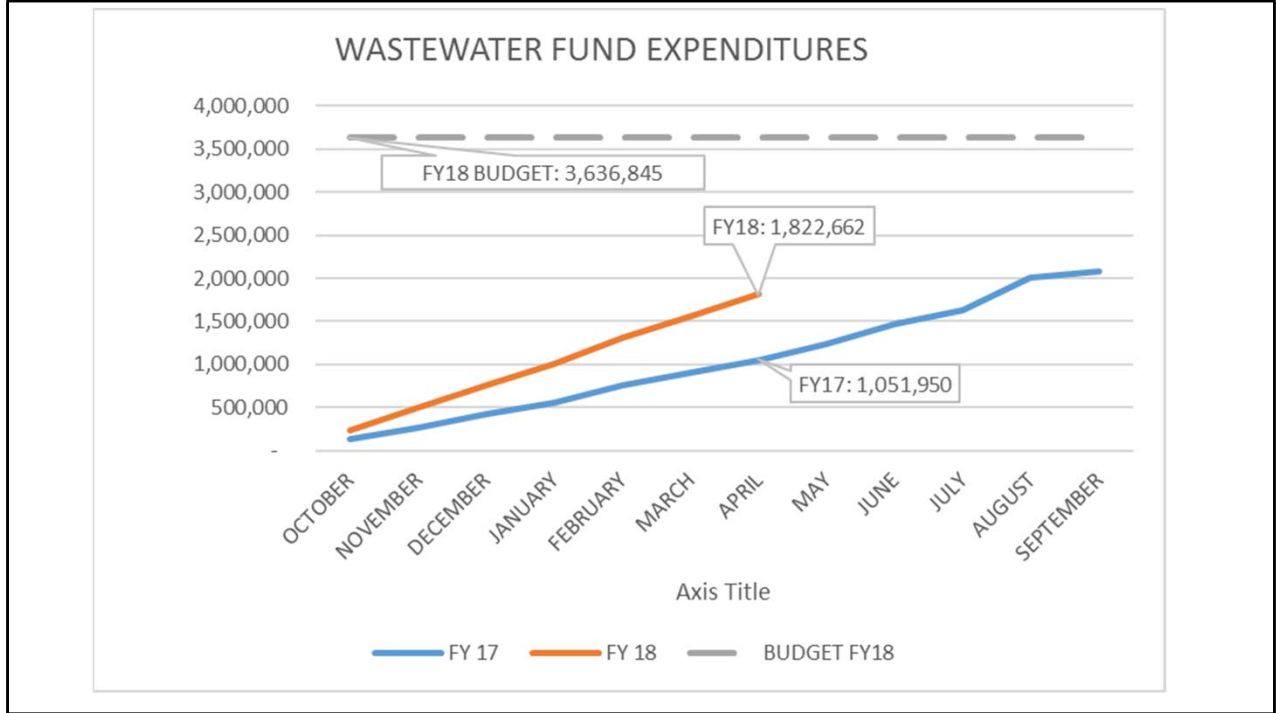
The Water Fund revenues are down \$-383,136 (-30.2%) FYTD. This decrease is due to change in billing cycle from quarterly to monthly at start of FY 17.



The Water Fund expenditures are up \$77,277 (10.9%) FYTD due primarily to greater transfers to the Water Capital Improvement Fund.



The Wastewater Fund revenues are up \$145,348 (13.7%) FYTD. This increase is due to increased revenue from reimbursements from the Sun Valley Water and Sewer District (up \$75,708 FYTD) as well as greater service revenue (up \$65,863 FYTD)



The Wastewater Fund expenditures are up \$770,712 (73.3%) FYTD. The increase stems from increased transfers to the Wastewater Capital Improvement Fund, which are up \$727,452 FYTD, to fund the headworks construction project this coming summer.



City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Approve Encroachment Agreement 20188 for West Ketchum Townhomes

Recommendation and Summary

Staff is recommending the council approve the attached Encroachment Agreement and adopt the following motion:

I move to authorize the Mayor to approve the Encroachment Agreement for West Ketchum Townhomes.

The reasons for the recommendation are as follows:

- The placement of the proposed trash enclosure in the alley right of way will not impact use of the alley.
- The City retains the right to reclaim the area in the alley, in the event the area is needed for other purposes.
- Other encroachments currently exist in the same area as the proposed trash enclosure.

Introduction and History

The representative of West Ketchum Townhomes, Kay Van Hees, is requesting to construct a trash enclosure in the alley behind the residential development. That portion of the alley is currently closed to vehicle traffic and contains a trash dumpster for the Montessori School and stairs providing pedestrian access.

Analysis

The proposed encroachment will not interfere with vehicle access and will not create an obstruction. The topography of the alley precludes through-way vehicle access. Pedestrian access will still exist.

Financial Impact

There is no financial impact as a result of this encroachment.

Attachments:

Encroachment Agreement 20188

WHEN RECORDED, PLEASE RETURN TO:

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

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 20188

THIS AGREEMENT, made and entered into this 21st Day of May 2018, by and between West Ketchum Townhomes represented by Kay Van Hees, (collectively referred to as "Owner"), whose address is PO Box 3094, Hailey ID, 83333, and the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho.

RECITALS

WHEREAS, Owner is the owner of real property described as 280 W Sun Valley Road ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit placement of a permanent dumpster enclosure in the alley right-of-way located between Sun Valley Road and 2nd Street. This improvement is shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

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

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

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to construct and maintain the Improvements identified in Exhibit "A" within the public right-of-way of the alley located between Sun valley Road and 2nd Street behind the West Ketchum Townhome in Ketchum, Idaho, until notified by Ketchum to remove the same.

2. Owner shall be responsible for the maintenance of said Improvements.

3. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from

Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

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

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

6. This Agreement shall be a covenant running with the Subject Property and the terms and provisions hereof shall inure to the benefit of and be binding upon the parties and the respective heirs, personal representatives, successors and assigns of the parties hereof.

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

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

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

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

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

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

OWNER:

CITY OF KETCHUM:

By: _____
Kay Van Hees

By: _____
Neil Bradshaw
Its: Mayor

STATE OF _____,)
County of _____,) ss.
)

On this ____ day of _____, 2018, before me, the undersigned Notary Public in and for said State, personally appeared _____, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

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

Notary Public for _____
Residing at _____
Commission expires _____

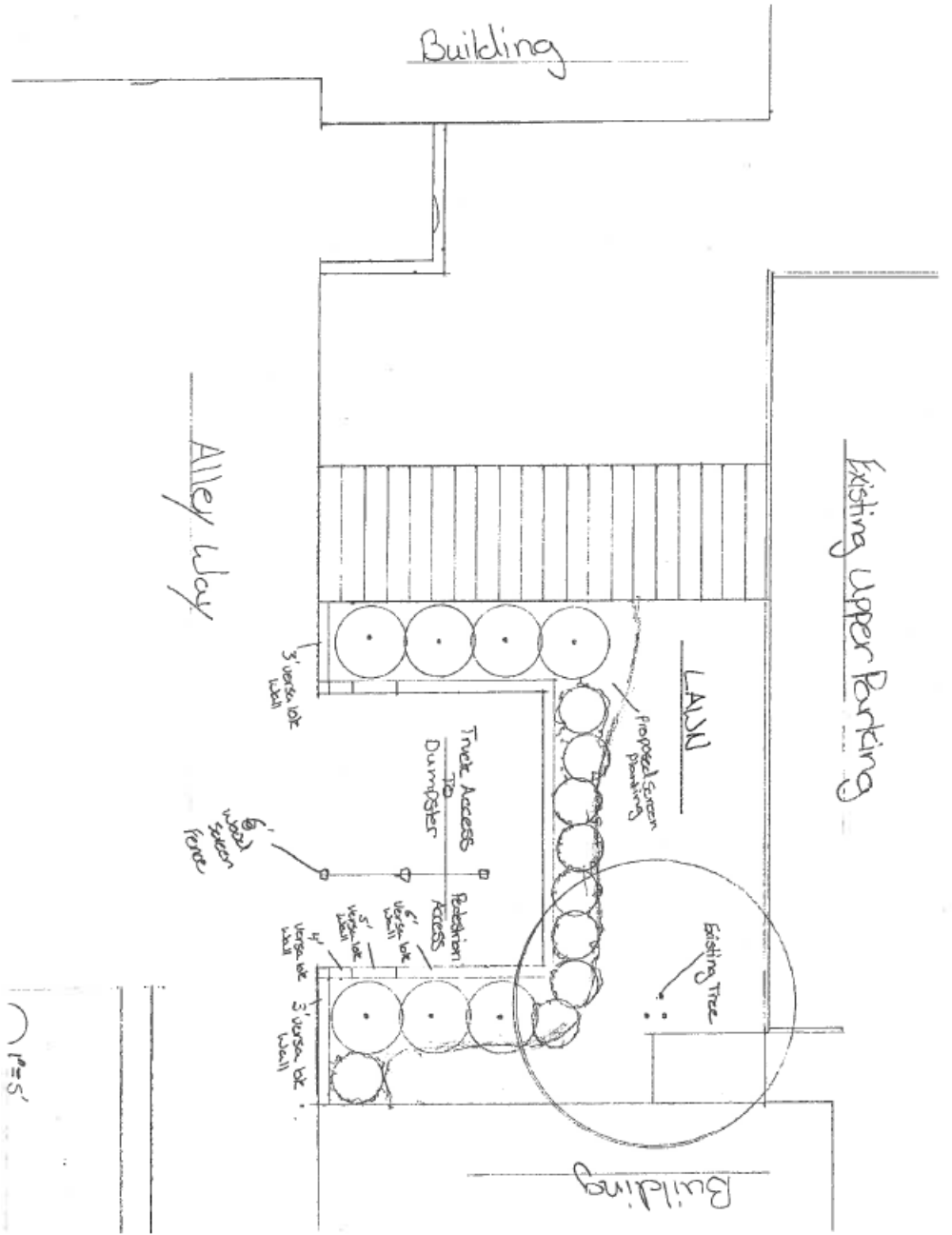
STATE OF IDAHO)
County of Blaine) ss.
)

On this ___ day of _____, 2018, before me, the undersigned Notary Public in and for said State, personally appeared NEIL BRADSHAW, known or identified to me to be the City Administrator of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

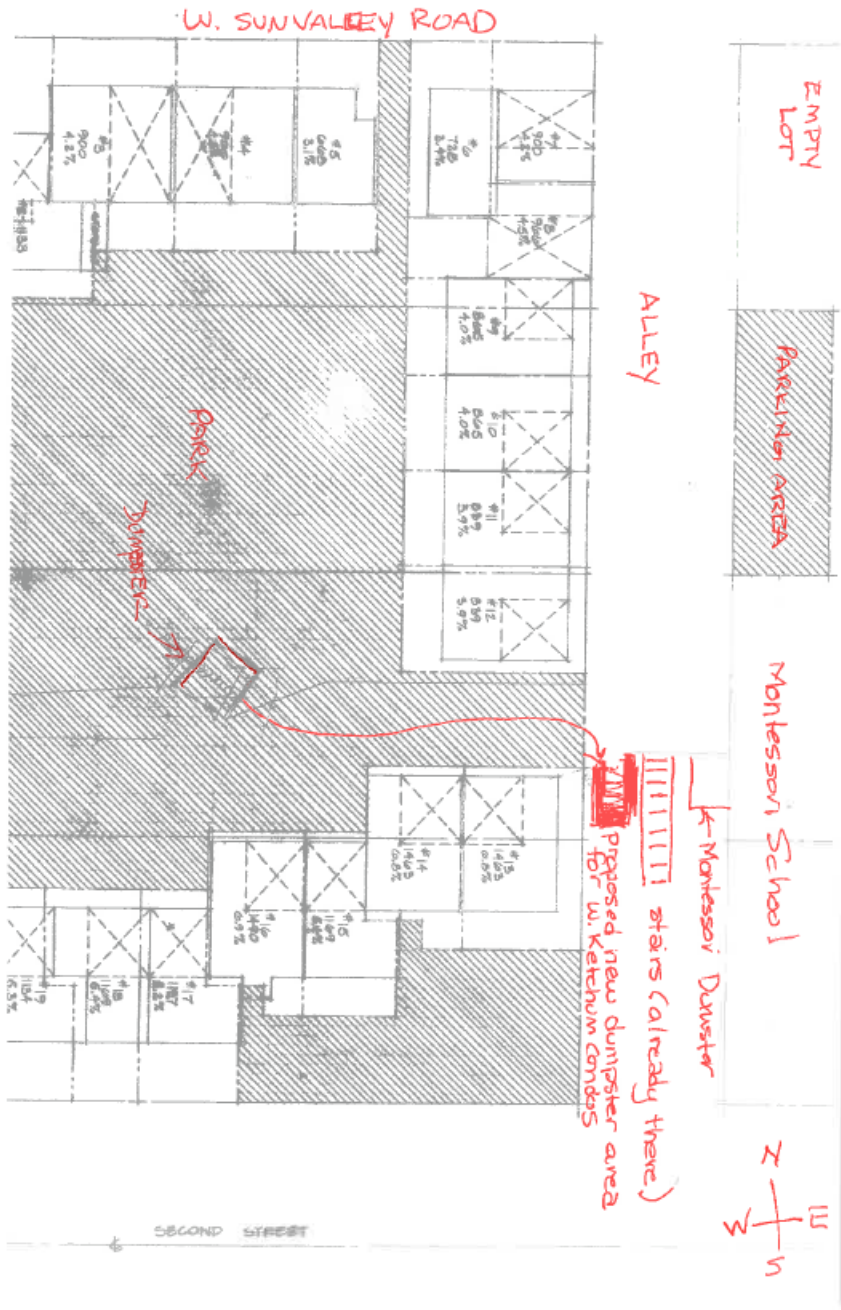
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"



W. Ketchum Condos - Dumpster Relocation from on site to alley. ^{3RD}





City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Approve Purchase Order 20184 For chip seal oil and distributor service

Recommendation and Summary

Staff respectfully recommends the City Council approve award of a purchase order to Idaho Asphalt for chip seal oil, including distribution services, at a rate of \$472.35 per ton using the following motion:

"I move to approve Purchase Order 20184 in the amount of \$472.35 per ton and authorize the City Administrator to sign the Purchase Order."

Introduction and History

The acquisition of chip seal oil supports the City's upcoming summer street's maintenance program (Chip Sealing). The oil contract consists of providing, delivering, and distributing the chip seal oil on the road surface. The selected vendor will work with City staff through the program. City staff hauls, rolls, and sweeps the chips while also providing traffic control, clean up, and project coordination.

Chip Seal dates for this year are anticipated to be August 6th through 9th. The City anticipates chip sealing the West side of Warm Springs Road from Broadway to Gates (see attached for more details).

Analysis

Pursuant to Section 67-2803(1) of the Idaho Statutes allows cities to "piggyback" on bids provided to other political subdivisions of the state. The proposed purchase order price is the same as a bid awarded to Idaho Asphalt by Clark County, Idaho, on April 9, 2018. For reference, in 2016, the last year the City did chip seal work, The City paid \$540.50 per ton.

Financial Impact

The City expects to use approximately 120 tons of oil this year, resulting in an anticipated total expenditure of approximately \$56,682. This program, including chip seal oil, is part of the Streets Department's maintenance and improvements line item and is included in the budget.

Attachments

- Attachment A: Map of 2018 chip seal work
- Attachment B: Idaho Asphalt purchase order

Brian Christiansen
Director of Streets and Facilities



City of Ketchum

The Ketchum Streets Department will be chip sealing city streets in August as weather permits. Chip sealing is a very important part of our street maintenance program and one of the most cost effective ways to help maintain the integrity of our streets and help minimize potholes. Without chip sealing, the streets would quickly deteriorate to the point of reconstruction. If you live or have a business on one of the streets scheduled to be treated, please turn off your sprinklers the day your street is scheduled. Wet roads cause the process to be ineffective. Traffic delays will be kept to a minimum.

PLEASE REMOVE AUTOMOBILES AND OTHER VEHICLES OR EQUIPMENT PARKED ON THE STREET OR RIGHT-OF-WAY PRIOR TO ITS SCHEDULED CHIP SEAL DATE. VEHICLES THAT ARE NOT REMOVED WILL BE TOWED.

Questions or concerns? Contact Brian Christiansen, Director of Streets & Facilities at (208) 726-7831 or bchristiansen@ketchumidaho.org.

Tentative Chip Seal Street List August 6th – 9th 2018

| Street Name | Day |
|----------------|----------------------|
| Puchner | Mon Aug 6th |
| Howard | Mon Aug 6th |
| Ritchie | Mon Aug 6th |
| Gates | Mon Aug 6th |
| Jane to Picabo | Mon Aug 6th |
| Picabo | Mon Aug 6th |
| Skiway | Mon Aug 6th |
| Cedar | Mon Aug 6th |
| | |
| Fir | Tues Aug 7th |
| Pine | Tues Aug 7th |
| Shady Lane | Tues Aug 7th |
| Aspen | Tues Aug 7th |
| Georginia | Tues Aug 7th |
| Irene | Tues Aug 7th |
| | |
| Bald Mtn | Wed Aug 8th |
| Sunny side | Wed Aug 8th |
| Broadway | Wed Aug 8th |
| | |
| College | Thurs Aug 9th |
| Exhibition | Thurs Aug 9th |
| Holiday | Thurs Aug 9th |
| Corrock | Thurs Aug 9th |
| River Run | Thurs Aug 9th |
| | |
| | |
| | |
| | |



City of Ketchum
City Hall

Purchase Order

Number: 20184
Date: 05/21/2018

Vendor: Idaho Asphalt Supply Inc.
Peak Asphalt, LLC
Box 941
Blackfoot, ID 83221-0941

Quote Ref: 25561

| Quantity | Item # / SKU | Description | Item Cost | Total Cost |
|----------|--------------|---------------|--------------|-------------|
| 1 | 120 Tons | Chip Seal Oil | 402.00 | \$48,240.00 |
| 1 | 120 Ton | Distribution | 36.00 | \$4,320.00 |
| 1 | 120 Ton | Freight | 34.35 | \$4,122.00 |
| | | | | |
| | | | Total | \$56,682.00 |

The City of Ketchum is a tax-exempt political subdivision of the State of Idaho.

Please confirm this City of Ketchum Purchase Order with Grant Gager, Director Finance & Internal Services, at ggager@ketchumidaho.org or (208) 726-3841.

Please Ship Above Listed Items to:

City of Ketchum
Attn: Grant Gager
480 East Avenue N
Box 2315
Ketchum, ID 83340

Order Submitted By:

Suzanne Frick, City Administrator



Idaho Asphalt Supply, Inc. Peak Asphalt, LLC



ASPHALTS



ROAD OILS

P.O. Box 941, Blackfoot ID 83221-0941
Phone: (208) 785-1797 Fax: (208) 785-1818

BUYER: KETCHUM, CITY OF
ATTN: Brian Christiansen
STREET ADDRESS OR SITE:
P.O. BOX 2315
Ketchum, ID 83340

DATE: 4/19/2018
PROJECT #:
PROJECT: Year 2018 Road Oil
DATE OF BID LETTING: April 09, 2018
IAS CONTRACT No: 25561

| PRODUCT | QUANTITY (Tons) | UNIT PRICE Excluding Sales Tax | Effective Thru | FREIGHT | F.O.B. |
|--|--------------------|---|-------------------|---------|-----------|
| CRS-2R | 120.00 | \$402.00 | 10/31/2018 | \$34.35 | Blackfoot |
| DISTRIBUTOR SERVICE \$1,500.00 Minimum Charge | | \$36.00/TON or \$250.00/HR (Whichever is Greater) | | | |

Special Contract Provisions:

Pricing "piggybacks" awarded offering to the Commissioners of Clark County, Idaho on April 9, 2018. Payment terms are NET 15th; payment is due the fifteenth of the month following delivery.

- 1> All products will conform to the Idaho Transportation Department specifications.
- 2> Idaho Asphalt Supply, Inc. / Peak Asphalt, LLC reserves the right to ship from any supply facility on a freight equalized basis.
- 3> This price acknowledgement is made expressly subject to the terms and conditions of the Idaho Asphalt Supply, Inc. / Peak Asphalt, LLC standard purchase agreement.
- 4> Freight will be invoiced separately by a common carrier.
- 5> Freight is subject to a fuel surcharge at time of delivery.
- 6> The above prices on the above quantities are valid for 5 (five) days from the date of this acknowledgement and if they are accepted within the stated period will remain effective thru the 2018 season.

Miscellaneous incidental charges are as follows:

All prices based on a 30 ton minimum. Full freight to destination and 1/2 freight charges will be assessed on returned product. No credit will be given for anti-strip or diluted materials. Unloading time: 2.00 hours, free then 100.00 per hour thereafter. Overnight holdover: 350.00 per night. Restocking fee for returned product: 250.00. Equipment charge for job-site pump-off, flat fee per occurrence (no polymer modified asphalts): 150.00.

Thank you for giving us the opportunity to prepare this bid.


Adam Ackerman
Idaho Asphalt Supply, Inc.

Accepted By: _____ Firm: KETCHUM, CITY OF Date: _____

Bid Number: 0000025561 Contract # 25561



City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Approve Contract 20185 For Installation of Irrigation at the Guy Coles Skate Park

Recommendation and Summary

Staff is recommending the council approve contract 20185 for the installation of irrigation at the Guy Coles Skate Park with the following motion:

"I move to approve Contract 20185 with Bigwood Landscaping for irrigation installation in the amount of \$46,682.67 and authorize the Mayor to sign the Contract."

The reasons for the recommendation are as follows:

- The Guy Coles Skate Park recently underwent an expansion in the skating area and the installation of irrigation is the final component of the park upgrade.
- Contract 20185 is the result of a competitive procurement process.

Introduction and History

The City of Ketchum Street and Facilities Maintenance Department is responsible for maintaining City parks and infrastructure. The Facilities Maintenance Division has been working on irrigation upgrades in parks throughout the City. In conjunction with the recently completed Guy Coles Skate Park expansion, the Facilities Maintenance Division is recommending the installation of an advanced irrigation system in the park. As part of this work, a new controller will also be installed at Atkinson Park to enable better system coordination City-wide.

Analysis

Automated irrigation systems provide an efficient and economical solution to park maintenance relative to human operated systems, saving both staff time and water resources. The Facilities Maintenance Division conducted a competitive procurement process and received bids from two firms as shown below:

| Bidder | Amount |
|------------------------|-------------|
| Bigwood Landscaping | \$46,682.67 |
| Clearwater Landscaping | \$57,198.00 |

Financial Impact

The FY 18 Capital Improvement budget includes \$25,733.00 for irrigation upgrades. In addition, the fund has an unspent balance from last year's upgrades of \$18,850.00. Staff is proposing using both the unspent balance of last year's funding as well as \$2,099.67 in current year contingency to fund the project. These changes will be formalized at a subsequent Council meeting to amend the budget.

Attachments

- Attachment A: Contract 20185

CITY OF KETCHUM CONTRACT #20185

This Contract #20185 is entered into this 21st day of May 2018, by and between the City of Ketchum, a municipal corporation of the State of Idaho (“OWNER”), and Bigwood Landscape, a company licensed to do business in Idaho (“CONTRACTOR”). OWNER and CONTRACTOR are sometimes collectively referred to herein as the “Parties.”

RECITALS:

WHEREAS, the Ketchum City Council has budgeted funds for the installation of irrigation upgrades at City parks and engaged in an Invitation for Bids (IFB) process to seek a contractor to perform such work as required by Idaho law; and

WHEREAS, following the procedures set forth in the IFB, OWNER selected CONTRACTOR to perform the Work; and

WHEREAS, CONTRACTOR desires to perform the work on the terms and conditions set forth in the Contract Documents, as defined herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, the OWNER and CONTRACTOR agree as follows:

1. SCOPE OF WORK. OWNER engages CONTRACTOR to perform the work associated with the design and installation to PROVIDE ALL NECESSARY MATERIALS, LABOR AND EQUIPMENT TO COMPLETE the irrigation system installation, and other related work as set forth in Attachment A.

2. PAYMENT. OWNER agrees to pay CONTRACTOR for CONTRACTOR’s services rendered under this Contract in an amount not to exceed the total sum of \$46,682.67 for acceptable completion of the Project. The Parties agree that CONTRACTOR will invoice OWNER for payment under this Contract for services rendered hereunder as follows:

A. CONTRACTOR’s submitted invoices must be approved and signed by the Ketchum Facilities Maintenance Supervisor.

B. CONTRACTOR shall submit payment requests to OWNER no more frequently than every thirty (30) calendar days. Each payment request from CONTRACTOR shall be accompanied by an updated critical path schedule for completion of the Project within the Contract Time.

3. CONTRACT TIME; COMMENCEMENT OF CONTRACT TIME; NOTICE TO PROCEED. The Project shall be completed by June 29, 2018. The Contract Time will commence on the Effective Date of this Contract or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty (30) days after the Effective Date of this Contract.

4. PROJECT MANAGER. OWNER has designated the Facilities Management Supervisor who will be responsible for overall project management. The Project Manager will provide coordination between CONTRACTOR and OWNER, including timely response to any inquiries. Project Manager will also be reasonably available for any meetings that may be

necessary in relation to the Project. OWNER reserves the right to change the project manager at its discretion upon notice to CONTRACTOR.

5. DELIVERY OF INSURANCE TO OWNER. Prior to commencement of any work, CONTRACTOR shall deliver to OWNER Certificates of Insurance identifying OWNER as an additional insured.

6. CONTRACTOR'S RESPONSIBILITIES. The CONTRACTOR shall perform all labor, and provide all material and equipment necessary to produce the construction required by Attachment A. The CONTRACTOR shall:

A. Supervise and direct the work, using its best skill and attention, and diligently and continuously work on the construction to ensure prompt completion. Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the work under the Contract.

B. Provide all labor, materials, tools, permits, construction equipment and machinery, water, heat, utilities, transportation and other facilities and services necessary for the proper execution and completion of the work.

C. Warrant to the OWNER that all materials and equipment furnished under this Contract will be new, unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents.

D. Be responsible to the OWNERS for the acts and omissions of all the CONTRACTOR's employees and all subcontractors, their agents and employees, and all other persons performing any of the work on behalf of the CONTRACTOR. The CONTRACTOR shall indemnify and hold harmless the OWNER from any and all damage or injury of every description arising out of or in connection with the work to be performed under this Contract.

E. Confine operations at the site of construction to areas provided by law, ordinances, permits and the Contract Documents, and shall not unreasonably encumber any site with materials or equipment.

F. Keep the sites free from accumulation of waste materials or rubbish caused by CONTRACTOR'S operations. At the completion of the Work CONTRACTOR shall remove all waste material and rubbish on or about the project, as well as all tools, construction equipment, machinery and surplus materials, and shall leave the building and job site "broom clean" or its equivalent, except as otherwise specified, and if the CONTRACTOR fails to clean up, OWNERS may do so and charge the costs to the CONTRACTOR.

G. Contract responsibility shall include all contracting and scheduling duties, supervision, and attend OWNER'S and OWNER'S representative meetings.

H. The CONTRACTOR shall maintain at all times discipline among CONTRACTOR's employees and subcontractors and shall not employ any person unfit or not capable of performing work on this Project to acceptable standards.

I. The CONTRACTOR shall pay all applicable taxes for which CONTRACTOR is responsible as required by law or as otherwise agreed under this Contract.

J. The CONTRACTOR shall comply with all laws, rules and regulations or orders of all public authorities relating to the performance of the work herein.

K. The CONTRACTOR shall utilize recycling efforts whenever reasonably possible.

7. INDEPENDENT CONTRACTOR RELATIONSHIP. CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner or joint venture of OWNER. OWNER shall determine the work to be done by CONTRACTOR, but CONTRACTOR shall determine the means by which it accomplishes the work specified by the OWNER. CONTRACTOR is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of OWNER.

8. ASSIGNMENT. It is expressly agreed and understood by the Parties hereto that CONTRACTOR shall not have the right to assign, transfer, hypothecate or sell any of its rights under this Contract except upon the prior written express consent of the OWNER.

9. DISCRIMINATION PROHIBITED. In performing the services required herein, CONTRACTOR shall not discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age or physical handicap.

10. TERMINATION FOR CAUSE.

A. If through any cause, CONTRACTOR shall fail to fulfill in a timely and proper manner its obligations under this Contract, or if the CONTRACTOR shall violate any of the covenants, agreements, or stipulations of this Contract, OWNER shall thereupon have the right to terminate this Contract by giving written notice to the CONTRACTOR of such termination and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination. If this Contract is terminated for cause, the CONTRACTOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

B. Notwithstanding the above, CONTRACTOR shall not be relieved of liability to OWNER for damages sustained by OWNER by virtue of any breach of this Contract by the CONTRACTOR, and OWNER may withhold any payments to CONTRACTOR for the purposes of set-off until such time as the exact amount of damages due the OWNER from CONTRACTOR is determined. This provision shall survive the termination of this Contract and shall not relieve CONTRACTOR of its liability to OWNER for damages.

