



CITY COUNCIL AGENDA OF THE CITY OF KETCHUM, IDAHO
Monday, September 21, 2015, beginning at 5:30 p.m.
480 East Avenue, North, Ketchum, Idaho

1. CALL TO ORDER
2. CONSENT CALENDAR
 - a. Approval of Minutes: Special Meeting September 3, 2015 and Regular Meeting September 8, 2015
 - b. Approval of Current Bills and Payroll Summary
 - c. Dennis Brown – Engagement for Auditing Services for FY 14/15
 - d. 171 East Avenue Townhomes Final Plat, Micah Austin, Director of Planning & Building
 - e. 171 East Avenue Townhomes Final Plat – Findings of Fact, Micah Austin, Director of Planning & Building
3. COMMUNICATIONS FROM MAYOR AND COUNCILORS
 - a. Communications from Mayor & Council
 - b. Appointment of Diann Craven to Visit Sun Valley Board
4. COMMUNICATIONS FROM THE PUBLIC
 - a. Communications from the public. *For items not on the agenda.*
5. PUBLIC HEARINGS
 - a. Public Hearing on amending the FY14-15 Budget – Sandy Cady City, Treasurer/Clerk
6. ORDINANCES AND RESOLUTIONS
 - a. Ordinance No. 1141 Amending the FY 14-15 Budget – Sandy Cady, Treasurer/Clerk
 - b. Resolution No. 15-020 Restricting the Use of Single Use Plastic Water Bottles at City Properties and Facilities
7. COMMUNICATIONS FROM STAFF
 - a. 2015/2016 Animal Shelter Contract, Dave Kassner, Chief of Police
 - b. Discussion of Scope of Work and Contract for KCDC/KIC for FY 2015-16
 - c. Discussion of Scope of Work and Contract for Blaine County Housing Authority for FY 2015-16EXECUTIVE SESSION to discuss:
 - a. Litigation pursuant to Idaho Code §§74-206 1(f).
8. 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/>

Thursday, September 3, 2015

3:00 p.m.

Ketchum City Hall

Present: Mayor Nina Jonas
Council President Michael David
Councilor Anne Corrock
Councilor Jim Slanetz
Councilor Baird Gourlay

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Susan Buxton
Director of Planning and Building Micah Austin

1. EXECUTIVE SESSION to discuss:

a. Litigation pursuant to Idaho Code §§74-206 1(f).

Motion to go into Executive Session at 3:05 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

Motion to come out of Executive Session at 3:50 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

2. CALL TO ORDER

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

a. Communications from Mayor & Council
No comments

4. COMMUNICATIONS FROM THE PUBLIC.

a. Communications from the public. For items not on the agenda.
No comments

5. PUBLIC HEARINGS.**1. Discussion and consideration of a request from Trail Creek Fund LLC to amend the development agreement with the City of Ketchum as follows:**

Micah Austin Director of Planning & Building gave the history of the Development Agreement that was approved in 2008. Over time there have been 3 amendments to the development agreement. The current entitlements are due to expire October 6, 2015.

a. Extend the deadline for expiration of the Development Agreement seven months, from October 6, 2015 to April 6, 2016. The purpose of this extension is to provide the adequate time to make the following modifications to the project, which will require amendments to various approvals, including Design Review, and Planned Unit Development.

Micah Austin Director of Planning & Building explained that the only request being made today is to amend the development agreement by seven months and he outlined the six (6) requests that will go before the Planning & Zoning Commission for approval.

Micah Austin Director of Planning & Building outlined the public comments that were made regarding this project and directed council as to what council's responsibility is today.

Mayor Nina Jonas opened the meeting up to Council for questions.

Council President Michael David asked for clarification on what exactly council is making a decision on. Micah Austin Director of Planning & Building clarified by saying if council is opposed to the modifications they should not approve the extension and if they are in favor they should consider approval of the extension. Suzanne Frick City Administrator and Susan Buxton City Attorney clarified further.

Jack Bariteau - Managing Member of Trail Creek Fund LLC clarified what Trail Creek Fund LLC is asking for and what prompted the request. He addressed Employee Housing & Community Housing requirements and in-lieu fees. He went over a matrix of forecasted property taxes and what would go to the URA. Their intention is to begin building April 1, 2016. He asked for council guidance on making this hotel project even better than it already is.

Mayor Nina Jonas asked council for questions. There were none. She asked Micah Austin Director of Planning & Building why he thinks it will take longer than 7 months. Micah Austin explained that because of public process he believes we should be conservative.

Harry Griffith Sun Valley Economic Development talked about the economic benefits of this project.

John Parker resident of Ketchum said by granting this extension you are increasing the likelihood of both projects being successful.

Doug Brown Sun Valley Economic Development said the public is anxious for the two hotels in Ketchum that will increase tourism.

Eric Seder resident of Ketchum and President of Fly Sun Valley Alliance encouraged council to grant the extension.

David Petrie resident of Ketchum and Executive Director of Blaine County Housing Authority said he is in support of the employee and community housing design.

Dick Fenton speaking as a private citizen talked about the rooms that are now available in the Valley and the market demand. He urges council to grant the extension.

Ed Simon Attorney representing Ketchum resident Vicky Graves and Dale Lincoln said this is a new project and talked about the approval of the original project and where they are now with this project. He talked about the current ordinance and time limits on the building permit process and the extensions that have already been granted to this project. He said this proposal should be denied.

Mickey Garcia resident of Ketchum talked about rumors he heard about the developer and his financing issues. Mickey Garcia is in favor of the extension.

Phyllis Schafron resident of Ketchum talked about the number of extensions that have been granted and questioned how many more would be granted. She has concerns regarding housing and is against the extension being requested.

Bob Crosby Sun Valley Board of Realtors urges council to grant extension to help build a better project.

Gary Lipton resident of Ketchum is in agreement and urged council to approve the project.

Tim Egan Ketchum business owner urged Council to grant extension. He said Jack has proved his dedication to this community and builds quality projects.

Jerry Seifert said we do things slowly around here and thinks the extension is not unreasonable. Let's try to speed up the process a little bit but try to do the project right.

Curtis Kemp was involved in the approval process in 2008. He is happy with the progress of this property. He urges the approval of this extension.

Mayor Nina Jonas closed public comment.

Mayor Nina Jonas brought the meeting back to council for comments.

Councilor Baird Gourlay relayed his concern regarding the length of the extension and Jack responded. Baird Gourlay asked Micah Austin Director of Planning and Building about the actual requirements and a timeline. Micah Austin outlined the timeline from the purchase of the property forward thru all notices and all approval processes and a new development agreement. Mayor Nina Jonas asked for clarification on a new Development Agreement. Micah Austin explained the process. Suzanne Frick City Administrator clarified for Mayor and Council what would be in the final Development Agreement.

Councilor Anne Corrock asked about the deadline dates and permit issue dates. Micah Austin Director Planning & Building explained the process and timelines.

Councilor Jim Slanetz asked about the time frame if the La Residence was removed from this process. Micah Austin Director of Planning & Building explained that it then could be done in 7 months.

Council President Michael David asked Jack if the extension was not granted what his plans are. Jack explained they plan on applying for the building permit and going forward. Michael David voiced concern regarding the end date of this process and if this can be the last extension and if this could be put into the agreement. Suzanne Frick City Administrator explained that it could be put in the agreement but the agreement could always be amended by the council. Michael David asked council if

they should extend to 12 months to avoid going thru an extension again in the future. Suzanne Frick advised council that they should be trying to decide if the La Residence should be included and if so then they may need to look at the 12 month time frame. If not then they could go forward with the 7 month time frame.

Councilor Anne Corrock expressed concerns regarding the purchase of the property and the length of time this could take. Annie Corrock is leaning toward not approving the extension. Baird Gourlay brought up the fact that by granting the 12 month extension it gives them the time to do the research so they may possibly build a better project. Jack gave clarification regarding the employee housing component and the timeline.

Micah Austin Director of Planning & Building talked about the demo permit that has been issued and the timeline for that. Jack said the demo will begin in October and discussed presenting a contingent contract.

Council President Michael David is leaning toward granting an extension but is undecided on the length of time.

Councilor Jim Slanetz wants to see both projects succeed but adding the La Residence project is adding length of time that he is not comfortable with. Councilor Baird Gourlay suggested a 9 month extension. Jack reiterated that they are breaking ground in April regardless of the extensions that are granted.

There was a discussion regarding starting to build before the entire project has been issued a building permit. Staff and applicant both had concerns regarding the application at this time. There was a discussion regarding flexibility.

Councilor Baird Gourlay said it is apparent they need an extension. There was a discussion among council that they would like to put language in saying this is the last extension.

Motion to grant a seven (7) month extension to the Trail Creek Fund LLC Development Agreement and this be the last extension granted on this project so that they can seek amendments to the Design Review and PUD Agreements of 2008.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

- Discussion and consideration of a request from IEG Thunder Spring LLC to consider options to fulfilling public benefit obligations as required by the originally approval for Thunder Spring PUD. IEG Thunder Spring has requested, "Eliminating the requirement for (1) 5,000 square feet of non-profit space, (2) 4,800 square feet of employee housing."**

Micah Austin Director of Planning & Building explained the request before them and summarized the Thunder Springs Proposal and outlined what has already been completed and what is yet to be completed. Micah Austin talked about the dollar value of community housing space and non-profit space. He outlined the three (3) possible options. All options would fulfill the 1998 requirements. The applicant proposed a 4th option which they will discuss in length this evening. Micah Austin talked about

the public comments that have been made up to this point and asked for questions from Council. There were none at this time.

Dave Hutchinson for IEG Thunder Spring outlined a summary from Ed Lawson that is in the council packet. He had discussions with David Patrie regarding housing. At a previous council meeting the applicant was directed to come back to council with a plan for housing and that is what they are presenting.

Ed Lawson here on behalf of the applicant. Talked about the staff report and gave more history of the project and said their partner is proposing a new proposal.

Mayor Nina Jonas opened the meeting for public comment.

John Ernhardt representing Stone Hill Condominiums said he wants the council to understand they do not want to undermine what a previous city council has put in place. At what point are neighboring residents able to depend on decisions that have been made by previous City Councils? Conditions of approval were attached to the earlier agreements.

He asked council to stick to decisions that have been made in the past with much public comment.

David Patrie Blaine County Housing Authority talked about employee housing. He wants council to consider the present value. Council President Michael David asked David Patrie to explain what it would look like. David said it would be a low cost loan pool for owners. Anne Corrock asked if this would be deed restricted. David Patrie said some sort of agreement would have to be made.

Larry Young spoke on behalf of Tom Nelson owner of unit 103 in Stone Hill. Concerned about the PUD Agreement of 1998 and hopes all conditions will be enforced.

Gary Lipton does not want to see this project completed. He thinks the applicant should be penalized for not finishing the project.

Mickey Garcia resident of Ketchum talked about the development agreements and the economy at the time they are written. What is possible at one time is not possible at another time. He thinks the city should work with David Patrie. The project should be considered.

Mayor Nina Jonas closed public comment.

Councilor Annie Corrock said we are looking at an agreement from 1998 and that's what needs to be evaluated.

Councilor Jim Slanetz he appreciates a new strategy but he does not know where the dollar value plays into this.

Councilor Baird Gourlay talked about the 2008 agreement and the specifics of it. He expressed concern over what was expected at that time and now being asked to accept something else. He understands time has changed but needs more explanation. Dave Hutchinson spoke. He talked about the Rich Robin's obligations. He outlined what has changed over time and what has been spent and what is yet to come. He said they believe they are providing a proportional share. They are trying to come up with a comparable proposal now to what was proposed at the time.

Councilor Annie Corrock talked about what was in the original agreement. Dave Hutchinson reiterated the legalities of what is being offered.

Councilor Baird Gourlay had questions and concerns regarding the formula for figuring the new rate with the new figures, past obligations as opposed to current obligations.

Suzanne Frick City Administrator explained to council exactly what they should be considering.

Dave Hutchinson tried to explain the numbers from the past and the present in their entirety. Ed Lawson spoke regarding a 2011 letter that was sent to council. The proportionality is from the agreement in 2008 not 1998.

Suzanne Frick explained there are two issues. Past obligations and new projects that need to go thru the process. Staff does not suggest we blend those two projects together. How do you want to deal with the outstanding obligations? The new project will come before council separately and will be decided at another time. The 2008 agreement has never been completed. This project is dead.

Mayor Nina Jonas asked for direction on how to move forward. There was a discussion among Staff, Mayor, Council and applicant regarding what was approved, when it was approved and with what standards.

Susan Buxton City Attorney said there are issues that need to be clarified. Suzanne Frick City Administrator said we will provide more information to council but we need to understand what directions council wants to go so staff can work on this. She asked for time to step back and look at these issues.

Susan Buxton City Attorney suggested we table this and bring it back to staff for further recommendation.

6. ADJOURNMENT.

Motion to adjourn at 7:45 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Baird Gourlay, Jim Slanetz

Nina Jonas
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk



City Council

Regular Meeting

~ Minutes ~

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

Tuesday, September 8, 2015

5:30 p.m.

Ketchum City Hall

Present: Mayor Nina Jonas
Council President Michael David
Councilor Anne Corrock
Councilor Jim Slanetz
Councilor Baird Gourlay

Also Present: Ketchum City Administrator Suzanne Frick
Ketchum City Attorney Susan Buxton
Director of Planning and Building Micah Austin

1. CALL TO ORDER

Meeting called to order at 5:30 p.m.

2. CONSENT CALENDAR

- a. **Approval of Minutes: Regular Meeting August 24, 2015**
- b. **Approval of Current Bills and Payroll Summary.**
- c. **Rick Allington, Prosecuting Attorney Contract for Services – Councilor Jim Slanetz questioned how the rates are determined and if we could go out for bid. Susan Buxton City Attorney explained that they are standard and she does not know if we have ever gone out to bid for the service. Suzanne Frick City Administrator will get a performance report for the last year.**
- d. **Contract with Blaine County Sheriff for police services**
- e. **Maintenance agreement with Blaine County School District for services provided at Hemingway Elementary School (Atkinson Park) – Jen Smith, Director of Parks & Recreation**
- f. **Surplus Vehicle – Micah Austin**

Motion to approve the Consent Calendar

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

3. COMMUNICATIONS FROM MAYOR AND COUNCILORS.

a. Communications from Mayor & Council

Councilor Baird Gourlay rode in Rebecca's Private Idaho and said it was a very successful event. Baird Gourlay expressed concern over the city taking back its right of ways and asked that this topic be put on a future agenda.