C. If OWNER, or its representatives, fail to make necessary decisions throughout the Project, delay decisions and negatively impact the CONTRACTOR's ability to complete the Project satisfactorily or in a timely manner, or fail to make payments as set forth in this Contract, CONTRACTOR may terminate the Contract in the same manner and under the same payment conditions as stated in Section 10A herein.

11. FEDERAL, STATE AND LOCAL PAYROLL TAXES. Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by OWNER on behalf of CONTRACTOR or the employees of CONTRACTOR. CONTRACTOR shall not be treated as an employee of OWNER with respect to the services performed hereunder for federal or state tax purposes. CONTRACTOR understands that CONTRACTOR is responsible to pay all taxes owed by CONTRACTOR in accordance with applicable federal, state and local laws.

12. LICENSES AND LAW. CONTRACTOR represents that CONTRACTOR possesses the skill and experience necessary and all licenses and authorizations required to perform the services under this Contract. CONTRACTOR further agrees to comply with all applicable laws, ordinances and codes of the Federal, State and local governments in the performance of the services hereunder.

13. WORKER'S COMPENSATION. CONTRACTOR shall maintain in full force and effect worker's compensation coverage for CONTRACTOR and any agents, employees, and staff that the CONTRACTOR may employ as required by Title 72, Idaho Code, and provide proof to OWNER of such coverage. If CONTRACTOR fails to maintain such insurance during the term of this Contract, this Contract is immediately terminable by OWNER, and CONTRACTOR shall indemnify OWNER against any loss resulting from such failure.

14. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES. CONTRACTOR shall supply, at CONTRACTOR's sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided under this Contract.

15. EFFECTIVE DATE. This Contract shall be effective upon approval and execution by OWNER and CONTRACTOR.

16. WARRANTY. CONTRACTOR agrees to warrant for a period of one (1) years from the date of substantial completion of the Work all labor and materials furnished in the construction and installation of the Work to be of good merchantable quality, and free from any and all defects. In the event a defect occurs, OWNER shall notify CONTRACTOR in writing and CONTRACTOR agrees to cure said defect within fifteen (15) days of the notice. Costs of curing any such defect shall be borne solely by CONTRACTOR. Upon completion of CONTRACTOR'S Work, CONTRACTOR agrees to provide OWNER with all written warranties and guarantees relating to the labor, goods, products, materials, equipment and systems incorporated into CONTRACTOR'S scope of the Work, endorsed, countersigned, and assigned as necessary.

17. INDEMNIFICATION. CONTRACTOR agrees to indemnify, defend and hold harmless OWNER, and its officers, agents and employees, from and against any and all claims, losses, actions or judgments for damages or injury to persons or property arising out of or in connection with the act and/or any performances or activities of CONTRACTOR, CONTRACTOR's agents, employees or representatives under this Contract.

18. INSURANCE. Liability Insurance. CONTRACTOR agrees to obtain and keep in full force and effect during its acts under this Contract a comprehensive general liability insurance policy in the minimum amount of \$1,000,000.00 per occurrence, which shall name and protect CONTRACTOR, CONTRACTOR's employees, OWNER, and its officers, agents

and employees, from and against any and all claims, losses, actions and judgments for damages or injury to persons or property arising out of or in connection with the CONTRACTOR's acts. CONTRACTOR shall provide proof of liability coverage as set forth above to OWNER prior to commencing its performance as herein provided, and CONTRACTOR shall require CONTRACTOR's insurer to notify OWNER ten (10) days prior to cancellation of said policy.

19. CHANGE ORDERS. OWNER reserves the right to order work changes in the nature of additions, deletions, or modifications, without invalidating this Contract, and agrees to make corresponding adjustments in the Contract Price and time for completion. All changes will be authorized by a written change order signed by OWNER and CONTRACTOR. The change order will include conforming changes in the Contract and completion time. Work shall be changed, and the Contract Price and completion time shall be modified only as set out in the written change order. Any adjustment in the Contract Price resulting in a credit or a charge to OWNER shall be determined by mutual agreement of the Parties before starting the work involved in the change.

20. NO WAIVER. Failure of any party to exercise any of the rights under this Contract, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

21. CHOICE OF LAW. This Contract shall be governed by the laws of and statutes of the State of Idaho. Any dispute under this Contract, or related to this Contract, shall be decided in accordance with the laws of the State of Idaho, and venue shall be in the Fifth Judicial District Court in Blaine County, Idaho.

22. AMENDMENT. This Contract can only be modified or amended in writing under mutual agreement by the Parties.

23. SEVERABILITY. If any part of this Contract is held unenforceable, the remaining portions of the Contract will nevertheless remain in full force and effect.

24. BINDING EFFECT. This Contract shall be binding upon and inure to the benefit of the Parties hereto, their respective successors, heirs, executors, assigns and legal representatives.

25. ENTIRE AGREEMENT. This Contract represents the entire and integrated agreement between OWNER and CONTRACTOR, and supersedes all prior estimates, negotiations, representations, agreements, or prior understandings either written or oral. This contract may be amended only by written instrument signed by the OWNER and CONTRACTOR.

26. NOTICES. Any notice provided for or concerning this Contract shall be in writing and be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth below:

OWNER:

Suzanne Frick City Administrator
City of Ketchum
PO Box 2315
Ketchum, ID 83340

CONTRACTOR:

Drew Nosworthy
Bigwood Landscape
PO Box 310
Ketchum, Idaho 83340

27. TIME OF THE ESSENCE. It is specifically declared and agreed that time is of the essence of this Contract.

28. PREPARATION OF AGREEMENT. No presumption shall exist in favor of or against any party to this Contract as the result of the drafting and preparation of the Contract.

29. PARAGRAPH HEADINGS. The titles to the paragraphs of this Contract are solely for the convenience of the Parties and shall not be used to explain, modify, simplify or aid in the interpretation of the provisions of this Contract.

30. ATTORNEY FEES. Should any litigation be commenced between the Parties hereto concerning this Contract, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction.

31. THIRD-PARTY RIGHTS NOT CREATED. This Contract is not intended to and does not create any third party beneficiary rights.

32. COUNTERPARTS. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

33. CONTRACT DOCUMENTS. The Contract Documents as used in this Contract are:

- A. This Contract;
- B. Contractor's Bid, accepted by the Ketchum City Council on May 21, 2018;
- C. City of Ketchum's IFB for the Project

34. AUTHORIZATION. The undersigned representative of CONTRACTOR certifies that he/she is an authorized agent of CONTRACTOR and has been duly authorized to bind CONTRACTOR to the terms of this Contract.

IN WITNESS WHEREOF, the Parties hereto have caused their representatives and officials to execute this Agreement, which shall be effective as of the ___ day of _____, 2018.

CONTRACTOR:

Bigwood Landscape

By: _____

Name: _____

Title: _____

OWNER:
CITY OF KETCHUM, a municipal corporation

By: _____
Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, Interim City Clerk



City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

**Recommendation to Approve Exceedance Agreement:
Onyx at Leadville Residential Project
Contract #20171**

Recommendation and Summary

Staff is recommending the Council approve Contract #20171 with J Peterman Development, LLC for an exceedance agreement and adopt the following motion:

“I move to approve the exceedance agreement with J Peterman Development, LLC.”

The reasons for the recommendation are as follows:

- The Planning and Zoning Commission approved the Design Review application (18-005) for the Onyx at Leadville residential project on February 12th, 2018.
- An increase in the permitted Gross Floor Area Ratio was permitted through the Design Review approval provided that the applicant met the conditions of Ketchum City Code §17.124.040 *Floor Area Ratios and Community Housing*.
- Per Ketchum City Code §17.124.040(B)(2)(g), the developer has identified an acquired property that satisfies the community housing contribution.

Introduction and History

On March 20th, 2017, the Ketchum City Council adopted Resolution 17-006 providing options for development proposals to exceed the permitted Floor Area Ratio (FAR) in exchange for mitigation of increased impacts of such development, particularly as focused on affordable community and workforce housing.

Analysis

J Peterman Development, LLC owns property located at 341 S. Leadville Avenue (Trail Creek Condominiums Amended: Block 1A) and proposes to construct a multi-family residential building above the permitted 0.5 FAR for the Tourist (T) Zoning District. The attached exceedance allows the project to proceed, provided the developer voluntarily agrees to the terms of the agreement.

Financial Impact

No financial impacts have been identified.

Attachments:

- Exceedance Agreement
- Blaine County Housing Authority Letter

**FAR EXCEEDANCE AGREEMENT
CONTRACT #20171**

Parties:

| | | |
|--------------------------------|-------------|--|
| City of Ketchum | "City" | Mailing: P.O. Box 2315, 480 East Ave. N., Ketchum, Idaho 83340 |
| J Peterman Development, LLC | "Developer" | Mailing: 2809 Curry Parkway #10, Madison, WI 53713 Ketchum Physical Address: 341 S Leadville Ave. (Trail Creek Condominiums Amended: Block 1A) |

This FAR Exceedance Agreement ("Agreement") is made between the City of Ketchum, a municipal corporation of the state of Idaho, and J Peterman Development LLC, a property owner in the City of Ketchum.

RECITALS

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

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

- 1. **Attestation of Developer.** Developer, by this Agreement, attests that Developer desires to voluntarily proceed on the development proposal, including proposal of exceedance of FAR standards and accompanying mitigation measures, using the approach and standards as set forth in K.M.C. 17.124.
- 2. **Waiver and Release of Claims.** Developer, by this Agreement, waives and releases any claims, demands, challenges, claims for reimbursement or refund, and/or damages now or in the future deriving from or relying on the outcome of future litigation substantially

challenging the validity of K.M.C. 17.124 and its standards. It is Developer's intent to accept and proceed with such standards as outlined in K.M.C. 17.124 for Developer's development plan for purposes of allowable FAR and Developer voluntarily and knowingly accepts the mitigation measures as proposed.

3. **FAR Exceedance Consideration.** In consideration for Developer's attestation and waiver, the City agrees to consider their exceedance proposal and will currently consider and evaluate Developer's proposed FAR exceedance and accompanying mitigation measures within the framework and standards of K.M.C. 17.124.040, attached hereto as Exhibit A and made a part of this Agreement.
4. **Maximum FAR and Mitigation.** The Parties hereby agree to an allowable maximum floor area ratio and accompanying mitigation measures as set forth in Exhibit B, attached hereto and made a part of this Agreement.
5. **Identification of Mitigation Property.** Developer, in good faith, identifies the following real property, which it intends to use to satisfy its mitigation requirement:

121 SHORT SWING LN A, Ketchum
Legal: ADI'S TOWNHOMES SUBLOT 2
Parcel #: RPK02710000020W

The mitigation property shall be targeted for Blaine County Housing Authority Income Category 4 or above and shall be listed for sale through the Blaine County Housing Authority concurrent with the issuance of certificate of occupancy by the City for Developer's Project. Notwithstanding the foregoing, prior to issuance of a certificate of occupancy for the project, Developer may substitute the property identified above with other property of sufficient square footage, subject to approval, not to be unreasonably withheld, by the City and the Blaine County Housing Authority or may satisfy the mitigation requirement through in-lieu of fees, or a combination of substituted property and in lieu fees, so long as the mitigation measures set forth in Exhibit B are met. Any substitution or alternative mitigation shall occur through an amendment consistent with the amendment provision of this Agreement.

6. **Withdrawal.** Developer may withdraw from this Agreement upon thirty days notice to City provided that Developer has not commenced building and has received no benefit from a maximum FAR exceedance. Withdrawal shall cause an immediate reversion to the permitted gross FAR as set forth in Exhibit A: K.M.C. 17.124.040(A) at the time of this Agreement.
7. **Amendments.** This Agreement may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement in writing duly executed by the parties.
8. **No Assignment.** Developer shall not sell, assign, or transfer all or any portion of its interest in this Agreement at any time without consent of the City.

9. **Binding Effect.** This Agreement shall be binding upon the heirs, estates, personal representatives, successors, and assigns of the parties.
10. **Attorney Fees and Costs.** In the event any action is brought to enforce this Agreement, the prevailing party is entitled to an aware of reasonable attorney fees and costs.
11. **Notices.** Any notice under this Agreement shall be in writing and shall be treated as duly delivered if the same is personally delivered or deposited in the United States mail, certified, return receipt requested, postage prepaid, and properly addressed to the contacts as specified at the beginning of this Agreement.
12. **Partial Invalidity.** Whenever possible, each provision of this Agreement shall be interpreted in such a way as to be effective and valid under applicable law. If a provision of this Agreement is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.
13. **Waiver:** The rights and remedies of the parties to this Agreement are cumulative and not alternative. Neither the failure nor any delay by any party in exercising any right, power, or privilege under this Agreement or the documents referenced in this Agreement will operate as a waiver of such right, power, or privilege, and no single or partial exercise of any such right, power, or privilege will preclude any other or further exercise of such right, power, or privilege or the exercise of any other right, power, or privilege.
14. **Execution and Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original agreement, but all of which shall be considered one instrument.

DATED THIS 21ST DAY OF MAY, 2018.

Developer
J Peterman Development LLC

City of Ketchum, Idaho

Adam DiPiazza, Member

Neil Bradshaw, Mayor

Attest:

Robin Crotty, City Clerk

P.O. Box 4045
200 West River Street, Suite 103
Ketchum, ID 83340

Phone 208.788.6102
Fax 208.788.6136
Web www.bcoha.org



April 27, 2018

Abby Rivin, AICP
City of Ketchum, Associate Planner
P.O. Box 2315, 480 East Ave. N., Ketchum, ID 83340

RE: FAR Exceedance Agreement Contract #20171 - J Peterman Development, LLC

Dear Abby,

With regard to the referenced Exceedance Agreement Contract, the Blaine County Housing Authority has entered into negotiations to formally agree and accept the identified mitigation property listed so that the developer can fulfill the community housing contribution required by the City of Ketchum.

Terms of the proposed agreement with J Peterman Development, LLC shall include, at a minimum, the following criteria:

- Property Address: 121 Short Swing Lane, #A, Ketchum, ID.
- Target Income Category: 5 - based on our current community homeowner requests for larger properties in the North Valley and applicant database criteria, this unit being a 4-bedroom, 3.5 bath with a one car garage is highly valued and desired. Because of the property's size and location BCHA has deemed that the affordability should target households at 100% to 120% of the AMI. BCHA will, at the time of occupancy, qualify the buyer and set a maximum sales price based on limits in effect at the time. Currently, a maximum sale price calculation for an Income Category 5, would price the property at no more than \$332,671. (see attached Community Housing Price Calculator). The maximum sale price shall be formally set between BCHA and J Peterman, LLC in a pricing agreement with BCHA prior to the issuance of a building permit.
- An amount of no more than \$10,000 set aside for a maximum of 3 years, to be used by the new owner household should a major system default, *such as heat system, plumbing or electrical, structural, exterior, or roof.*
- BCHA requires a professional inspection of the property (paid for by developer) be performed prior to marketing the property for sale to help identify any material defects, and developer agrees to repair items identified in the inspection report, if any.

The Blaine County Housing Authority's mission is to advocate, promote, plan and preserve the long-term supply of desirable and affordable housing choices in all areas of Blaine County in order to maintain an economically diverse and vibrant community.

- BCHA will collect a 3% administration fee from the developer upon sale of property to a qualified income household and will act as seller's agent for the transaction.
- Upon recording of sale, and prior to the issuance of a certificate of occupancy to developer, the BCHA Community Housing Covenant Running with the Land shall be simultaneously recorded, establishing the property's Income Category set as 5, and stipulating the property's and community homeowner's adherence the BCHA guidelines.

Please let me know if you require any additional information or if you have any questions.

Sincerely,



Bobi Bellows, MA GPC
BCHA, Program Director

Attachment(s): 1

cc. Suzanne Frick, City of Ketchum City Administrator
J Peterman, LLC via Shannon Flavin, Windermere Real Estate
James R. Laski, Lawson Laski Clark & Pogue, PLLC
Nathan Harvill, BCHA Executive Director

2018 BCHA Income Limits and Maximum Housing Costs

COMMUNITY HOUSING PRICE CALCULATOR - 2018

MAXIMUM COMMUNITY HOUSING UNIT SALE PRICES BY CATEGORY

Assumptions:

Interest Rate: **5.00%**

Homeowner Dues or other fees (monthly):

| Unit Size | Household Size (imputed) | Category 1 Up to 50% of Median | Category 2 50% to 60% of Median | Category 3 60% to 80% of Median | Category 4 80% to 100% of Median | Category 5 100% to 120% of Median | Category 6 120% to 140% of Median | Category 7 140% to 160% of Median | Category 8 160% to 180% of Median | Category 9 180% to 200% of Median | Category 10 200% to 220% of Median |
|-----------|--------------------------|-----------------------------------|------------------------------------|------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|
| Studio | 1 person | \$64,761 | \$107,829 | \$129,522 | \$172,590 | \$215,817 | \$258,727 | \$301,795 | \$345,021 | \$388,090 | \$431,316 |
| 1 Bedroom | 1.5 persons | \$69,353 | \$95,637 | \$138,705 | \$184,940 | \$231,017 | \$277,252 | \$323,487 | \$369,564 | \$415,799 | \$462,034 |
| 2 Bedroom | 2.5 persons | \$78,695 | \$91,203 | \$157,231 | \$209,483 | \$261,893 | \$314,145 | \$366,556 | \$418,966 | \$471,218 | \$523,628 |
| 3 Bedroom | 3.5 persons | \$90,412 | \$106,721 | \$175,598 | \$234,184 | \$292,611 | \$351,197 | \$409,624 | \$468,210 | \$526,637 | \$585,222 |
| 4 Bedroom | 5.0 persons | \$114,004 | \$166,415 | \$199,666 | \$266,168 | \$332,671 | \$399,174 | \$465,676 | \$532,495 | \$598,998 | \$665,184 |

The Sale Prices calculated above are gross prices. The seller will be responsible for payment of all sales and closing fees (including the 3% BCHA administrative fee).

Calculation of Maximum Sale Prices for specific units:

1. Locate the maximum monthly housing cost by Category and Unit Size. (For instance, this four bedroom, category 5 unit would have a maximum monthly housing cost of: **\$2,316**)
2. Deduct a 15% Tax, Insurance, and Utility allowance from the specified figure. In the example:
15% of **\$2,316** equals: **\$222** resulting in: **\$2,094**
3. Deduct any Homeowner's Dues or other required payments from the figure arrived at in step 2.
In the example, if the unit has associated homeowner dues of \$/month **\$2,094** minus dues of **\$0** /month equals: **\$2,094**
This is the amount available for payment of principal and interest.
4. Obtain the interest rate assumption from the BCHA. (Note: the interest rate assumption will consider how interest rates affect affordability in the future and may not reflect current rates).
5. Utilizing the payment arrived at in step 3, the interest rate assumption from step 4, and a 30-year amortization period, calculate a total maximum allowable sale price for the subject unit.
In the example, a payment of: **\$2,094** at an interest rate of: **5.00%** (be sure to obtain the latest rate from BCHA), with a thirty-year amortization yields a maximum allowable sale price of: **\$332,671**



City of Ketchum

P.O. Box 2315 | 480 East Ave. N. | Ketchum, ID 83340

May 21, 2018

Mayor Bradshaw & City Council
City of Ketchum,
Ketchum, ID 83340

Mayor Bradshaw & City Councilors:

**Recommendation to Adopt Resolution No. 18-014
Destruction and Disposal of Semi-Permanent Records & Surplus items**

Recommendation

I respectfully recommend that the City Council approve Resolution 18-014 and authorize the Mayor to sign the resolution.

Suggested Motion

"I move to approve Resolution No. 18-014 authorizing the destruction of semi-permanent records & surplus items and authorize the Mayor to sign."

Introduction/History

Idaho Code requires the City Council to authorize the destruction and disposal of records and documents that are not required to be retained as permanent records and that have met the minimum retention period provided by the City of Ketchum Record Retention Schedule.

Current Report

The records have all met the retention period per the City of Ketchum Record Retention Schedule and have been reviewed by the City Attorney.

Sincerely,

Robin Crotty
Interim City Clerk

RESOLUTION NUMBER 18-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, AUTHORIZING
THE DESTRUCTION OF SEMI-PERMANENT RECORDS & SURPLUS ITEMS PER IDAHO CODE
50-907.

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

WHEREAS, the City Clerk has proposed for destruction of certain records that have exceeded their minimum retention; and,

NOW, THEREFORE, BE IT RESOLVED BY THE Mayor and Council of the City of Ketchum, Idaho that a list of temporary & semi-permanent records shall be destroyed under the direction and supervision of the City Clerk.

SECTION 1. That the following Temporary & Semi-Permanent Records, which are only required to be kept for two (2) to ten (10) years after date of issuance or completion of the matter contained within the record. (See Attached List)

SECTION 2. The administrative staff of the City is authorized to take all necessary steps to carry out the authorization provided by this Resolution.

PASSED BY THE CITY COUNCIL AND SIGNED BY THE MAYOR THIS 21st day of May 2018.

CITY OF KETCHUM, IDAHO

Neil Bradshaw
Mayor

Robin Crotty
Interim City Clerk

2018 Surplus & Records Destruction

Waste Water Dept: Dell Precision T3500 Desktop Computer
 Service Tag: 85748V1
 Mfg. Date: 20120807

Clerks Office: 1 – 4 drawer black filing cabinet (broken)
 1 – Iphone 6 broken
 1 – Iphone 6 – will sell

Records

Box #1

| Content | Retention | Date of Disposal |
|--------------------------|-----------|------------------|
| Detail Ledgers 1986-1996 | 5 years | 5/2018 |

Box #2

| Content | Retention | Date of Disposal |
|--|-----------|------------------|
| Legal Records | | |
| Kildare vs. Ketchum – 1998 | 10 years | 5/2018 |
| Esmerelda Sub vs. Ketchum – 1993 | 10 years | 5/2018 |
| Carl Curtis Vs. Ketchum – 1997 | 10 Years | 5/2018 |
| Wildwood Mini Condo Vs. Ketchum - 1996 | 10 Years | 5/2018 |
| Weyyakin Ranch Prop. Owners Vs. Ketchum – 1995 | 10 Years | 5/2018 |
| Grojek Vs. Ketchum – 1997 | 10 Years | 5/2018 |

Box #3

| Content | Retention | Date of Disposal |
|----------------------------------|-----------|------------------|
| Bids for Sewer Project 1968-1969 | 10 years | 5/2018 |

Box #4

| Content | Retention | Date of Disposal |
|---|-----------|------------------|
| Bike Path Committee – Public Comment – 1998 | 5 Years | 5/2018 |
| Chamber Statistics & Financials – 1999 | 5 Years | 5/2018 |
| SV/Ketchum Chamber – 1993 -2001 | 5 Years | 5/2018 |

Box #5

| Content | Retention | Date of Disposal |
|-----------------------------------|-----------|------------------|
| Legal | | |
| Wildwood Condo. Vs. Ketchum -1996 | 10 Years | 5/2018 |

Box #6

| Content | Retention | Date of Disposal |
|--|-----------|------------------|
| Sewer Data Maintenance Records 1967-1988 | 2 Years | 5/2018 |

Box #7

| Content | Retention | Date of Disposal |
|--|-----------|------------------|
| Grants | 5 years | |
| Summer Youth Programs 1978 – 1981 | | 5/2018 |
| Idaho Bicentennial Federal Grant - 1976 | | 5/2018 |
| Law Enforcement Planning Commission – 1974 | | 5/2018 |

Box #8

| Content | Retention | Date of Disposal |
|------------------------------------|-----------|------------------|
| Council Cassette Tapes – 1993-1995 | Obsolete | 5/2018 |

Box #8A

| Content | Retention | Date of Disposal |
|------------------------------------|-----------|------------------|
| Council Cassette Tapes – 1977-1978 | Obsolete | 5/2018 |

Box #9

| Content | Retention | Date of Disposal |
|---|-----------|------------------|
| Snake River Basin Adjudication Files - 2000 | 10 Years | 5/2018 |
| Street Light Fabrication - 1977 | 5 Years | 5/2018 |
| Kart & Peak Bus Packets – 2006 | 2 Years | 5/2018 |
| Old City Hall Demolition – 2004 | 5 Years | 5/2018 |
| Ketchum WWTP Meetings - 2005 | 5 years | 5/2018 |

Box #10

| Content | Retention | Date of Disposal |
|-----------------------------------|-----------|------------------|
| Conditional Use Permits 1977-1979 | 10 years | 5/2018 |

Box #11 & 12

| Content | Retention | Date of Disposal |
|----------------------------------|-----------|------------------|
| Council Cassette Tapes 1980-1981 | Obsolete | 5/2018 |



City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Road Closures for Special Events

Recommendation and Summary

Staff is recommending Council to approve the following road closures for three separate special events.

Washington Street between 4th and 5th Streets

Environmental Resource Center, Party for the Planet, June 9 from 2 to 10 p.m.

East Avenue between Sun Valley Road and 4th Street

Rotary Brewfest, June 16 from 6:30 a.m. to 9

Various Streets in West Ketchum (see attached map)

Idaho State Criterium Championship, June 16 from 2 to 8 p.m.

“I move to approve the street closure requests for the ERC Party for the Planet, Rotary Brewfest and Idaho State Criterium Championships events.”

The reasons for the recommendation are as follows:

- The City of Ketchum supports special events.
- The city has assigned designated and non-designated areas for special events.
- Non-designated street closures require approval by City Council.

Introduction and History

Discussion took place at the March 5 City Council meeting over designated and non-designated locations for street closures and associated costs. Following is a list of designated locations, with a user fee of \$100 per event.

- First Avenue between Sun Valley Road and 4th Street
- First Avenue between Sun Valley Road and 2nd Street
- First Avenue between 5th and 6th Streets
- First Avenue between 1st and River Streets
- 4th Street between Leadville and East Avenues
- Picabo Street between Ritchie Drive and Gates Road
- Washington Avenue between 1st and River Streets

Other areas of the city, non-designated locations, require a user fee of \$500 per event and approval for use of the street by City Council.

Party for the Planet, Rotary Brewfest and Idaho State Criterium Championships are all returning events with no change in their locations.

Financial Impact

There is no financial impact.

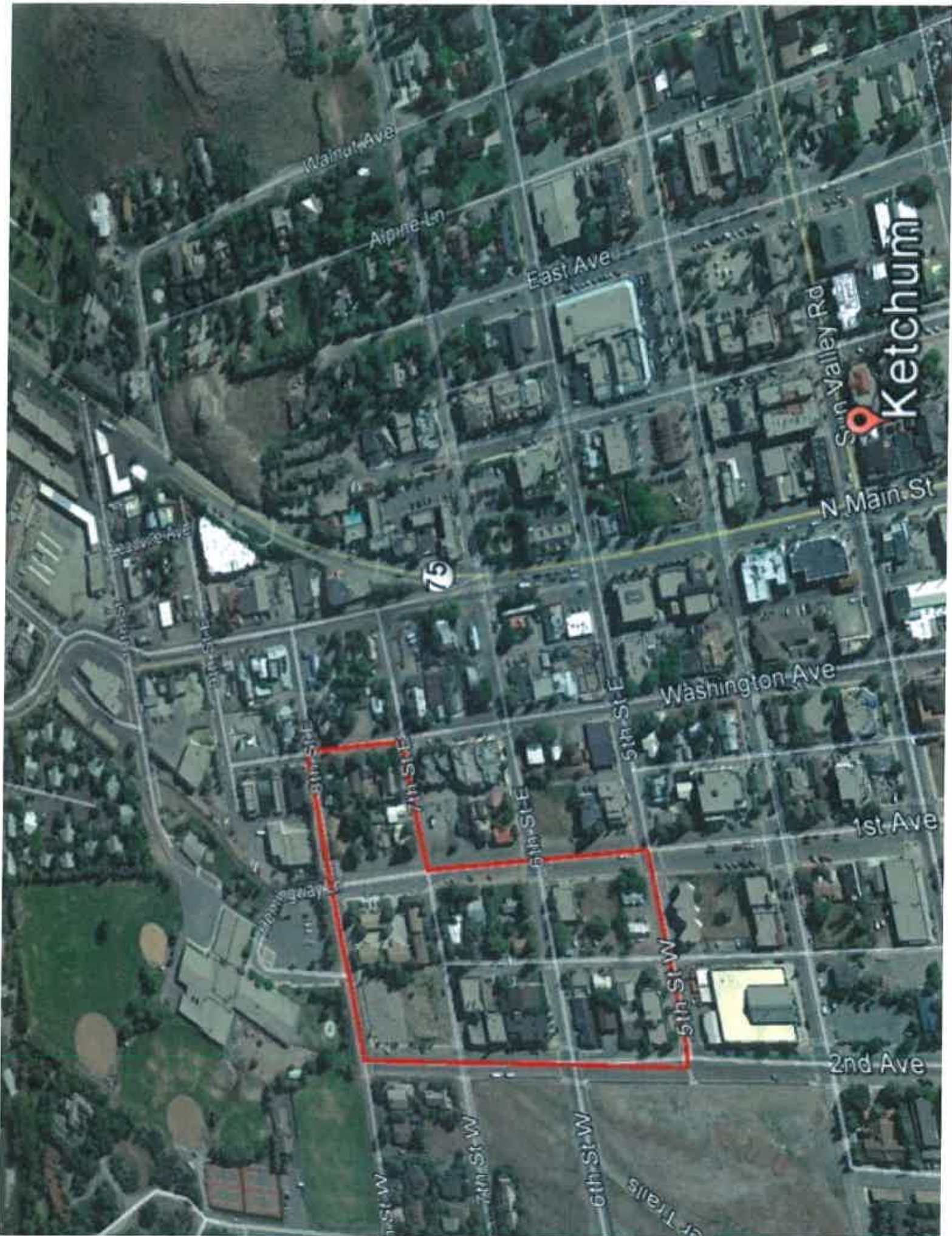
Sincerely,



Lisa Enourato
Assistant City Administrator

Attachments:

Idaho State Criterium Championship Map



Walnut Ave

Alpine Ln

East Ave

Sun Valley Rd

Ketchum

N Main St

75

Washington Ave

1st Ave

2nd Ave

5th St W

3rd St E

7th St E

5th St E

5th St E

3rd St E

3rd St E

1st St W

7th St W

6th St W

CR Trails



City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing, consider public comment, and to proceed with the third reading of Ordinance #1181

Recommendation and Summary

Council approved the first reading of Ordinance #1181 on March 19, 2018 and the second reading on April 2, 2018. At the April 16, 2018 Council directed staff to re-notice a public hearing for Ordinance #1181 to incorporate language in the ordinance that would permit existing, non-engineered single-family homes within the Avalanche Overlay zone to construct non-engineered additions up to 1,200 square feet.