Councilor Jim Slanetz said it was a successful weekend at Rebecca's Private Idaho and Wagon Days. He received a complaint about the Antique Fair and the fact that it was being

taken down late a night at approximately 11:00 p.m. He asked if this could be done earlier in the future.

Councilor Anne Corrock went to the Colorado Association of Ski Towns in Vail Colorado and shared a presentation outlining all that she learned and suggested organizing a time when Ketchum could show off our area.

b. Proclamation for Tegersee Sister City Day

Mayor Nina Jonas read a Proclamation proclaiming today Tegersee Sister City Day.

4. COMMUNICATIONS FROM THE PUBLIC.

a. Communications from the public. For items not on the agenda.

Jerry Seiffert a resident at 389 Warm Springs Road talked about the public right of way. He is in agreement with taking back the city right of way and possibly paving it to make it a one way lane for fast traffic.

Aloe Luet thanked the City for a wonderful Wagon Days weekend. She talked about the many food vendors and the fact that she does not think that is necessary to allow all the vending from outside the area. She said we have enough supply in town to handle the food requests.

5. AGREEMENTS AND CONTRACTS.

a. Robin Crotty's Contract for Services

City Administrator Susan Frick outlined the Contract for Services for an Interim City Clerk.

Motion to approve Contract for Services with Robin Crotty.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

6. ORDINANCES AND RESOLUTIONS.

a. Ordinance 1140 (Third Reading) – Micah Austin, Director Planning & Building

Micah Austin Director of Planning & Building explained that the Third reading is for the amendment to the building code. He recommends proceeding with the third reading and authorize the Mayor to sign.

Motion to approve Ordinance No. 1140 and to read by title only

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Anne Corrock, Councilor
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

Susan Buxton City Attorney read Ordinance No. 1140 by title only.

b. Resolution No. 15-019 providing for publication of notice of public hearing and for public hearing for an amendment to the 2014-15 fiscal year budget – Suzanne Frick, City Administrator

Suzanne Frick City Administrator advised Mayor & Council that we needed to open the budget because there are some unanticipated expenses that require it.

Motion to approve resolution No. 15-019 providing for publication of notice of public hearing and for public hearing for an amendment to the 2014-15 fiscal year budget.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Jim Slanetz, Councilor
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

c. Ordinance No. 1141 to amend the FY2014-15 Budget (First Reading) – Suzanne Frick, City Administrator

Suzanne Frick City Administrator asked to amend Ordinance No. 1119 with Ordinance No. 1141 to amend the FY 2014-15 Budget.

Motion to approve the first reading of Ordinance No. 1141, an Ordinance of the City of Ketchum, Idaho, amending Ordinance No. 1119, The Annual Appropriation Ordinance for the fiscal year beginning October 1, 2014, and ending September 30, 2015: appropriating additional monies to be received by the City of Ketchum, Idaho, in the sum of \$310,225; and, providing an effective date

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

7. COMMUNICATIONS FROM STAFF.

a. Letter of Support to Strengthen the Ozone Standard within the National Ambient Air Quality Standards.

Suzanne Frick City Administrator said the Sierra Club reached out to the city to ask the Mayor to sign a letter of support urging the EPA to modify the national standard for the ozone.

Motion to authorize the Mayor to sign the letter of support to strengthen the Ozone Standard with the National Ozone Standard.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jim Slanetz, Councilor
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

b. Discussion of Sun Valley Marketing & Scope of Service for 15/16

Arlene Schieven with Sun Valley Marking and Carl Ribaldo with SMG presented the Sun Valley Marketing & Scope of Service for 15/16.

8. EXECUTIVE SESSION to discuss:

a. Litigation pursuant to Idaho Code §§74-206 1(f).

Motion to go into Executive Session at 8:10 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

Motion to come out of Executive Session at 8:30 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Baird Gourlay, Councilor
SECONDER:	Michael David, Council President
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

9. ADJOURNMENT.

Motion to adjourn at 8:31 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael David, Council President
SECONDER:	Baird Gourlay, Councilor
AYES:	Michael David, Anne Corrock, Jim Slanetz, Baird Gourlay

Nina Jonas
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9449009999", "9910000000" - "9911810000"

Vendor Name	Invoice Number	Description	Net Invoice Amount
GENERAL FUND			
01-2171-2000 P/R TAXES PBL--STATE W/H			
STATE TAX COMMISSION	20989 0915	Permit # 00020989 08/01/15-08/3115	.80
STATE TAX COMMISSION	PR0918151	State Withholding Tax Pay Period: 9/18/2015	6,865.00
01-2171-9000 P/R DEDUC PBL--HEALTH INSURANC			
III-A	PR0918151	Health Ins - Employee + 1 Chld Pay Period: 9/18/2015	13.35
III-A	PR0918151	Health Ins - Employee + 1 Chld Pay Period: 9/18/2015	1,376.41
III-A	PR0918151	Health Ins - Employee + 2 Chld Pay Period: 9/18/2015	62.22
III-A	PR0918151	Health Ins - Employee + 2 Chld Pay Period: 9/18/2015	8,538.52
III-A	PR0918151	Health Ins - Family Pay Period: 9/18/2015	157.83
III-A	PR0918151	Health Ins - Family Pay Period: 9/18/2015	9,245.67
III-A	PR0918151	Health Ins - Family Pay Period: 9/18/2015	12,327.56
III-A	PR0918151	Health Ins - Employee Pay Period: 9/18/2015	23,062.20
III-A	PR0918151	Health Ins - Employee + Spouse Pay Period: 9/18/2015	350.68
III-A	PR0918151	Health Ins - Employee + Spouse Pay Period: 9/18/2015	26,560.20
III-A	PR0918151	Health Ins - Family Pay Period: 9/18/2015	526.10
III-A	PR0918151	Health Ins - Family Pay Period: 9/18/2015	30,818.90
III-A	PR0918151	Health Ins - Family Pay Period: 9/18/2015	105.22
01-2172-1000 P/R DEDUC PBL--AFLAC INSURANCE			
AFLAC	PR0918151	AFLAC Pre-Tax Pay Period: 9/18/2015	726.87
AFLAC	PR0918151	AFLAC After-Tax Pay Period: 9/18/2015	164.43
01-2172-2000 P/R DEDUC PBL--LIFE & L.T.DISB			
LifeMap Billing	PR0918151	Long Term Disability Pay Period: 9/18/2015	1,173.11
01-2172-3000 P/R DEDUC PBL--DELTA DENTAL			
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - 1 Child Pay Period: 9/18/2015	51.30
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - Employee Pay Period: 9/18/2015	884.60
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - 1 Child Pay Period: 9/18/2015	17.32
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - Spouse Pay Period: 9/18/2015	241.41
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - Spouse Pay Period: 9/18/2015	817.74
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - Family Pay Period: 9/18/2015	647.08
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - Family Pay Period: 9/18/2015	1,008.00
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - 2+ Child Pay Period: 9/18/2015	61.14
DELTA DENTAL PLAN OF IDAH	PR0918151	Dental Insurance - 2+ Child Pay Period: 9/18/2015	169.89
01-2173-3000 P/R DEDUC PBL--NATIONWIDE			
NATIONWIDE RETIREMENT SOL	PR0918151	Nationwide Fire - 0035424-001 Pay Period: 9/18/2015	1,433.79
NATIONWIDE RETIREMENT SOL	PR0918151	0064-0017 Nationwide - 0064-0017 Pay Period: 9/18/2015	20,891.30
NATIONWIDE RETIREMENT SOL	PR0918151	0064-0017 Nationwide/Roth - 0064-0017 Pay Period: 9/18/2015	227.38
01-2174-0000 P/R DEDUC PBL--GARNISHMENTS			
CHILD SUPPORT SERVICES	PR0918151	Child Support Pay Period: 9/18/2015	269.68
01-2175-0000 P/R DEDUC PBL--PIONEER FED.CR.			
PIONEER FEDERAL CREDIT UNI	PR0918151	Pioneer Federal Credit Union Pay Period: 9/18/2015	1,450.00
01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD			
NBS-NATIONAL BENEFIT SERVI	PR0918151	125 Medical Savings Pay Period: 9/18/2015	998.68
01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC			
NBS-NATIONAL BENEFIT SERVI	PR0918151	125 Dependant Care Pay Period: 9/18/2015	515.39
01-3400-1100 PLANNING FEES			
KITH & KIN, LLC	083115	Refund of Fence Permit	20.00
VELOCIO	090115	Refund Sign Permit	115.00
Total :			151,894.77

Vendor Name	Invoice Number	Description	Net Invoice Amount
LEGISLATIVE & EXECUTIVE			
01-4110-2500 HEALTH INSURANCE-CITY			
STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	20.97
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	20.97
01-4110-3100 OFFICE SUPPLIES & POSTAGE			
PERRY'S	2015081710127	Council Meeting 072015	69.00
US BANK	9567 0915	9567 - USPS	24.20
US BANK	9567 0915	9567 - Name Tag	117.56
01-4110-3200 OPERATING SUPPLIES			
F STOP	307675	Tegrensee Proclamation	16.95
01-4110-4000 ELECTIONS			
EXPRESS PUBLISHING, INC.	12528133	Election Filing Deadline	304.74
EXPRESS PUBLISHING, INC.	12528133.1	Display Election	239.40
EXPRESS PUBLISHING, INC.	12528737	Class Display - Election	23.00
01-4110-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	11975	IQM2 recording issues	125.00
01-4110-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
US BANK	5493 0815	9493 - Apl	.99
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
COLORADO ASSOCIATION OF S	755	Dinner on August 27, 2015	50.00
US BANK	2933 0815	2933 - Bigwood Bread - Council mtg	118.72
US BANK	9567 0915	9567 - Evergreen Lodge	338.19
Total LEGISLATIVE & EXECUTIVE:			1,469.69
ADMINISTRATIVE SERVICES			
01-4150-2500 HEALTH INSURANCE-CITY			
STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	20.88
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	20.88
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
ASSOCIATED BUSINESS FORMS	1161	Window Envelopes	274.46
COPY & PRINT, L.L.C.	67255	Office Supplies	27.00
COPY & PRINT, L.L.C.	67482	Office Supplies	9.50
COPY & PRINT, L.L.C.	67490	Office Supplies	6.91
COPY & PRINT, L.L.C.	67663	Calculator for Clerks Office	120.59
INTEGRATED TECHNOLOGIES	31234	contract base rate for 8/3/15-9/2/15	10.39
INTEGRATED TECHNOLOGIES	31318	contract base rate for 008/1/15-08/31/15	55.00
US BANK	9567 0915	9567 - Amazon	47.98
01-4150-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	67698	Caselle Support & Maintenance	522.00
KETCHUM COMPUTERS, INC.	11974	Data Folder Location	25.00
KETCHUM COMPUTERS, INC.	11975	Whitlist Mt. Express/file clean up	75.00
CROTTY, ROBIN	091315	Contract Services	1,230.00
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	12526121	Sun Valley Guide	695.00
EXPRESS PUBLISHING, INC.	12527370	Display - City Council	67.72
EXPRESS PUBLISHING, INC.	12527425	Legal - SV Air Qtr Report	52.56

Vendor Name	Invoice Number	Description	Net Invoice Amount
EXPRESS PUBLISHING, INC.	12527696	City Council Meeting	67.72
EXPRESS PUBLISHING, INC.	12528117	Legal Fees Hearing	42.32
EXPRESS PUBLISHING, INC.	12528120	Legal Fees Hearing	29.44
EXPRESS PUBLISHING, INC.	12528121	Legal Final Budget	339.57
EXPRESS PUBLISHING, INC.	12528123	Legal - Final Budget	388.08
EXPRESS PUBLISHING, INC.	12528124	Legal Amend 14-15	314.88
EXPRESS PUBLISHING, INC.	12528135	Special Council Meeting	67.72
EXPRESS PUBLISHING, INC.	12528738	Legal - Ordinance 1137	101.20
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
US BANK	9567 0915	9567 - Phone Insurance	9.95
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG			
ASSOCIATION OF IDAHO CITIES	2000000795	ICCTFOA - ONE DAY REGISTRATION	128.00
CADY, SANDRA E.	091515	Travel Expenses - Sandy Cady - ICCTFOA Conf.	212.15
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST			
SMG CONSULTING	091015	City Council/Sun Valley Alliance	3,029.92
SMG CONSULTING	091015	Meeting Prep & Expenses	2,384.04
01-4150-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	L20878802572	L208-788-0257 262M 090115	391.71
SENTINEL FIRE & SECURITY, IN	5231	Monitoring Charge	90.00
01-4150-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	11956	Monthly Workstation Maintenance	1,910.00
US BANK	2933 0815	2933- Amazon	49.13
01-4150-5150 COMMUNICATIONS			
ACCELA	10885	Media Traq Monthly Subscription	475.00
CERTIFIED FOLDER DISPLAY SE	503910	Brochures	338.20
EXPRESS PUBLISHING, INC.	12526974	Employment	120.65
EXPRESS PUBLISHING, INC.	12526974.1	Employment	120.65
EXPRESS PUBLISHING, INC.	12527004	Chip Seal	304.74
EXPRESS PUBLISHING, INC.	12528134	P & Z Meeting	67.72
TIMES NEWS	5598-1	Job Announcement Ad	497.00
US BANK	9567 0915	9567 - Facebook	20.00
US BANK	9567 0915	9567 - Constant Contract	95.00
US BANK	9567 0915	9567 - Coffee Grinder	10.00
US BANK	9567 0915	9567 - DRI Printing	148.18
US BANK	9567 0915	9567 - Paypal	29.00
JO MURRAY PUBLIC RELATION	867	Professional Services August 1 - 31	3,420.55
01-4150-5200 UTILITIES			
CLEAR CREEK DISPOSAL	908319	960 082815	49.00
CLEAR CREEK DISPOSAL	909512	951449 082815	60.00
IDAHO POWER	2203990334 09	2203990334 09/11/15	91.13
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
JEFF MINTZ WINDOW CLEANIN	5081	Window Cleaning at City Hall & Ore Wagon	630.00
THOMAS PLUMBING & HEATIN	62110	Repairs	37.89
WAXIE SANITARY SUPPLY	75497270	Supplies	474.20
Total ADMINISTRATIVE SERVICES:			19,805.61

LEGAL

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4160-4200 PROFESSIONAL SERVICES			
MOORE SMITH BUXTON & TUR	090315	J1536-03 General	7,911.49
MOORE SMITH BUXTON & TUR	090315	J1536-27 General P&Z	1,788.00
MOORE SMITH BUXTON & TUR	090315	J1536-53 - MSSV Lawsuit	3,672.00
MOORE SMITH BUXTON & TUR	090315	J1536-53 - MSSV Lawsuit	1,049.85
Total LEGAL:			14,421.34