Staff has incorporated the following underlined language into Ordinance #1181:

17.92.010.D.3

Prior to issuance of a building permit for any structure within the avalanche zone, except for remodels to existing, non-engineered single-family homes and for additions under 1,200 gross square feet to existing, non-engineered single family-homes, the applicant shall submit to the Ketchum building inspector plans, signed by an engineer licensed in the state of Idaho, certifying that the proposed construction as designed will withstand the avalanche forces as set forth in the avalanche studies on file with the city, or the avalanche forces set forth in a study of the property in question prepared at the owner's expense and submitted to the city by a recognized expert in the field of avalanche occurrence, force and behavior. Warning: The avalanche forces set forth in such studies are to be considered minimum standards only, and the city does not represent, guarantee or warrant the ultimate safety of any construction, use or occupancy of structures constructed to those standards. Avalanches may occur with forces greater than those set forth in such studies, and areas of the city not designated as avalanche zone may be subject to potential avalanche danger.

A public hearing for Ordinance #1181, with the above language included, was re-noticed for a third reading of the ordinance for the May 21, 2018 Council meeting.

Recommended Motion

"I move to APPROVE the third reading of Ordinance No. 1181 finding the text amendments are in accordance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance."

Financial Impact

No financial impact.

Attachments:

- Staff report dated May 21, 2018



City of Ketchum

- PROJECT:** City-initiated Text Amendments to Title 16, Subdivision and Title 17, Zoning of the City of Ketchum Municipal Code
- REPRESENTATIVE:** City of Ketchum Planning and Building Department
- DESCRIPTION:** Avalanche. City-initiated text amendments to (1) Title 16, Ketchum Municipal Code, Section 16.04.040 Development and Design and (2) Title 17, Ketchum Municipal Code, Section 17.92.010.A. Purposes, Section 17.92.010.B Avalanche Zone District Boundaries, Section 17.92.010.D Use Restrictions, Section 17.92.010.I Amendment to Zoning Map, and Section 17.12.020 District Use Matrix
- Snow Storage. City-initiated text amendments to Title 17, Ketchum Municipal Code, Section 17.08.020 Terms Defined, Chapter 17.124 Development Standards, and Section 17.12.020 District Use Matrix.
- NOTICE:** Notice appeared in the Idaho Mountain Express on February 28, 2018. Noticed was mailed to outside agencies on February 28, 2018.
- PUBLIC HEARINGS:** Planning and Zoning Commission
- November 13, 2017
 - December 11, 2017
 - January 8, 2018
 - February 12, 2018
- City Council
- March 19, 2018
 - April 2, 2018
 - April 16, 2018
 - May 21, 2018
- PLANNER:** Brittany Skelton, Senior Planner
- ATTACHMENTS:**
- A. Proposed new chapter 17.92 Avalanche Zone District
 - B. Proposed Ordinance #1181, city-initiated avalanche and snow storage amendments

INTRODUCTION AND HISTORY

City Council approved the first reading of Ordinance #1181 on March 19, 2018 and held the second reading on April 2nd, 2018. At the April 16th, 2018 meeting Council considered whether to proceed with a third and final reading of the ordinance or to hold an additional public hearing to incorporate a revision to the ordinance that would permit existing, non-engineered single-family homes to construct non-engineered additions up to 1,200 square feet.

Council reviewed the following language:

17.92.010.D.3

Prior to issuance of a building permit for any structure within the avalanche zone, other than for additions under 1,200 square feet to existing, non-engineered single family homes, the applicant shall submit to the Ketchum building inspector plans, signed by an engineer licensed in the state of Idaho, certifying that the proposed construction as designed will withstand the avalanche forces as set forth in the avalanche studies on file with the city, or the avalanche forces set forth in a study of the property in question prepared at the owner's expense and submitted to the city by a recognized expert in the field of avalanche occurrence, force and behavior. Warning: The avalanche forces set forth in such studies are to be considered minimum standards only, and the city does not represent, guarantee or warrant the ultimate safety of any construction, use or occupancy of structures constructed to those standards. Avalanches may occur with forces greater than those set forth in such studies, and areas of the city not designated as avalanche zone may be subject to potential avalanche danger.

And directed staff to re-notice a public hearing Ordinance #1181 with the above language underlined and highlighted in yellow included.

The public hearing has been re-noticed for a third and final hearing for the May 21st meeting with language that meets the intent, but further clarifies, allowances for improvements to non-engineered single-family homes.

The language has been modified as follows:

17.92.010.D.3

Prior to issuance of a building permit for any structure within the avalanche zone, except for remodels to existing, non-engineered single-family homes and for additions under 1,200 gross square feet to existing, non-engineered single family-homes, the applicant shall submit to the Ketchum building inspector plans, signed by an engineer licensed in the state of Idaho, certifying that the proposed construction as designed will withstand the avalanche forces as set forth in the avalanche studies on file with the city, or the avalanche forces set forth in a study of the property in question prepared at the owner's expense and submitted to the city by a recognized expert in the field of avalanche occurrence, force and behavior. Warning: The avalanche forces set forth in such studies are to be considered minimum standards only, and the city does not represent, guarantee or warrant the ultimate safety of any construction, use or occupancy of structures constructed to those standards. Avalanches may occur with

forces greater than those set forth in such studies, and areas of the city not designated as avalanche zone may be subject to potential avalanche danger.

Because interior remodels do not impact the size of a structure interior remodels to existing, non-engineered single-family homes, the practice of the Planning Department has been to approve interior remodels. The addition of the language above serves to clarify and codify this practice.

PUBLIC INPUT

At the time this staff report was written no new public comment had been received. Any written public comment received prior to the May 21st, 2018 meeting will be distributed to Council and included in the record.

OPTIONAL MOTIONS

“I move to APPROVE the third reading of Ordinance No. 1181 finding the text amendments are in accordance with the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance.”

Attachment A.

Proposed new chapter 17.92 Avalanche Zone District

Chapter 17.92

AVALANCHE ZONE DISTRICT (A)

17.92.010: A AVALANCHE ZONE DISTRICT:

The A avalanche zone district is established to identify those areas where, after due investigation and study, the city council finds that avalanche potential exists. Avalanches are caused by steepness of slope, exposure, snowpack composition, wind, temperature, rate of snowfall and other little understood interacting factors. Due to the potential avalanche hazard, special regulations should be imposed within such district.

A. Purposes: An avalanche zone district is established as a zoning overlay district for the following purposes:

1. To identify those areas within the city where, after due investigation and study, avalanche potential is found to exist.
2. To give notice to the public of those areas within the city where such avalanche potential has been found to exist.
3. To give notice to and provide the public with the opportunity to review pertinent avalanche studies and reports together with any future studies made. Copies of said studies are available for public inspection at the office of the Ketchum city clerk. It is recommended that said studies be examined prior to purchase, development, construction or use of land located within the avalanche zone.
4. To minimize health and safety hazards, disruption of commerce and extraordinary public expenditures.
5. To promote the general public health, safety and welfare.
6. To allow for construction of ~~single-family~~ residences and other uses consistent with the city's zone district use matrix by persons informed of potential avalanche danger with regard to a specific parcel of real property, while providing regulations to protect lessees, renters and subtenants of property within such zone.

B. Avalanche Zone District Boundaries:

1. The avalanche zone district boundaries shall be an overlay district and designate those areas within the city found subject to potential avalanche danger. ~~The avalanche zone shall consist of two (2) subzone designation areas as follows:~~
 - ~~a. High avalanche zone.~~
 - ~~b. Moderate avalanche zone.~~
2. The avalanche zone shall include all of those areas within the city so designated by the amendment to the Ketchum zoning map adopted in this chapter. ~~Designation as avalanche zone, high avalanche or moderate avalanche zone shall replace any existing avalanche zoning designation.~~ Designation as high avalanche zone or moderate avalanche zone is described in the

Wilson (1977) and Mears (1978) avalanche studies on file with the City of Ketchum or may be determined by a site-specific study.

C. Uses Permitted: The avalanche zoning district shall be an overlay district and shall apply the additional requirements of the avalanche zoning district to the uses otherwise permitted in the district. All uses allowed in the district with which the avalanche zone district combines shall be subject to the additional restrictions of the avalanche zoning district. If any of the regulations specified in this section differ from corresponding regulations specified for a district with which the avalanche zone district is combined, the regulations contained in this section shall apply and govern.

D. Use Restrictions: The following restrictions are imposed upon construction, development and use of all real property located within the avalanche zone:

1. All utilities installed after the effective date hereof for development of a subdivision or providing utility services to a building or replacing existing utility services to a building or subdivision shall be installed underground in order to minimize possible avalanche damage to such utilities and injury to persons and property. For all new construction and for projects that constitute a Substantial Improvement, all utility service meters and shut-off valves shall be installed on the leeward-side of buildings in a protected location, to the satisfaction of the Fire department.

2. Avalanche protective, deflective and preventative structures, devices or earthwork which threaten to deflect avalanches toward property of others or otherwise threaten to increase the danger to persons or property are prohibited. The construction of such structures, devices or earthwork shall be permitted only as a conditional use. Prior to granting of a conditional use permit, the applicant shall submit to the city plans signed by an engineer licensed in the state, certifying that the proposed construction will withstand the avalanche forces set forth in the avalanche studies on file with the city and that the proposed construction will not deflect avalanches toward the property of others. Other information and engineering studies may be requested in consideration of an application for a conditional use permit. As a further condition of any conditional use permit, appropriate landscaping may be required where such structures, devices or earthwork alter the natural slope or beauty of the land. This shall not apply to reforestation. Alteration or removal of any existing natural barriers is prohibited.

3. Prior to issuance of a building permit for any structure within the avalanche zone, except for remodels to existing, non-engineered single-family homes and for additions under 1,200 gross square feet to existing, non-engineered single family-homes, the applicant shall submit to the Ketchum building inspector plans, signed by an engineer licensed in the state of Idaho, certifying that the proposed construction as designed will withstand the avalanche forces as set forth in the avalanche studies on file with the city, or the avalanche forces set forth in a study of the property in question prepared at the owner's expense and submitted to the city by a recognized expert in the field of avalanche occurrence, force and behavior. Warning: The avalanche forces set forth in such studies are to be considered minimum standards only, and the city does not represent, guarantee or warrant the ultimate safety of any construction, use or occupancy of structures constructed to those standards. Avalanches may occur with forces greater than those set forth in such studies, and areas of the city not designated as avalanche zone may be subject to potential avalanche danger.

~~4. Any structure which has been constructed within the avalanche zone and without engineering study shall not be leased, rented or sublet from November 15 through April 15 of each year. Any~~

residence being leased or rented on the effective date hereof shall be deemed a zoning violation and shall be governed by chapter 17.156 of this title. Any residence that has not been engineered to withstand avalanche forces consistent with this chapter shall not be leased, rented, or sublet from November 15 through April 15 of each year and any residence that has not been engineered to withstand avalanche forces that is being leased or rented or sublet after April 19, 1974 shall be deemed a zoning violation and shall be governed by chapter 17.156 of this title.

5. There shall be no further subdivision of any real property, including lot splits, which would result in the creation of a lot or building site, in whole or part, within the avalanche zone. A variance to this provision may be granted if a lot can be created in which the building site conforms to all other provisions of this title and is located entirely outside of the avalanche zone. The subdivision of real property (including land subdivisions, planned unit developments, townhouse sublots and developments, and condominium developments) within the avalanche zone district is permitted, provided:

a. No new public or private streets associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone; and

b. The subdivision complies with the underlying zoning district; and

c. The project complies with all applicable design review requirements and zone standards, including 17.96, Design Review and 17.104, Mountain Overlay; and,

d. The subdivision complies with Title 16, Subdivision Regulations, of the Ketchum Municipal Code.

E. General Notice Requirements: In order to provide reasonable notice to the public of the avalanche potential within all areas designated avalanche zone, the following notice regulations and requirements are adopted for all real property and structures located within such zone:

1. All subdivision plats shall identify and designate each lot and block, or portions thereof, located within the avalanche zone, together with applicable subzone designation, by a stamp or writing in a manner providing reasonable notice to interested parties.

2. All plans submitted with a building permit application for property within said avalanche zone shall be stamped "avalanche zone", together with the applicable subzone designation.

3. Prior to the issuance of any building permit for construction or improvements within the avalanche zone, the applicant shall submit to the building inspector a written acknowledgment on a form provided by the city, signed by the applicant under seal of a notary public, of the applicant's actual knowledge that the proposed building or improvement will be located within the avalanche zone. The applicant will also acknowledge that he or she has actual knowledge of the studies conducted to date regarding the avalanche zone that are on file with the planning department.

4. The city shall file with the office of the Blaine County recorder such document(s) as necessary to provide record notice of each existing lot and/or parcel of real property within the avalanche zone; and such document(s) as necessary to provide record notice that each owner who rents or leases any structure located in whole or part within the avalanche zone shall provide the tenant,

lessee or subtenant with written notice that said property is located within the avalanche zone prior to any occupancy.

5. The city shall post signs in the public right of way to reasonably identify the boundaries of the avalanche zone.

6. All persons who rent, lease or sublet any structure or premises within the avalanche zone shall provide the tenant, lessee or subtenant with written notice that said property is located within such avalanche zone prior to occupancy.

7. Each and every real estate agent, sales person and broker, and each and every private party who offers for sale or shows a parcel of real property and/or structure for sale, lease or rent within said avalanche zone shall, upon first inquiry, provide the prospective purchaser, lessee or tenant, prior to viewing said real property, with written notice that said real property and/or structure is located within said avalanche zone. Furthermore, such written notice shall state that the studies referred to in subsection H of this section are available for public inspection at the office of the Ketchum city clerk and that said studies should be reviewed prior to any party entering any agreement, contract or lease.

8. All brochures and other printed materials advertising and/or soliciting reservations for sale, rental or lease of living units within the avalanche zone shall contain a provision designating that said unit or units are located within the avalanche zone.

F. Suspension Of City Services: During periods of avalanche danger, city services may be suspended or otherwise not be provided to property within the avalanche zone; nor shall the city accept responsibility for or guarantee that such services, rescue efforts or emergency services will be provided during periods of avalanche danger.

G. Warning And Disclaimer Of Safety And Liability:

1. Avalanches occur naturally, suddenly and unpredictably based upon steepness of slope and runout area, exposure, snowpack composition, wind, temperature, rate of snowfall and other little understood interacting factors. The avalanche zone designated in this title is considered reasonable for regulatory purposes and is based upon and limited by the engineering and scientific methods of study. This title does not represent or imply that areas outside the avalanche zone district are free from avalanches or avalanche danger.

2. The fact that the city has not prohibited development, construction or use of real property within the avalanche zone district does not constitute a representation, guarantee or warranty of any kind as to the safety of any construction, use or occupancy. The granting of any permit or approval for any structure or use, or the declaration or failure to declare the existence of an avalanche hazard shall not constitute a representation, guarantee or warranty of any kind or nature by the city, or any official or employee, of the practicality or safety of any construction, use or occupancy, and shall create no liability upon or cause of action against such public body, or its officials or employees, for any injury, loss or damage that may result.

3. Avalanches occur naturally, suddenly and unpredictably, and persons who develop or occupy real property within said avalanche zone do so at their own risk.

H. Notice Of Avalanche Studies:

1. The city has received avalanche studies of areas within the city and copies of said studies are available for public inspection at the office of the Ketchum city clerk, city hall. Persons interested in building, using or occupying real property within the avalanche zone are encouraged and should examine the studies. However, the city does not represent or warrant the completeness or accuracy of those studies.

I. Amendment To Zoning Map: The official zoning map of the city is amended to include the avalanche zone ~~with subcategory designation of high avalanche zone and moderate avalanche zone as part of the avalanche zone district.~~ The boundaries of said avalanche zone are adopted as set forth on said amended official zoning map made a part of this title. The boundaries of said avalanche zone are comprised of the avalanche hazard areas identified in the following studies:

A. “Avalanche Hazard Study, the City of Ketchum, Idaho” (Wilson, 1977)

B. “Snow Avalanche Hazard Analysis and Zoning Recommendations, Warm Springs Area, Ketchum, Idaho” (Mears, 1978)

C. Memo, Skyline Subdivision (Mears, 1982)

D. “Avalanche Hazard and Mapping Analysis, Warm Springs Ranch” (Mears, 2001)

E. “Snow Avalanche Hazard and Mapping, River Run Lots, Sun Valley, Idaho” (Mears, 2009)

Attachment B.

Ordinance #1181

ORDINANCE NO. 1181

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 17, THE ZONING ORDINANCE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING CHAPTER 16.04 SUBDIVISIONS, SECTION 16.04.040, DEVELOPMENT AND DESIGN; CHAPTER 17.92 AVALANCHE ZONE DISTRICT, SECTION 17.92.010, AVALANCHE ZONE DISTRICT; CHAPTER 17.08, DEFINITIONS; CHAPTER 17.124 DEVELOPMENT STANDARDS, CHAPTER 17.12 ESTABLISHMENT OF DISTRICTS AND ZONING MATRICES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to amend the city zoning ordinance pursuant to Idaho Code § 67-6511; and

WHEREAS, the City of Ketchum has received an average of 113 inches of snow per year between 1981 and 2000, as recorded by the National Climatic Data Center; and

WHEREAS, avalanches are possible on slopes steeper than 25 degrees but occur most frequently on slopes 35 to 50 degrees while the detrimental impacts of avalanches can also affect less steep slopes located below avalanche terrain; and

WHEREAS, Ketchum city limits contain private, developable property with slopes between 25 and 50 degrees; and

WHEREAS, the City of Ketchum first adopted zoning regulations concerning development in identified avalanche prone areas on April 19, 1974 with the adoption of Ord. 208; and

WHEREAS, the City of Ketchum commissioned the “Avalanche Hazard Study, the City of Ketchum, Idaho” (Wilson) study in 1977 and the “Snow Avalanche Hazard Analysis and Zoning Recommendations, Warm Springs Area, Ketchum, Idaho” (Mears) study in 1978; and

WHEREAS, the City’s zoning regulations concerning health, safety and welfare within the Avalanche Zone District overlay were amended on July 16, 1979 with the Wilson and Mears avalanche studies formed the basis for the boundaries of the Avalanche Zone District overlay zoning district; and

WHEREAS, the City finds it necessary to amend the zoning and subdivision ordinances to align the regulations with development practices that have been permitted to occur, to clarify certain regulations, and to amend certain regulations in order to better protect health, safety and welfare; and

WHEREAS, there is an identified need for neighborhood and commercial snow storage within city limits, with appropriate development standards, due to the frequency and quantity of snowfall; and

WHEREAS, the Ketchum City Council, having reviewed the proposed text amendments, held public hearings on March 19th, April 2nd, April 16th, and May 21st, 2018 found that the proposed amendments comply with the 2014 Comprehensive Plan; and

WHEREAS, the Ketchum City Council having considered the recommendation of the Planning and Zoning Commission and submitted comments and testimony from the public, having determined that it is in the best interests of the public and adopt the proposed text amendments to Title 16, Subdivision Ordinance and Title 17, Zoning Ordinance;

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

Section 1: CHAPTER 16.04.040 DEVELOPMENT AND DESIGN IS HEREBY AMENDED AS FOLLOWS:

16.04.040.H.24. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone.

16.04.040.R. Avalanche and Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of the Ketchum Municipal Code.

Section 2: SECTION 17.92.010.A.6 PURPOSES IS HEREBY AMENDED AS FOLLOWS:

17.92.010.A.6. To allow for construction of ~~single-family~~ residences and other uses consistent with the city's zone district use matrix by persons informed of potential avalanche danger with regard to a specific parcel of real property, while providing regulations to protect lessees, renters and subtenants of property within such zone.

Section 3: SECTION 17.92.010.B AVALANCHE ZONE DISTRICT BOUNDARIES IS HEREBY AMENDED AS FOLLOWS:

17.92.010.B.1. The avalanche zone district boundaries shall be an overlay district and designate those areas within the city found subject to potential avalanche danger. ~~The avalanche zone shall consist of two (2) subzone designation areas as follows:~~

- a. ~~High avalanche zone.~~
- b. ~~Moderate avalanche zone.~~

17.92.010.B.2. The avalanche zone shall include all of those areas within the city so designated by the amendment to the Ketchum zoning map adopted in this chapter. ~~Designation as avalanche zone, high avalanche zone or moderate avalanche zone shall replace any existing avalanche zoning designation.~~ Designation as high avalanche zone or moderate avalanche zone is described in the Wilson (1977) and Mears (1978) avalanche studies on file with the City of Ketchum or may be determined by a site-specific study.

Section 4: SECTION 17.92.010.D USE RESTRICTIONS IS HEREBY AMENDED AS FOLLOWS:

1. All utilities installed after the effective date hereof for development of a subdivision or providing utility services to a building or replacing existing utility services to a building or subdivision shall be installed underground in order to minimize possible avalanche damage to such utilities and injury to persons and property. For all new construction and for projects that constitute a Substantial Improvement, all utility service meters and shut-off valves shall be installed on the leeward-side of buildings in a protected location, to the satisfaction of the Fire department.
2. Avalanche protective, deflective and preventative structures, devices or earthwork which threaten to deflect avalanches toward property of others or otherwise threaten to increase the danger to persons or property are prohibited. The construction of such structures, devices or earthwork shall be permitted only as a conditional use. Prior to granting of a conditional use permit, the applicant shall submit to the city plans signed by an engineer licensed in the state, certifying that the proposed construction will withstand the avalanche forces set forth in the avalanche studies on file with the city and that the proposed construction will not deflect avalanches toward the property of others. Other information and engineering studies may be requested in consideration of an application for a conditional use permit. As a further condition of any conditional use permit, appropriate landscaping may be required where such structures, devices or earthwork alter the natural slope or beauty of the land. This shall not apply to reforestation. Alteration or removal of any existing natural barriers is prohibited.
3. Prior to issuance of a building permit for any structure within the avalanche zone, except for remodels to existing, non-engineered single-family homes and for additions under 1,200 gross square feet to existing, non-engineered single family-homes, the applicant shall submit to the Ketchum building inspector plans, signed by an engineer licensed in the state of Idaho, certifying that the proposed construction as designed will withstand the avalanche forces as set forth in the avalanche studies on file with the city, or the avalanche forces set forth in a study of the property in question prepared at the owner's expense and submitted to the city by a recognized expert in the field of avalanche occurrence, force and behavior. Warning: The avalanche forces set forth in such studies are to be considered minimum standards only, and the city does not represent, guarantee or warrant the ultimate safety of any construction, use or occupancy of structures constructed to those standards. Avalanches may occur with
4. ~~Any structure which has been constructed within the avalanche zone and without engineering study shall not be leased, rented or sublet from November 15 through April 15 of each year. Any residence being leased or rented on the effective date hereof shall be deemed a zoning~~

violation and shall be governed by chapter 17.156 of this title. Any residence that has not been engineered to withstand avalanche forces consistent with this chapter shall not be leased, rented, or sublet from November 15 through April 15 of each year and any residence that has not been engineered to withstand avalanche forces that is being leased or rented or sublet after April 19, 1974 shall be deemed a zoning violation and shall be governed by chapter 17.156 of this title.

5. There shall be no further subdivision of any real property, including lot splits, which would result in the creation of a lot or building site, in whole or part, within the avalanche zone. A variance to this provision may be granted if a lot can be created in which the building site conforms to all other provisions of this title and is located entirely outside of the avalanche zone. The subdivision of real property (including land subdivisions, planned unit developments, townhouse sublots and developments, and condominium developments) within the avalanche zone district is permitted, provided:

a. No new public or private streets or flag lots associated with a proposed subdivision (land, planned unit development, townhouse, condominium) are permitted to be developed on parcels within the Avalanche Zone; and

b. The subdivision complies with the underlying zoning district; and

c. The project complies with all applicable design review requirements and zone standards, including 17.96, Design Review and 17.104, Mountain Overlay; and,

d. The subdivision complies with Title 16, Subdivision Regulations, of the Ketchum Municipal Code.

Section 5: SECTION 17.92.010.I AMENDMENT TO ZONING MAP IS HEREBY AMENDED AS FOLLOWS:

I. Amendment To Zoning Map: The official zoning map of the city is amended to include the avalanche zone ~~with subcategory designation of high avalanche zone and moderate avalanche zone as part of the avalanche zone district.~~ The boundaries of said avalanche zone are adopted as set forth on said amended official zoning map made a part of this title. The boundaries of said avalanche zone are comprised of the avalanche hazard areas identified in the following studies that are on file with the City of Ketchum:

A. "Avalanche Hazard Study, the City of Ketchum, Idaho" (Wilson, 1977)

B. "Snow Avalanche Hazard Analysis and Zoning Recommendations, Warm Springs Area, Ketchum, Idaho" (Mears, 1978)

C. Memo, Skyline Subdivision (Mears, 1982)

D. "Avalanche Hazard and Mapping Analysis, Warm Springs Ranch" (Mears, 2001)

E. "Snow Avalanche Hazard and Mapping, River Run Lots, Sun Valley, Idaho" (Mears, 2009)

[Existing Avalanche Overlay Zone and proposed additions to the Avalanche Overlay Zone are attached and incorporated as Exhibit A to this Ordinance.]

Section 6: SECTION 17.08.020 TERMS DEFINED IS HEREBY AMENDED AS FOLLOWS:

COMMERCIAL OFF-SITE SNOW STORAGE: The storage of snow that has been removed from one or more privately owned lots and relocated off-site to a different lot in the Community Core (CC), Tourist (T), and/or Light Industrial (LI-1, LI-2, LI-3) zoning districts. This definition does not distinguish whether or not the sending and receiving lots are held under the same ownership and does not include the storage of snow removed from the right-of-way or property owned by public agencies.

NEIGHBORHOOD OFF-SITE SNOW STORAGE: The use of residentially zoned property in the city for the storage of snow from no more than three (3) neighboring lots within three hundred feet (300') of the snow storage parcel. This definition does not require the sending and receiving lots to be under the same ownership and does not include the storage of snow removed from the right-of-way or property owned by public agencies.