PLANNING & BUILDING**01-4170-2500 HEALTH INSURANCE-CITY**

STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	43.20
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	43.20

01-4170-3100 OFFICE SUPPLIES & POSTAGE

ATKINSONS' MARKET	01031419	Design Review Workshop	35.08
BLUEPRINTING	071615	Full Color Map for Zoning	98.40
BUSINESS AS USUAL	127598	Envelopes	21.00
COPY & PRINT, L.L.C.	67255	Office Supplies	53.98
COPY & PRINT, L.L.C.	67482	Office Supplies	19.00
COPY & PRINT, L.L.C.	67490	Office Supplies	20.42
COPY CENTER	709	Zoning Maps	84.00
GREAT AMERICA LEASING COR	17564330	Copier Lease	314.40
INTEGRATED TECHNOLOGIES	31234	contract base rate for 8/3/15-9/2/15	20.79
INTEGRATED TECHNOLOGIES	31663	contract base rate for 008/815-9/7/15	63.53
INTEGRATED TECHNOLOGIES	31664	contract base rate for 8/8/15-9/7/15	167.96
US BANK	0543 0815	0543 - Kenadery	91.35

01-4170-4200 PROFESSIONAL SERVICES

KETCHUM COMPUTERS, INC.	11976	Computer setup	225.00
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01-4170-4210 PROFESSIONAL SERVICES - IDBS

DIVISION OF BUILDING SAFETY	091615	Building Permit Fees	7,280.00
DIVISION OF BUILDING SAFETY	091615	Plan Check Fees	2,610.00

01-4170-4500 GEOGRAPHIC INFO SYSTEMS

ESRI	2004MPA285	Supplies	1,300.00
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01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH

US BANK	0543 0815	0543 - International code council	135.00
US BANK	0543 0815	0543 - International code council	75.00

01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM

BRIM, MORGAN	090915	Travel Reimbursement	591.43
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Total PLANNING & BUILDING:

13,292.74

CONTRACT FOR SERVICES**01-4196-6500 KCDC (KIC INNOVATION CENTER)**

KETCHUM COMMUNITY DEVEL	090415	Monthly Contract	6,433.34
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Total CONTRACT FOR SERVICES:

6,433.34

POLICE**01-4210-2500 HEALTH INSURANCE-CITY**

STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	.72
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Vendor Name	Invoice Number	Description	Net Invoice Amount
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	.72
01-4210-4200 PROFESSIONAL SERVICES			
IDAHO STATE POLICE	S6013007	Fingerprint Processing	39.75
Total POLICE:			41.19
Total GENERAL FUND:			207,358.68

WAGON DAYS FUND**WAGON DAYS EXPENDITURES****02-4530-3200 OPERATING SUPPLIES**

ALBERTSONS	942015	Wagon Days Parade Event	381.51
CHATEAU DRUG CENTER	1443009	Flag Tape for Wagon Days	16.12
CHATEAU DRUG CENTER	1443934	Wagon Days Expense	28.92
CHATEAU DRUG CENTER	1444073	Wagon Days Expense	17.08
JESINGER, CINDY	090115	Reimbursement for Wagon Days Supplies	803.90
PERRY'S	2015082612000	Wagon Days Safety Meeting	47.15
SYSCO	609801556	Supplies for Wagon Days	446.13
WINDYCITY ARTS, INC.	2015-859	Wagon Days Signs	233.25
PIONEER SALOON, INC.	1	Gift Certificates for Wagon Days	300.00

02-4530-3310 STATE SALES TAX

STATE TAX COMMISSION	20989 0915	Permit # 00020989 08/01/15-08/3115	701.45
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02-4530-4200 PROFESSIONAL SERVICES

JUDY'S DESIGN HOUSE LLC	00876	Misc. Wagon Days Expenses	1,507.55
JUDY'S DESIGN HOUSE LLC	00889	Misc. Wagon Days Expenses	2,099.12
ROAD WORK AHEAD CONST. SU	TS-1373	Flagging for the Wagon Days Event	2,130.19
RENNER, MATT	090115	MEANDERING MUSICIAN AND EQUIP - WAGON DAYS	200.00
ANGEL, COLT	09042015	Wagon Days Poet	150.00
PARIS, RON	09042015	Wagon Days Poet	150.00

Total WAGON DAYS EXPENDITURES: 9,212.37

Total WAGON DAYS FUND: 9,212.37

STREET MAINTENANCE FUND**STREET****04-4310-2500 HEALTH INSURANCE-CITY**

STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	68.13
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	68.13

04-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)

NBS-NATIONAL BENEFIT SERVI	CP112123	125 Dependant Care Pay Period: 08/31/15	318.14
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04-4310-3200 OPERATING SUPPLIES

ATKINSONS' MARKET	01037795	Olive Oil for the Wagon's	8.99
BUSINESS AS USUAL	127239	Office Supplies	120.25
D AND B SUPPLY	21617	Uniforms	22.99
NAPA AUTO PARTS	827330	Gloves	51.96
TREASURE VALLEY COFFEE IN	2160-04202292	COFFEE	47.10
WOOD RIVER LOCK SHOP	8545	Keys and service call	114.25
YELLOWSTONE LEATHER PROD	61145	Gloves	198.84

Vendor Name	Invoice Number	Description	Net Invoice Amount
04-4310-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	806977	37269 - 083115	590.79
US BANK	4226 0915	2022 - Cenex	262.00
US BANK	4226 0915	2022 - Freedom 43	59.00
US BANK	4226 0915	2022 - Cenex	67.39
04-4310-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	11958	Monthly Workstation Maintenance	295.00
MOORE SMITH BUXTON & TUR	090315	J1536-51 Streets	210.00
Dick York's Auto Service	66057	Tow	130.00
Dick York's Auto Service	66482	Tow	65.00
04-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	4226 0915	2022 - Best Western	89.99
US BANK	4226 0915	2022 - Beaver Creek Inn	105.93
US BANK	9591 0815	9591 - USGBC Home Subscription	15.00
RUBEL, SHELLIE	091515	Travel Reimbursement	100.00
04-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
NAPA AUTO PARTS	827509	Oil	173.88
NAPA AUTO PARTS	827676	Halogen Bulb	35.08
RIVER RUN AUTO PARTS	6538-89697	Supplies	44.66
SIX STATES DISTRIBUTORS, INC	1211469	returned oil bath seal	39.00-
SIX STATES DISTRIBUTORS, INC	12139830	Parts	966.85
SIX STATES DISTRIBUTORS, INC	12139997	credit	11.08
04-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
A.C. HOUSTON LUMBER CO.	014-504468	supplies	21.71
BARRY EQUIPMENT RENTAL	139188-1	Parts & Supplies	87.01
FREIGHTLINER OF IDAHO	176458	Parts & Supplies	130.80
KENWORTH SALES COMPANY	JERIN1517999	Parts	118.41
KENWORTH SALES COMPANY	JERIN1518026	Parts	118.41
METROQUIP, INC.	00029248	Parts for Pelican	190.82
METROQUIP, INC.	00029332	Supplies	511.72
METROQUIP, INC.	00029351	Scaper/Hose/Tow Bar	120.76
NAPA AUTO PARTS	827401	Oil Filter	51.16
PLATT	H557883	Supplies	5.36
RIVER RUN AUTO PARTS	6538-89749	Supplies	28.95
RIVER RUN AUTO PARTS	6538-89786	Parts & Supplies	22.76
RIVER RUN AUTO PARTS	6538-90263	Tire Cleaner	16.47
RIVER RUN AUTO PARTS	6538-90301	2 cyle oil	2.08
US BANK	4226 0915	2022 - Graham Tire	182.27
US BANK	4226 0915	2022 - GCR Tures	187.70
WESTERN STATES CAT	PC040235003	Paint	193.44
JACKSON GROUP PETERBILT	148508	Parts & Supplies	171.28
JACKSON GROUP PETERBILT	CM147496	Core return	165.00-
04-4310-6910 OTHER PURCHASED SERVICES			
AMERIPRIDE LINEN	2400447090	241076800 09/02/15	37.60
AMERIPRIDE LINEN	2400448926	241076800 09/09/15	77.90
AMERIPRIDE LINEN	2400450783	241076800 09/16/15	62.15
04-4310-6920 SIGNS & SIGNALIZATION			
BIG WOOD LANDSCAPE, INC.	6763	Paver Repair/Installation Labor	157.50
ECONO SIGNS LLC	10-924003	Signage	721.88
04-4310-6930 STREET LIGHTING			
IDAHO POWER	22000059315 0	2200059315 09/10/15	6.38

Vendor Name	Invoice Number	Description	Net Invoice Amount
IDAHO POWER	22001174667 0	2200174667 09/10/15	8.57
IDAHO POWER	2200506786 09	2200506786 09/10/15	6.93
IDAHO POWER	2202627564 09	2202627564 09/10/15	18.69
IDAHO POWER	2203855230 08	2203855230 08/20/15	72.09
IDAHO POWER	2205963446 09	2205963446 09/10/15	97.01
PLATT	H515217	Wire Nuts for Street Lights	39.71
PLATT	H557200	Parts & Supplies	10.98
PLATT	H567810	Supplies	10.98
PLATT	H601537	Supplies	21.05

04-4310-6950 MAINTENANCE & IMPROVEMENTS

ANDERSON ASPHALT PAVING	5320	Asphalt	55.40
COATINGS PLUS	7353	painting 13 panels & 2 handrails	725.00
GLENDALE CONSTRUCTION INC	51223	Dumping Asphalt	25.05
IDAHO POWER	2203027632 09	2203027632 09/10/15	5.92
IDAHO TRAFFIC SAFETY INC	17625	Bike Path Saddle Rd & Warm Springs	420.00
US BANK	4226 0915	2022 - City of Hailey	65.00
WALKER SAND AND GRAVEL	00420276	Road Mix	78.89
WALKER SAND AND GRAVEL	00421078	DUMP Organic	186.20
WALKER SAND AND GRAVEL	00421097	DUMP Organic	149.00
WALKER SAND AND GRAVEL	00421410	DUMP Organic	98.60
WALKER SAND AND GRAVEL	00421422	DUMP Organic	104.90
WALKER SAND AND GRAVEL	00421658	DUMP Organic	143.20
WALKER SAND AND GRAVEL	420498	DUMP Organic	81.00

Total STREET: 9,685.12

Total STREET MAINTENANCE FUND: 9,685.12

FIRE & RESCUE FUND**FIRE & RESCUE****10-4230-2500 HEALTH INSURANCE-CITY**

STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	45.54
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	45.54

10-4230-2505 HEALTH REIMBURSEMENT ACCT(HRA)

NBS-NATIONAL BENEFIT SERVI	CP112123	125 Dependant Care Pay Period: 08/31/15	965.04
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10-4230-3200 OPERATING SUPPLIES

ALSCO - AMERICAN LINEN DIVI	LBOI1303044	towels	12.50
ALSCO - AMERICAN LINEN DIVI	LBOI1307556	Shop Towels	12.69
ATKINSONS' MARKET	02068207	Coffee	4.39
ATKINSONS' MARKET	03076016	Coffee	13.00
ATKINSONS' MARKET	04064794	Supplies	8.54
ATKINSONS' MARKET	07022509	Groceries	15.18
ATKINSONS' MARKET	7053717	Gift Basket for Lara McLean	37.50
BUSINESS AS USUAL	127540	Office Supplies	8.75
CHATEAU DRUG CENTER	1446553	Office Supplies	4.98
COPY & PRINT, L.L.C.	67255	Office Supplies	13.50
COPY & PRINT, L.L.C.	67482	Office Supplies	4.74
COPY & PRINT, L.L.C.	67490	Office Supplies	6.75
DAVIS EMBROIDERY	25501	Embroidery Services	188.63
ENGLEHART, ROBERT	091015	Reimbursement for parts	300.10
INTEGRATED TECHNOLOGIES	31234	contract base rate for 8/3/15-9/2/15	5.20
INTERSTATE BATTERY CENTER	25242081	Parts	57.73
LIVE AUDIO PRODUCTION	082715	PA System Rental and wireless mics	75.00
RIVER RUN AUTO PARTS	6538-88647	OPP Sup.	11.97

Vendor Name	Invoice Number	Description	Net Invoice Amount
US BANK	2891 0815	2891 - Acco Brands Direct	38.69
US BANK	2891 0815	2891 - Amazon	10.50
US BANK	2891 0815	2891 - Amazon	40.67
US BANK	2891 0815	2891 - Amazon	15.37
10-4230-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	806975	37267 083115	175.94
10-4230-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	2891 0815	2891 - SV Brewery	17.63
10-4230-5100 TELEPHONE & COMMUNICATIONS			
UNITED COMMUNICATIONS CO	809250	Two Way Radio Repair Labor	52.38
US BANK	2891 0815	2891 - Active 911	309.38
10-4230-5900 REPAIR & MAINTENANCE-BUILDINGS			
AMERICAN MECHANICAL COPR	6804	Labor and Maintenance on Swamp Cooler	168.12
EC POWER SYSTEMS	237577	Service on Generator	249.73
Hutton Communications inc.	2871841	Supplies	86.10
10-4230-6000 REPAIR & MAINT--AUTOMOTOVE EQU			
HUGHES FIRE EQUIPMENT, INC.	497496	Repairs to Pumper	141.67
RIVER RUN AUTO PARTS	6538-88666	Relay - Accesspru	18.23
RIVER RUN AUTO PARTS	6538-88821	Returned	18.23-
RIVER RUN AUTO PARTS	6538-90052	Oil	134.32
WATTS HYDRAULIC & REPAIR	159604	Cleaner for AT Ladder	72.00
10-4230-6100 REPAIR & MAINT--MACHINERY & EQ			
A.C. HOUSTON LUMBER CO.	014-498015	Motor Oil for Hydrants	5.69
10-4230-6910 OTHER PURCHASED SERVICES			
ALADTEC, INC.	11416	Online employee scheduling Workforce Mgmt. System	348.75
EMERGENCY REPORTING	2015-2041	Semiannual inv. for Fire & EMS Combo Package for July 15 - Dec. 15	354.81
KETCHUM COMPUTERS, INC.	11977	Computer Maintenance	171.88
MTE COMMUNICATIONS	056983 0915	DSL Digital Subscriber Line	17.26
Total FIRE & RESCUE:			4,248.16
Total FIRE & RESCUE FUND:			4,248.16
AMBULANCE SERVICE FUND			
AMBULANCE SERVICE			
14-4260-2500 HEALTH INSURANCE-CITY			
STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	75.42
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	75.42
14-4260-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP112123	125 Dependant Care Pay Period: 08/31/15	965.04
14-4260-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBO11303044	towels	12.50
ALSCO - AMERICAN LINEN DIVI	LBO11307556	Shop Towels	12.69
ATKINSONS' MARKET	02068207	Coffee	4.38
ATKINSONS' MARKET	03076016	Coffee	12.99
ATKINSONS' MARKET	04064794	Supplies	8.54
ATKINSONS' MARKET	07022509	Groceries	15.17
ATKINSONS' MARKET	7053717	Gift Basket for Lara McLean	37.50