Section 7: CHAPTER 17.124 DEVELOPMENT STANDARDS IS HEREBY AMENDED AS FOLLOWS:

17.124.160: COMMERCIAL AND NEIGHBORHOOD OFF-SITE SNOW STORAGE
Commercial Off-Site Snow Storage is allowed as a permitted use in the Community Core (CC), Tourist (T), and Light Industrial (LI-1, LI-2, LI-3) zoning districts. Neighborhood Off-Site Snow Storage is allowed as a permitted use in residential and short-term occupancy zoning districts. Commercial and Neighborhood Off-site Snow Storage are permitted uses as specifically depicted in the city's district use matrix (Chapter 17.12.020.A), provided the following conditions are met:

- A. Commercial and Neighborhood Off-site Snow Storage may be allowed on lots containing Floodplain, Avalanche, and Mountain Overlay zones; provided no portion of the off-site snow storage use is located in Floodplain, Avalanche, or Mountain Overlay area on the parcel.
- B. A drainage plan shall be submitted to the Administrator demonstrating how snow melt will be drained entirely on the lot, not into sensitive areas such as floodplains, and not off-site onto public ROWs or neighboring property;
- C. Adequate drainage must be provided so that snow melt is drained entirely on the lot;
- D. Snow storage piles are subject to a ten foot (10') minimum setback from property lines and shall not exceed ten feet (10') in height;
- E. Snow storage shall not encroach upon any easement designated for a purpose other than snow storage;
- F. Snow storage shall not conflict with emergency service access, including access to fire hydrants, required to deliver public services to the subject lot or any other lot;

- G. Off-Site Snow Storage is limited to the storage of snow only; storage of equipment related to snow removal is subject to all other applicable regulations in the Ketchum Municipal Code;
- H. The use of bulldozers and other on-site equipment to push piles of snow higher or around on-site must be equipped with broadband self-adjusting alarms or other OSHA compliant broadband noise reversing alarm beepers;
- I. Hours of operation shall comply with the city's noise ordinance and the times of day when snow and ice may be deposited are limited to seven-thirty o'clock (7:30) A.M. to seven o'clock (7:00) P.M. on weekdays, and between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M. on Saturday. Upon written authorization, the Administrator may waive this requirement for a period of not greater than twenty-four (24) hours after or during a storm event resulting in or expected to result in greater than six inches (6") of snow accumulation occurs;
- J. Conditional uses are required of all neighborhood and/or commercial off-site snow storage operations when the off-site snow storage project: (a) affects greater than one-half acre; or, (b) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within 300' of the proposed neighborhood or commercial off-site snow storage operation. In such instances, the conditional use permit submittal and approval requirements set forth in 17.116 of the Ketchum Municipal Code shall be followed; and
- K. The storage of snow removed from the right-of-way or property owned by public agencies are specifically exempt from the Commercial Off-Site Snow storage requirements set forth herein.

Section 8: SECTION 17.12.020 DISTRICT USE MATRIX IS HEREBY AMENDED AS FOLLOWS:

That Title 17 of the Ketchum Municipal Code be amended to add a new footnote and use to Section 17.12.020, District Use Matrix, as attached and incorporated as Exhibit B to this Ordinance.

Section 9. REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

Section 10. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 11: PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit C shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 12. 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 May 21st, 2018.

APPROVED:

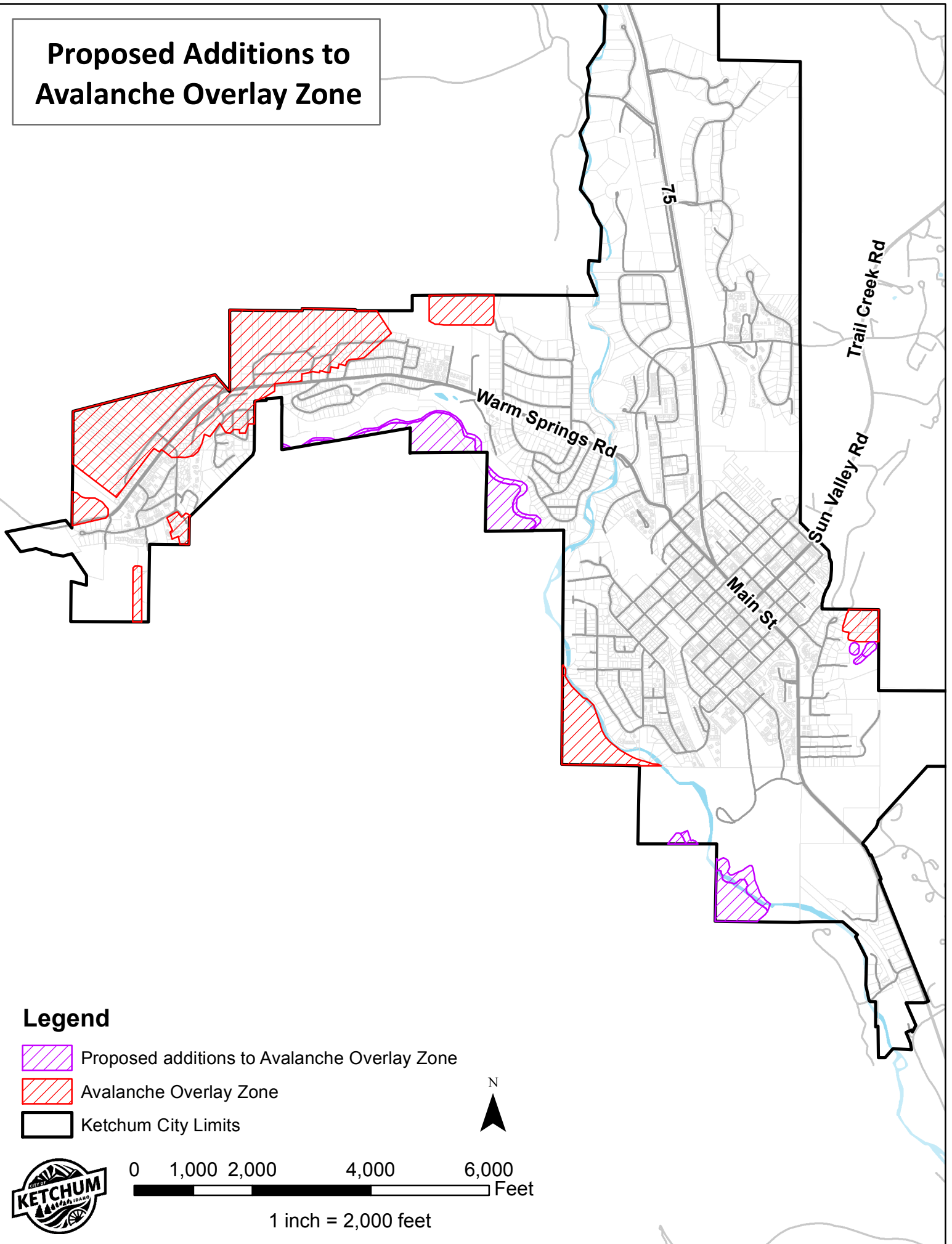
Neil Bradshaw, Mayor

ATTEST:




Robin Crotty, City Clerk

EXHIBIT A

Proposed Additions to Avalanche Overlay Zone



Legend

-  Proposed additions to Avalanche Overlay Zone
-  Avalanche Overlay Zone
-  Ketchum City Limits



0 1,000 2,000 4,000 6,000 Feet

1 inch = 2,000 feet

EXHIBIT B

| DISTRICT USES | | L | L | L | G | G | S | S | S | T | T | T | C | C | C | C | L | L | L | R | A | |
|---------------|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | | R | 1 | 2 | R | R | T | T | T | O | O | O | SD | SD | SD | SD | I | I | I | U | F | |
| PUBLIC & INS- | Parking Facility, Off-Site | | | | | | | | | | | | C | C | C | C | | | | | | |
| | Parking, Shared | | | | | | | | | | | | C ⁸ | C ⁸ | C ⁸ | P ⁸ | P ⁸ | P ⁸ | P ⁸ | | | |
| | Performing Arts Production | | | | | | | | | | | | | P | P | P | | | | | | C |
| | Public Use | C | C | C | C | C | C | C | C | C | C | C | C | P | P | P | C | C | C | C | C | C |
| | Public Utility | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| | Recreation Facility, Public | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| | Recycling Center | | | | | | | | | | | | | | | | | | | P | | |
| | Semi-Public Use | | | | | | | | | | | | | C | C | C | P | P | P | | | C |
| ACCESSORY | Agriculture, Urban | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | A ²² | |
| | <u>Avalanche Protective, Deflective, or Preventative Structure/Earthwork</u> | C | C | C | C | C | C | C | C | C | C | C | | | | | | | | | C | C |
| | Daycare Home | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | | | | | C ⁴ | | | | | A ⁴ |
| | Daycare, Onsite Employees | | | | | | | | | | | | | | | | | A | A | A | | |
| | Dwelling Unit, Accessory | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | A ¹⁸ | | | | | | A ¹⁸ |
| | Electric Vehicle Charging Station | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| | Energy System, Solar | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| | Energy System, Wind | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| | Fallout Shelter | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | | A |
| | Guesthouse | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | | |
| | Home Occupation | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| | Recreation Facility, Residential | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | |
| | Equestrian Facility, Residential | A | A | A | A | A | A | A | A | A | A | A | | | | | | | | | | A |
| | Sawmill, Temporary | | | | | | | | | | | | | | | | | | | | | C |

- A multi-family development containing up to two (2) dwelling units is permitted.
- Two (2) one-family dwellings are permitted.
- Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in Chapter 17.08 are permitted.
- Use is not permitted in the Avalanche Zone. Reference Zoning Map.
- Retail trade is permitted but must not exceed 2,500 square feet.
- Uses must be subordinate to and operated within tourist housing and not to exceed ten percent (10%) of the gross floor area of the tourist housing facility.
- Utility for offsite use.
- See section 17.125.070 for shared parking standards.
- Drive-throughs are not allowed in association with food service establishments.
- This is a permitted use, however offices and professional services on the ground floor with street frontage require a conditional use permit.
- Tourist houses shall only be located in existing one-family dwellings. Additions to the home shall not exceed 20 percent (20%) of the existing square footage.
- The following forms of retail trade are permitted: (a) Equipment rental, including sporting equipment and entertainment equipment, (b) Building, construction and landscaping materials; small engines with associated sales (c) Retail in conjunction with manufacturing, warehousing or wholesaling not to exceed 30% gross floor area or 800 square feet, whichever is less; no advertising is displayed from windows or building facades; and no access onto a major arterial is allowed if an alternative access is available.
- Personal service is not allowed except for laundromats and dry cleaning establishments.
- See section 17.124.090 of this title for industrial districts residential development standards.
- Catering and food preparation is permitted. Restaurants require a conditional use permit and shall not exceed 1,000 square feet and serve no later than 9:00 P.M. unless expressly permitted through approval of the conditional use permit.
- The following forms of retail trade are permitted: (a) Equipment rental, including sporting equipment and entertainment equipment (b) Building, construction and landscaping materials; small engines with associated sales (c) Furniture and appliances in conjunction with warehousing not to exceed 18% gross floor area or 900 square feet, whichever is less; (d) Other retail in conjunction with manufacturing, warehousing or wholesaling; it is limited to 10% gross floor area or 500 square feet, whichever is less. ---- Retail uses (c) & (d) shall have no advertising displayed from windows or building facades; and no access will be permitted onto a major arterial if an alternative access is available.
- See section 17.124.120.C of this title for industrial districts daycare development standards.
- See section 17.124.070 of this title for accessory dwelling unit development standards.
- A maximum of five (5) dwelling units are allowed through a conditional use permit and shall be a minimum of 400 square feet and not exceed 1,200 square feet in size.
- Indoor only.
- Only allowed in conjunction with an equestrian facility.
- See section 17.124.080 of this title for urban agriculture development standards.
- See chapter 17.140 for wireless communications facility provisions.
- Allowed on the ground floor only.
- See section 17.124.050 of this title for hotel development standards.
- Ground floor street frontage uses are limited to retail and/or office uses. In subdistrict A office uses require a conditional use permit.
- Ground floor only.
- Through the provision of a conditional use permit, the planning and zoning commission may approve a 20% increase to the total existing square footage of an existing nonconforming one-family dwelling.
- Use is allowed as an accessory use through the provision of a conditional use permit.
- Development agreement required.

| | | | | | | | | | | | | | | | | | | | | |
|----------------------|----------|----------|----------|----------|----------|------------|----------|----------|----------|-------------|-------------|-----------|-----------|-----------|-----------|----------|----------|----------|----------|----------|
| DISTRICT USES | L | L | L | G | G | S | S | S | | | | C | C | C | C | L | L | L | | |
| | R | 1 | 2 | L | H | O | O | O | T | T | T | SD | SD | SD | SD | I | I | I | R | A |
| | | | | | | 0.4 | 1 | H | | 3000 | 4000 | A | B | C | D | 1 | 2 | 3 | U | F |

31. Vehicular access from Highway 75 to motor vehicle fueling stations is prohibited.

32. All commercial and neighborhood off-site snow storage uses are subject to the standards set forth in section 17.124.160 of this title. Conditional Use Permits are required of all off-site snow storage operations when the project: (a) affects greater than one-half acre; or, (b) has, at the discretion of the Administrator, the potential to negatively impact neighboring uses within 300' of the proposed neighborhood or commercial off-site snow storage operation.

EXHIBIT C

PUBLICATION OF SUMMARY OF ORDINANCE NO. 1181

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 17, THE ZONING ORDINANCE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING CHAPTER 16.04 SUBDIVISIONS, SECTION 16.04.040, DEVELOPMENT AND DESIGN; CHAPTER 17.92 AVALANCHE ZONE DISTRICT, SECTION 17.92.010, AVALANCHE ZONE DISTRICT; CHAPTER 17.08, DEFINITIONS; CHAPTER 17.124 DEVELOPMENT STANDARDS, CHAPTER 17.12 ESTABLISHMENT OF DISTRICTS AND ZONING MATRICES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1181 of the City of Ketchum, Blaine County, Idaho, adopted on May 21, 2018, is as follows:

- SECTION 1.** Amends Section 16.04.040, Development and Design, to prohibit the development of new streets in the avalanche zone that are associated with new subdivisions and cross references Mountain Overlay and Avalanche Zone design standards.
- SECTION 2.** Amends Section 17.92.010.A.6, Purposes, to permit development of uses allowed by the District Use Matrix in the avalanche zone.
- SECTION 3.** Amends Section 17.92.010.B, Avalanche Zone District Boundaries, to remove the distinction between high and moderate risk avalanche zones.
- SECTION 4.** Amends Section 17.92.010.D, Use Restrictions, to include health and safety regulations for utility meters in the avalanche zone, to clarify non-engineered structures in the avalanche zone cannot be rented between November 15th through April 15th, and to affirm no new streets associated with subdivisions can be constructed in the avalanche zone.
- SECTION 5.** Amends Section 17.92.010.I, Amendment to Zoning Map, to include avalanche areas identified in site-specific avalanche studies on the official zoning map of the city.
- SECTION 6.** Amends Section 17.08.020, Terms Defined, to add a definition for commercial off-site snow storage and neighborhood off-site snow storage.
- SECTION 7.** Amends Chapter 17.124, Development Standards, to add a subsection 17.124.160 containing development standards for commercial and neighborhood off-site snow storage.
- SECTION 8.** Amends Section 17.12.020, District Use Matrix, to include commercial and neighborhood off-site snow storage and avalanche protection devices to the District Use Matrix.

- SECTION 9.** Provides for a repealer clause.
- SECTION 10.** Provides a savings and severability clause.
- SECTION 11.** Provides for publication of this Ordinance by Summary.
- SECTION 12.** Establishes an effective date.

The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, City Clerk



City of Ketchum
City Hall

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing and approve the third reading of Ordinance No. 1182 rezoning Lots 17, 18, and 19 of Mortgage Row Subdivision from the Limited Residential One Acre (LR-1) Zoning District to the Limited Residential (LR) Zoning District.

Recommendation and Summary

The City Council approved the first reading of Ordinance No. 1182 on April 16, 2018 and the second reading on May 1, 2018. Staff recommends the City Council hold a public hearing, consider the analysis contained in the Staff Report and any public comment received, deliberate, and approve the third reading of Ordinance 1182 with the following motion:

“I move to APPROVE the third reading of Ordinance No. 1182 amending the City of Ketchum Zoning Map by changing the zoning district designation of Lots 17, 18, and 19 of Mortgage Row Subdivision from the Limited Residential One Acre (LR-1) Zoning District to the Limited Residential (LR) Zoning District.”

The reasons for the recommendation are as follows:

- Subject Lots 17, 18, and 19 are nonconforming with the LR-1 Zone in relation to the 1 acre minimum lot area and with the 80 ft required setback from Highway 75. The proposed rezone will address the current non-compliance of these properties with the overlying zoning.
- The existing single-family residential development on Lots 17, 18, and 19 of Mortgage Row Subdivision aligns with the dimensional standards and regulations of the Limited Residential (LR) Zone and the zoning map amendment is in compliance with the 2014 Comprehensive Plan, Ketchum City Code, and other adopted city policies and regulations.
- The zoning map amendment request has been reviewed by the Planning and Zoning Commission and the public over two public hearings held on February 12th and March 12th, 2018. The Planning and Zoning Commission unanimously recommended the subject lots be rezoned to the Limited Residential (LR) Zoning District.

Introduction and History

Mortgage Row Subdivision was annexed into the City of Ketchum from unincorporated Blaine County in 1993. At that time, the lots were assigned the zoning designation of Limited Residential One Acre (LR-1). All existing lots are nonconforming with the LR-1 Zone in relation to the 1 acre minimum lot area and most lots are nonconforming with the 80 ft required setback from Highway 75. Since annexation of Mortgage Row into the City of Ketchum, six (6) of the twenty (20) lots within the subdivision have received approval to rezone from LR-1 to the LR Zoning District.

Analysis

The applicant requested to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low Density District (GR-L). The motivation for the requested rezone from LR-1 to GR-L is to address the current noncompliance of these properties with the overlying zoning. While no design review or building permit application was submitted concurrently with the subject zoning map amendment request, the current property owners of Lot 17 desire to construct an addition to their existing single-family residence and LR-1 dimensional standards prohibit the preferred modification to their property.

While rezoning to either the LR or the GR-L Zoning Districts would both address the existing nonconformities, the GR-L Zone would permit increased density on the subject lots. Based on traffic considerations and concerns related to increased density within the subdivision, the Planning and Zoning Commission recommends the subject lots be rezoned to the Limited Residential (LR) Zoning District. Rezoning the subject lots to LR will address the current noncompliance with the dimensional standards and regulations of LR-1 Zone. The applicant is satisfied with the recommendation as the LR Zone addresses the existing nonconformities.

Financial Impact

No financial impacts have been identified.

Attachments:

- Staff Report dated May 21, 2018
- Ordinance No. 1182
- Public Comment



City of Ketchum
Planning & Building

**STAFF REPORT
KETCHUM CITY COUNCIL
REGULAR MEETING OF MAY 21, 2018**

- PROJECT:** Lots 17, 18, & 19 Mortgage Row Rezone
- FILE NUMBER:** #17-157
- APPLICANT:** Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC)
- REQUEST:** Applicant requested to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low Density District (GR-L).
- RECOMMENDATION:** Staff and Planning and Zoning Commission recommend subject Lots 17, 18, and 19 of Mortgage Row Subdivision be rezoned from the Limited Residential One Acre District (LR-1) to the Limited Residential (LR) Zoning District.
- PUBLIC NOTICE:** Public notice as required by Idaho State Statute §67-6509 has been met. On March 28th, 2018, the public notice was published in the Idaho Mountain Express. On March 29th, 201, the public notice was mailed to property owners within 300 ft and to political subdivisions and outside agencies. On April 2nd, 2018, the public notice was posted on site.
- PUBLIC HEARINGS:** Planning and Zoning Commission
- February 12, 2018
 - March 12, 2018
- City Council
- April 16, 2018
 - May 1, 2018
 - May 21, 2018
- REVIEWER:** Abby Rivin, Associate Planner
- ATTACHMENTS:** Draft Ordinance No. 1182
Public Comment

BACKGROUND

On February 12th, 2018, the Planning and Zoning Commission considered the application to rezone Lots 17, 18, and 19 of Mortgage Row Subdivision from the Limited Residential One Acre

(LR-1) Zoning District to the General Residential Low Density (GR-L) Zoning District and held a public hearing. After consideration of the applicant’s testimony, Staff comments, and public comments, the Planning and Zoning Commission moved to continue review to the March 12th, 2018 Regular Meeting and directed Staff to provide more research regarding the implications for increased density and access management on Highway 75. On March 12th, 2018, the Planning and Zoning Commission reconsidered the applicant’s request, reviewed Staff comments, held a public hearing, and recommended the subject lots be rezoned to the Limited Residential (LR) Zoning District.

As indicated in the applicant’s narrative included as an attachment to this Staff Report, the motivation for the requested rezone from LR-1 to GR-L is to address the current noncompliance of these properties with the overlying zoning. While no design review or building permit application has been submitted concurrently with the subject zoning map amendment request, the current property owners of Lot 17 desire to construct an addition to their existing single-family residence and LR-1 dimensional standards prohibit the preferred modification to their property.

Exhibit A. Mortgage Row Lots 17, 18, and 19



ANALYSIS

Mortgage Row Subdivision was annexed into the City of Ketchum from unincorporated Blaine County in 1993. At that time, the lots were assigned the zoning designation of Limited Residential One Acre (LR-1). Mortgage Row Subdivision is primarily comprised of single-family dwellings, however Lots 5B, 6, 7, and 9 include multi-family as well as commercial uses including a retail store and gas station, auto-related uses, and commercial storage, which are

nonconforming uses in the LR-1 Zone. Lots in the subdivision range in size from +/- 12,000 to 35,000 sq ft. All existing lots are nonconforming with the LR-1 Zone in relation to the 1 acre minimum lot area and most lots are nonconforming with the 80 ft required setback from Highway 75. Access to the subdivision is provided from Highway 75, Neil's Way, and Meadow Circle.

Since annexation of Mortgage Row Subdivision into the City of Ketchum, the following four (4) lots have received approval to rezone from LR-1 to the LR Zoning District:

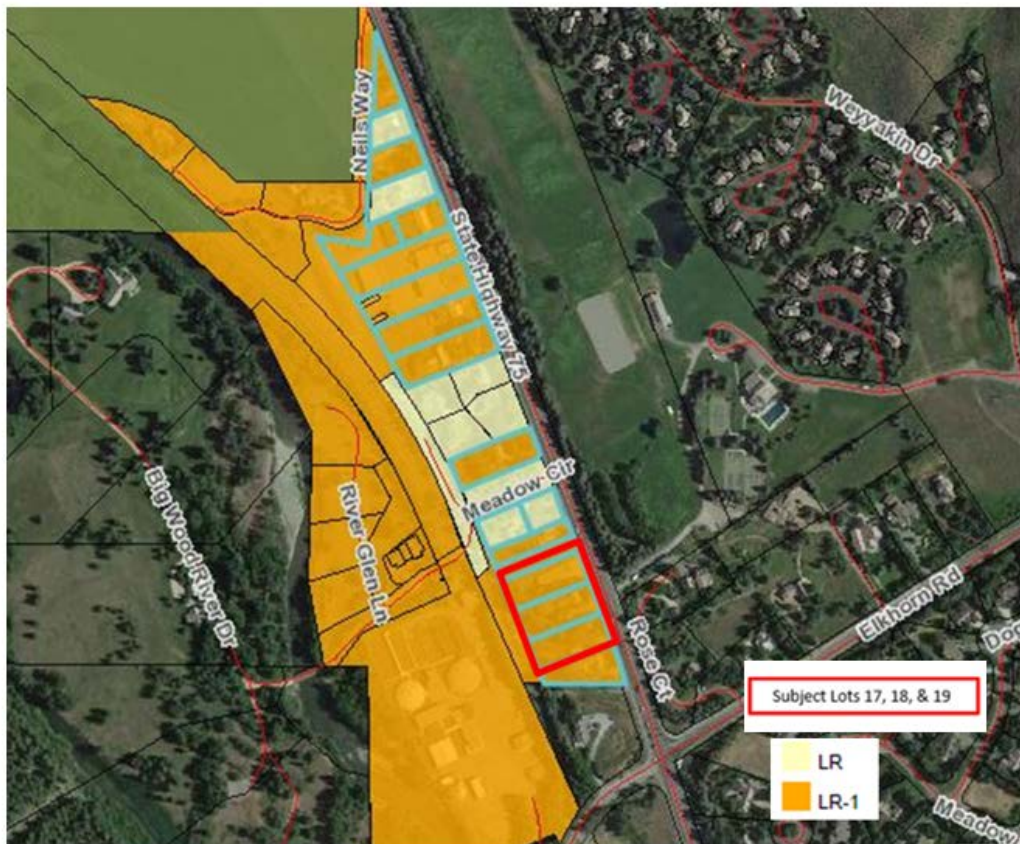
- 102 Neil's Way (Mortgage Row Sub, Lot 2 & TL 7268)
- 106 Neil's Way (Mortgage Row Sub, Lot 4A)
- 91 Meadow Road (Mortgage Row Sub, Lot 14BB)
- 93 Meadow Road (Mortgage Row Sub, Lot 14AA)

Former Lots 10 and 11 of Mortgage Row Subdivision were subdivided in 2003 into 4 new lots to form The Glade Subdivision, which is zoned Limited Residential (LR).

- 208 Glade Court (The Glade Sub, Lot 1, Block 1)
- 212 Glade Court (The Glade Sub, Lot 2, Block 1)
- 214 Glade Court (The Glade Sub, Lot 3, Block 1)
- 218 Glade Court (The Glade Sub, Lot 4, Block 1)

Former Lot 13 of Mortgage Row Subdivision was incorporated into River Glen Subdivision and zoned LR.

Exhibit B. Mortgage Row Subdivision Current Zoning Designations



ZONING DISTRICTS DIMENSIONAL STANDARDS

The following table summarizes the dimensional standards in the existing LR-1 Zone, the GR-L Zone requested by the applicant, and the recommended LR Zone.

Table 1. Zoning Districts Dimensional Standard Comparison (§17.12.030)

| Dimensional Standard Comparison | | | |
|--|--|---|---|
| | Existing Zoning District: Limited Residential One Acre (LR-1) | Requested Zoning District: General Residential Low Density District (GR-L) | Recommended Zoning District: Limited Residential (LR) |
| Minimum Lot Size | 1 acre | 8,000 sq ft | 9,000 sq ft |
| Average Width of Lot | 100 ft | 80 ft | 80 ft |
| HWY 75 Setbacks | 80 ft | Where the street width is 66 ft, all buildings shall be set back a minimum of 32 ft. Where the street width is 80 ft, all buildings shall be set back a minimum of 25 ft. | Where the street width is 66 ft, all buildings shall be set back a minimum of 32 ft. Where the street width is 80 ft, all buildings shall be set back a minimum of 25 ft. |
| Front Setback | 15' | 15' | 15' |
| Side Setback | > of 1' for every 2' in building height, or 10' | > of 1' for every 3' in building height, or 5' | > of 1' for every 2' in building height, or 10' |
| Rear Setback | 20' | > of 1' for every 3' in building height, or 15' | 20' |
| Maximum Building Coverage | 25% | 35% | 35% |
| Building Height | 35' | 35' | 35' |

Rezoning either to the requested GR-L Zone or to the Staff recommended LR Zone would both address the existing nonconformities on Lots 17, 18, and 19 in relation to minimum lot area and the required setback to Highway 75. If rezoned to GR-L or LR, the required setback to Highway 75 would decrease from 80 ft to 32 ft. Currently nonconforming in relation to the one acre minimum lot size in the LR-1 Zone, Lots 17, 18, and 19 all meet the minimum lot areas required in the GR-L and LR Zones.

DENSITY

While rezoning to both the LR and GR-L Zoning Districts would address the existing nonconformities of the subject lots, the LR and GR-L Zoning Districts have different implications for increased density within Mortgage Row Subdivision. With the existing LR-1 Zone, the maximum density permitted on each lot is one (1) single-family residence with one (1) associated accessory dwelling unit for a total of six (6) dwelling units. If rezoned to GR-L, each lot would be permitted to contain two (2) single-family residences each with an associated accessory dwelling

unit for a total of twelve (12) dwelling units. Unlike both the LR-1 and LR Zoning Districts, multi-family development containing up to two (2) dwelling units is permitted in the GR-L Zone (§17.12.20). The subject lots could contain six (6) multi-family dwelling units if rezoned to GR-L. As with the existing LR-1 Zone, the LR Zone would also permit a maximum density of one (1) single-family residence with one (1) associated accessory dwelling unit for a total of six (6) dwelling units on the three lots.

If rezoned to GR-L, an increase in density of up to 12 dwelling units on the subject lots would be permitted through the approval of the subject zoning map amendment request. Increasing density on the subject lots if rezoned to LR would require a subdivision. The subdivision process allows City Departments the opportunity to further consider the impacts of increasing density within Mortgage Row Subdivision. Traffic implications and infrastructure impacts would be analyzed as part of the subdivision process.