Vendor Name	Invoice Number	Description	Net Invoice Amount
BUSINESS AS USUAL	127540	Office Supplies	8.75
CHATEAU DRUG CENTER	1446553	Office Supplies	4.98
COPY & PRINT, L.L.C.	67255	Office Supplies	13.50
COPY & PRINT, L.L.C.	67482	Office Supplies	4.75
COPY & PRINT, L.L.C.	67490	Office Supplies	6.75
DAVIS EMBROIDERY	25501	Embroidery Services	188.62
ENGLEHART, ROBERT	091015	Reimbursement for parts	300.11
INTEGRATED TECHNOLOGIES	31234	contract base rate for 8/3/15-9/2/15	5.19
INTERSTATE BATTERY CENTER	25242081	Parts	57.73
LIVE AUDIO PRODUCTION	082715	PA System Rental and wireless mics	75.00
NORCO	16686926	ACCT 54794	74.73
NORCO	16715189	ACCT. 52355	31.68
NORCO	16716165	ACCT 54794	248.00
RIVER RUN AUTO PARTS	6538-88647	OPP Sup.	11.97
US BANK	2891 0815	2891 - Amazon	15.36
US BANK	2891 0815	2891 - wiseguy	106.56
US BANK	2891 0815	2891 - Amazon	10.49
US BANK	2891 0815	2891 - Acco Brands Direct	38.68
US BANK	2891 0815	2891 - Amazon	40.67
ST. LUKES HEALTH SYSTEM	IN07295	Pharmacy & Med Supplies	499.24
14-4260-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	806975	37267 083115	304.43
14-4260-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	2891 0815	2891 - SV Brewery	17.63
14-4260-5100 TELEPHONE & COMMUNICATIONS			
UNITED COMMUNICATIONS CO	809250	Two Way Radio Repair Labor	52.38
US BANK	2891 0815	2891 - Active 911	309.37
14-4260-5900 REPAIR & MAINTENANCE-BUILDINGS			
AMERICAN MECHANICAL COPR	6804	Labor and Maintenance on Swamp Cooler	168.11
EC POWER SYSTEMS	237577	Service on Generator	249.73
Hutton Communications inc.	2871841	Supplies	86.10
14-4260-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
RIVER RUN AUTO PARTS	6538-90052	Oil	44.78
RIVER RUN AUTO PARTS	6538-90059	Oil Filter	9.00
14-4260-6910 OTHER PURCHASED SERVICES			
ALADTEC, INC.	11416	Online employee scheduling Workforce Mgmt. System	348.75
EMERGENCY REPORTING	2015-2041	Semiannual inv. for Fire & EMS Combo Package for July 15 - Dec. 15	354.81
KETCHUM COMPUTERS, INC.	11977	Computer Maintenance	171.88
MTE COMMUNICATIONS	056983 0915	DSL Digital Subscriber Line	17.26
Total AMBULANCE SERVICE:			5,096.64
Total AMBULANCE SERVICE FUND:			5,096.64
PARKS AND RECREATION FUND			
PARKS AND RECREATION			
18-4510-2500 HEALTH INSURANCE-CITY			
STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	50.94
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	50.94

Vendor Name	Invoice Number	Description	Net Invoice Amount
18-4510-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP112123	125 Dependant Care Pay Period: 08/31/15	1,352.93
18-4510-3100 OFFICE SUPPLIES & POSTAGE			
OFFICE VALUE	0589642-001	Supplies	198.79
OFFICE VALUE	0589642-002	Office Supplies	1.09
18-4510-3200 OPERATING SUPPLIES			
SYSCO	609873167	Supplies	174.70
ADA COUNTY PROCESSING CEN	090315	Release of Liability Sale of 1992 Mazda	3.50
18-4510-3210 SPECIAL EVENT SUPPLIES			
ATKINSONS' MARKET	02070812	Supplies	209.17
18-4510-3250 RECREATION SUPPLIES			
ATKINSONS' MARKET	07028136	Supplies	222.34
ATKINSONS' MARKET	07028137	Supplies	5.52
US BANK	2037 0915	2037 - SV Marking	50.00
18-4510-3300 RESALE ITEMS-CONCESSION SUPPLY			
SYSCO	609873167	Supplies	506.84
18-4510-4200 PROFESSIONAL SERVICES			
CLEAR CREEK DISPOSAL	0000909154	56339	210.16
CLEAR CREEK DISPOSAL	0000909155	56339	111.16
CLEAR CREEK DISPOSAL	0000909156	56339	99.00
KETCHUM COMPUTERS, INC.	11957	Monthly Workstation Maintenance	280.00
SENTINEL FIRE & SECURITY, IN	4951	Monitoring Charge	90.00
US BANK	2037 0915	2037 - drop Box	99.00
18-4510-4210 PROFESSIONAL SERVICE-CITY TREES			
ARBOR CARE	33520	3 Trees	240.00
ARBOR CARE	33521	Tree Maintenance	1,558.00
18-4510-4220 PROF.SERV-CITY BEAUTIFICATION			
LILY & FERN	81	August Flower & Plant Maintenance	3,085.64
18-4510-4410 ADVERTISING & PUBLICATIONS			
COPY CENTER	704	KAC Posters	307.50
18-4510-5200 UTILITIES			
IDAHO POWER	2203313446 09	2203313446 09/10/15	12.02
INTERMOUNTAIN GAS	091815	491 E. Sun Valley Rd. Fire Pit	4.14
18-4510-6950 MAINTENANCE & IMPROVEMENTS			
A.C. HOUSTON LUMBER CO.	014-503279	supplies	48.88
CHATEAU DRUG CENTER	1446378	Supplies	9.49
CHATEAU DRUG CENTER	1446708	Bathrooms	17.73
CLEAR CREEK DISPOSAL	909154	909154 - 082815	105.16
ECOLAB FOOD SAFETY SEPCIA	93950296	supplies	92.96
FOUR SEASONS SPA & POOL, LL	53206	4 Large Filter Clean	120.00
GEM STATE PAPER & SUPPLY	969351-00	Paper Supplies	436.32
PIPECO, INC.	S2225043.001	supplies	18.98
PIPECO, INC.	S2231120.001	parts	3.65
Total PARKS AND RECREATION:			9,776.55

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total PARKS AND RECREATION FUND:			9,776.55
ORIGINAL LOT FUND			
ORIGINAL LOT TAX			
22-4910-2500 HEALTH INSURANCE-CITY			
STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	13.41
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	13.41
22-4910-6040 SUN VALLEY MARKETING ALLIANCE			
VISIT SUN VALLEY	5563	City of Ketchum Contract 07/01/15 - 09/30/15	112,500.00
22-4910-6060 EVENTS/PROMOTIONS			
SADDLETREE	5186	Framing for Wagon Days reproductions	495.00
22-4910-6080 MOUNTAIN RIDES			
MOUNTAIN RIDES	4417	Monthly Installment	45,833.37
Total ORIGINAL LOT TAX:			158,855.19
Total ORIGINAL LOT FUND:			158,855.19
ADDITIONAL1%-LOT FUND			
ADDITIONAL 1%-LOT			
25-4910-4220 SUN VALLEY AIR SERVICE BOARD			
SUN VALLEY AIR SERVICE BOA	090915	July 2015 Additional 1%	210,373.85
SUN VALLEY AIR SERVICE BOA	090915	Direct Cost's	5,471.08-
Total ADDITIONAL 1%-LOT:			204,902.77
Total ADDITIONAL1%-LOT FUND:			204,902.77
WATER FUND			
WATER EXPENDITURES			
63-4340-2500 HEALTH INSURANCE-CITY			
STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	49.23
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	49.23
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP112123	125 Dependant Care Pay Period: 08/31/15	258.69
63-4340-3100 OFFICE SUPPLIES & POSTAGE			
UNIFIED OFFICE SERVICES	207391	office supplies	43.73
63-4340-3200 OPERATING SUPPLIES			
AMERIPRIDE LINEN	2400448914	241076901 09/09/15	21.40
AMERIPRIDE LINEN	2400448915	241076900 09/09/15	131.79
AMERIPRIDE LINEN	2410045526	241076900 08/28/15	11.64
GO-FER-IT	51177	Shipping Services	29.00
TREASURE VALLEY COFFEE IN	2160-04193865	COFFEE	57.10
UPS STORE #2444	4882221	Shipping - Sparleng Meter	221.84
US BANK	9591 0815	9591 - Albertsons	5.30
63-4340-3250 LABORATORY/ANALYSIS			
MAGIC VALLEY LABS, INC.	53315	Testing	431.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
63-4340-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	806979	37271 083115	538.65
63-4340-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	67698	Caselle Support & Maintenance	522.00
MOORE SMITH BUXTON & TUR	090315	J1536-55 Big & Little Wood River Water	6,289.64
MOORE SMITH BUXTON & TUR	090315	J1536-23 Water	255.00
MOORE SMITH BUXTON & TUR	090315	J1536-47 Conjunctive Management - Water	114.63
TOGNONI, GIO	090115	Travel Reimbursement	50.00
WATER FUTURES	090915	Water & Energy Strategic Analysis Plan	3,500.00
SPF WATER ENGINEERING	20500	S1201.0010 Ketchum WRVC BWR & LWR	5,206.22
63-4340-4300 STATE & WA DISTRICT FEES			
IDAHO DEPT. OF ENVIRONMEN	20160857	Assessment Due	7,000.00
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO BUREAU OF OCCUPATIO	090315	License Renewals for Matt Wilcox	120.00
IDAHO BUREAU OF OCCUPATIO	091415	License Renewal for Gio Tagnoni	60.00
OXFORD SUITES BOISE	BSE-1649	Gio Tognoni - BSE-1469	166.00
TOGNONI, GIO	090115	Travel Reimbursement	58.11
US BANK	9591 0815	9591 - The Burger Grill	19.42
US BANK	9591 0815	9591 - USGBC Home Subscription	15.00
63-4340-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	11959	Monthly Workstation Maintenance	450.00
US BANK	9591 0815	9591 - Amazon	39.50
63-4340-5200 UTILITIES			
DIG LINE	0052564-IN	Monthly Fee	66.45
IDAHO POWER	2202458903 08	2202458903 08/19/15	75.93
IDAHO POWER	2203658592 09	2203658592 09/09/15	14,459.33
IDAHO POWER	2206786259 08	2206786259 08/19/15	45.58
63-4340-6000 REPAIR & MAINT-AUTO EQUIP			
AW DIRECT, INC.	S101861152	Mini Lightbar	269.95
AW DIRECT, INC.	S101895057	Mini Lightbar	568.23
LES SCHWAB	11700252341	2 tubeless tires	1,474.94
LES SCHWAB	11700257481	Brake Repair	344.50
RIVER RUN AUTO PARTS	6538-89896	Seat Covers	105.45
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
ASSOCIATED CONSTRUCTION S	15-499	Bill remaining 40% of estimate	2,215.51
DIG LINE	0052564-IN	Monthly Fee	66.46
63-4340-7800 CONSTRUCTION			
LUNCEFORD EXCAVATION, INC.	6259	repairs	3,800.50
LUNCEFORD EXCAVATION, INC.	6265	Excavation	580.00
USA BLUEBOOK	735628	Repair Clamp	237.07
Total WATER EXPENDITURES:			50,024.02
Total WATER FUND:			50,024.02
WATER CAPITAL IMPROVEMENT FUND			
WATER CIP EXPENDITURES			

Vendor Name	Invoice Number	Description	Net Invoice Amount
64-4340-6900 MISC SERVICES & CHARGES			
ASSOCIATED CONSTRUCTION S	15-495	60% of Estimate	3,323.27
64-4340-7650 WATER METERS			
FERGUSON ENTERPRISES, INC.	0617124	Lime Light Hotel reprogrammable meter	4,880.76
FERGUSON ENTERPRISES, INC.	0617142	Meter Project	53.68
64-4340-7651 WA METERS TO FLAT RATE CUSTMRS			
FERGUSON ENTERPRISES, INC.	0618249	Supplies	1,583.12
Total WATER CIP EXPENDITURES:			9,840.83
Total WATER CAPITAL IMPROVEMENT FUND:			9,840.83
WASTEWATER FUND			
WASTEWATER EXPENDITURES			
65-4350-2500 HEALTH INSURANCE-CITY			
STARLEY-LEAVITT INS. AGENC	462931	Service Fee 9/1/15	94.23
STARLEY-LEAVITT INS. AGENC	467099	Service Fee 10/1/15	94.23
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)			
NBS-NATIONAL BENEFIT SERVI	CP112123	125 Dependant Care Pay Period: 08/31/15	982.02
65-4350-3100 OFFICE SUPPLIES & POSTAGE			
UNIFIED OFFICE SERVICES	207391	office supplies	43.73
65-4350-3200 OPERATING SUPPLIES			
A.C. HOUSTON LUMBER CO.	014-504824	Shop Vac Filter	14.09
A.C. HOUSTON LUMBER CO.	014-505295	returned shop vac filter	14.09-
AMERIPRIDE LINEN	2400448913	241021000 09/09/15	103.30
AMERIPRIDE LINEN	2400448914	241076901 09/09/15	21.41
AMERIPRIDE LINEN	2410045310	credit for kietchen towels 241021000	56.33-
ATKINSONS' MARKET	02073563	Salt Pellet's	9.06
L.L. GREEN'S HARDWARE	A389994	Broadcast spreader	62.99
UPS STORE #2444	48888337	Shipping	10.47
UPS STORE #2444	82595	Shipping	10.47
US BANK	9591 0815	9591 - Albertsons	5.30
65-4350-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E244140 CR	credit for drums	135.00-
GEM STATE WELDERS SUPPLY,I	E244286	Chemicals	45.00-
GEM STATE WELDERS SUPPLY,I	E244352	Chemicals	252.24
NORTH CENTRAL LABORATORI	360641	Chemicals	762.74
THATCHER COMPANY, Inc.	1369904	Chemicals	3,091.20
65-4350-4200 PROFESSIONAL SERVICES			
CASELLE, INC.	67698	Caselle Support & Maintenance	522.00
MOORE SMITH BUXTON & TUR	090315	J1536-22 Sewer	37.50
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	9591 0815	9591 - USGBC Home Subscription	15.00
US BANK	9591 0815	9591 - The Burger Grill	19.41
US BANK	9591 0815	9591 - CEU Plan	23.95
TECHNICAL MARKETING, MFG I	083115	Training for Brandon Lynch	2,495.00
65-4350-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	11959	Monthly Workstation Maintenance	325.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
US BANK	9591 0815	9591 - amazon	39.49
65-4350-5200 UTILITIES			
IDAHO POWER	2206786259 08	2206786259 08/19/15	45.58
65-4350-6000 REPAIR & MAINT-AUTO EQUIP			
LES SCHWAB	11700250901	Flat Repair	36.94
LES SCHWAB	11700257306	Flat Repair	36.94
NAPA AUTO PARTS	826037	supplies	36.99
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
HACH	9542450	Keyboard	430.89
PLATT	H569985	Supplies	16.06
RIVER RUN AUTO PARTS	6538-90152	Supplies	44.00
SHERWIN-WILLIAMS CO.	1239-2	Supplies	11.30
SHERWIN-WILLIAMS CO.	1259-0	Epoxy Kit	165.04
SHERWIN-WILLIAMS CO.	1430-7	Supplies	30.58
US BANK	9591 0815	9591 - Russell Industries	33.42
US BANK	9591 0815	9591 - Battery 2 Batteries	39.45
WESTERN STATES CAT	WO040097340	Trouble Shoot & repair	1,089.23
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA			
AMERIPRIDE LINEN	2400448913	241021000 09/09/15	18.23
AMERIPRIDE LINEN	2410045310	credit for kietchen towels 241021000	9.94
KETCHUM COMPUTERS, INC.	11959	Monthly Workstation Maintenance	30.00
UNIFIED OFFICE SERVICES	207391	office supplies	15.43
65-4350-7600 OTHER MACH & EQUIP			
INSTRUMENT & SUPPLY WEST, I	0002347-IN	Supplies	34,329.62
Total WASTEWATER EXPENDITURES:			45,184.17
Total WASTEWATER FUND:			45,184.17
WASTEWATER CAPITAL IMPROVE FND			
WASTEWATER CIP EXPENDITURES			
67-4350-7808 HEADWORKS PLANNING & DESIGN			
HDR ENGINEERING, INC.	00233737-B	Professional Services	3,890.66
Total WASTEWATER CIP EXPENDITURES:			3,890.66
Total WASTEWATER CAPITAL IMPROVE FND:			3,890.66
PARKS/REC DEV TRUST FUND			
PARKS/REC TRUST EXPENDITURES			
93-4900-6800 KETCHUM ARTS COMMISSION			
WINDYCITY ARTS, INC.	2015-886	KAC Trust	6,591.50
Total PARKS/REC TRUST EXPENDITURES:			6,591.50
Total PARKS/REC DEV TRUST FUND:			6,591.50
Grand Totals:			724,666.66

Vendor Name	Invoice Number	Description	Net Invoice Amount
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Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"-"9449009999", "9910000000"-"9911810000"



City of Ketchum

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

September 21, 2015

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation to Accept the Terms of the Engagement For Auditing Services from Dennis R. Brown, CPA

Introduction/History

The City engaged Dennis R. Brown, CPA for auditing services for the Fiscal Years ending September 30, 2012, September 30, 2013 and September 30, 2014. The engagement included any and all out of pocket costs for travel, supplies, food and lodging.

Current Report

Dennis Brown's proposal for auditing services is for Fiscal Years ending September 30, 2015. The audit objective and procedures are outlined in the engagement letter. This engagement is not intended to bind future City Councils and may be rescinded by either party upon 60 days written notice.

Financial Requirement/Impact

Auditing Service Fee for 2014 was \$7,800. The Auditing Service Fee for 2015 is \$7,900, an increase of \$100.

Recommendation

I respectfully recommend the City Council accept the Terms of the Engagement for Auditing Services with Dennis R. Brown, CPA.

Recommended Motion

"I move to accept the Terms of Engagement for Auditing Services with Dennis R. Brown, CPA."

Sincerely,

Sandra E. Cady, CMC
City Treasurer/Clerk



828 Blue Lakes Boulevard North • P.O. Box 2367 • Twin Falls, Idaho 83303 • (208) 733-1161 • Fax: (208) 733-6100

June 29, 2015

City of Ketchum Idaho
Ketchum, Idaho

I am pleased to confirm my understanding of the services I am to provide the City of Ketchum, Idaho (City) for the year ended September 30, 2015. I will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the City of Ketchum, Idaho as of and for the year ended September 30, 2015. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of my engagement, I will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I will not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Information

I have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. I will subject the following supplementary information to the auditing procedures applied in my audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and I will provide an opinion on it in relation to the financial statements as a whole, in a separate written report accompanying my auditor's report on the financial statements.

Audit Objectives

The objective of my audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. My audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the City and other procedures I consider necessary to enable me to express such opinions. I will issue a written report upon completion of my audit of the City's financial statements. My report will be addressed to the City Council of the City of Ketchum, Idaho. I cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for me to modify my opinions or add emphasis-of-matter or other-matter paragraphs. If my opinions on the financial statements are other than unmodified, I will discuss the reasons with you in advance. If, for any reason, I am unable to complete the audit or am unable to form or have not formed opinions, I may decline to express opinions or issue reports, or may withdraw from this engagement.

I will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during my audit I become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, I will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, my audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. I will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because I will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by me, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, I will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to my attention. I will also inform the appropriate level of management of any violations of laws or governmental regulations that come to my attention, unless clearly inconsequential, and of any material abuse that comes to my attention. My responsibility as auditor is limited to the period covered by my audit and does not extend to later periods for which I am not engaged as auditor.

My procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. I will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of my audit, I will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

My audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that I consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. My tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in my report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, I will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, I will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of my audit will not be to provide an opinion on overall compliance and I will not express such an opinion in my report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

I will also assist in preparing the financial statements and related notes of the City in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*.

Management Responsibilities

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to me in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing me of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that I report.

You are responsible for the preparation of the supplementary information, which I have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include my report on the supplementary information in any document that contains and indicates that I have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes my report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with my report thereon. Your responsibilities include acknowledging to me in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to me any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to me corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views

on my current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services I provide. You will be required to acknowledge in the management representation letter my assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

I may from time to time, and depending on the circumstances, use third-party service providers in serving your account. I may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, I maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, I will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and I will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that I am unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, I will remain responsible for the work provided by any such third-party service providers.

I understand that your employees will prepare all cash or other confirmations I request and will locate any documents selected by me for testing.

I will provide copies of my reports to the City of Ketchum, Idaho; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of my reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Dennis R Brown, CPA and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. I will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Dennis R. Brown CPA personnel. Furthermore, upon request, I may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the City. If I am aware that a federal awarding agency or auditee is contesting an audit finding, I will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

I expect to begin my audit on approximately October 26, 2015 and to issue my reports no later than November 30, 2015. This estimate annually is based on availability of records and cooperation of City personnel. Dennis R Brown is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

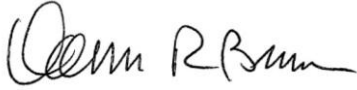
My fee for these services will be at my standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that my gross fee, including expenses, will not exceed \$7,900. My standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, I will discuss it with you and arrive at a new fee estimate before I incur the additional costs.

Government Auditing Standards require that I provide you with a copy of my most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. My 2012 peer review report accompanies this letter.

This engagement is not intended to bind future City Councils and may be rescinded by either party upon 60 days written notice.

I appreciate the opportunity to be of service to the City of Ketchum, Idaho and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let me know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to me.

Very truly yours,



Dennis R. Brown
Certified Public Accountant

RESPONSE:

This letter correctly sets forth the understanding of the City of Ketchum, Idaho.

By: _____

Title: _____

Date: _____

Evans & Poulsen P.A.

Certified Public Accountants

*Members of the American Institute of CPA's
and the Idaho Society of CPA's
Edward G. Evans, CPA
Jeffrey D. Poulsen, CPA*

System Review Report

December 17, 2012

To the Owner of
Dennis R. Brown
and the Peer Review Committee of the Idaho Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Dennis R. Brown (the firm) in effect for the year ended August 31, 2012. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under the *Government Auditing Standards*.

In our opinion, the system of quality control for the accounting and auditing practice of Dennis R. Brown in effect for the year ended August 31, 2012, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Dennis R. Brown has received a peer review rating of *pass*.

Evans & Poulsen

Evans & Poulsen, P.A.



City of Ketchum
Planning & Building

September 21, 2015

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho 83340

Mayor Jonas and City Councilors:

171 East Avenue Townhomes (Also known as Strimple Townhomes) Final Plat

Introduction/History

Greg and Karen Strimple are requesting approval of a townhouse subdivision final plat to accommodate the issuance of certificate of occupancies for two newly constructed attached townhome units. The subject property is located at 171 East Avenue. For further information please refer to attached staff report.

Current Report

See attached staff report.

Financial Requirements/Impacts

No substantial financial impacts are anticipated.

Recommendation

Staff respectfully recommends the City Council approve the 171 East Avenue Townhomes Final Plat.

Recommended Motion

"I move to approve the 171 East Avenue Townhomes Final Plat with conditions 1 - 9."

Sincerely,

A handwritten signature in blue ink, appearing to read "Morgan Brim".

Morgan Brim, AICP
Senior Planner/Current and Long-range Planning Manager

**STAFF REPORT
KETCHUM CITY COUNCIL
REGULAR MEETING OF SEPTEMBER 21, 2015**

PROJECT: 171 East Avenue Townhomes (Also known as Strimple Townhomes) Final Plat

FILE NUMBER: #14-016

OWNERS: Greg and Karen Strimple

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Townhouse Subdivision Final Plat, resulting in a two unit residential detached townhouse development with each unit on a separate subplot.

LOCATION: 171 East Avenue South (Ketchum Townsite, Lot 7A, Block 22)

ZONING: Community Core (CC), Subdistrict C – Urban Residential

OVERLAY: None

NOTICE: The Preliminary Plat was properly notice for both the Planning and Zoning Commission and City Council Meetings. Noticing is not required for the Final Plat.

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

ATTACHMENTS:

- A. Application Form
- B. Proposed Final Plat
- C. Planning and Zoning Commission Findings of Fact Signed September 16, 2015
- D. Draft CC&R's

BACKGROUND

1. The applicant is requesting final plat approval for a two (2) unit, attached townhouse development with each building on a separate subplot. Unit A consists of 2831 square feet of living space, plus two (2) car garage, and Unit B consists of 2665 square feet of living space, plus two (2) car garage. The proposed building is located on a 5,502 square foot lot.
2. The Planning and Zoning Commission voted unanimously on September 14, 2015 to recommend approval of this proposed final plat (Attachment B) and approved the Findings of Fact signed on September 16, 2016 (Attachment C).

General Requirements for all Applications				
<i>City departments concerns were addressed by the preliminary plat conditions of approval. In addition, the final plat was reviewed by Public Works and Street Departments.</i>				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.080	Complete Application
				<i>The final plat was reviewed and approved as submitted by the Public Works Director and Street Superintendent.</i>

Compliance with Zoning District Requirements				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<i>Zoning code requirements were reviewed and approved through the design review and preliminary plat process. The final plat conforms to the preliminary plat.</i>

Townhouse Subdivision Requirements				
EVALUATION STANDARDS: 16.04.070				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standards and Staff Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B OWNERS DOCUMENTS	Owner's Documents. The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.
			Staff Comments	<i>The applicant has made complete final plat application including draft CC&R's. The final documents shall be recorded prior to recordation of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.C PRELIMINARY PLAT PROCEDURE	<p>1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.</p> <p>2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.</p>

			Staff Comments	<i>The Commission has reviewed and recommended approval of the project's design review and preliminary plat applications. Building permits have been issued by the building inspector and construction has commenced on the project. The City Council has approved the preliminary townhouse plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D FINAL PLAT PROCEDURE	<p>1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:</p> <p style="padding-left: 40px;">a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,</p> <p style="padding-left: 40px;">b. Completion of all design review elements as approved by the Planning and Zoning Administrator.</p> <p>2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.</p>
			Staff Comments	<i>The Commission has recommend approval of the final plat and all required procedures shall be followed. The above requirements have been made conditions of approval.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E GARAGE	All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots, provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			Staff Comments	<i>Each unit has an attached garage, and the garages are tied to each unit. The building footprints are shown on the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F GENERAL APPLICABILITY	All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.
			Staff Comments	<i>All other ordinances and regulations shall be followed. The townhouse proposal reflects good layout and planning for the two units as the development relates to the parent parcel, its location and orientation, and the neighborhood.</i>

PLANNING AND ZONING COMMISSION RECOMMENDATION

On September 14, 2015, the Planning and Zoning Commission recommended approval of the Final Plat application for the 171 East Avenue Townhomes, subject to conditions 1 - 9 below.

RECOMMENDED CONDITIONS

1. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;

2. The final plat shall be filed with the Blaine County recorder within one year after final plat approval by the council. Failure to file such final plat within that time shall cause all approvals of such final plat to be null and void;
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
5. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
7. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met.
8. The final plat shall not be signed by the City Clerk and recorded until the townhouse has received:
 - a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,
 - b. Completion of all design review elements as approved by the Planning and Zoning Administrator.
9. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.

Attachment A: Application Form

File Number: _____

CITY OF KETCHUM SUBDIVISION APPLICATION

NAME OF PROPOSED SUBDIVISION: 171 EAST AVENUE TOWNHOMES

OWNER OF RECORD: GREG E. STRIMPLE & KAREN J. STRIMPLE

ADDRESS OF OWNER: 580 EAST ORION COURT, BOISE ID 83702

REPRESENTATIVE OF OWNER: BENCHMARK ASSOCIATES, P.A.

CONTACT: Owner: _____ Representative: X Phone No.: (208) 726-9512
Mailing Address: P.O. BOX 733, Ketchum, ID 83340

LEGAL DESCRIPTION: (attach if necessary) Lot 7A OF KETCHUM TOWNSITE: BLOCK 22 : LOTS 5B, 6A, 7A & 8A, according to the official plat thereof, recorded as Instrument No. 588272, records of Blaine County, Idaho.

STREET ADDRESS: 131 S. East Avenue

SUBDIVISION FEATURES: Number of Lots: 2 Sublots
Number of Dwelling Units: 2

Total land area in acres or square feet: +/- 5502 S.F.