ACCESS MANAGEMENT ON HIGHWAY 75

Mortgage Row Subdivision is located within Ketchum's southern gateway corridor. As the only entrance to Ketchum from southern Idaho, the corridor is burdened by visitor and commuter traffic on Highway 75. As greater density is permitted in the GR-L Zone, the requested zoning map amendment may impact traffic onto Highway 75 as well as the capacity of existing infrastructure. The single-family residences on Lots 17, 18, and 19 are all accessed from driveways off of Highway 75. In the 2014 Comprehensive Plan, *Policy M-1.2 Transportation Planning and Access Management on Highway 75 and Arterials* emphasizes that new curb cuts should be controlled on Highway 75 and specifically addresses Mortgage Row Subdivision as an area where access points should be reduced. On statewide routes within city limits, the Idaho Transportation Department (ITD) requires access spacing of 250 ft between private driveways. The existing spacing between the driveway accesses on the subject lots do not meet ITD's spacing requirements. Both the 2014 Comprehensive Plan and ITD standards do not support additional curb cuts to access private residences on Highway 75 within the Mortgage Row Subdivision.

If the lots are rezoned to GR-L, the permitted increased density has the potential to intensify traffic on Highway 75 and may also result in an increase of access points along the statewide route. If the subject lots are rezoned to LR, an increase in density would require a subdivision. The subdivision process would allow the City to address traffic volume as well manage access points on Highway 75.

COMPREHENSIVE PLAN ANALYSIS

Future Land Use Map and Area Designation Analysis

According to Idaho Statute, the city should consult the Ketchum Comprehensive Plan when considering amendments to the zoning ordinance and official zoning map. The Future Land Use Map of the Comprehensive Plan designates the entirety of Mortgage Row Subdivision as Medium Density Residential (2014 City of Ketchum Comprehensive Plan, page 66). Primary uses in the Medium Density Residential area include a broad variety of residential types, including single-family residences, duplexes, and other attached-unit types. Secondary uses include supporting and complementary uses to residential development, such as accessory dwelling units, community gardens, open space and recreation, schools, places of worship, and other public uses. Senior housing facilities are also listed as an appropriate secondary use within this area (2014 City of Ketchum Comprehensive Plan, page 68).

Based on the list of primary uses above, the request from the applicant to rezone Lots 17, 18, and 19 to the General Residential Low Density (GR-L) Zoning District is in compliance with this section of the Comprehensive Plan. The Planning and Zoning Commission recommendation to rezone the subject lots to the Limited Residential (LR) Zoning District is also in compliance with this section of the Comprehensive Plan as the Medium Density Residential area includes single-family residences as a primary use. The current property owners have indicated that the primary use of the subject lots would remain single-family residential.

Comprehensive Plan Goals and Policy Analysis

The following table summarizes goals and policy statements from the Ketchum Comprehensive Plan that are relevant to Planning and Zoning Commission’s recommendation to rezone Lots 17, 18, and 19 to the Limited Residential (LR) Zone. The Comprehensive Plan Goals and Policy. While the Comprehensive Plan includes goals and policies that address multiple facets of community development, Staff has identified three goals and/or policies that align with the recommendation to rezone Lots 17, 18, and 19 in Mortgage Row Subdivision to LR.

Table 2. Comprehensive Plan Goals and Policy Analysis

| Chapter | Goal/Policy and Page | Analysis of Amendment Request |
|--|---|---|
| Chapter 3: Housing | Goal H-3 (pg 21) Ketchum will have a mix of housing types and styles. | The subject rezone will preserve the existing single-family residential use on subject Lots 17, 18, and 19. |
| Chapter 4: Community Design and Neighborhoods | Goal CD-3 (page 27): Ketchum will maintain and improve the appearance of its entryway corridors and gateways. | Mortgage Row Subdivision is within Ketchum’s southern gateway corridor. Staff’s recommendation to rezone the subject lots to LR supports low density residential development while preserving panoramic vistas, such as the Reinheimer Ranch |
| Chapter 7: Mobility | Policy M-1.2 (page 42) Transportation Planning and Access Management on Highway 75 and Arterials | Policy M-1. States that new curb cuts should be controlled on Highway 75 and specifically addresses Mortgage Row Subdivision as an area where access points should be reduced. Through rezoning the subject lots to LR instead of GR-L, the City may analyze implications to traffic and infrastructure through the subdivision process for requests to increase density. |

SUMMARY

The standards of approval for a zoning map amendment require a complete application, proper noticing, a public hearing, compliance with the comprehensive plan, and compliance with city

codes. The subject rezone application meets the requirements for application submittal, public noticing, and compliance with both the 2014 Comprehensive Plan, and Ketchum City Code.

Rezoning the subject lots to LR would address the current noncompliance with the dimensional standards and regulations of LR-1 Zone. While Mortgage Row Subdivision is designated as Medium Density Residential on the Future Land Use Map, site constraints including driveway access off of Highway 75 complicate increasing density in this area. By rezoning the lots to LR instead of GR-L, any future requests to increase density would require a subdivision. All previous rezones within Mortgage Row Subdivision have also been from the LR-1 to LR Zone. The existing single-family residential development on Lots 17, 18, and 19 aligns with the dimensional standards and regulations of the LR Zone.

RECOMMENDATION

The Planning and Zoning Commission recommends subject Lots 17, 18, and 19 of Mortgage Row Subdivision be rezoned from the Limited Residential One Acre District (LR-1) to the Limited Residential (LR) Zoning District.

ORDINANCE NO. 1182

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF LOTS 17, 18, AND 19 OF MORTGAGE ROW SUBDIVISION (12700, 12698, & 12696 STATE HIGHWAY 75), FROM THE LIMITED RESIDENTIAL ONE ACRE DISTRICT (LR-1) TO THE LIMITED RESIDENTIAL (LR) ZONING DISTRICT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to zone property within the city pursuant to Idaho Code §67-6511; and

WHEREAS, pursuant to Ketchum City Code §17.152.030, the applicant initiated a zoning map amendment request to rezone Lots 17, 18, and 19 of Mortgage Row Subdivision from the Limited Residential One Acre (LR-1) Zoning District to the General Residential Low Density (GR-L) Zoning District; and

WHEREAS, the rezone has been considered at duly-noticed public hearings by the Planning & Zoning Commission on February 12 and March 12, 2018 pursuant to Idaho Code §67-6509;

WHEREAS, due to implications of increased density and traffic concerns, the Planning and Zoning Commission finds that the Limited Residential (LR) Zoning District is the most appropriate zoning designation for the subject lots; and

WHEREAS, rezoning the subject lots to the LR Zoning District will address the current non-compliance of these properties with the overlying zoning;

WHEREAS, the existing single-family residential development on Lots 17, 18, and 19 of Mortgage Row Subdivision aligns with the dimensional standards and regulations of the LR Zone and the zoning map amendment is in compliance with the 2014 Comprehensive Plan;

WHEREAS, the Planning and Zoning Commission unanimously recommended rezoning subject Lots 17, 18, and 19 of Mortgage Row Subdivision from the LR-1 Zoning District to the LR Zoning District; and

WHEREAS, the Ketchum City Council on April 16, 2018, having reviewed the proposed rezone request, and after considering the recommendation of the Planning and Zoning Commission and the comments and testimony of the public, have determined that the LR Zone is the most appropriate zoning district for the subject lots;

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

Section 1: The City of Ketchum Zoning Map shall be amended to show the change in zoning designation from the Limited Residential One Acre (LR-1) Zoning District to the Limited Residential (LR) Zoning District for Lots 17, 18, and 19 of Mortgage Row Subdivision as set forth in Exhibit A attached hereto.

Section 2. REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

Section 3. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, 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.

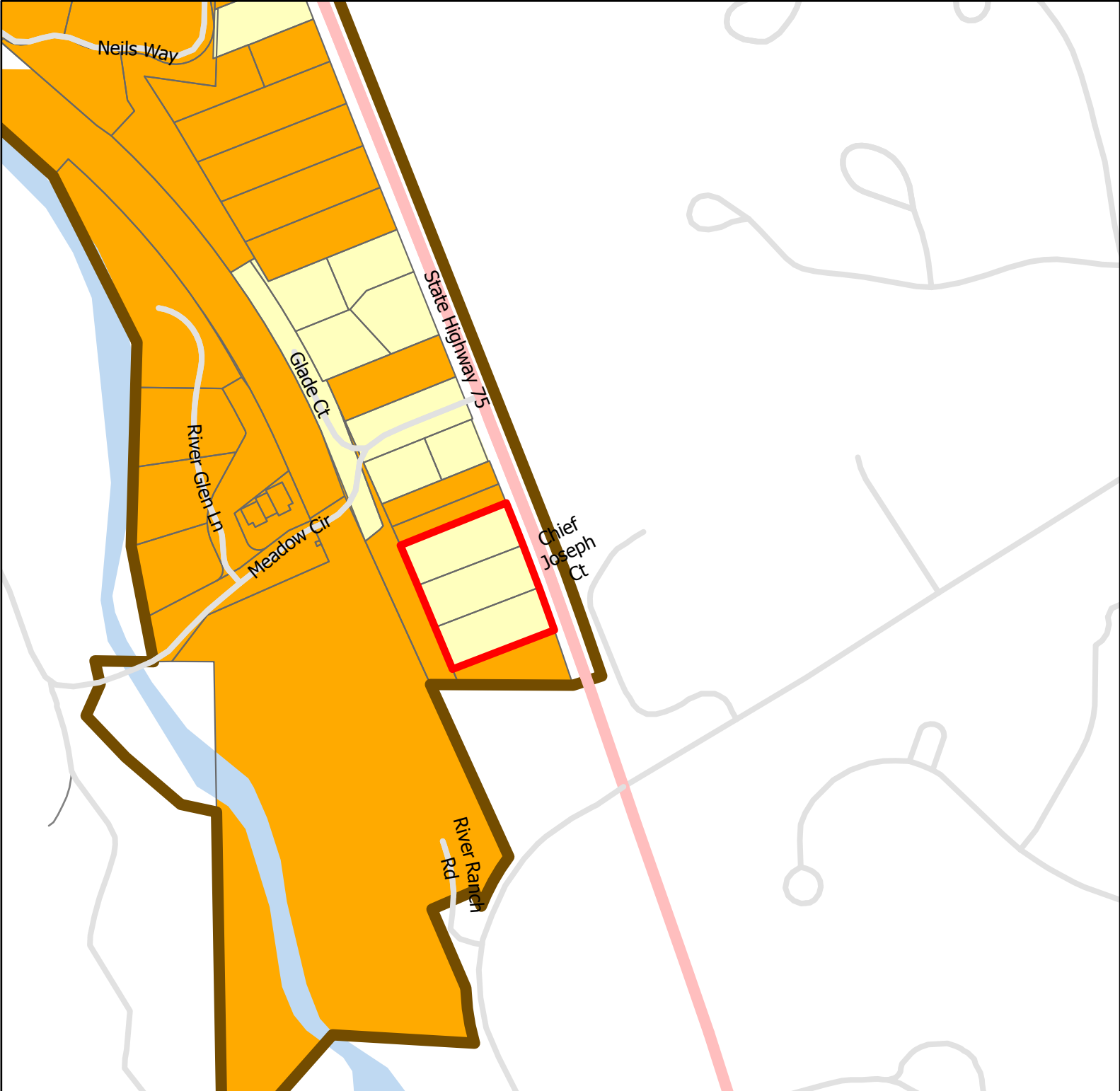
PASSED by the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho on this 21st day of May 2018.

APPROVED:

Neil Bradshaw, Mayor

ATTEST:

Robin Crotty, City Clerk








-  Proposed Rezone
-  City Boundary
- Zoning Districts**
-  LR Limited Residential
-  LR-1 Limited Residential 1 Ac.
-  LR-2 Limited Residential 2 Ac.

Exhibit A



1 inch equals 300 feet

PUBLIC COMMENT

From: thenye@comcast.net <thenye@comcast.net>
Sent: Monday, April 09, 2018 12:33 PM
To: Participate <participate@ketchumidaho.org>
Subject: Project Name - Lots 17,18 and 19 Mortgage Row Rezone

Subject: Re: Project Name - Lots 17,18 and 19 Mortgage Row Rezone

To whom it may concern,

My name is Brad Nysether and along with my wife Kathy we are owners of 91 Meadow Circle and through an LLC that we manage are owners of 93 Meadow Circle both originally/also known as Lot 14/Lot 14A and 14B Mortgage Row.

My understanding is that City of Ketchum Planning and Building staff is recommending a rezone to LR from it's existing LR-1 but not to the Applicants request of GR-L. I find staff recommendations' to be fair and appropriate to the immediate area and in line with previously allowed rezones including the property we now own.

I would still like to express my concerns of traffic impact and access as per my earlier email and as follows: I assume Blaine County is wanting to limit if not reduce direct access from Highway 75 and this rezone would add more direct access and if in the future these three lots were subdivided with this new Rezone request in place it would increase the direct access even more. Although, not a full time residence I am very familiar with traffic at this general location having to use Meadow Circle as my access off Highway 75 and I know how busy this area is in the morning and afternoon hours.

If the rezone request is allowed will the additional dwelling units be allowed to take direct access off Highway 75 which would probably indirectly effect me?

Is there an additional plan in place to somehow create access to these lots off Meadow Circle which is already fairly busy given the few residences that use it and is in deteriorating condition? This would directly impact me.

Is there an additional plan in place to somehow create access to these lots off River Ranch Road at the Elkhorn light would may or may not directly effect me depending on what if any impact this plan would have on Meadow Circle.

Respectfully submitted and please confirm receipt,

Bradley M. Nysether, owner 91 Meadow Circle
Bradley M. Nysether, Owner and Manager Ketchum Investments LLC (owner of 93 Meadow Circle)



**KIC: An Economic Development Project of the KCDC
Fiscal Year End (2017-2018) Report to the City**

To: Mayor Neil Bradshaw
Suzanne Frick, City Administrator
Courtney Hamilton, City Councilor and KIC Liaison
Amanda Breen, City Councilor
Michael David, City Councilor
Jim Slanetz, Council President

From: Kathryn Kemp Guylay (CEO), KIC
Leigh Barer (Associate Director), KIC
Rick LeFavre (KIC Advisory Board Chair), KIC

Goal: Foster a Diverse Year-Round Economy

Scope of Work:

1. Provide programs, services and facilities for new businesses, entrepreneurs, and existing businesses
2. Ensure public dollars go towards KIC programming offered to the public at-large
3. Develop a marketing strategy to increase community awareness of the programs and services offered by KIC
4. Conduct a survey to understand the needs of the business and entrepreneurial community and to assess the effectiveness of KIC programs

Year-End Report (Executive Summary)

This year has been an amazing time of revitalization for the KIC, culminating in

- a refined strategic vision statement (Part 1, below)
- a branding strategy and tagline (Part 2, below)
- an expanded set of programs and services that have been extremely well received by our community (Part 3, below)
- a new physical location created to be economically sustainable and as a key hub of economic development and community building (Part 4 description with diagram as Attachment 1)

During this fiscal year, KIC hosted over 60 events with over 3,000 participants. All of these events were offered for free, ensuring that public dollars served the public at-large. We significantly ramped up our marketing strategy (Part 5, below) and have dramatically increased awareness of the programs and services offered by the KIC. We sent out and collected information from 11 surveys to help us further refine our programming to meet the needs of our community and have heard an overwhelmingly positive response to what we are planning to offer in our new building located at the corner of 6th street and 2nd avenue (180 West Sixth Street), the new home of the KIC.

Part 1: Refined strategic vision

The Ketchum Innovation Center (KIC) was created in 2014 as a program of the KCDC that is dedicated to cultivating an innovative business ecosystem for the Sun Valley region, inspired by outstanding mountain-town living. Our strategic vision is to create a vibrant year-round regional economy by helping to attract, create and grow local businesses. This is accomplished through four *foundational pillars*:

1. **Mentorship:** Create connection and synergies by leveraging our local intellectual capital base to provide world-class consulting services to entrepreneurs and growing companies.
2. **Education:** Provide programs and events that inspire, inform, educate and promote long-term growth, success, and work/life balance.
3. **Community Building:** Inspire innovation and career mobility within the majestic natural setting of the Sun Valley region.
4. **Capital Solutions:** Match angel investors and other funding sources with the needs of growing companies.

These pillars are built on top of our core *values*: **Innovation, Collaboration, Transparency, Stewardship, and Fun.**

Part 2: Branding strategy and tagline

The KIC heard from the community the need to be more “vibrant” and welcoming, and our branding strategy was created to achieve that welcoming feel. We partnered with local creatives to identify a new color palette that reflects the fun and welcoming feel that is an important element of our brand. We will be launching a new website by the end of the year that uses this color palette (“KIC 3.0 in color”), and this branding will also be reflected in our new physical building.

Our new tagline, “Economic Partners In Collaboration” – EPIC – demonstrates the need for all economic development partners in the region to have a physical home, and this physical home will be in Ketchum. Each of the following have demonstrated, through our outreach efforts, the desire to use our new location as the epicenter of economic development in Ketchum:

- The City of Ketchum and the Ketchum Urban Renewal Agency
- Sun Valley Economic Development
- The Chamber of Hailey and the Wood River Valley
- Visit Sun Valley
- Fly Sun Valley
- Boise State University Division of Research and Economic Development
- Idaho Small Business Development Center
- The Small Business Administration (SBA)

We will host all of these organizations in our new building for special events and educational events to weave together the efforts of these entities into a more cohesive economic development effort.

Economic Partners in Collaboration - EPIC, provides the welcoming, open-arms approach that we seek, taking down the silos between organizations and efforts to create maximum synergy and impact for our community.

We are launching the Economic Development Council (with representation by the KIC, SVED, Visit Sun Valley, The Chamber, and Fly Sun Valley) during this fiscal year. We hope to expand this Council to include SBDC, United Way, SBA and BSU to work on collaborative ideas that will increase the overall economic vibrancy and opportunity of the broader region.

Part 3: Expanded set of programs and services that have been extremely well received by our community

This year we launched the women’s entrepreneur and young innovators groups as targeted segments of the market that we serve. These initiatives have been extremely well received. The events for these targeted groups had some of the largest attendance for our networking events (around 60 attending in a single evening), and on-going

interaction has been supported by dedicated FaceBook groups for each, with members in excess of 100 in each.

The KIC has created surveys for the following areas (based on either market segment or interest in/attendance at a specific KIC program):

| |
|--|
| Women Entrepreneurs |
| Young Innovators |
| Workshop: E-commerce |
| Workshop: 10 Ways to Be more Productive |
| Workshop: Leveraging Social Media |
| Workshop: Branding (Naming Your Company) |
| Workshop: Charisma Coaching |
| Workshop: Publishing (Series) |

Survey responses reinforced that the recent KIC programs provided professional mentorship and business support services to the community and to women entrepreneurs otherwise not available in the Wood River Valley.

Three standard measurement questions were asked across workshops:

1. Was the workshop useful?
2. Did you learn something new?
3. What other opportunities do you see for the KIC within the community?

Results below:

| | On a scale of 1-5, was the workshop useful to you? (5=most useful) |
|---|--|
| 1 | 0 |
| 2 | 8% |
| 3 | 15% |
| 4 | 62% |
| 5 | 15% |

| | Did you learn something new? |
|--------|------------------------------|
| Yes | 88% |
| No | 6% |
| Unsure | 6% |

| What other opportunities do you see for the KIC to play a role within our community? | |
|--|-----|
| Mentorship | 20% |
| Job board | 18% |
| Cohort based learning | 18% |
| Masterminds | 16% |
| Capital solutions | 14% |
| Outdoor based educational events | 14% |
| Other | 0 |

Insights from the surveys have helped us learn that 77% of respondents believed the workshops they attended were above average in usefulness and that 88% of participants learned something new by attending KIC events. We see that as a large success; and weighing that information with the feedback of where the KIC can be useful in the community will help focus our efforts in these areas.

We have already made significant progress on the top three expressed needs our community.

Mentorship. Our mentor program has been revitalized and has involved over 70 mentor/mentee meetings and hundreds of staff and volunteer hours.

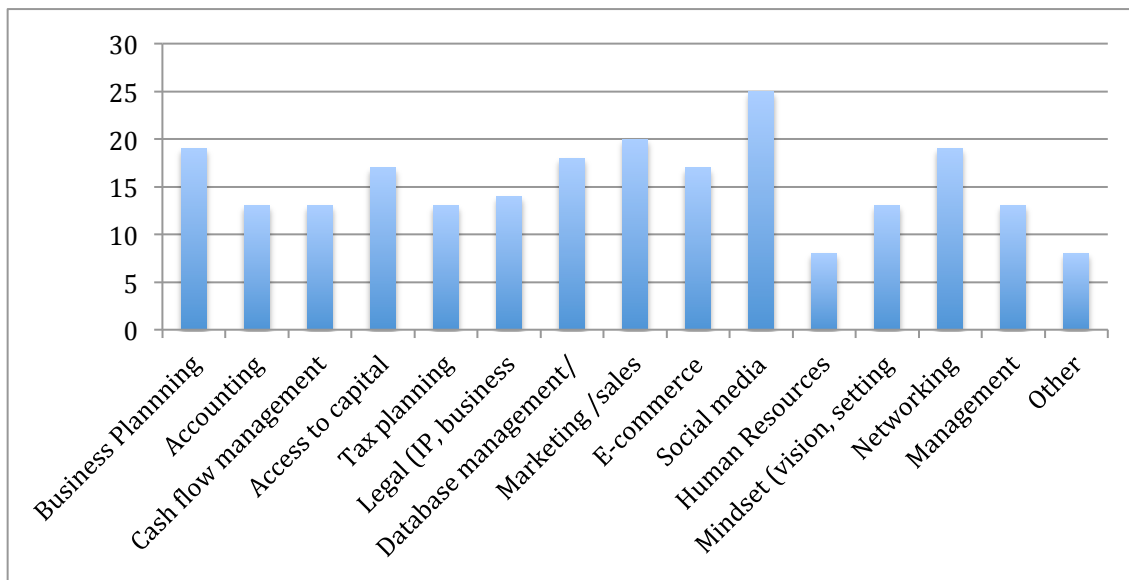
Job Board. We started a job board on our website this year and have created a partnership with Mountain Careers (mountaincareers.com) to create a special filter for the Wood River Valley what would be housed on our website so that locals can search job openings that might not normally appear in the paper. We are excited to have such a high-end tech solution that Mountain Careers (based out of Vail, CO) is offering us for free as we get it launched.

Cohort-based learning. We have started a publishing cohort with nearly 15 members that will support each other as they embark on their writing and publishing journey to support their careers. This fall we will launch cohorts to learn about podcasting and video and will do a Lean Launch cohort in partnership with BSU. We hope to also organize a cohort to learn how to create and launch successful online courses.

The surveys also contributed to successful administrative insights in managing programming at the KIC. Previously, there were no standards in measuring these events. Moving forward, we now have standards to collect attendance information, standard surveys, and the ability communicate measurement tools with attendees within 24 hours. This will greatly improve data collection and create short lifecycles for event improvement opportunities.

The KIC also sent out a community-wide (not just previous attendee) survey to find out what kinds of educational needs are desired in our community.

In the “Community Business and Economic Needs Assessment” we asked for feedback regarding specific topics and will use this as we plan for programming and workshops in the future. We are already planning programs focused on social media, business planning, access to capital, marketing and sales, database management, and as always, networking. The graphic on the following page illustrates the community’s responses to the assessment.



The KIC will host over 50 meetings/gathering in our new space each year, including classes on a wide variety of business topics: those shared above plus coaching sessions on topics such as finding work/life balance and avoiding entrepreneurial burnout.

EXAMPLE COMMUNITY TESTIMONIALS

- “Gratitude and thanks to everyone who presented, came and shared. What an amazing group of innovators! My mind is blown. I will be back.
-Joy Gonzalez, participant in young innovators, social media workshop and publishing cohort
- “Thank you for planning such a great evening last night. (The women’s group presenter) was so impressive and inspiring and a great reminder of the quality of people in this town. Thank you for bringing us all together!
-Diane Banta, new young professional in town (recently relocated from San Francisco)
- “As a local entrepreneur, I see the direction that KIC is taking as extremely positive. The real power of the KIC is in its network and its ability to connect entrepreneurs with meaningful resources. I am consistently impressed by the educational sessions available to our community at large through the KIC.”
- Dave Madaras, COO, AirProxima Inc., and tenant of both the KIC 1.0 and 2.0 (and interested in membership at KIC 3.0)
- "The KIC workshops I have attended over the past several months have transformed how I look at my business. I am a software engineer, and have benefited greatly from experts in the fields of branding and marketing. The KIC workshops are meant to not only help new entrepreneurs, but existing businesses in the valley."
- Peter Pressley, Ph.D., owner and president of Sunburst Database, participant in nearly all of the educational events KIC has provided during this fiscal year.

Part 4: A new physical location created to be economically sustainable and as a key hub of economic development and community building

Our final survey project (“Collaborative Partner Needs Assessment”) was directed at potential community partners to understand their needs and wants as related to both physical space needs and the desire to collaborate. The findings from this extensive outreach survey (which involved 60-90 minute conversations each along with filling out the survey responses, combined with the output from the “Community Business and Economic Needs Assessment”) will allow the KIC to unveil its new building “Lean Launch Style”. In other words, the KIC is assuring that we “walk our talk” in first testing our hypothesis with actual market data to ensure that KIC 3.0 opens with programs and services that meet specific needs identified in the market.

The former KIC (2.0) at 311 First Ave passed on to its new owners (and occupants) on May 1st. The KIC is moving to a fabulous, centrally located and mountain-view infused space to open this summer. We are excited to partner with the City of Ketchum to make this new center a vibrant, sustainable and exciting place to gather in support of our local economy.

The new KIC (3.0) location is a 3200 sq. ft. building in the Urban Renewal District of the City of Ketchum, in the same block as the proposed new Ketchum City Hall. The floor plan of the building at 180 W. Sixth Street is 100% driven by the space needs as expressed in the two extensive survey efforts mentioned above.

This “Community Resource” building will include:

- Approximately 1000 sq. ft. of **co-working space with free access to smaller and medium sized conference rooms** (the #1 need demonstrated by survey results)
- A **podcasting and video production studio**, the second most popular community asset needed
- A 1300 sq. ft. **meeting and events center** with a full kitchen and outside patio suitable for large classes, lectures, networking and social events (the third largest need expressed). This space will be used during the day as a lounge for informal meet-ups over coffee, networking and community gathering) and for larger evening community events.
- A **large conference room** that will seat 12-24 attendees for daytime classes, board meetings and meetings scheduled by our community and/or members.

The building will also be used by KIC partners for a variety of activities and is available for use by other regional non-profits as part of our strategic partnership program.

The KIC is also building an outreach program with local schools, educating the leaders of tomorrow on how to “think like an entrepreneur.” Long term, the vision of the KIC is to establish the Sun Valley region as not just a world-class recreational destination, but also as supporting an innovative business ecosystem that allows people to live, work,

play and raise their families in a world-class community that supports and embraces a robust work/life balance.

Part 5: Marketing strategy

We have created and implemented a multi-pronged marketing strategy to increase community awareness of the programs and services offered by KIC:

- **New website:** (coming this summer)
- **Introduction: video** (coming this summer)
- **Blogging:** (48 posts this year)
- **Cross marketing:** Chamber, Visit SV, SVED, Fly Sun Valley Alliance, WOW, BSU
- **Press releases:** 8 over the year
- **Media coverage:** Eye on Sun Valley (video and print), Idaho Mountain Express, Sun Valley Property News, Weekly Sun, Idaho Business Review, 12 Podcast guest appearances
- **Email list subscribers:** 1,050 -almost triple from start of year
- **E-newsletters:** 48 sent over year (currently at 36% open rate)
- **Social media:** Facebook, Instagram, LinkedIn
- **Tours and open houses of our new building:** Coming this summer!

Thank you for your support of the Ketchum Innovation Center (KIC 3.0).

Respectfully submitted, *Kathryn Kemp Guylay and Leigh Barer*



City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to hold a public hearing, consider public comment, and adopt a community housing in-lieu fund request form

Recommendation and Summary

Staff is recommending the council hold a public hearing, consider public comment, and adopt the following motion:

“I move to APPROVE the community housing in-lieu fund request form as shown in Attachment B”

The reasons for the recommendation are as follows:

- Direction was given to staff to develop a community housing in-lieu fund request form.
- Subject community housing in-lieu fund request form was developed consistent with §17.124.040 of the Ketchum Municipal Code (KMC), which was the basis from which funds for in-lieu housing were initially collected.
- Quarterly consideration of two new application proposals are anticipated.

Introduction and History

On January 16, 2018 the Ketchum City Council reviewed a draft in-lieu housing fund allocation policy. Direction was provided staff to develop a community housing in-lieu fund request form as well as quarterly consideration of applicant proposals. See **Attachment A**.

Consistent with the January 16, 2018 meeting request, attached is a draft community housing in-lieu fund request form for applicants seeking in lieu housing funds from the City of Ketchum. See **Attachment B**.

Analysis

The community housing in-lieu fund request form was developed with careful consideration of KMC §17.124.040. See **Attachment C**. In particular, the Project Questions section requires the applicant to describe, by code section, how proposals to use city-collected in-lieu housing funds will result in targeted resident occupied workforce housing.

Financial Impact

Funding for approved projects will come from Community Housing In-Lieu Fund.

Attachments

- A - January 16, 2018 Ketchum City Council in-lieu housing fund allocation policy
- B – Proposed community housing in-lieu fund request form
- C - Floor Area Ratios and Community Housing excerpt from the KMC §17.124.040

Attachment A



City of Ketchum

January 16, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Provide Direction on Use of Housing In-Lieu Funds

Introduction and History

There has been a request to allocate in-lieu funds to support a new community housing project, known as Galena Lofts. On January 2, 2018, the Mayor and City Council asked to have further discussion on the process for distributing and allocating the housing in-lieu funds.

Currently there is approximately \$2.3 million in the Community Housing In-Lieu Fund. Approximately \$1.0 million of the funds come from the Auberge Development Agreement. Those funds have not been allocated for spending until there is greater certainty the hotel project will be completed. Therefore the available funding for allocation is \$1.3 million. The contract funding for Blaine County Housing Authority (BCHA) is paid out of this fund, that amount is \$70,000.

Summary of Request

Based on the advice of the City Attorney, the City Council should establish the allocation of the funds and the process for allocation. The attached chart is a draft proposal for Council consideration on allocation of the funds. The proposal is to allocate the available funding (\$1.3 million) according to the attached percentages after funding for BCHA is subtracted. The recommended process is to establish a request form and have the City Council consider requests on a quarterly basis. The first quarter would end in January 2018 and the City Council could consider the requests on February 19, 2018.

Financial Impact

There is no financial impact to the recommendations in this report.

Recommendation and Motion

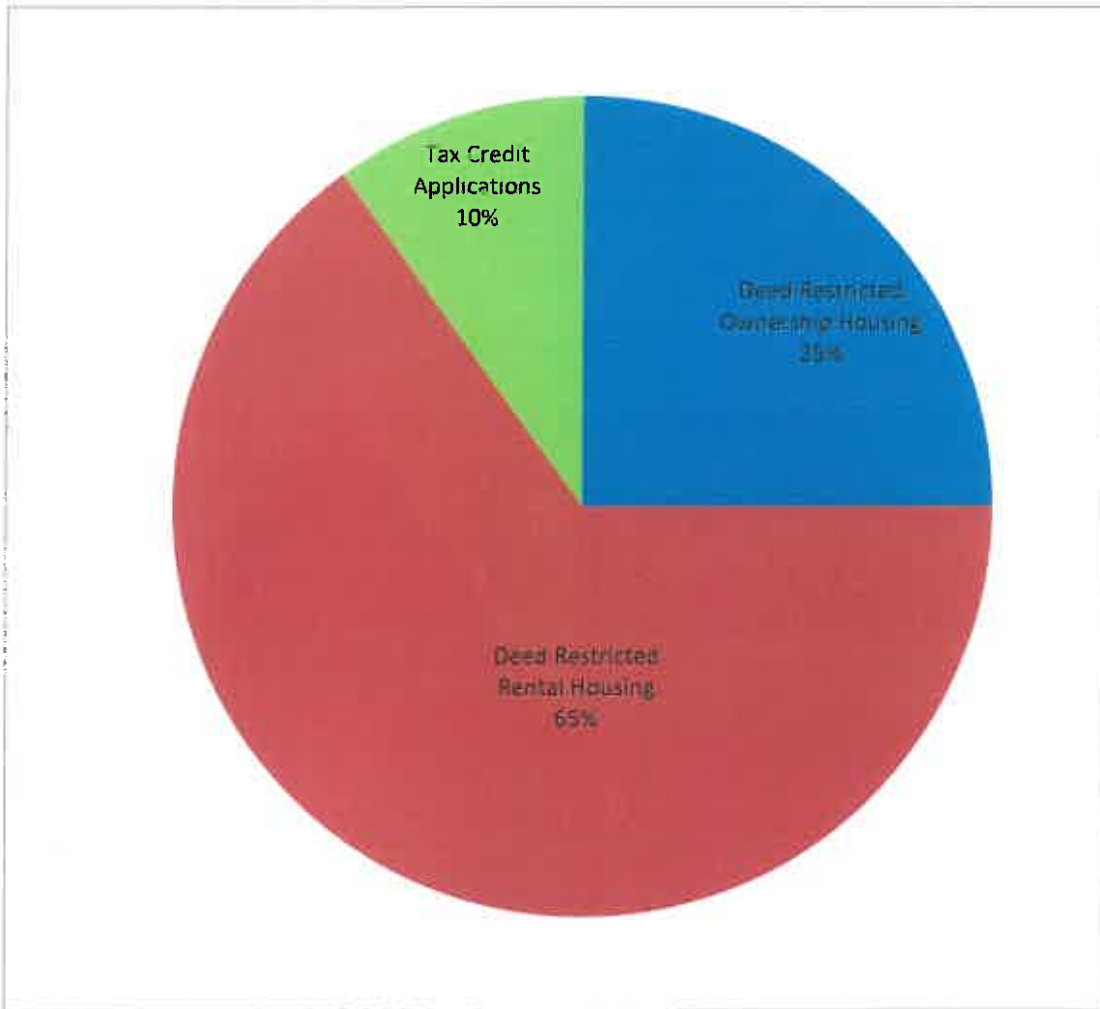
Staff recommends the council consider the draft proposed funding allocation and process and provide direction to staff.

Attachment:

Proposed Draft Funding Allocation

DRAFT

| | |
|-----------------------------------|-----|
| Deed Restricted Ownership Housing | 25% |
| Deed Restricted Rental Housing | 65% |
| Tax Credit Applications | 10% |



Attachment B



City of Ketchum
City Hall

COMMUNITY HOUSING IN-LIEU FUNDING APPLICATION REQUEST FORM

Applicant and Project Information

Applicant Name: _____

Name of Project: _____

Project Description & Location: _____

Date Submitted: _____

Estimated Date of Completion: _____

Application Submittal Requirements

- Brief narrative describing the proposed public benefit of the project
- Map of project location
- Attached preliminary design review drawings, as applicable

Notes on Submittals

Projects Questions (§17.124.040.B.1):

1. Will in-lieu funds be used exclusively for resident occupied workforce housing?
2. How many workforce units will be created?
3. How many workforce units will be for sale? for rent?
4. What are the sizes of proposed units?
5. Who will administer the workforce units?
6. What is the targeted income category for occupants?
7. How long will lease and/or rent restrictions be enforced?
8. Funding amount requested:

Yes:

No:

#: _____

for sale: _____

for rent: _____

Unit Sizes in SF: _____

Administrator: _____

Targeted AMI: _____

Minimum # Years: _____

\$ _____

Applicant's Signature _____

Date: _____

Property Owner's Signature (if different): _____

Date: _____

Attachment C

17.124.040: FLOOR AREA RATIOS AND COMMUNITY HOUSING:



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

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

B. Inclusionary Housing Incentive:

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



City of Ketchum

May 21, 2018

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation To Award Contract 20187 to Open Spaces Northwest for the Preparation of a Plan to Conserve Energy and Preserve and Protect Natural Resources

Recommendation and Summary

Staff is recommending the council authorize the Mayor to approve a contract with Open Spaces Northwest and adopt the following motion:

I move to authorize the Mayor to approve Contract 20187 with Open Spaces Northwest.

The reasons for the recommendation are as follows:

- This Plan will identify energy efficiencies that will result in potential cost savings for Ketchum
- This effort will engage the public and provide community wide metrics for sustainability
- The contract will support the efforts of the newly formed Ketchum Sustainability Advisory Committee

Introduction and History

In March 2018 a Request for Proposal was released soliciting proposals to prepare a plan to help achieve Ketchum's energy conservation goals and to preserve and protect natural resources. Two proposals were submitted, one from Brian Formusa and John Reuter and another from Open Spaces Northwest, represented by Sharon Grant. The two proposals were evaluated by the newly formed Ketchum Sustainability Advisory Committee (KSAC) and representatives associated with both proposals were interviewed by KSAC. After consideration, the KSAC is recommending the City contract for services with Open Spaces Northwest. Their proposal best met the objectives and services identified in the request for proposal.

Analysis

Should the Council approve the contract with Open Spaces Northwest, KSAC will lead the effort and manage the contract. This contract will provide support and resources for KSAC so they can identify key strategies and implementation measures to accomplish the Ketchum's sustainability goals.

Financial Impact

The FY 17/18 budget contains funding to support energy work programs. Funding for this contract will come from the \$112,000 currently budgeted.

Attachments:

Proposed Contract and Scope of Work

INDEPENDENT CONTRACTOR AGREEMENT 20187 WITH OPEN SPACES NORTHWEST

This Professional Services Agreement ("Agreement") is made by and between the City of Ketchum, Idaho, an Idaho municipal corporation, organized and existing under the laws of the State of Idaho ("City"), and Open Spaces Northwest ("Contractor") as represented by Sharon Grant LEED AP, CSBA.

RECITALS

Whereas, the City of Ketchum and the Ketchum Community Development Corporation have established a Ketchum Sustainability Advisory Committee (KSAC);

Whereas, the KSAC is in need of special expertise related to evaluation and implementation of sustainability efforts that benefit the City of Ketchum;

Whereas, the City is empowered by Idaho Code section 50-301 to enter into contracts as may be deemed necessary to promote the welfare of the City and its residents, and to implement projects approved within the adopted budget;

NOW, THEREFORE, on the basis of the foregoing recitals, and upon motion duly passed by the Ketchum City Council, and for the consideration set forth herein, the parties agree as follows:

AGREEMENT

Contractor agrees to provide professional services pursuant to the terms and conditions of this Agreement.

1. SCOPE OF WORK:

Contractor will provide the scope and services identified in Attachment A.

2. AMOUNT AND METHOD OF PAYMENT: The City agrees to pay Contractor for services rendered under this Agreement in accordance with the following:

Open Spaces Northwest – Strategic Energy Management (SEM) Program Development, Process Implementation and Plan - \$15,000

The following services can be considered independently from the SEM program development process implementation at plan. During the course of the project, the City will evaluate if the \$5,500 fee from NBI is for diagnostics that are considered a “virtual energy audit” and it may not be necessary to conduct virtual audits of buildings if on-site energy audits are arranged for every building in the portfolio. It is an option to consider engaging NBI to run remote diagnostics as needed up to \$5,000 rather than a package fee. The subscriptions are optional and can be decided upon later in the SEM process.

NBI – Diagnostics Software--\$5,500 (includes first year setup, analysis, and diagnostics) *this accounts for a 50% cost share by NBI* \$2,000 per year (after first year) for optional ongoing FirstView subscription (Up to 20 buildings)

Maalka – Data QC and Visualization, Report Template, Custom Report Template (Energy, Water, Carbon): \$7,000

Maalka Annual Subscription: \$2,500 (Up to 20 buildings)

All invoices shall be paid by the City within sixty (60) days of receipt of proper invoice unless no funds are available, then as soon as funds become available. Uncontested invoices paid after sixty days may be subject to the statutory rate of interest pursuant to Idaho Code section 67-2302.

If the services subject to a specific invoice do not meet the requirements of this Agreement as the City may determine, the City shall notify Contractor in writing and provide specific deficiencies in the work that do not meet the requirements. Contractor shall have seven (7) working days to correct or modify the work to comply with the requirements of the Agreement as set forth in the City's written notice. If the City again determines the work fails to meet the requirements, the City may withhold payment until deficiencies have been corrected to the City's satisfaction or may terminate this Agreement as set forth in this Agreement.

3. RIGHT OF CONTROL: The City agrees that it will have no right to control or direct the details, manner, or means by which Contractor accomplishes the results of the services performed hereunder. Contractor has no obligation to work any particular hours or days or any particular number of hours or days. Contractor agrees, however, that its other contracts and services shall not interfere with its performance under this Agreement. Contractor agrees to coordinate project schedules and respective commencements and deadlines with the Mayor, City Administrator and other City employees or contractors as otherwise directed by the City.

4. INDEPENDENT CONTRACTOR RELATIONSHIP: Contractor is not an employee, servant, agent, partner, or joint venture of the City. The City shall determine the work to be done by Contractor, but Contractor shall determine the legal means by which it accomplishes the work specified by the City. This Agreement shall not be construed to create any employer-employee relationship between the City and Contractor.

5. RECORDS ACCESS AND AUDITS: Contractor shall maintain complete and accurate records with respect to costs incurred and manpower expended under this Agreement. All such records shall be maintained according to generally accepted accounting principles, shall be clearly identified, and shall be readily accessible. Such records shall be available for review by the City representatives for three (3) years after final payment. Copies shall be made available to the city upon request.

6. FEDERAL, STATE, AND LOCAL PAYROLL TAXES: Neither federal, state, or local income taxes nor payroll taxes of any kind shall be withheld and paid by the City on behalf of Contractor or the employees of Contractor. Contractor shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. Contractor understands that Contractor is solely responsible to pay, according to law, Contractor's income tax. Contractor further understands that Contractor may be liable for self-employment (Social Security) tax to be paid by Contractor according to law.

7. LICENSES AND LAW: Contractor represents that it possesses the requisite skill, knowledge, and experience necessary, as well as all licenses required, if any, to perform the services under this Agreement. Contractor further agrees to comply with all applicable laws, ordinances, and codes of federal, state, and local governments in the performance of the services hereunder.

8. FRINGE BENEFITS: Because Contractor is engaged in its own independently established business, Contractor is not eligible for and shall not participate in any employee pension, health,

or other fringe benefit plans of the City.

9. WORKER'S COMPENSATION: Contractor shall maintain in full force and effect worker's compensation and employer's liability insurance for Contractor and any agents, employees, and staff that Contractor may employ, and provide proof to the City of such coverage or that such worker's compensation insurance is not required under the circumstances.

10. EQUIPMENT, TOOLS, MATERIALS, OR SUPPLIES: Contractor shall supply, at its sole expense, all equipment, tools, materials, and/or supplies to accomplish the services to be provided herein.

11. PROPRIETARY RIGHTS: All data, materials, reports, maps, graphics, tables, memoranda, and other documents or products developed under this Agreement whether finished or not shall become the property of the City, shall be forwarded to the City at its request, and may be used by the City for any business or municipal purpose. The City agrees that if it uses products prepared by Contractor for purposes other than those intended in this Agreement, it does so at its sole risk.

12. CONFIDENTIALITY: Contractor agrees to maintain confidentiality of all work product produced under this Agreement, including both interim and draft, materials, reports, maps, graphics, tables, memoranda, and other documents unless and until the City signifies its written approval that such work product may be published as final work product subject to the public records laws of the state of Idaho. The City reserves the right to distribute the final work product as it sees fit provided that Contractor may use final reports as approved and adopted by the Ketchum City Council in the marketing of its firm.

13. TERM OF AGREEMENT: This Agreement shall commence as of the effective date specified in this Agreement and shall remain in effect for one (1) year unless terminated by either party as set forth in this Agreement.

15. ENTIRE AGREEMENT: This Agreement, along with any and all exhibits and appendix attached hereto and incorporated herein by reference, contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

16. GENERAL ADMINISTRATION AND MANAGEMENT: The Mayor and the City Administrator or his/her designee shall be the City's representative and shall oversee and approve all services to be performed, coordinate all communications, review and approve all invoices, and carry out any and all tasks as may be required under this Agreement.

17. CHANGES: The City reserves the right to make changes from time to time in the scope of services to be performed hereunder. Such changes, including any increase or decrease in Contractor's compensation, which are mutually agreed upon by and between the City and Contractor, shall be incorporated in written amendments to this Agreement.

18. AMENDMENTS: This Agreement may be amended only in writing upon mutual agreement of both the City and Contractor.

19. ASSIGNMENT: It is expressly agreed and understood by the parties hereto that Contractor shall not have the right to assign, transfer, hypothecate, or sell any of its rights under this Agreement except upon the prior express written consent of the City.

20. TERMINATION OF AGREEMENT:

1. **FOR CAUSE DUE TO BREACH:** If Contractor shall fail to fulfill its obligations in compliance with the scope of work or if Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Contractor and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination. If this Agreement is terminated for cause, Contractor shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

Notwithstanding the above, Contractor shall not be relieved of liability to the City by virtue of any breach of this Agreement by Contractor, and the City may withhold any payments to Contractor for the purpose of setoff until such time as the exact amount of damages due the City from Contractor is determined. Contractor shall also provide the City all products or works of consulting generated to date of termination.

2. **TERMINATION BY THE CITY:** The City reserves the right to terminate this Agreement at any time, for any reason, by giving at least fifteen (15) days' notice in writing to Contractor. If this Agreement is terminated by the City as provided herein, Contractor shall be paid for the work performed prior to termination, less payment or compensation previously made. Contractor shall also provide the City all products or works related to this Project generated to date of termination.

3. **TERMINATION:** The obligation to provide further services under this Agreement may be terminated by Contractor upon thirty (30) days' written notice. Such termination shall be based upon substantial lack of performance by the City under the terms and conditions of this Agreement when said substantial lack of performance is through no fault of Contractor. If this Agreement is terminated by Contractor, Contractor shall be paid for services rendered and for reimbursable expenses incurred to the date of such termination.

21. NOTICES: Any and all notices required to be given by either of the parties hereto, unless otherwise stated in this Agreement, shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

To CITY: City Administrator
City of Ketchum PO Box 2315
Ketchum, ID 83340

To CONTRACTOR: Sharon Grant, LEED AP, CSBA
Open Spaces NW
P.O. Box 6205 Ketchum ID, 83340

22. DISCRIMINATION PROHIBITED: In performing the services required herein, Contractor agrees not to discriminate against any person on the basis of race, color, religion, sex, national origin or ancestry, age, or handicap. Violation of this section shall constitute a material breach of this Agreement and deemed grounds for cancellation, termination, or suspension of the Agreement by the City, in whole or in part, and may result in ineligibility for further work for the City.

23. STANDARD OF SERVICE: Contractor shall provide services as described in this Agreement. These services will be performed in accordance with generally accepted professional practices for the scope of this project. Contractor makes no other warranty either expressed or implied.

24. INDEMNIFICATION: Contractor agrees to indemnify, defend, and hold harmless the City and its officers, agents, employees and City Council from and against all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or resulting from the negligent performances or activities of Contractor, Contractor's agents, employees, or representatives under this Agreement.

25. INSURANCE: Contractor agrees to obtain and keep in force during its acts under this Agreement a professional liability insurance policy with coverage limits over \$1,000,000.00 per occurrence. Certificate of proof of insurance will be provided to the City. Contractor shall provide proof of coverage as set forth above to the City before commencing its performance as herein provided and shall require insurer to notify the City ten (10) days prior to cancellation of said policy. Deliver certificates of insurance and endorsements required by this Article to:

City of Ketchum
Attn: City Administrator
PO Box 2315
Ketchum, ID 83340

26. NONWAIVER: Failure of either party to exercise any of the rights under this Agreement or breach thereof shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

27. APPLICABLE LAW: Any dispute under this Agreement or related to this Agreement shall be decided in accordance with the laws of the state of Idaho.

28. SEVERABILITY: If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

29. ATTORNEY FEES: Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination, or forfeiture of this Agreement.

30. EFFECTIVE DATE: The effective date of this Agreement shall be the day this Agreement is signed by the City.

31. DISPUTES: In the event that a dispute arises between the City and Contractor regarding application or interpretation of any provision of this Agreement, the aggrieved party shall promptly notify the other party to this Agreement of the dispute within ten (10) days after such dispute arises. If the parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, the parties agree to first endeavor to settle the dispute in an amicable manner by non-binding mediation before resorting to litigation. Should the parties be unable to resolve the dispute to their mutual satisfaction within thirty (30) days after such completion of mediation, each party shall have the right to pursue any rights or remedies it may have at law or in equity.

32. SUCCESSORS IN INTEREST: The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereby and their respective successors and assigns.

33. MISCELLANEOUS: Contractor has not been retained to supervise, direct, or have control over any contractor's work. Contractor specifically does not have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by contractor(s)

for safety precautions and programs to the work of contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to contractor(s) furnishing and performing their work. Accordingly, Contractor can neither guarantee the performance of the construction contracts by contractor(s) nor assume responsibility for the failure of contractor(s) to furnish and perform their work in accordance with the contract documents.

34. CONFLICT OF INTEREST: Contractor shall disclose any conflict of interest to the City that may arise or exists with any of Contractors current or former employers, clients, contractors or the like of or regarding any work, information, data, that may relate to the subject matter whether it is within the Contractor's scope of work or not. In the event a conflict of interest is identified, Contractor shall immediately disclose the conflict and the City may, in its sole discretion determine that this Agreement will terminate, or agree to measures to address the conflict and limit Contractor's scope of work to avoid the conflict. Failure to promptly disclose a conflict of interest constitutes Contractor's breach of this Agreement.

IN WITNESS WHEREOF, THE CITY and Contractor have executed this Agreement as of the effective date specified above.

CITY OF KETCHUM

CONTRACTOR

By: _____
Neil Bradshaw
Mayor

By: _____
Sharon Grant

DATE: _____

DATE: _____

ATTEST:

By: _____
Robin Crotty
City Clerk

DATE: _____

Attachment A
Scope of Work and Timeframe

May 2018 – December 2019

2018 – Ketchum Leading by Example

2Q-3Q 2018

- Outline a plan with goals for the Ketchum SEM process
- Establish benchmarking of energy, water and waste for municipal operations
- Form an internal sustainability team and champion
- Host a community workshop on sustainability
- Apply for leading by example grants for energy audits of municipal buildings

4Q 2018

- Present diagnostics
- Prioritization of buildings and projects
- Incorporate critical loads analysis, renewable energy and geothermal potential
- Develop SEMP

2019 – Implementation and Engaging the Community

1Q-2Q 2019

- Establish ongoing monitoring and reporting of performance
- Assist with the implementation of RFPs, standards, codes and policies
- Develop a broader sustainability plan that expands beyond municipal energy, water and waste to include community-wide metrics such as transportation
- Develop an outreach strategy to engage the community in disclosing energy, water and waste

3Q-4Q 2019

- Develop strategy to engage other jurisdictions in the Wood River Valley
- Launch an annual sustainability report for Ketchum

Information and Resources required by the City of Ketchum

- Commit to an internal staff member as Sustainability Champion.
- Support the formation of an Sustainability Team.
- Support the formation of a Citizen Advisory Group.
- Host a workshop to gather community input on sustainability.
- Share energy and water use and waste history from the baseline year to current.
- Identify an internal staff member who can take over entering energy and water use data into PM after the energy intern leaves, and waste tracking.
- Provide access to facilities for targeted field analysis.
- Assist with applications for grants or incentives.
- Commit to disclosing energy and water use and waste.
- Identify resources for staff to maintain ongoing tracking of upgrades and regular reporting (Maalka offers a software that can automate reporting, there is a fee for this).

Identification of Team Members, Their Responsibilities and Tasks

Sharon Grant, Open Spaces NW – Lead Project Manager

- Engagement – liaison with City of Ketchum and the Citizen Advisory Group, assist with workshop
- Goal Setting – define vision and interim SMART goals
- Benchmarking – define baseline and metrics, assist the City with developing a process to maintain this
- Diagnostics – present results to City, develop master list of prioritized buildings and projects
- Targeted Field Analysis – coordinate leading by example applications, requests for submetering, deeper energy audit applications

- Plan Development – draft roadmap for SEM process for City of Ketchum
- Implementation – assist with RFPs for upgrades, establish operational policies and renovation and new construction standards for municipal buildings
- Ongoing Monitoring – develop a process for tracking performance, upgrades, communicating results
- Project administration and invoicing

Ken Baker, Open Spaces NW – Technical Coordinator

- Implementation – technical advice on RFPs, upgrades, policies and standards

Alexi Miller and Kevin Carbonnier, New Buildings Institute – Data Analysts

- Remote Facility Diagnostics – produce FirstView individual building reports, portfolio graphs, and participate in prioritization process to identify top candidates for targeted field analysis, deep energy retrofits and zero energy retrofits

Rimas Gulbinas, Maalka – Data QC and Visualization

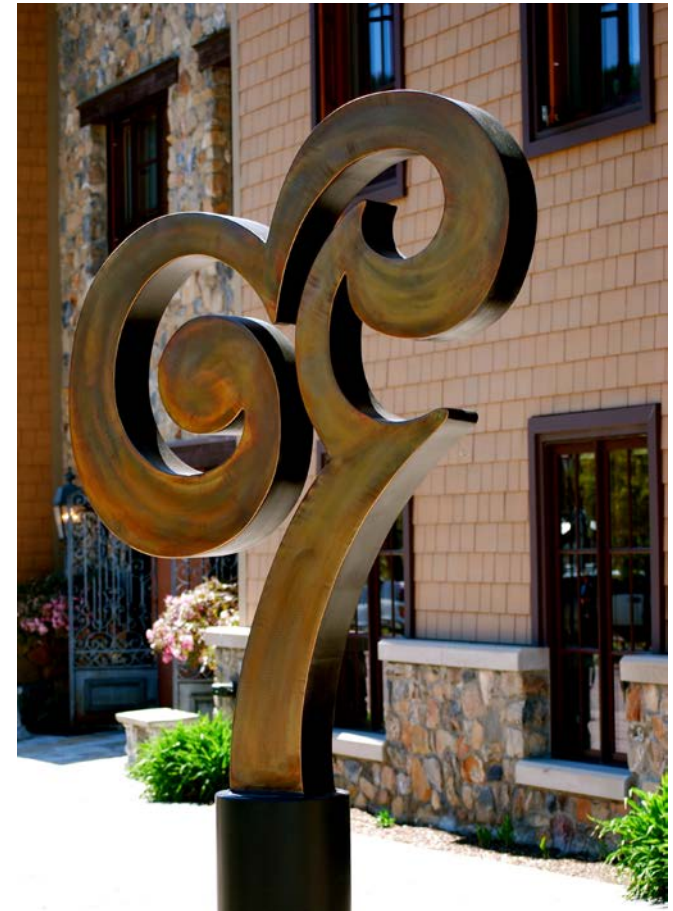
- Benchmarking – run PM data through QC
- Diagnostics – process PM data through FirstView software
- Ongoing Monitoring – create a template for reporting performance, present options for data visualization

KETCHUM ARTS COMMISSION

Proposed Budget
FY2018/19

2018/19 – Planned KAC Projects

Art on 4th



\$7.5k: Anticipate 3 sculptures at \$2500/artist

Performance Art



\$6k: to bring LED or dance company of similar caliber for a public performance

Interactive Art



Musical *Bike Trio*, Boise

Dwayne Carver,
Chinatown (interactive
viewer with historic
images of Boise's
Chinatown)



\$10k: to pool with existing seed money in trust; commission interactive sculpture for existing pedestal at Main and 4th St; seek to commission an artist who will incorporate history of Ketchum into a permanent, interactive sculpture for site

Art in City Hall



Alison Higdon

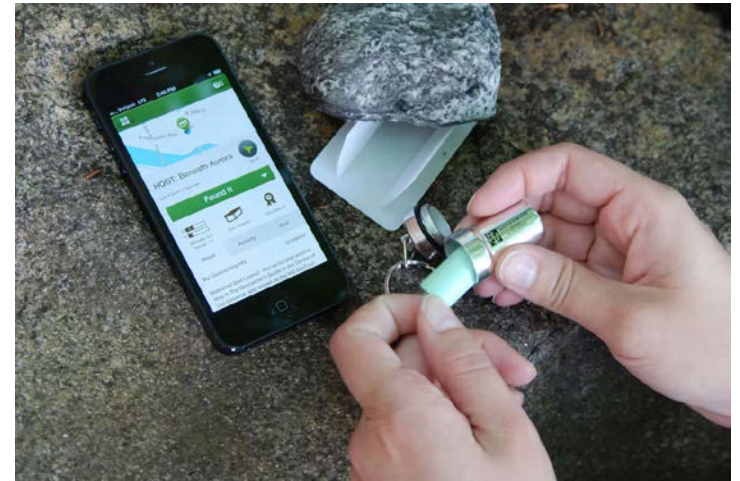
\$3k: 2 exhibitions, 6 artists total at \$400 each, \$600 for installation costs and 15 reusable acrylic label covers at approx. \$10/ea.