Current Zoning District: CC Proposed Zoning District: CC

Overlay District: Flood _____ Avalanche _____ Pedestrian _____ Mountain _____

Type: Condominium _____ Land _____ PUD _____ Townhouse X

Adjacent land in same ownership in acres or square feet: N/A

Easements to be dedicated on final plat: (describe briefly): Mutual Reciprocal Easements for Public & Private Utilities; Mutual Reciprocal Access Easement; 5-foot Public Utility Easement along exterior property lines

Proposed and existing exterior lighting: (described briefly): Proposed exterior lighting shall conform to City of Ketchum Ordinance.

IMPROVEMENTS TO BE INSTALLED PRIOR TO FINAL PLAT APPROVAL:


Streets Paved	Yes <u>X</u>	No <u> </u>	Water Supply:	Ketchum Municipal	<u>X</u>
Curbs & Gutters	Yes <u> </u>	No <u>X</u>		Private Wells	<u> </u>
Sidewalks	Yes <u> </u>	No <u>X</u>	Sewer System:	Public	<u>X</u>
Street Lights	Yes <u> </u>	No <u>X</u>		Septic	<u> </u>
Street Signs	Yes <u> </u>	No <u>X</u>		Cesspool	<u> </u>
Fire Hydrant(s)	Yes <u> </u>	No <u>X</u>	Power:	Underground	<u>X</u>
Extend Water Lines	Yes <u>X</u>	No <u> </u>		Overhead	<u> </u>
Extend Sewer Lines	Yes <u>X</u>	No <u> </u>			

Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to: engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.

ATTACHMENTS TO COMPLETE APPLICATION:

- Copies of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations
- Copy of current title report and owner's recorded deed to the subject property
- Six (6) copies of preliminary plat; one (1) 11x17 copy; and, a CD or email of the electronic copy (.pdf) of the plat

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay the reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I hereby certify that all information requested, as submitted, is prepared to the best of my ability and knowledge and I request that this application be processed for consideration as a subdivision.

Signature of Owner/Representative:  Date: 8.11.15

-----Administrative Use Only-----

Name of Subdivision: _____

Date Application Received: _____

PRELIMINARY PLAT: Date Received by Planning Department: _____

Administrative Comments: _____

Date Placed on Planning & Zoning Commission Agenda: _____

Date Legal Notice Published: _____ Date Applicant Notified: _____

Comments from Agencies: _____

Comments/Actions Taken by Planning & Zoning Commission: _____

Date Placed on City Council Agenda: _____

Administrative Comments: _____

Date Applicant Notified: _____

Comments/Actions Taken by City Council: _____

Date of Preliminary Plat Approval: _____

Pursuant to Resolution No. 08-123, any direct costs incurred by the City of Ketchum to review this application will be the responsibility of the applicant. Costs include but are not limited to: engineer review, attorney review, legal noticing, and copying costs associated with the application. The City will require a retainer to be paid by the applicant at the time of application submittal to cover said costs. Following a decision or other closure of an application, the applicant will either be reimbursed for unexpended funds or billed for additional costs incurred by the City.

FINAL PLAT:

Date Placed on Planning & Zoning Commission Agenda: _____

Administrative Comments: _____

Date Applicant Notified: _____

Comments from Agencies: _____

Comments/Actions Taken by Planning & Zoning Commission: _____

Date Placed on City Council Agenda: _____

Administrative Comments: _____

Date Applicant Notified: _____

Comments/Actions Taken by City Council: _____

Date of Final Plat Approval: _____

Date Filed with County Recorder: _____ Instrument No.: _____

APPLICABLE FEES:

Development Plan Fee: _____ Date Paid: _____

Preliminary Plat Application Fee: _____ Date Paid: _____

Final Plat Application Fee: _____ Date Paid: _____

Mailing Fee: _____ Date Paid: _____

Bond Fee: _____ Date Paid: _____

Date Bond for Improvements Received: _____

Comments: _____

Administered By: _____

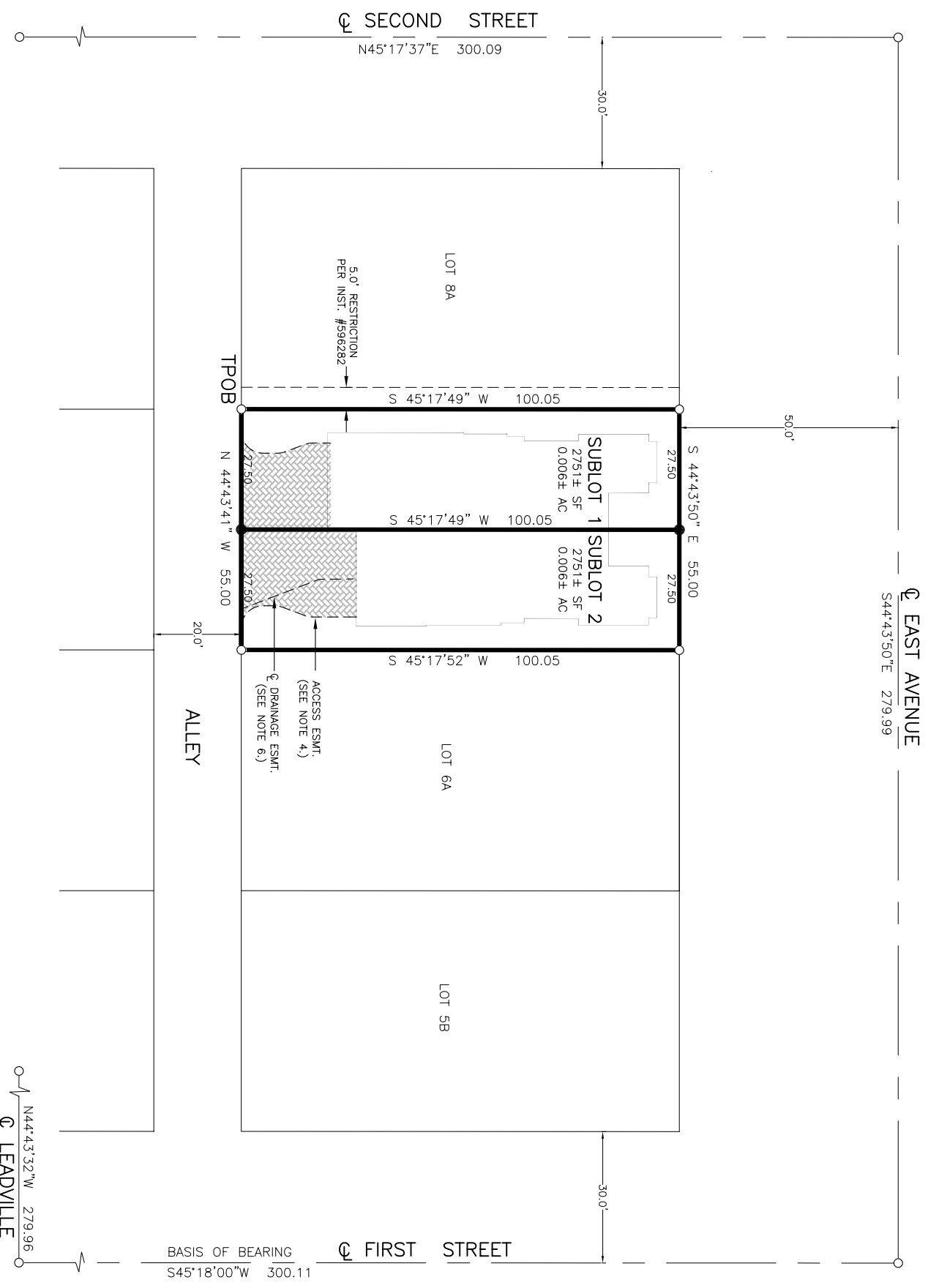
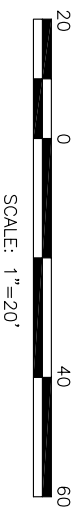
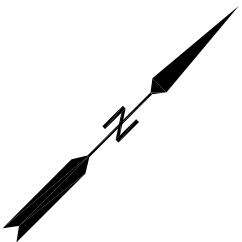
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Attachment B: Proposed Final Plat

171 EAST AVENUE TOWNHOMES

A TOWNHOUSE SUBDIVISION OF LOT 7A OF "KETCHUM TOWNSITE: BLOCK 22: LOTS 5B, 6A, 7A & 8A", CREATING TWO SUBLOTS.
 LOCATED WITHIN: SECTION 18, TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN,
 KETCHUM, BLAINE COUNTY, IDAHO

AUGUST 2015



LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY BOUNDARY
	ROAD CENTERLINE
	BUILDING FOUNDATION
	EASEMENT (AS NOTED)
	FOUND 1/2" REBAR
	SET 5/8" REBAR W/CAP

NOTES:

1. BASIS OF BEARINGS IS PER THE CENTERLINE MONUMENTS ON FIRST STREET.
2. REFER TO SAID PLAT, PLAT NOTES AND THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE 171 EAST AVENUE TOWNHOMES, RECORDED AS INSTRUMENT NO. _____, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
3. ALL TOWNHOUSE UNIT OWNERS SHALL HAVE MUTUAL RECIPROCAL EASEMENTS FOR EXISTING AND FUTURE PUBLIC AND PRIVATE UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, CABLE TV, SEWERAGE, TELEPHONE, NATURAL GAS, AND ELECTRICAL LINES, ROOF AND SITE DRAINAGE OVER, UNDER AND ACROSS THEIR TOWNHOUSE, SUBLOTS AND COMMON AREA FOR THE REPAIR, MAINTENANCE AND REPLACEMENT THEREOF.
4. A MUTUAL RECIPROCAL ACCESS EASEMENT IS GRANTED WITHIN SUBLOTS 1 & 2 FOR DRIVEWAY ACCESS AS SHOWN HEREON.
5. A 5 FOOT WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL EXTERIOR PROPERTY LINES.
6. A 10 FOOT WIDE DRAINAGE EASEMENT IS GRANTED AS SHOWN HEREON TO BENEFIT THE CITY OF KETCHUM.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: _____

 South Central Public Health District, REHS



171 EAST AVENUE TOWNHOMES

LOCATED WITHIN SEC. 18, T. 4 N., R. 18 E., B.M.,
 CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: VISSER BUILDING COMPANY

PROJECT NO. 13213	DWG BY: CMW/CPL	FILE: 13213PG1.DWG
FINAL PLAT	DATE: 07/23/2015	SHEET: 1 OF 2

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
 P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
 PHONE (208)726-9512 FAX (208)726-9514 EMAIL:mei@bmo5b.com
 WEB: <http://benchmark-associates.com/>

Attachment C: Commission Findings of Fact, Signed September 16, 2015

IN RE:)
)
 171 East Avenue Townhomes) KETCHUM PLANNING AND ZONING
 Final Plat) COMMISSION - FINDINGS OF FACT,
) CONCLUSIONS OF LAW AND DECISION
)
 File Number: 14-016)

BACKGROUND FACTS

OWNERS: Greg and Karen Strimple

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Townhouse Subdivision Final Plat, resulting in a two unit residential detached townhouse development with each unit on a separate subplot.

LOCATION: 171 East Avenue South (Ketchum Townsite, Lot 7A, Block 22)

ZONING: Community Core (CC), Subdistrict C – Urban Residential

OVERLAY: None

NOTICE: The Preliminary Plat was properly notice for both the Planning and Zoning Commission and City Council Meetings. Noticing is not required for the Final Plat.

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

GENERAL FINDINGS OF FACT

1. The applicant is requesting final plat approval for a two (2) unit, detached townhouse development with each building on a separate subplot.
2. Unit A consists of 2831 square feet of living space, plus two (2) car garage, and Unit B consists of 2665 square feet of living space, plus two (2) car garage. The proposed building is located on a 5,502 square foot lot.

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

General Requirements for all Applications				
<i>City departments concerns were addressed by the preliminary plat conditions of approval. In addition, the final plat was reviewed by Public Works and Street Departments.</i>				
Compliant			Standards and Conclusion	
Yes	No	N/A	City Code	City Standards and Conclusion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.080	Complete Application
				<i>The final plat was reviewed and approved as submitted by the Public Works Director and Street Superintendent.</i>

Compliance with Zoning District Requirements				
Compliant			Standards and Conclusion	
Yes	N o	N/ A	City Code	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<i>Zoning code requirements were reviewed and approved through the design review and preliminary plat process. The final plat conforms to the preliminary plat.</i>

Townhouse Subdivision Requirements				
EVALUATION STANDARDS: 16.04.070				
Compliant			Standards and Conclusion	
Yes	N o	N/ A	Guideline	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B OWNERS DOCUMENTS	<p>Owner's Documents. The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.</p> <p><i>Staff Comments</i> <i>The applicant has made complete final plat application including draft CC&R's. The final documents shall be recorded prior to recordation of the final plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.C PRELIMINARY PLAT PROCEDURE	<p>1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.</p> <p>2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.</p> <p><i>Staff Comments</i> <i>The Commission has reviewed and recommended approval of the project's design review and preliminary plat applications. Building permits have been issued by the building inspector and construction has commenced on the project. The City Council has approved the preliminary townhouse plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D FINAL PLAT PROCEDURE	<p>1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:</p> <p style="padding-left: 40px;">a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,</p>

				<p>b. Completion of all design review elements as approved by the Planning and Zoning Administrator.</p> <p>2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.</p>
			<i>Staff Comments</i>	<i>Final plat procedure shall be followed. The above requirements have been made conditions of approval</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E GARAGE	<p>All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots, provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p>
			<i>Staff Comments</i>	<i>Each unit has an attached garage, and the garages are tied to each unit. The building footprints are shown on the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F GENERAL APPLICABILITY	<p>All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.</p>
			<i>Staff Comments</i>	<i>All other ordinances and regulations shall be followed. The townhouse proposal reflects good layout and planning for the two units as the development relates to the parent parcel, its location and orientation, and the neighborhood.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and subdivision ordinance, Title 16.
3. The City of Ketchum Planning Department provided adequate notice of the time, place and summary of the applicant's proposal to be heard by the Commission for review of this application.
4. The proposed final plat does meet the standards of approval under Tile 16, Chapter 16.04. subject to conditions of approval.
5. The approval is given for the final plat of 171 East Avenue Townhomes, plans dated July 23, 2015.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this final plat application this 14th day of September, 2015, subject to the following conditions:

1. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;

2. The failure to obtain final plat approval by the Council, of an approved preliminary plat, within one (1) year after approval by the Council shall cause all approvals of said preliminary plat to be null and void. The final plat shall be filed with the Blaine County recorder within one year after final plat approval by the council. Failure to file such final plat within that time shall cause all approvals of such final plat to be null and void;
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
4. An electronic CAD file shall be submitted to the City of Ketchum prior to final plat signature by the City Clerk. The electronic CAD file shall be submitted to the Blaine County Recorder's office concurrent with the recording of the Plat containing the following minimum data:
 - a. Line work delineating all parcels and roadways on a CAD layer/level designated as "parcel";
 - b. Line work delineating all roadway centerlines on a CAD layer/level designated as "road"; and,
 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
5. All information within the electronic file shall be oriented and scaled to Grid per the Idaho State Plane Coordinate System, Central Zone, NAD1983 (1992), U.S. Survey Feet, using the Blaine County Survey Control Network. Electronic CAD files shall be submitted in a ".dwg", ".dgn" or ".shp" format and shall be submitted digitally to the City on a compact disc. When the endpoints of the lines submitted are indicated as coincidental with another line, the CAD line endpoints shall be separated by no greater than 0.0001 drawing units.
6. The applicant shall provide a copy of the recorded final plat to the Department of Planning and Building for the official file on the application.
7. All requirements of the Fire, Utility, Building, Planning and Public Works departments of the City of Ketchum shall be met.
8. The final plat shall not be signed by the City Clerk and recorded until the townhouse has received:
 - a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,
 - b. Completion of all design review elements as approved by the Planning and Zoning Administrator.
9. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.