Cover Art



\$6k: Re-wrap two utility boxes at \$2.5k each; commission artists to paint 6+ hydrants at \$750 each (assumes KAC finding sponsorship money to cover gap)

Surprise Art: Site-specific, Temporary, Pop-up Projects



\$3.5k: ideas include outdoor projections of artist videos; geocaching using caches filled with miniature art objects; temporary, low-budget installations

Large-scale Mural



David Carmack Lewis

\$10k for large-scale mural on city-owned wall in Light Industrial area (e.g. wall in YMCA parking area)

Proposed 2018/19 Budget

| | | |
|---------------------------|-----------------|---|
| • Art on Fourth | \$ 7,500 | 3 sculptures rather than 4 or 5 |
| • Performance Art | \$ 6,000 | LED or similar dance company |
| • Interactive Art | \$10,000 | 3rd payment; KAC to begin work on commissioned piece for Main and 4th |
| • Art in City Hall | \$ 3,000 | 3 artists; 2 six-month exhibitions; \$400/artist + \$600 for installation & signage including label holders |
| • Cover Art | \$ 6,000 | Re-wrap 1-2 utility boxes (\$2500-\$5k); commission 6+ hydrants at \$750/ea (\$4500); with fundraising |
| • Surprise Art | \$ 3,500 | 2 site-specific, temporary projects |
| • Large-scale mural | \$10,000 | On city property |
| • Percent for Art Funding | TBD | |
| TOTAL Requested: | \$46,000 | |



Visit Sun Valley/Sun Valley Marketing Alliance (VSV) is asking for a \$440,000 level of commitment from the City of Ketchum. Our funding ask is in-line with the [same level of support for the last 5 years](#). This contribution will aid in our efforts to continue to be a competitive destination amidst the variety of choices that visitors encounter while enriching the opportunities that are available to the community.

Our mission: To raise awareness of Sun Valley, Idaho and influence consumers in an effort to sustainably increase visitation from our target markets and valued guests.

Visit Sun Valley works to ensure that Ketchum and the surrounding Sun Valley area remains on the cutting edge of tourism promotion and development with high-performance national advertising campaigns, public relations, and social media. Other tasks include destination development (i.e.: Dark Skies promotion/awareness); operation of the Visitor Center; creation of co-op marketing partnerships; research and more. Ketchum and this entire valley have a foundation with the attributes of a desirable destination, offering unexplored experiences for U.S. travelers as well as the potential for international visitors.

Value of Request

- The Ketchum portion of the VSV budget at **19%** is leveraged with the other funding partners to a total of \$2.3M ('17-18 budget)
 - This means that for every **\$1 from the city of Ketchum = \$5.22 is gained in return. VSV's efforts maximize the city's contribution (ROI).**
- VSV's ask is **1.8%** of the total overall Ketchum budget and is **16%** of the total [General LOT](#) collected in Ketchum
- VSV's percentage of the General LOT has fallen significantly over the last 5 years, as the dollar allocation has remained constant while the [General LOT](#) collections have increased 22%.
- We are operating in a competitive marketplace. [VSV is a lean](#) operation and is below what [our competitors](#) are dedicating to their marketing efforts

The Economic Impact of Tourism in Ketchum/Sun Valley

- More than 2/3 of Blaine County economic activity significantly correlates with tourism and the hospitality industry
 - **\$1.3B** of \$2B of Total GDP for Blaine County, with the City of Ketchum being the largest beneficiary of tourism. -[SVED](#)
- 80% of LOT collection is paid by our visitors. The visitors' expenditures contributed to over **\$3M** in tax collections that support other city services and to help maintain our quality of life. -[FSVA](#)
- **~40%** of business licenses in Ketchum are tourism-facing businesses -[SVED](#)
- **45%** of the total employed in Ketchum hold jobs created by these tourism businesses: 2,252 -[SVED](#)

City of Ketchum's leadership in the investment of supporting a Destination Marketing Organization like VSV aids in ensuring consistent marketing during volatile times such as another recession, low snow, fires, floods, and increased competition to the benefit of local businesses. Tourism proves to be the biggest [contribution to driving the Ketchum/Sun Valley economy](#).



Our focus: Visit Sun Valley is the conduit/voice for the largest industry sector in our community: tourism and hospitality.

Community Initiatives

- [Consumer research/survey](#)—Summer 2017
- DestiMetrics - [lodging occupancy data](#) program (annualizing June 2018)
- Collaborative lodging promotion—winter ski.com campaign
- Reestablished the Lodging Association, nurturing retail and dining Assoc.
- Heightened focus & education on ALL the various ways of 'getting here'
- Strengthening relationships & collaboration with the community & other non-profits (i.e., FSVA, SVED, Sun Valley Institute, etc.)
- [Place Branding project](#) - The ability to uncover, express, develop and realize the defining values traits and spirit of a place for the benefit of both the visitors and residents
- [Tourism Indicators](#)
- Developing a Model for Measurement (ROI)
- Bid to host the 2021 Mountain Travel Symposium
- Developing relationship with the new community asset such as the Sun Valley Performing Arts Center
- Dark Sky awareness & marketing of and product development
- Revamp of the community's Calendar of Events
- Establishing a partnership with www.Spark4team.com; leadership development and custom events for intimate corporate groups

The Economic Influence of Visit Sun Valley

- Indirect benefits: support of a sustainable and diversified economy, economic development parallels our Tourism efforts. The desires and emotional drivers for a visitor are the same for choosing a place to start a business venture / moving your business/searching for a place to retire = Quality of Life.
 - Collaborating with SVED, KIC, The Chamber
- [Tourism is More Powerful Than You Think](#)
 - Strong positive brand image: [A Forbes Article](#) regarding Longwood's 2017 study found that tourism advertising, especially when combined with a subsequent visit, significantly raised the overall image of a destination in the following categories: 'A Good Place to Start a Business,' 'A Good Place to Start a Career,' and 'A Good Place to Retire.'

Opportunities & Challenges

- The strategy for the future
 - Ketchum's contribution to VSV is investing in the future of Ketchum and the entire valley. VSV's primary focus is new visitors. The rate of attrition of our current visitor base, and [aging demographics](#) of our 2nd homeowners, current business owners, and local residents, requires our community to develop a strategy to cultivate a new clientele due for the future.



- Highly competitive resort environment
 - With the continued resort consolidations and potential impact of partnered/discounted season pass products, Sun Valley/Ketchum needs to stay relevant to a core audience—all the while leveraging the diversity of offerings relative to new travel trends.
- Flat Budget:
 - Having the same continued level of commitment from Ketchum will at least help us hold and maintain our share of the tourism pie. We have, most recently, been reaching close to pre-recession business levels in most sectors and want to sustain our position.
- Momentum:
 - With over \$200M spent on tourism infrastructure over the last 4 years, the community is seeing continued investment for developments/enhancements, i.e.: Sun Valley Inn remodel, Argyros Theater, Hotel Ketchum remodel and the announcement of Cold Springs Chairlift replacement.
- Leveraging our full potential:
 - Currently, Sun Valley is averaging 37% year-round occupancy rate when similar destinations average 57%-60% year-round occupancy.

Our goal: A consistent, well planned and motivational Sun Valley/Ketchum marketing campaign—that is carefully focused on our mission—is essential to take advantage of good economic periods and minimize damage during challenging climates.

2018-19 Marketing Plan Brief | “Right Person, At the Right Place, At the Right Time”

To introduce Sun Valley to the right visitors in our target markets and increase discussion of the Ketchum area, we are partnering with a number of content creators with an emphasis on digital prospecting by creating a series of conversations that vendors will optimize, allowing content partners to access a new, quality audience and to create a high quantity of content to leverage on their channels as well as our own.

Target Markets | SEA, LA, SF, NY, CHI, PDX, SLC, BOI/Regional

Execution

- Seasonally: Winter (highest priority), Summer, Fall & Spring
- Messaging: Events, Nordic, Mountain Biking, Fly Fishing, Arts, Wellness & More
- Audience: uniquely curtailed to fit each campaign. Families, Active Travelers, Adventure Travelers, etc.
- Mediums: digitally based with a heavy emphasis on robust video, advertorial content collaborations, influencers and social media.
 - Digital advertising allows us to be nimble and evaluate performance on a weekly basis.
- Customer Journey Touchpoints: discovery, imagine, researching, planning, bonding and advocating.

Local Awareness & Always-On Messaging

- Weekly emails, local business & group connections to engage the local audience with what’s going on and upcoming
- Social media efforts to inspire that “Fear of Missing Out” feeling to encourage last-minute visitation

Visit SunValley

Blogs: telling the broader stories of the extended Valley reaches from Silver Creek Preserve to Stanley. The goal here is to dig deeper into the incredible offerings here that exist obvious ski, bike, hike opportunities with an increased exposure to arts & culture, wellness, innovation and family-oriented activities.

What's New & Exciting

- We started new Fall & Spring initiatives to fill in the soft spots in visitation. These campaigns are primarily targeting our regional audience.
- Engaging the new flight markets – Chicago & Portland with a variety of advertising and PR efforts
- Revamped blog with an extensive increase in content creation
- Utilizing the Dark Skies designation in our messaging
- Brought in new video techniques to create a compelling summer brand piece.
- Captured a unique story on the backcountry skiing in the area – coming winter 2018-2019

PR – [Putting Sun Valley Back on the Map](#)

Proactive media outreach to top-tier national publications is an essential part of our Sun Valley messaging. We develop story starters, invite and host incoming journalists, address inquiries, and provide high-quality photo & video assets. These efforts evolve around the goal of utilizing the third-party endorsement to enlighten potential visitors as to what makes this place so uniquely special.

Integration & collaboration with local PR entities in town and Visit Idaho is also an essential component to maximizing our reach. We're able to leverage in-kind contributions and able to paint the best picture of what our area has to offer. Collaborative PR entities include but are not limited to for-profit marketing partners such as; Sun Valley Company, Hotel Ketchum, the Limelight, Knob Hill Inn as well as a variety of local business owners and event producers.

In Closing

Tourism requires investment in order to succeed. The need for capital and support from our elected officials along with our state representatives is vital. An investment in local tourism promotion is an investment in our community and it pays dividends for the destination and our valley residents. We look forward to enticing the right kinds of new visitors to experience why the Sun Valley is an incredible place to enjoy.





Funding Request FY2019

Mountain Rides Transportation Authority (“Mountain Rides” or “MRTA”) hereby requests funding for FY2019 for continuing public transportation services benefiting the City of Ketchum, its residents, homeowners, businesses, workers, and visitors (collectively, “Ketchum” or the “City”).

Funding Request

For FY2019, Mountain Rides respectfully requests **\$665,700** in funding from the City of Ketchum. This amount represents a five percent increase (+5.0%) over that granted by the City of Ketchum via the Budget Request process for FY2018. Eighty-five percent (85.0%) of the total funding requested, or \$565,845, will be used to support Mountain Rides operations; fifteen percent (15.0%) of the total funding requested, or \$99,855, will be used to support Mountain Rides capital improvements program (CIP).

Funding Mountain Rides

Funding Sources

In addition to funding from the City of Ketchum, Mountain Rides receives funding from other sources to fund its operations. MRTA’s primary funding sources and the portion of MRTA’s FY2019 operating expenses each is projected to fund is detailed below:

| Funding Source (for funding operations) | % of Budget Funded |
|---|--------------------|
| Federal Transit Administration (“FTA”): \$ 1,289,000 | 44% |
| City of Ketchum: \$ 565,800* | 19% |
| City of Sun Valley: \$ 274,000* | 9% |
| Blaine County: \$ 124,700* | 4% |
| Other JPA Parties: \$ 71,700* | 2% |
| Sun Valley Company: \$ 169,600* | 6% |
| Rider Fares: \$ 380,900 | 13% |
| <i>*85% of total FY2019 funding; remaining 15% is allocated to capital improvements</i> | |

Note the leverage afforded Mountain Rides and the Joint Powers (“JP”): For each \$1,000 of funding for FY2019 operations committed by the JP, the FTA provides ~\$1,300 of additional funding for FY2019 operations – each \$1,000 of FY2019 JP funding becomes \$2,300 of total funding for FY2019 operations.

Benefits to the City of Ketchum

Mountain Rides benefits the City by:

- Enhancing mobility for residents, visitors, businesses, and workers;
- Assisting in calming traffic and reducing congestion;
- Helping make Ketchum's streets safer;
- Providing quality public transportation services that underpin economic development and growth;
- Reducing pollution from transportation-related emissions;
- Developing and maintaining high-quality transportation infrastructure;
- Contributing to improved public health by providing easy, reliable transportation to healthcare facilities and by encouraging and supporting people's engagement in active transportation...e.g., biking and walking;
- Saving money for persons who use MRTA's services;
- Providing transportation services that allow for easy movement around the Ketchum area for a diverse community – seniors, the disabled, youths, commuters, tourists, recreationists, workers, transit-dependent patrons, and at-will riders;
- Impacting positively the local economy via a workforce of 40+ persons earning (and spending) \$2.0M+ in annual wages and benefits; and
- Advancing the mobility of our community and underwriting a higher quality of life.

Use of Funds – Overview

Mountain Rides applies City of Ketchum funding in:

- Operating, supporting, and improving fixed-route bus services that serve 500,000+ riders annually into, around, and about the City of Ketchum; routes impacting Ketchum: Blue, Red, Valley, Bronze, Silver, Galena;
- Operating, supporting, and improving demand-response service connecting The Meadows neighborhood with Ketchum;
- Operating, supporting, and improving our regional vanpool and ADA services, with benefits to the City, including:
 - Affordable, reliable, safe transportation moving workers to and from their places of employment in and around Ketchum;
 - Affordable, reliable, safe transportation moving seniors to and from shopping and other activities in and around Ketchum;
- Ongoing development, coordination, and execution of the County Bicycle and Pedestrian Master Plan, specifically the parts of the Plan impacting Ketchum; and
- Engaging in regional transportation planning on behalf of the City and other Parties to the Joint Powers Agreement authorizing Mountain Rides.

For FY2019, Mountain Rides will deploy funds to i) sustain existing services at or above their current levels and ii) make continuing improvements and tweaks to current levels of service (e.g., increase service hours, improve coordination/connectivity, etc.), all aimed at building ridership, enhancing customer service, and improving efficiency.

Note: Of critical import for FY2019 is the projected continuing increase in the cost of fuel. MRTA's preliminary FY2019 budget for fuel – a line item that accounts for ~9% of budgeted expenditures and is second only to payroll (~70% of budgeted expenditures) as a percentage of total budgeted expenditures – reflects an ~18% increase over the FY2018 budgeted level and a ~12% increase over FY2018 forecasted level (forecast as of 4/15/18). As context, MRTA's cost of fuel (unit cost...per gallon of diesel) has risen by ~12% from October 2017 (\$2.77/gallon) to April 2018 (\$3.10/gallon). Expectations are that the cost of fuel will continue to rise throughout the summer of 2018 and into FY2019.

FY2019 Mountain Rides' Services (pro forma)

Mountain Rides projects FY2019 service levels on all routes – specifically, those routes impacting the City of Ketchum: Blue Route, Valley Route, Red Route, Bronze Route, and Silver Route – to fundamentally mirror FY2018 services levels.

Of note, the *Night Owl* service offered during the winter (ski) season, which extends the hours of service on the Blue Route to ~2:00AM nightly, will continue in FY2019.

The *Ketchum Circulator* – an evening service with 15-minute headway completing circuits from Main Street through west Ketchum and back to Main Street – that Mountain Rides is operating as a test and the City of Ketchum is funding with one-time supplemental funds during the summer of 2018, is not included in the FY2019 pro forma Service Plan that is expected to be funded by this FY2019 Funding Request. Should it be determined that the *Ketchum Circulator* merits continuing in FY2019, or any part thereof, Mountain Rides will require funding over-and-above that contemplated in this Funding Request to underwrite the FY2019 *Ketchum Circulator* service.

As the *multi-modal transportation operators and advocates* for the City of Ketchum and the other Joint Powers, Mountain Rides will continue to complement its fundamental public transit (bus) services and support to the Joint Powers with:

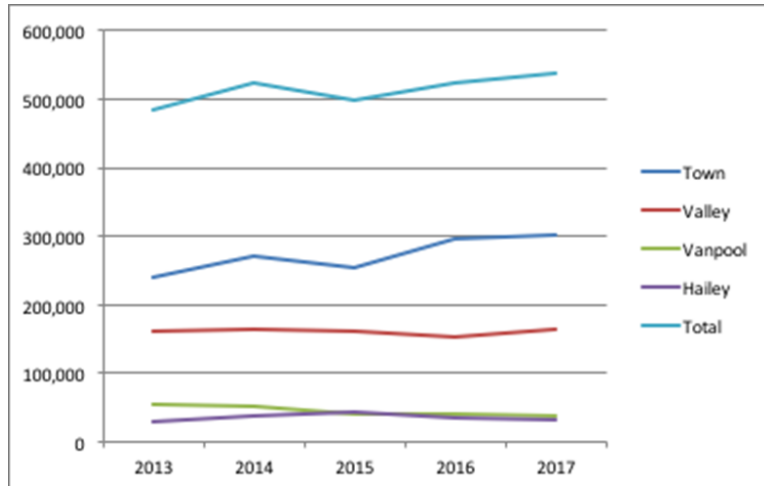
- Ongoing development, coordination, and execution of the county-wide Bicycle and Pedestrian Master Plan.
- Continuing development, coordination, and execution of the county-wide Safe Routes to School program.
- Participating in and contributing to integrated transportation planning and execution.
- Working as liaison with the Idaho Transportation Department and the Federal Transit Administration for continuing funding of Mountain Rides' operations and capital investment needs (leveraging local dollars) and for assistance with and support for MRTA's programs and activities.

Measuring Performance & Goals

Standard Metrics

Ridership is Mountain Rides' fundamental measure of success:

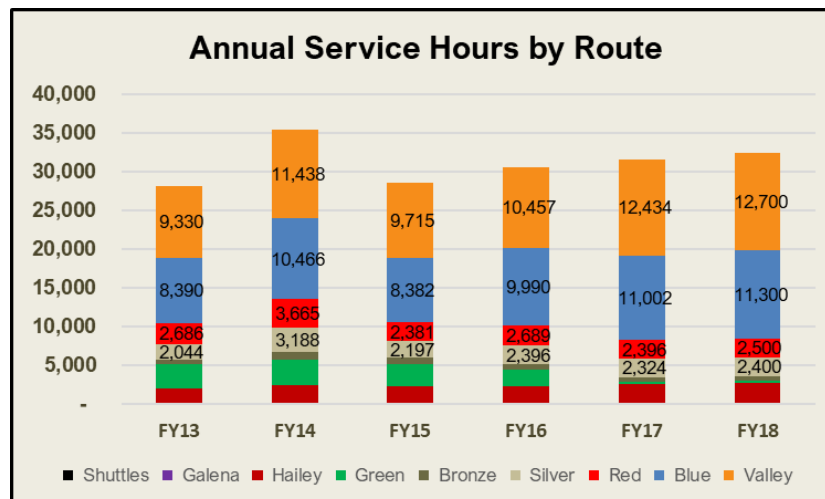
RECENT RIDERSHIP HISTORY



We also measure performance against industry benchmarks:

| METRIC | BENCHMARK | MRTA 12-mo PERFORMANCE |
|-------------------------|------------|------------------------|
| Riders per Hour | 14.0 | 14.3 |
| Cost per Hour | < \$ 86.50 | \$ 80.68 |
| Cost per Mile | < \$ 5.75 | \$ 5.46 |
| Road Calls/10,000 miles | < 1.00 | 0.28 |
| Accidents/100,000 miles | < 1.00 | 0.00 |
| Incidents/100,000 miles | < 1.00 | 0.13 |

And track the number of service hours on each route:



FY2018 Objectives and Progress

For FY2018, currently in-progress, Mountain Rides established certain objectives with the City of Ketchum. Mountain Rides' progress towards those objectives is annotated below:

| Objective | FY2018 Progress |
|---|---|
| Provide convenient customer access to transit routes. | Bus stops throughout City, including Main Street stop that serves as a convenient transfer point between Blue Route, Red Route, and Valley Route. Routes' schedules are optimized and coordinated to minimize transfer wait-time. |
| Provide convenient worker access to transit routes. | Bus stops throughout City, including the Main Street stop that serves as a convenient transfer point between Blue Route, Red Route, and Valley Route. Routes' schedules are optimized and coordinated to minimize transfer wait-time. |
| Help alleviate in-town parking congestion with transit services. | 2017 ridership = ~500,000 riders on routes with impacts on Ketchum...~165,000 riders on Valley Route...estimate that Valley Route ridership supplanted ~50,000+ vehicle trips, many of which would have terminated in Ketchum in search of a parking spot...transit is contributing to effectively relieving in-town parking congestion. (Note: The beat goes on...2018 ridership is up ~10% over 2017 ridership.) |
| Help alleviate automobile congestion via compelling transit alternatives to driving. | See above. |
| Develop strategic marketing plan geared to increase ridership. | MRTA 2018 <i>Marketing & Communications Plan</i> in place, 3/21/18. (This Plan is updated annually and is the foundation and driver for our marketing efforts.) |
| Improve infrastructure, including customer information posted thereon, at Ketchum bus stops. | New, consistently branded bus stop signage installed at all Ketchum stops. Electronic monitors installed at Warm Springs, The Y, the Visitors Center, and River Run, conveying real time bus location, timing, etc. More consistent and timely posting of routing and schedules at bus stops throughout Ketchum (info presented in the rectangular weatherproof placard-holder affixed to each bus stop sign post). |
| Align bus routes and schedules with school schedules; encourage student ridership. | Schedules aligned and tweaked to accommodate student (and teacher) ridership. ~30,000 student riders projected in 2017-2018 school year. |
| Improve <i>Night Owl</i> service on the Blue Route. | 60-min headway, 10:30pm to 2:00am, daily during 2017-2018 winter ski season; to be continued during summer 2018, 6/23/18 thru 9/9/18. |
| Establish 30-min headway from 7:00am to 6:30pm daily year-round on Blue Route. | 30-min headway, 7:00am to 10:30pm daily on Blue Route, instituted 11/23/17 thru 4/15/18; 30-min headway, 7:00am to 6:30pm daily on Blue Route, instituted 4/16/18 through 6/22/18. |
| Establish 30-min headway on the Red Route during winter Bald Mountain ski season. | 30-min headway on the Red Route achieved during 2017-2018 Bald Mountain winter ski season. |
| Add roundtrips ("RT") to the Valley Route: 1 RT daily during AM commute; 1 RT on Friday nights; 3 RTs on Saturday nights. | All additional RTs, as specified, added as of 11/23/17 and continue to present. (To continue through remainder of FY2018 and into FY2019.) |

Mountain Rides Goals – The Big Picture

Mountain Rides goals, set by our Board of Directors, remain consistent and relevant:

- Provide and advocate for a well-funded transportation system that reduces the number of single occupancy vehicle trips and meets the needs of our communities.
- Promote knowledge and increase awareness of the social, financial, environmental, and community benefits of transportation alternatives.
- Promote regional cooperation on transportation issues.

Mountain Rides continues to perform well in achieving its goals, as evidenced by:

- The past four years have yielded the highest ridership ever on Blaine County public transit: 2014: 523,900 riders; 2015: 498,200; 2016: 523,200; 2016: 540,400.
- Safe operations: four straight years with zero at-fault injury accidents.
- Service increases: 4% overall increase in service for FY2018.
- Bike-Pedestrian Master Plan momentum: progress implementing bike-pedestrian projects and keeping the plan fresh with new projects and funding.
- Technology/Customer Information: website and phone app that show real-time bus location information.
- Funding development: success in increasing local funding and fare revenue.

Mountain Rides Goals – FY2019

Specific goals and the projects (pro forma) that support them for FY2019 include:

- Goal:** Build upon successful services by increasing service on core routes and simplifying the overall system.
FY2019 projects: Continued improvements to Valley, Hailey, and Blue routes, as well as an additional vanpool route.
- Goal:** Continue development of emerging transportation services that complement current services and meet community needs.
FY2019 projects: Airport service; Galena/SNRA service; The Meadows demand-response service augmented by a no-cost bike-share program; Ketchum “circulator” service (pending funding).
- Goal:** Support and coordinate the development of safe, integrated pedestrian- and bicyclist-friendly communities, including infrastructure.
FY2019 projects: Sustain awareness and impacts of Safe Routes to School; support emerging/ongoing bike-pedestrian projects in Ketchum.
- Goal:** Develop and support incentives that inspire more people to take public transportation.
FY2019 projects: Promote website/phone app. App-based (cell phone) ticket purchase and sale. Community events.
- Goal:** Build organizational resources to achieve Goals 1-4.
FY2019 projects: Bolster administrative, outreach, and support functions; evaluate internships and contractors as ways to accomplish this.

Additional Information

Mountain Rides Transportation Authority

Mountain Rides provides and supports a full range of transportation alternatives for Blaine County communities that are safe, user oriented, environmentally friendly, economically sustainable, and supportive of a strong local economy.

Mountain Rides is a public agency, established via a Joint Powers Agreement among the cities of Ketchum, Sun Valley, Hailey, and Bellevue and Blaine County.

Mountain Rides operates public transit (bus) services: i) a fixed route commuter bus service – the Valley Route – operating up-and-down the Wood River Valley, serving a vast majority of Blaine County residents; ii) fixed bus routes in Ketchum and Sun Valley; iii) a fixed bus route in Hailey; and iv) a commuter vanpool that serves riders in Blaine County as well as in and around the communities of Shoshone and Twin Falls.

In addition to public transit services, MRTA manages and executes supplementary activities that support our mission (see italicized text above): i) a bike share program; ii) a Safe Routes to School program; iii) public education and outreach programs; and iv) overall transportation planning services. For more information about our services, please see our website, www.mountainrides.org.

Depending on the time of year and the level of service operating, Mountain Rides employs a mix of full-time and part-time staff numbering from 25 to 45 people, with the majority employed in MRTA's operations and maintenance departments (operators/drivers, mechanics/technicians, bus washers).

| Mountain Rides Transportation Authority | |
|--|---|
| Annual Operating Budget | \$2.94MM. |
| Annual Capital Budget | \$500K - \$2.0MM, project dependent; FY19 capital budget totals ~\$1.205MM. |
| No. of Employees | 25 - 45, depending on time of year (~25 FTEs). |
| Type of entity | Local government subdivision organized by Joint Powers Agreement. |
| Ridership | Record ridership of 540,358 in 2017; 522,495 in 2016; 523,880 in 2014; and 482,254 in 2012. #1 per capita and 2 nd highest overall ridership in Idaho. |
| Fleet | 19 buses; 17 vans |
| Annual service hours | ~32,000 for fixed route bus |
| Annual service miles | ~500,000 fixed route bus; ~275,000 vanpool |
| Services | 6 fixed routes (bus); 1 fixed route (commuter bus); 2 demand-response zones; 2 paratransit ADA vans; 8 - 12 commuter vanpool routes; Safe Routes to School; bike programs; transportation planning. |

Collaboration and Alignment with the City of Ketchum

By nature of our Joint Powers Agreement, the City of Ketchum and Mountain Rides are fundamentally one and the same. As a result, Mountain Rides operates in a manner that promotes and complements the strategic objectives of the City. Mountain Rides takes pride in being accountable, transparent, fiscally responsible, and highly ethical. As a public service with deep reach into the community, Mountain Rides strives to:

- **Serve the City constituency.** Mountain Rides is committed to serving all residents of and visitors to the City of Ketchum by providing high-quality multi-modal transportation services. As an open service, accessible to everyone, Mountain Rides' reach and diverse community of users is unmatched among local public service providers. Our buses transport skiers, hikers, bikers, tourists, residents, second-home owners, children, commuters, seniors, those with disabilities...whatever the demographic, he/she rides the bus!
- **Deliver excellent customer service.** Mountain Rides' success is driven by customer satisfaction. We strive for 100% customer satisfaction and support that aspiration with customer-service training, community outreach, and ever-enhanced customer information and communications systems. We seek ongoing feedback from customers and use the information gleaned in crafting improvements in our services and developing new services.
- **Work to meet community needs.** At our essence, Mountain Rides exists to provide a vital community service – high-quality, affordable multi-modal transportation – that fulfills an acknowledged community need. Mountain Rides is attentive to the needs of the community and strives to build and adapt state-of-the-art services to meet those needs. As we do so, we remain open, dynamic, and flexible. We proactively engage with the community to understand needs and desires; we build, adapt, and adjust our services according to those community needs. For example, Mountain Rides conducts periodic community workshops and focus groups – including a presence at the City's May 25, 2018, *A Fair on the Square* – to engage with the community and understand its needs.
- **Extend easy, equitable access to the public.** MRTA's services are readily and unconditionally accessible to everyone. We grant access to all, rarely, if ever, denying persons access to our buses and programs. All buses are wheelchair accessible and open to all. Mountain Rides continually looks for ways to safely expand our capacity for bikes and skis on our buses so that more-and-more area recreationists can enjoy access to the buses. Mountain Rides is built on a foundation of open access.
- **Keep the City of Ketchum competitive.** Reliable, high-quality public transportation services are requisite to fostering a climate for growth and vitality – attracting new visitors, stimulating economic development, enhancing the quality of life. Mountain Rides is committed to fulfilling this requirement. Quality public transportation services are a key strategy of many of Ketchum's peer (mountain resort) communities. To prepare for, and even attract, new development, we must have strong transit to compete. As the nation moves towards more sustainable transportation alternatives, with a resultant decrease in driving, communities with first-rate transportation services will be best-prepared to accommodate and thrive in this new environment

Conclusion

Mountain Rides has built a strong, significant foundation from which it can move ahead in providing important multi-modal transportation services to the City of Ketchum. Critical to our continuing service and success is the financial support of the City of Ketchum – namely the **\$665,700** respectfully requested herein for FY2019.