Findings of Fact **adopted** this 16th day of September, 2015.

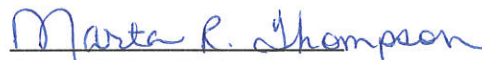


Steve Cook, Vice Chair
Planning and Zoning Commission

STATE OF IDAHO)
) ss.
County of Blaine)

On this 16th day of September, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Steve Cook, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.



Notary Public for Idaho
Residing at: Hailey, Idaho
Commission Expires: June 18, 2021

Attachment D: Draft CC&R's

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Lawson Laski Clark & Pogue, PLLC
PO Box 3310
Ketchum, ID 83340

(space above line for recorder's use)

**TOWNHOME DECLARATION
171 EAST AVENUE TOWNHOMES**

THIS DECLARATION IS MADE AS OF _____, 2014 BY GREG E. STRIMPLE
AND KAREN J. STRIMPLE (COLLECTIVELY, "DECLARANT")

ARTICLE I

RECITALS

A. Declarant is the owner of certain property located in the City of Ketchum, County of Blaine, State of Idaho, which is more particularly described as Lot 7A of KETCHUM TOWNSITE: BLOCK 22: Lots 5B, 6A, 7A & 8A, according to the official plat thereof, recorded as Instrument No. 588272, records of Blaine County, Idaho ("Property").

B. Declarant is constructing, or has constructed multistory townhouse residential dwelling units joined by a common party wall on the Property so that each Townhome is located on a separate parcel of land.

C. Declarant hereby declares that all of the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any rights, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE II

INTERPRETATION

2.1 Declarant is Original Owner. Declarant is the original Owner of the Property and all improvements located thereon and will continue to be deemed the Owner thereof except as conveyances or documents changing such Ownership regarding specifically described lots within the Property are filed of record.

2.2 Captions and Schedules. Captions given to the various Articles and Sections herein are for convenience only and are not intended to modify or affect the meaning of any of the substantive provisions hereof. Any schedules or exhibits referred to herein and attached hereto

shall be deemed incorporated herein by reference as though fully set forth where such reference is made.

2.3 Definitions.

2.3.1 "Declarant" shall mean Greg E. Strimple and Karen J. Strimple, husband and wife.

2.3.2 "Declaration" shall mean this Townhome Declaration and any amendments thereof.

2.3.3 "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any Townhome including contract purchasers, but excluding those having such interests merely as security for the performance of an obligation.

2.3.4 "Party Wall" shall mean the wall which is built as part of the original construction of a Townhome and placed on the dividing line between the Sublots.

2.3.5 "Persons" shall include natural persons, partnerships, corporations, associations and personal representatives.

2.3.6 "Plat" shall mean the final plat for 171 East Avenue Townhomes recorded in the official records of Blaine County, Idaho concurrently herewith.

2.3.7 "Property" shall mean and refer to the real property described in Article I, paragraph A above.

2.3.8 "Sublot" shall mean and refer to any one of the parcels which constitute a portion of the Property.

2.3.9 "Townhome" shall mean the single-family residential unit located on a Sublot and separated from the adjoining townhome unit or units by a Party Wall.

2.4 Owner Consent or Approval. Whenever any of the provisions of this Declaration required the consent or approval of, or a decision by, the Owners, then, unless otherwise expressly provided herein, the consent, approval or affirmative decision of all of the Owners shall be deemed to be required.

ARTICLE III

PROPERTY RIGHTS

3.1 Sublots. Subject to the provisions of this Declaration, each Owner shall have the right to own, use and enjoy the Sublot owned by said Owner.

3.2 Easements

3.2.1 Right to Use. Subject to the provisions of this Declaration, each Owner shall have the right to use, enjoy and receive the benefit of any easements created hereunder.

3.2.2 Driveway Easement. There is hereby created upon, across and over each Sublot, in the location identified on the Plat a mutual, reciprocal driveway access easement to allow for access to the parking garages included in each townhome.

3.2.3 Utility Easement. There is hereby created an easement upon, across, over, through and under the Property for ingress, egress, installation, replacement, repair and maintenance of all utilities and service lines and systems including, but not limited to, water, sewers, gas, telephones, electricity, television, cable, or communication lines and systems for those utilities initially installed by the Declarant.

3.2.4 Easement for Owner Duties. There is hereby reserved to Declarant and each Owner, or their duly authorized agents and representatives, such easements as are necessary to perform the duties and obligations of the Owners as set forth herein.

3.2.5 Easement for Encroachments. Each Sublot is hereby declared to have an easement over the adjoining Sublot for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, settlement or shifting of any building located on any Sublot, or any other similar cause, and any encroachment due to building overhang or projection. There shall be valid easements for the maintenance of said encroachment so long as they shall exist, and the rights and obligations of the Owner shall not be altered in any way by said encroachment, settling or shifting; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful act or acts with full knowledge of said Owner or Owners. In the event any building or improvement on a Sublot is partially or totally destroyed, and then repaired or rebuilt, the Owners agree that minor encroachments over the adjoining Sublot shall be permitted, and that there shall be valid easements for the maintenance of said encroachments so long as they shall exist. The foregoing encroachment shall not be construed to be encumbrances affecting the marketability of title to either Sublot.

3.2.6 Easement Over Sublots. There is hereby reserved to each Owner an easement over the adjoining Sublot to the extent reasonably necessary to permit said Owner to repair, maintain and improve the improvements on said Owner's Sublot; and to permit said Owner to move personal property in and out of the improvements on said Owner's Sublot. Provided, each Owner shall utilize only such portion of the other Sublot, and only for such duration as is reasonably necessary to accomplish a permitted purpose and in a manner that will not unnecessarily disturb the peaceful enjoyment of the other Sublot by the Owner thereof; and at said Owner's sole expense, repair any damage caused to the other Sublot and improvements to as near the original condition as reasonably practicable.

3.3 Party Walls

3.3.1 General Rules of Law to Apply. To the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply to the Party Walls.

3.3.2 Cost of Repair. The cost of reasonable repair and maintenance of a Party Wall shall be shared equally by the two Owners who make use of that wall.

3.3.3 Destruction by Fire or Other Casualty. If a Party Wall is destroyed or damaged by fire or other casualty, any Owner who has the use of the wall may restore it, and the other Owner who makes use of the wall shall contribute one-half of the cost of restoration thereof without prejudice, however, to the right of any such Owner(s) to call for a larger contribution from the other Owner(s) under any rule of law regarding liability for negligent or willful acts or omissions.

3.3.4 Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful acts causes the Party Wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

3.3.5 Right to Contribution Runs with Land. The right of one Owner to contribution from the other Owner under this Section 3.3 shall be appurtenant to the land and shall pass to such Owner's successors in title.

3.3.6 Lien. The Owner incurring the costs and who has a right to contribution pursuant to this Section 3.3, and Section 4.3 below, shall have a lien upon the Sublot of the non-contributing Owner and may prepare a written notice of lien setting forth the amount of such costs, and identifying the Sublot upon which the costs in question were incurred and the name of the Owner thereof. The lien for such costs shall attach upon recordation of the notice of lien. Such lien shall be prior to any declaration of homestead recorded after the recording of this Declaration. The lien shall continue until fully paid or otherwise satisfied. When the lien has been fully paid or satisfied, a further notice releasing the lien shall be recorded. The lien may be foreclosed in the same manner as provided in the laws of the State of Idaho for the foreclosure of lien on real property, or as otherwise provided by law. In any such foreclosure, the Owner of the Sublot being foreclosed upon shall be required to pay the costs, expenses and reasonable attorney's fees in connection with the preparation and recordation of the notice of lien and in connection with the foreclosure. The costs expended for which the lien is filed shall also be the personal and individual debt of the defaulting Owner and suit to recover a money judgment (together with all costs, expenses and reasonable attorney's fees) therefor may be maintained without foreclosing or waiving the lien.

ARTICLE IV

ALTERATIONS, NUISANCES, ETC.

4.1 Alterations. No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Sublot or the improvements located thereon from its natural or improved state as of completion of the construction of the original improvements shall be made or done without the prior written approval of the Owner of the adjoining Sublot. No building, fence, wall, residence, or other structure shall be constructed or erected, altered, made or done without the prior written approval of the Owner of the adjoining Sublot. In the event an Owner fails to approve, modify or

disapprove in writing an application submitted within thirty (30) days after plans and specifications in writing have been submitted to such Owner, approval will be deemed denied.

4.2 Nuisances. No nuisance shall be permitted to exist or operate upon any Sublot or improvement thereon so as to be detrimental to any other Sublot or property in the vicinity thereof or to its occupants.

4.3 Maintenance of the Property.

4.3.1 Joint Responsibilities. The Owners shall retain a third party property manager to control and manage, for and on behalf of each Owner, the maintenance, repair and replacement of all the exterior portions of each Townhome, including, but not limited to, roofing, siding, exterior painting, driveways, hardscape and all landscaping and irrigation systems in a uniform manner, in first class condition and in a good state of repair. In addition to the foregoing, the property manager shall control and maintain the following: stoops, porches, balconies, railings, siding, stucco, window frame and/or trim, any exterior fencing that is located on a property line, and the exterior painting (or other appropriate external care of all buildings and other improvements) of both Townhomes including all the exterior painting of all doors (including without limitation all entry, siding, sliding, and garage doors), all in a manner and with such frequency as is consistent with good property management.

4.3.2 Cost of Joint Maintenance. The cost of joint maintenance shall be shared equally by the Owners. The Owners shall set up a separate bank account for the purpose of joint maintenance (the "Maintenance Account") and fund the Maintenance Account in advance for all anticipated joint maintenance expenses. In the event an Owners fails or refuses to fund the Maintenance Account, the other may fund the entire maintenance costs and, in such case, shall have a claim for contribution against the other Owner for one-half of the costs actually expended on necessary maintenance and repairs, including lien rights as set forth in Section 3.3.6, above.

4.3.3 Owner Responsibilities. Except for the performance of maintenance work to be performed by the property manager as specifically set forth in the Section 4.3.1, above, each Owner is responsible for all maintenance, repair and replacement of all improvements on the Owner's Sublot, and shall keep the Sublot owned by him/her, and all improvements therein or thereon in good order and repair and free of debris, including, but not limited to, the following: plumbing, electrical lines on each Sublot up to the meter, gas and electric meters, windows (even if broken from an outside source), all doors (including without limitation entry, siding, sliding, storm and garage doors), door hardware such as knobs and locks, keys, garage mechanical system, window and door screens, doorbells, door siding and door pans, telephone and television lines or other lines servicing solely a Sublot, weather stripping, chimney cleaning, dryer vents and cleaning, and each Townhome's fire system.

4.4 Zoning Regulations. Zoning regulations, building regulations, environmental regulations and other similar governmental regulations applicable to the Property shall be observed. In the event of any conflict between any provision of such governmental regulations and the restrictions of this Declaration, the more restrictive provisions shall apply.

ARTICLE V

INSURANCE

5.1 Insurance by Owner. The Owners of each Sublot shall obtain fire insurance, with extended coverage (including vandalism, malicious mischief, debris removal, cost of demolition, windstorm and water damage) endorsement in an amount as near as practicable to the full insurable replacement value (without deduction for depreciation), together with comprehensive liability insurance, with respect to the Sublot. All such policies shall name the Owner of the adjoining Townhome as co-insured and shall not be cancelled without thirty (30) days notice to the other Owner.

5.2 Reconstruction. In the event of damage or destruction by fire or other casualty to either Sublot or improvement thereof, the Owner thereof shall, upon receipt of the insurance proceeds, repair or rebuild such damage or destroyed portions of the Sublot and improvements in a good workmanlike manner substantially the same as the original plans and specifications of said property.

ARTICLE VI

GENERAL PROVISIONS

6.1 Duration. The covenants and restrictions of this Declaration shall run with the land and bind the land for a term commencing on the date hereof and ending upon the written revocation of all of the Owners.

6.2 Amendment. This Declaration may not be amended without the written consent of all of the Owners. Any amendment must be recorded.

6.3 Enforcement. Each Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens or charges now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any such proceeding shall be entitled to recover costs of suit, including reasonable attorney fees.

6.4 Severability. The invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

6.5 Notices for All Purposes. Any notice permitted or required to be delivered under the provisions of this Declaration may be delivered either personally or by mail. If delivery is made by mail, any such notice shall be deemed to have been delivered seventy-two (72) hours after a copy has been deposited in the United States mail, postage prepaid, for first-class mail, addressed to the person entitled to such notice at the most recent address given by such person in writing, for the purpose of service of such notice. All notices to Declarant shall be delivered to Declarant at the following address:

350 N. 9th Street
Suite 550
Boise, ID 83702

Mailing addresses may be changed from time to time by a notice in writing.

6.6 Arbitration. Any disagreement between or among any Owner or Owners and/or the Declarant with respect to the interpretation or application of this Declaration or the obligations arising thereunder shall be determined by arbitration. Such arbitration shall be conducted, upon request of the Owner or Declarant desiring arbitration, before three arbitrators (unless the parties to such arbitration agree to one arbitrator) designated by the American Arbitration Association and in accordance with the rules of such Association. The arbitrators designated and acting under this Declaration shall make their decision in strict conformity with such rules and shall have no power to depart from or change any of the provisions thereof. In accordance with such rules, the arbitrators shall determine the controversy in accordance with the laws of the State of Idaho as applied to the facts found by them. The expense of arbitration proceedings conducted hereunder shall be borne equally by the parties to such arbitration. All arbitration proceedings hereunder shall be conducted in the City of Ketchum, Idaho. Judgment upon the award rendered may be entered in any court having jurisdiction thereof.