Thank you.

P.O. Box 4045
200 West River Street, Suite 103
Ketchum, ID 83340

Phone 208.788.6102
Fax 208.788.6136
Website www.bcoha.org



May 15, 2018

City of Ketchum
P.O. Box 2315
480 East Avenue North
Ketchum, ID 83340

Re: Funding Request for FY 2019

Dear Mayor Bradshaw and City Council,

Thank you for the opportunity to present this request for funding. The City of Ketchum and Blaine County Housing Authority have enjoyed the longest ongoing partnership among the jurisdictions in Blaine County. Beginning as the Blaine Ketchum Housing Authority in 1996, BCHA has worked to preserve and provide affordable housing options for the citizens of Ketchum, and later, all of Blaine County. We are grateful for the continued support of BCHA by the City of Ketchum.

Accomplishments

Funding from the City of Ketchum was combined with funding from Blaine County, the City of Sun Valley, the City of Hailey, rental income, management fees, and Lift Tower Lodge proceeds to provide BCHA's direct services, which included maintenance of a 104-applicant community housing database, stewardship of 106 community housing units, housing counseling services for 110 households, accommodations to 149 individuals at the Lift Tower Lodge, and management of 24 affordable rental units. The majority of BCHA's community homes are located within Ketchum and the majority of BCHA's database are employed within Ketchum.

BCHA staff has worked hard to steward its resources in a way that inspires confidence in the organization and furtherance of its mission. A transition to new leadership toward the end FY 2017 within the organization and the adoption of new internal policies related to records retention, public release of records, frequency of board meetings, and day to day operations, such as rent collection and tenant policies are the laying down of infrastructure to expand and enhance BCHA's role in the community as it relates to affordable housing opportunities.

Overview of Services

BCHA will continue to manage deed-restricted rental and ownership housing in Ketchum by maintaining an accurate, up-to-date, database of qualified applicants for community housing units and update applicant information to keep our database current and will make statistical information from the database available to the County, cities,

developers, and civic organizations requesting assistance in planning and allocating community housing. We will match buyers and renters to available community housing units managed by BCHA on behalf of the City of Ketchum based on applicable priorities.

BCHA will continue to explore options to generate diverse revenue streams and become more self-sustaining without reducing the current deed restricted housing stock in Ketchum. BCHA will continue to participate in discussion and exploration with the City of Ketchum on new models and approaches to providing workforce housing that may not be restricted by income levels and offer its assistance and expertise in housing policy discussions.

Planned Activities

For the coming fiscal year, BCHA will continue to offer a high level of service to the City of Ketchum, including collaboration with the City regarding the Affordable housing shortage. For the community and citizens of Ketchum, BCHA will continue to steward and preserve the stock of community homes as well as explore other opportunities to increase affordable housing options as they arise.

In prior years, BCHA has requested an annual funding outlay of \$70,000 from the City of Ketchum. This amount has remained unchanged for roughly ten years. Our request this year is a modest increase of approximately 7% for a total of \$75,000. This increase is part of a plan to adjust for inflation and the overall anticipated costs associated with an aging housing stock.

BCHA has established a Housing Preservation Fund to assist community homeowners with costs of repair through the provision of low-interest loans and grants. Further, BCHA will be developing a new five-year Strategic Plan as our roadmap for new opportunities to help those who live and work in Ketchum to remain in Ketchum. We are preliminarily planning to conduct a county-wide Affordable Housing survey to understand the needs of the workforce in Ketchum and Blaine County and costs of being full time residents in the Valley. By having an updated Housing Study at our disposal, we will be able to tailor our services and offerings to the community in concert with our new Strategic Plan. Increased funding will support, in part, these new initiatives.

We thank the Mayor and Council for their consideration of this request of \$75,000 for FY 2019. We are available for any questions or comments which you or your staff may have for us.

Cordially,



Nathan S. Harvill
Executive Director
Blaine County Housing Authority

Ketchum Community Development Corporation ("KCDC")
Ketchum, ID 83340

Please find the 2018/2019 FY Request for Funds for the KCDC

Total Request Amount:

\$227,500.00 (Two Hundred Twenty Seven Thousand and Five Hundred Dollars and 00/100)

Background:

The KCDC is a 501(c)3 based in Ketchum, Idaho. We currently operate three programs.

- 1) Affordable Housing – represented by Charles Friedman
- 2) Sustainability – represented by Katie Bray & Betsy Mizell
- 3) Ketchum Innovation Center (KIC) – represented by Kathryn Guylay and Rick LeFaivre

Further detail relating to program activities and specific fund allocations in the following pages.

FINDINGS

1. Ketchum is a municipal corporation duly organized and existing under the laws of the State of Idaho.
2. Ketchum Community Development Corporation ("KCDC") will provide services to the City of Ketchum consistent with the services identified in Attachments A, B and C associated with the following programs A) housing, B) sustainability, and C) the operation and management of the Ketchum Innovation Center, for the purpose creating a more sustainable and diverse economy, as well as increasing revenue for the City. Services shall be provided in the scope of services attached hereto as Attachment A, B and C.
3. Pursuant to Idaho Code §§ 50-301 and 50-302, Ketchum is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City.
4. Ketchum has appropriated funds for business development activities for the KCDC in the amount of \$227,500.00 (Two Hundred Twenty Seven Thousand and Five Hundred Dollars and 00/100).
5. KCDC desires to enter into an Agreement with the City of Ketchum to provide such services all as hereinafter provided.

NOW, THEREFORE, the parties hereto covenant and agree as follows:

- 1. SERVICES RECEIVED.** KCDC agrees to provide those services described in Attachments A, B and C as an independent contractor. KCDC shall be responsible for all associated taxes, workers compensation and other related expenses.
- 2. TERM.** The term of this Agreement shall commence on the date the Agreement is signed and shall terminate on the 30th day of September, 2019.
- 3. CONSIDERATION.** In consideration for providing the services as herein provided, Ketchum agrees to pay to KCDC the total sum of \$227,500.00 payable in monthly installments upon the execution of this Agreement. The monthly invoice requesting payment shall itemize the specific service provided as identified in Attachments A, B, and C and number of hours and the cost for such service.
- 4. REPORTING.** Each month with the invoice, itemize the services performed, hours associated with the service and the cost for service. KCDC shall provide an end of the year report itemizing in detail how the Ketchum funding was used for the services provided through this agreement. The report shall be delivered on or before May 25, 2019.

ATTACHMENT A

Ketchum Community Development Corporation Housing Program Scope of Work for FY 2018/19

Funds requested: \$40,000

Goal: To complete pre-application work and prepare the tax credit application for low income housing tax credits through IHFA.

Scope of Work: Preliminary project design, market feasibility study and preparation of application.

Measurements: Submission of the tax credit application for low income housing tax credits through IHFA in August 2018.

ATTACHMENT B

Ketchum Community Development Corporation Sustainability Program Scope of Work for FY 2018/19

Funds requested: \$27,500

Goal: To develop a comprehensive plan for the City of Ketchum to lead in sustainability.

Scope of Work: Hire outside consulting firm, *Open Spaces Northwest*, to implement a strategic energy management plan for the City of Ketchum. This includes engagement, goal setting, benchmarking, diagnostics, targeted field analysis, program development, process implementation, and ongoing monitoring.

Measurements: energy use, water use, waste numbers, and transportation numbers for city operations. This includes diagnostics and “virtual audits” of buildings and a breakdown of energy use by heating, cooling, thermal baseload, and electric baseload. Carbon emissions and dollars saved will be measured and analyzed. SMART goals will be established for the City, as well as benchmarks and ongoing monitoring and reporting of performance for City operations.

ATTACHMENT C

Ketchum Community Development Corporation Ketchum Innovation Center (“KIC”) Program Scope of Work for FY 2018/19

Funds requested: \$160,000

Goal: Foster a Diverse Year-Round Economy

Scope of Work:

- Provide programs, services and facilities for new businesses, entrepreneurs, and existing businesses.
- Ensure public dollars go towards KIC programming offered to the public at-large.
- Develop a marketing strategy to increase community awareness of the programs and services offered by KIC.
- Conduct a survey to understand the needs of the business and entrepreneurial community and to assess the effectiveness of KIC programs
- Manage and operate the Ketchum Innovation Center as the offering of EPIC (Economic Partners in Collaboration)

Measurements:

- Report to council bi-annually in person and quarterly via email on the progress of each scope of work objective
- Identify the number of entrepreneurs/businesses/partners cultivated
- Identify the number of members served at KIC
- Provide detail on the events held: frequency, type, attendance, cost
- Provide information on marketing and outreach to encourage both drop in members and longer term members



**SUN VALLEY
ECONOMIC
DEVELOPMENT**

Investment Opportunities 2018

Philosophy and Ideology

Our Vision:

Sustainable economic growth throughout the Sun Valley region

Our Mission:

Preserve and advance the Sun Valley region's economic vitality and diversity while recognizing the values of its citizens



Our Strategic Approach:

- *Initiate, develop and deliver **projects & services** consistent with the mission in a timely and effective fashion.*
- *Establish a platform for **communication, collaboration & cooperation** between the key public and private stakeholders in the Sun Valley region.*
- *Provide rational advocacy, general guidance and technical expertise on **relevant economic, business & policy issues***

Improving the Blaine County Economy

Our Organization:

- ✓ Eighth full year of operation
- ✓ Public/Private partnership
- ✓ 1.5+ full-time resources
- ✓ Diverse board membership:
 - 6 public sector
 - 15 private sector
 - 1 Department of Commerce
- ✓ Participation from the largest employers in Blaine Co.

Our Value Proposition:

- ✓ **More Jobs:** Retain existing and attract new
- ✓ **Improve Sales:** Increase visitors and business traffic
- ✓ **Better Decision Making:** Timely data & analysis on local economy
- ✓ **Remove Obstacles:** Improve local business environment
- ✓ **Significant ROI:** real and positive community-wide impact of sponsored projects & programs

Summary Action Plan 2018

| # % | Category | Criteria | 2018 Work Plan | Metrics |
|----------|-------------------------------|--|--|---|
| A 30% | Business Attraction | Attract new businesses by identifying and soliciting potential companies and businesses to relocate their operations in the Area. | Sponsor relocation site visits; advance outstanding pre-app & new TRI projects; conduct recruiting at Ski Industries of America/Outdoor Retailer and Interbike tradeshows; develop project(s) to leverage "Tested in ID" and/or SIEDO relocation businesses; evaluate school reunion "come-home" talent attraction campaign; support VSV national B-to-B marketing events. | Site Visits Tax Reimburse Incentives RFI responses Business Outreach =70% of 55 targeted companies |
| | | Monitor, review & respond as appropriate to all Idaho Department of Commerce RFI's. | Timely submittals to all qualified Commerce RFIs. | |
| | | Design & develop data, promotional materials, and/or activities to use in attracting businesses to the Area. | Develop business attraction propositions for RecTech and other relevant sectors; implement Bring-a-Business to SV campaign 2.0; deliver 2017 Economic Profiles; complete redesign of SVED website; report on Business Traveler air survey; secure BC Prop Tax ordinance. | |
| B 20% | Business Retention | Assist existing businesses with expansion by consulting and advising to improve and strengthen operations. | Educate & advocate on economic issues; co-sponsor Chamber's Business Showcase; analyze & educate on economic impact of specific events; develop/support KIC program activities; develop "downtown" program. | |
| | | Monitor & respond to potential business closure risks by advising to retain operations. | Timely responses and support to retain at risk businesses; regular conversations about business viability & succession planning. | |
| C 30% | Community Development | Make measurable and quantifiable progress on specific community projects that will increase the economic vitality and diversity of the Area. | KIC – support start-up ecosystem through mentoring and program implementation; provide leadership for economic development collaboration. | Government Meetings Analysis & consulting |
| | | | Other Innovation Projects – advocate for delivery of multi-sport athletic facility & culinary/food industry programs. | |
| | | | Middle Income Housing – analyze & advocate for MIH policies & projects; engage BSU in specific housing project analysis and policy planning. | |
| | | | Other Infrastructure – support utility improvement projects; monitor advocacy calendar for all community economic issues & engage community champions for critical meetings; evaluate air service improvements. | |
| D 20% | Organizational Development | Improve the functionality of the organization, staff, fundraising, and other activities that improve capabilities & sustainability. | Community Meetings – 500+ attendees at summit and 3 quarterly forums | Forums=3 Summit= 1 Board=6 |
| | | | Training – participation in SIEDO, IEDA and Commerce conferences/Virtual Round Table's and/or other events. | |
| | | | Board & Governance – conduct regular meetings of ExCo & full Board; meet all open meeting requirements; maintain good governance practices. | |

2017 Performance Assessment

| # | Category | Criteria | YE 2017 Performance Assessment | Metrics* |
|---|----------------------------|---|---|-----------------|
| a | Business Attraction | Attract new businesses by identifying and soliciting potential companies and businesses to relocate their operations in the Area. | 3 relocation site visits; X new TRI projects approved with y still active; positive solicitation from SIA tradeshow; | Visits =48 |
| | | Monitor, review & respond as appropriate to all Idaho Department of Commerce RFI's | Timely submittals to 2 qualified (of 7 total Commerce RFIs) | RFIs =7 |
| | | Design & develop data, promotional materials, and/or activities to use in attracting businesses to the Area | Bring-a-Business to SV campaign; 2016 Economic Profiles; redesigned SVED website platform; Business Traveler air survey | Consults =18 |
| b | Business Retention | Assist existing businesses with expansion by consulting and advising to improve and strengthen operations. | Sponsor of Americans for the Arts AEP5 study; Co-sponsor of Business Showcase; multiple events and economic impact analyses | |
| | | Monitor & respond to potential business closures by advising to maintain operations. | Attempted reconsideration of Kings closure. Support for 2 other organizations at risk. | |
| c | Project Development | Make measurable and quantifiable progress on specific projects that will increase the economic vitality and diversity of the Area | KIC – | Projects =15 |
| | | | Other Innovation Projects – realization of HPL components associated with XC ski program; positioning for delivery of multi-sport athletic facility | Jobs =79 |
| | | | Middle Income Housing – analysis and marketing of MIH markets; direct collaboration on 3 major projects with 500+ unit potential | Invest = \$300m |
| | | | Other Infrastructure – Electoral support for Air LOT extension; | |
| d | Organizational Development | Improve the functionality of the organization, staff, fundraising, and other activities that improve capabilities. | Community Meetings – 500+ attendees at summit and 4 quarterly forums | Events =18 |
| | | | Training – participation in SIEDO and IEDA conferences and Commerce EDPro event | |
| | | | Board & Governance – regular meetings of Executive Committee and full Board; meet all open meeting requirements | |

*Cumulative counts; based on Idaho Department of Commerce reporting matrix, Fiscal Year Starting July 1, 2017

Business Attraction/Retention Projects

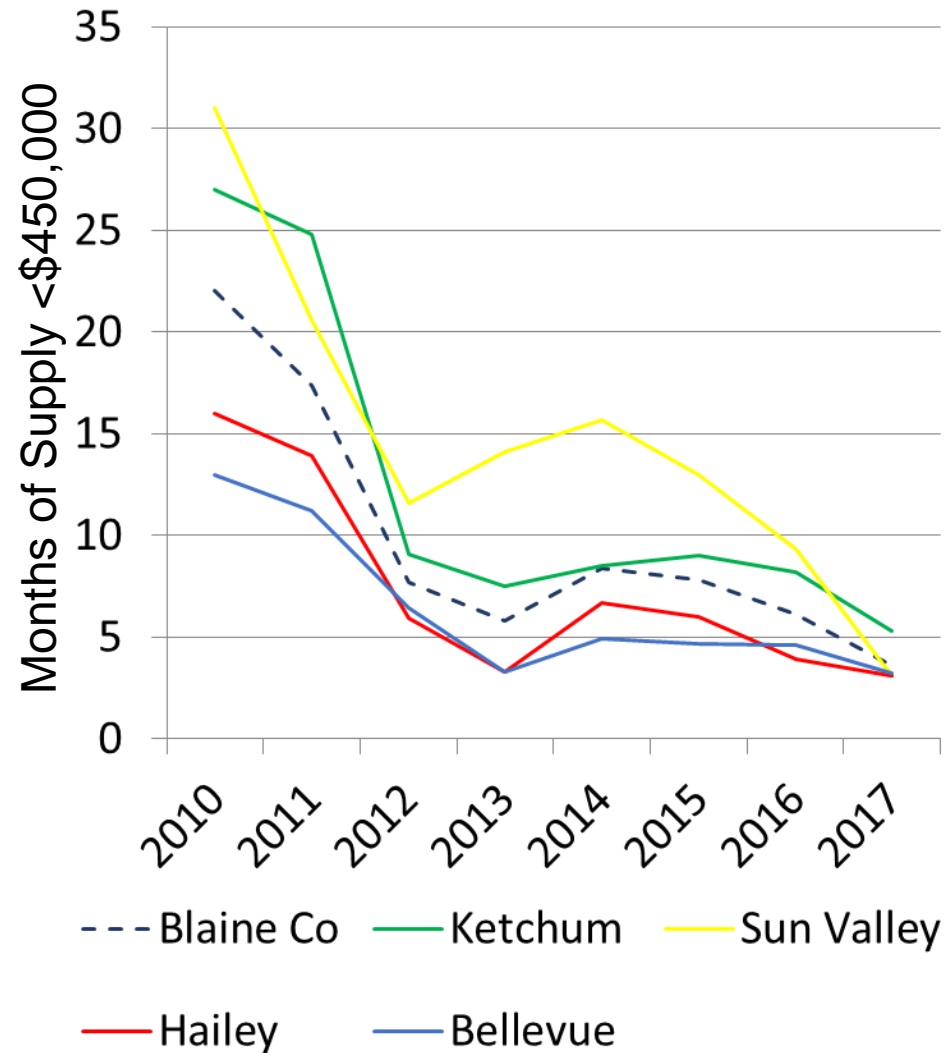
| # | Startup/Relocation Projects | # Projected Local Staff |
|--------------------------|-----------------------------|-------------------------|
| 15 | Vie Activewear | 43 |
| 16 | GoldTech | 40 |
| 17 | Agoge | 31 |
| 18 | RippleFlix | 40 |
| 19 | Uber | 100 |
| 20 | SQN | 30 |
| 21 | "Capath" | 25 |
| 22 | "Campfire" | 200 |
| 23 | Stratosphere | 10 |
| 24 | BotMakerTech | 3 |
| 25 | "Amorpha" | 10 |
| 26 | Violent Little Machine | 5 |
| GROSS TOTALS | | 1112 |
| EXPECTED DELIVERY | | 5% |
| ESTIMATED TOTAL | | 56 |

| Tax Reimbursement Incentive - SVED Projects | TOTAL AWARDED PROJECTS | TOTAL PRE-APPROVED PROJECTS | TOTAL IN PROGRESS PROJECTS | TOTAL ACTIVE SVED TRI PROJECTS | TOTAL DEAD PROJECTS |
|---|------------------------|-----------------------------|----------------------------|--------------------------------|---------------------|
| SVED TRI # | 4 | 1 | 5 | 10 | 7 |
| Date Awarded/Filed | | | | | |
| HQ Location | | | | | |
| Industry Sector | | | | | |
| Number of New Jobs | 297 | 30 | 189 | 516 | 256 |
| Average Wage (\$/yr) | \$ 48,075 | \$ 71,277 | \$ 94,755 | \$ 71,369 | \$ 60,049 |
| Capital Investment (\$ m) | \$ 118 | \$ 2 | \$ 5 | \$ 125 | \$ 11 |
| Total Project Wages (\$ m) | \$ 45 | \$ - | | \$ 45 | |
| Avg Agreement Term (yrs) | 4 | 5 | | \$ 5 | |
| Avg Agreement % Rebate | 15% | 18% | | 17% | |
| New State Revenue (\$ m) | \$ 25 | \$ - | | \$ 25 | |
| Est. Incentive Value (\$ m) | \$ 4 | \$ - | | \$ 4 | |
| <i>Updated as of 5/1/2018 19:56</i> | | | | | |

- Last 2 years, consultations with 25+ companies on relocations, startup, fund-raising, & talent attraction
- TRI options for 10 companies with potential for \$125m and 500+ new jobs
- Community lead for attraction, relocation, mentoring & economic consulting

Middle Income Housing Projects

- Continuing monitoring, analysis & education on growing supply-demand gap
- Active conversations with more than 25 landowners, developers, & building experts
- Current focus on 4 near-term realistic MIH projects



Our Budget

| \$000 Accruals Basis | 2018 Approved Budget * | 2017 Actual | 2016 Actual |
|--------------------------------|---------------------------------------|------------------------|------------------------|
| Total Revenue | 234 | 206 | 169 |
| Compensation Expense | 147 | 164 | 144 |
| Project Expense | 72 | 22 | 11 |
| Office Admin Expense | 6 | 7 | 7 |
| Operating/Marketing Expense | na | 5 | 8 |
| Total Expense | 225 | 198 | 167 |
| Reserve (Loss) | 8 | 8 | 2 |

* Change in accounting basis in 2018 to Include In-Kind Revenues & Expenses

Our 2018 Ask

Value Proposition:

- Real local job creation and business investment
- Access to Idaho incentive programs & grants
- Accurate, timely & useful economic data and analysis
- On-street communication with 160 business members
- Leverage Department of Commerce ED Pro Grant
- Extremely cost effective ED resource with no benefit burden

| Funding History | '12 | '13 | '14 | '15 | '16 | '17 | '18 Ask |
|-----------------|-------|-------|--------|--------|--------|--------|---------|
| Blaine Co. | \$20 | \$20k | \$18k | \$18k | \$25k | \$25k | \$25k |
| Ketchum | \$10k | \$15k | \$10k | \$10k | \$10k | \$10k | \$10k |
| KURA | - | - | - | - | \$15k | \$15k | \$15k |
| Sun Valley | \$5k | \$10k | \$8.5k | \$8.5k | \$8.5k | \$8.5k | \$10k |
| Hailey/Other | \$3k | - | \$0.3k | - | \$0.5k | \$1k | \$1k |



SUN VALLEY ECONOMIC DEVELOPMENT

www.SunValleyEconomy.org

Harry@SunValleyEconomy.org

Supplemental Slides

Current Membership

CHAMPION

Blaine County, Cox Business / Communications, KURA, Idaho Department of Commerce, St. Luke's Wood River, Sun Valley Resort

LEGACY

Atkinsons', City of Sun Valley, Idaho Mountain Express, Idaho Power, SafeHaven Health Care, Magleby

VISIONARY

Anonymous, Auberge Resorts Collection, Limelight Hotel Ketchum, Marketron

CRUSADER

American Capital Advisory, Atlantic Aviation, Boise State University, Century Link, Clear Creek Disposal, Community School, , Conrad Brothers Construction, Eye on Sun Valley, First American Title, Fly Sun Valley Alliance, First Lite, Friedman Memorial Airport, Geneva Equities, Haymax Capital, Intermountain Gas, Old Cutters Inc, Power Engineers, Rebecca's Private Idaho, Rocky Mountain Hardware, Sawtooth Club, Select Health, Sun Valley Ski Education Foundation, Select Health, Tamarack Lodge, Webb, Zenergy

COMMUNITY

Alpine Investment Group, Alpine Lodging - Sun Valley, Allstar Property Services, Amanda Breen Law, Animal Shelter of the WR Valley, Anticipate, Backroad Brands, Bigwood Landscape, Blaine Co Title, Cold Creek Capital, DL Evans Bank, Eagan Real Estate, Hailey Chamber of Commerce, Hailey City of, Hennessy Company, Houston Lumber, Idarado Media, John Sofro, Kenny-Bogue Commercial Real Estate, Kirk Group, KMVT-11, Knob Hill Inn, Lallman Felton Peterson, Lawson Laski Clark & Pogue, McAlvain Construction, McCann Daech Fenton, Mountain Rides, Natural Retreats -Sun Valley, Perry's, Rick LeFaivre, Redfish Technology, Snofolio, State Farm Insurance Patrick Buchanan, Sun Valley Associates, Sun Valley Center for the Arts, Sun Valley Life, Sun Valley Marketing Alliance, Sun Valley Property News, Sun Valley Real Estate, Sun Valley Title One, Tamarack Lodge, US Bank, The Valley Club, Washington Federal, Wells Fargo, Wilson Construction, Windermere Realty, Zions Bank

City of Ketchum

Budget Request

Program Summary Form

Agency: Men's Second Chance Living

Contact Name: Sonya Wilander

Contact Info: (208) 481-0182, swilander@gmail.com

Program Title: Men's Second Chance Living - Operating Expenses

Program Manager: Sonya Wilander

Program Budget Request Amount: \$1,500

Program Purpose

Recovering substance abusers leaving the protected environment of rehabilitation or jail and lacking social support for sobriety have an increased chance of relapse without the provision of long-term community-based services that support sobriety. According to the Substance Abuse and Mental Health Services Administration, nearly two-thirds of all drug use relapses take place within the first six months of the recovery process. MSCL's purpose is to help adult males (18+) create a new, alcohol- and drug-free lifestyle by offering an affordable, safe, clean and substance-free living environment where individuals in similar circumstances can support one another in sobriety.

MSCL's philosophy is based on the social model recovery principle of peer support, mandatory group meetings, and shared and maintained living spaces. MSCL residents will be required to attend AA and NA meetings, attend weekly house meetings, and comply with the terms of their court-ordered probation and Drug Court programs. The goal of the program is to provide MSCL residents the resources they need to maximize their chances of continued sobriety and the tools they require to return to independent, productive lives.

The all-male sober house will be the first of its kind in the Wood River Valley and will meet a significant and growing need. It will accommodate a maximum of eight male residents who will share four bedrooms. The home is a peer-supported environment that encourages residents to continue their journey of recovery away from the pressures and temptations of their previous living arrangements and maximize their chance of continued sobriety until they are ready to rejoin their families or live on their own.

MSCL will serve men in the Wood River Valley and the other counties in Idaho's 5th District, including Camas, Cassia, Gooding, Jerome, Lincoln, Minidoka, and Twin Falls counties. Priority will be given to these individuals, although if someone applies from outside the 5th District and we have space available, we will not turn them away.

Program Key Activities (including relevant staff, if known)

By providing clients with structure and responsibilities, residents can develop a stronger sense of self-confidence, self-reliance and accountability. We want them to see that it's possible to flourish without drugs and alcohol. MSCL will:

- Provide a safe, substance-free, and supportive living environment for 6–8 adult men.
- Provide basic home services and Life Skills classes that allow residents to focus on their recovery with the goal of becoming self-supportive.
- Foster personal responsibility by holding them accountable to rules and regulations.
- Require residents to attend AA/NA meetings and comply with the terms of their release/probation.
- Help restore their self-esteem and self-confidence.
- Create an atmosphere of peer support to discourage substance use and maintain sobriety.
- Treat them with respect, dignity, and compassion.

MSCL staff Includes:

Executive Director (volunteer)

- Serves as CEO, ultimately responsible for MSCL's successful operation.
- Spearheads community outreach and donor development efforts.
- Chairs the regularly scheduled and emergency board meetings.
- Ensures that all trustees, employees, and volunteers comply with the guidelines set forth in MSCL's Policy and Procedures Manual/Handbook of Rules.
- Directly supervises the House Manager.
- Uses the office to foster relations between outside agencies and MSCL.
- Guides all concerned with MSCL's mission to achieve its goals and its long-term viability.

House Manager – A part-time House Manager will oversee day-to-day operations of the house (room and chore assignments, resident intake and discharges, facility maintenance, etc.)

Assistant House Manager – A part-time Assistant House Manager who resides at the home will support the House Manager in his duties, serving as “eyes and ears” during evening hours.

Program Achievements and Performance Measures (what does the program do and how is it measured?)

Sober living homes are not government regulated, making it challenging to track their effectiveness. That said, MSCL will self-evaluate program outcomes by keeping detailed records of every resident during their stay at the home and tracking their progress in residency and beyond in areas including family relations, employment, return to family life, incarceration, and relapse. During the exit interview, we will ask residents to provide contact information so we may stay in touch and be kept informed of their progress.

In addition, MSCL will develop social media platforms that give graduates of the program a way to stay involved and provide current residents with a forum for sharing experiences and asking questions. A well-designed social media strategy will extend the reach of peer support outside the limits of the house and help MSCL measure and track program effectiveness.

We anticipate that implementation of MSCL will have the following impacts, all of which are measurable: a reduction in local crime/recidivism; a steady stream of referrals to MSCL from Blaine County Probation Department and Drug Court; and the reintegration of MSCL residents into their families and the community.