DATED this _____ day of _____, 2014.

Greg E. Strimple

Karen J. Strimple

State of Idaho)
) ss.
County of)

On this ____ day of _____, in the year of 2014, before me, a Notary Public in and for said State, personally appeared Greg E. Strimple, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public for Idaho
Residing at _____
My Commission expires _____

State of Idaho)
) ss.
County of)

On this ____ day of _____, in the year of 2014, before me, a Notary Public in and for said State, personally appeared Karen J. Strimple, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Notary Public for Idaho
Residing at _____
My Commission expires _____

IN RE:)
)
 171 East Avenue Townhomes) KETCHUM CITY COUNCIL –
 Final Plat) FINDINGS OF FACT, CONCLUSIONS
) OF LAW AND DECISION
)
 File Number: 14-016)

BACKGROUND FACTS

OWNERS: Greg and Karen Strimple

REPRESENTATIVE: Garth McClure, Benchmark Associates

REQUEST: Townhouse Subdivision Final Plat, resulting in a two unit residential detached townhouse development with each unit on a separate subplot.

LOCATION: 171 East Avenue South (Ketchum Townsite, Lot 7A, Block 22)

ZONING: Community Core (CC), Subdistrict C – Urban Residential

OVERLAY: None

NOTICE: The Preliminary Plat was properly notice for both the Planning and Zoning Commission and City Council Meetings. Noticing is not required for the Final Plat.

REVIEWER: Morgan Brim, Senior Planner/Current and Long-range Planning Manager

GENERAL FINDINGS OF FACT

1. The applicant is requesting final plat approval for a two (2) unit, attached townhouse development with each building on a separate subplot.
2. Unit A consists of 2831 square feet of living space, plus two (2) car garage, and Unit B consists of 2665 square feet of living space, plus two (2) car garage. The proposed building is located on a 5,502 square foot lot.

Regulatory Taking Notice: Applicant has the right, pursuant to section 67-8003, Idaho Code, to request a regulatory taking analysis.

General Requirements for all Applications				
<i>City departments concerns were addressed by the preliminary plat conditions of approval. In addition, the final plat was reviewed by Public Works and Street Departments.</i>				
Compliant			Standards and Conclusion	
Yes	No	N/A	City Code	City Standards and Conclusion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.96.080	Complete Application
				<i>The final plat was reviewed and approved as submitted by the Public Works Director and Street Superintendent.</i>

Compliance with Zoning District Requirements				
Compliant			Standards and Conclusion	
Yes	N o	N/ A	City Code	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17.12.040	<i>Zoning code requirements were reviewed and approved through the design review and preliminary plat process. The final plat conforms to the preliminary plat.</i>

Townhouse Subdivision Requirements				
EVALUATION STANDARDS: 16.04.070				
Compliant			Standards and Conclusion	
Yes	N o	N/ A	Guideline	City Standards and <i>Conclusion</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.B OWNERS DOCUMENTS	<p>Owner's Documents. The subdivider of the townhouse project shall submit with the preliminary plat application a copy of the proposed party wall agreement and any proposed document(s) creating an association of owners of the proposed townhouse sublots, which shall adequately provide for the control and maintenance of all commonly held facilities, garages, parking and/or open spaces. Prior to final plat approval, the subdivider shall submit to the city a final copy of said documents and shall file said documents prior to recordation of the plat, which shall reflect the recording instrument numbers.</p> <p><i>Staff Comments</i> <i>The applicant has made complete final plat application including draft CC&R's. The final documents shall be recorded prior to recordation of the final plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.C PRELIMINARY PLAT PROCEDURE	<p>1. The subdivider may apply for preliminary plat approval from the commission pursuant to Section 16.04.030.D herein at the time application is made for design review approval pursuant to Chapter 17.96. The Commission may approve, deny or conditionally approve said preliminary plat upon consideration of the action taken on the application for design review of the project.</p> <p>2. The preliminary plat, other data, and the commission's findings shall not be transmitted to the council until construction of the project has commenced under a valid building permit issued by the Ketchum building inspector. The council shall act on the preliminary plat pursuant to Section 16.04.030.E.</p> <p><i>Staff Comments</i> <i>The Commission has reviewed and recommended approval of the project's design review and preliminary plat applications. Building permits have been issued by the building inspector and construction has commenced on the project. The City Council has approved the preliminary townhouse plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.D FINAL PLAT PROCEDURE	<p>1. The final plat procedure contained in Section 16.040.030.F herein shall be followed. However, the final plat shall not be signed by the City Clerk and recorded until the townhouse has received:</p> <p style="padding-left: 40px;">a. An approved life safety inspection for the building shell and all common areas from the Ketchum Building Official; and,</p>

				<p>b. Completion of all design review elements as approved by the Planning and Zoning Administrator.</p> <p>2. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.</p>
			Staff Comments	<i>Final plat procedure shall be followed. The above requirements have been made conditions of approval</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.E GARAGE	<p>All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots, provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.</p>
			Staff Comments	<i>Each unit has an attached garage, and the garages are tied to each unit. The building footprints are shown on the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.070.F GENERAL APPLICABILITY	<p>All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by townhouse subdivisions.</p>
			Staff Comments	<i>All other ordinances and regulations shall be followed. The townhouse proposal reflects good layout and planning for the two units as the development relates to the parent parcel, its location and orientation, and the neighborhood.</i>

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation organized under Article XII of the Idaho Constitution and the laws of the State of Idaho, Title 50, Idaho Code.
2. Under Chapter 65, Title 67 of the Idaho Code, the City has passed a land use and subdivision ordinance, Title 16.
3. The City of Ketchum Planning Department provided adequate notice of the time, place and summary of the applicant's proposal to be heard by the Commission for review of this application.
4. The proposed final plat does meet the standards of approval under Tile 16, Chapter 16.04. subject to conditions of approval.
5. The approval is given for the final plat of 171 East Avenue Townhomes, plans dated July 23, 2015.

DECISION

THEREFORE, the Ketchum City Council **approves** this final plat application this Monday, September 21st, subject to the following conditions:

1. The Covenants, Conditions and Restrictions (CC&R's) shall be simultaneously recorded with the final plat, and the City will not now, nor in the future, determine the validity of the CC&R's;

2. The final plat shall be filed with the Blaine County recorder within one year after final plat approval by the council. Failure to file such final plat within that time shall cause all approvals of such final plat to be null and void;
3. The recorded plat shall show a minimum of two Blaine County Survey Control Monuments with ties to the property and an inverse between the two monuments. The Survey Control Monuments shall be clearly identified on the face of the map;
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 - c. Line work that reflects the ties and inverses for the Survey Control Monuments shown on the face of the Plat shall be shown on a CAD layer/level designated as "control"; and,
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 - b. Completion of all design review elements as approved by the Planning and Zoning Administrator.
9. The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120.

Findings of Fact **adopted** this 21st day of September, 2015.

Nina Jonas
Mayor

STATE OF IDAHO)
) ss.
County of Blaine)

On this 21st day of September, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Nina Jonas, known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at: Hailey, Idaho
Commission Expires: June 18, 2021



City of Ketchum
City Hall

September 21, 2015

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation To Appoint Diann Craven as the City of Ketchum representative On The Visit Sun Valley Board of Directors

Introduction/History

Visit Sun Valley (Sun Valley marketing Alliance) has five Board of Directors. One appointed by the City of Sun Valley, one by the City of Ketchum, one by the Sun Valley Company, elected by the members of the organization, and one selected by the Board of Directors. Recently, the City of Ketchum Board representative became vacant.

The bylaws of the Visit Sun Valley say the Ketchum representative will be selected by the Mayor with the City Council's consent and approval.

Current Report

Mayor Jonas has identified Diann Craven to serve as the Ketchum representative. Diann is an experienced professional skilled at helping organizations identify and focus on brand assumptions and competitive factors influencing their ability to achieve and measure long term success. As President of ClearDirection, LLC, she frequently works with executive leadership teams in guiding them through the process of defining areas of focus and priorities, verifying assumptions and competitive position, recommending opportunities and strategy options and implementing an action plan for success.

She has served as a Board Trustee of the Washington Chapter of National Multiple Sclerosis Society and a Member of the Executive Board of the Association of Professional Design Firms. Diann's experience and expertise will be an outstanding addition to the Visit Sun Valley Board of Directors.

Financial Requirement/Impact

There is no financial impact associated with this recommendation.

Recommended Motion

I move to approve the appointment of Diann Craven to the Visit Sun Valley Board of Directors as the City of Ketchum representative.

Sincerely,

Suzanne Frick, City Administrator

Diann Craven, ClearDirection, LLC

Diann is an experienced professional skilled at helping organizations identify and focus on brand assumptions and competitive factors influencing their ability to achieve and measure long term success. In her consulting practice, she frequently works with executive leadership teams in guiding them through the process of defining areas of focus and priorities, verifying assumptions and competitive position, recommending opportunities and strategy options and implementing an action plan for success.

Diann is formerly a principal of a prominent northwest design firm and a creative director for more than 20 years. She excels at discovering the "disconnects" in an organization's internal and external communication. She also understands how to get needed buy-in to maximize the impact of the communications initiative. Certified as a Master Integrative Coach, Diann is especially skilled at helping to define the gap between living with what you have and what you want. She has worked with many start-up companies, mid-size businesses as well as Fortune 500 companies.

Diann holds a BFA from the University of San Francisco and the Academy of Arts College, San Francisco.



City of Ketchum
City Hall

September 21, 2015

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

**Recommendation to hold the Public Hearing and to Adopt Ordinance No. 1141
Amending the FY14-15 Annual Appropriation Ordinance
By Appropriating Additional Monies and Specifying Authorized Activities**

Introduction/History

Per Idaho Code 50-1003 the City Council of each city shall, prior to the commencement of each fiscal year, pass an Ordinance to be termed the annual appropriation ordinance.

On August 26, 2014 the Council adopted Ordinance No. 1119 entitled the Annual Appropriation Ordinance for the Fiscal Year Beginning October 1, 2014, appropriating to the various budgetary funds, sums of money deemed necessary to defray all necessary expenses and liabilities within each fund for the ensuing fiscal year, authorizing a levy of a sufficient tax upon the taxable property and specifying the objects and purposes for which said appropriation is made, and providing an effective date.

The city council of any city may, by the same procedure as used in adopting the original appropriation ordinance at any time during the current fiscal year, amend the appropriation ordinance as a result of an increase in revenues from any source other than ad valorem tax revenue. A city whose property tax certification is made for the current fiscal year may amend its budget and annual appropriation ordinance, pursuant to the notice and hearing requirements of Idaho Code 50-1002.

Current Report

Ordinance Number 1141 is an ordinance, amending Ordinance Number 1119, the Annual Appropriation Ordinance for the Fiscal Year beginning October 1, 2014 and ending September 30, 2015. Ordinance Number 1141 outlines the Proposed Revenues and Proposed Expenditures in the amount of \$310,225.

Financial Requirement/Impact

If adopted by the Council on September 21, 2015, the budget amendment would appropriate additional monies in the sum of \$310,225.

Below is the fund and explanation for the budget amendment of \$310,225.

Wagon Days Fund – Use donation money for ore wagon repair bill.

Fire and Ambulance Funds – Firefighters salary for fighting fires at the River Complex Fire in Northern California, Clearwater Complex Fire in Northern Idaho and the 25% City Share of the Beaver Creek Fire out of the Fire Trust Fund. (City will be reimbursed for the River Complex Fire and the Clearwater Complex Fire, but not until next FY.)

Water Fund – Refunding of the 2006A Water Bonds.

Wastewater Fund – Refunding of the 2004 and 2006A Wastewater Bonds.

Recommendation

I respectfully recommend that the Ketchum City Council hold the public hearing and adopt Ordinance No. 1141 Amending the FY14-15 Annual Appropriation Ordinance By Appropriating Additional Monies with the Suspension of the Rules.

Recommended Motion

1st motion:

"I move to waive the second and third readings of Ordinance No. 1141, and read by title only, Pursuant to Idaho Code 50-902."

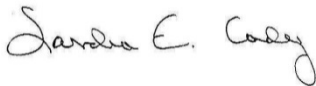
(Roll call not required)

2nd motion:

"I move to adopt Ordinance No. 1141, AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ORDINANCE NUMBER 1119, THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, AND ENDING SEPTEMBER 30, 2015: APPROPRIATING ADDITIONAL MONIES TO BE RECEIVED BY THE CITY OF KETCHUM, IDAHO, IN THE SUM OF \$310,225; AND, PROVIDING AN EFFECTIVE DATE."

(Roll call required)

Sincerely,



Sandra E. Cady, CMC
City Treasurer/Clerk

ORDINANCE NO. 1141

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ORDINANCE NUMBER 1119, THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, AND ENDING SEPTEMBER 30, 2015: APPROPRIATING ADDITIONAL MONIES TO BE RECEIVED BY THE CITY OF KETCHUM, IDAHO; AND, PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That Ordinance Number 1119, the Annual Appropriation Ordinance for the City of Ketchum, Idaho, for the fiscal year commencing October 1, 2014, and ending September 30, 2015, be and the same is hereby amended as follows:

That the additional sum be appropriated out of the revenues received from:

WAGON DAYS FUND

Donations-Private	7,500
Fund Balance	4,725

FIRE FUND

Fund Balance	26,700
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AMBULANCE FUND

Fund Balance	32,300
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WATER FUND

Fund Balance	169,000
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WASTEWATER FUND

Fund Balance	70,000
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<u>TOTAL APPROPRIATION</u>	<u>310,225</u>
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To be used for the following authorized activities:

WAGON DAYS FUND

Repair/Maint-Ore Wagons	12,225
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FIRE FUND

Salaries	18,700
On-Call Wages	8,000

AMBULANCE FUND

Salaries	24,300
On-Call Wages	8,000

WATER FUND

Water Bonds 2006A-Refunding 169,000

WASTEWATER FUND

Wastewater 2004 Bonds-Refunding 40,000

Wastewater 2006A Bonds-Refunding 30,000

TOTAL APPROPRIATION **310,225**

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Ketchum, Idaho, this 21st day of September 2015.

NINA JONAS
Mayor

ATTEST:

SANDRA E. CADY, CMC
City Clerk

Publish: Idaho Mountain Express
September 30, 2015



City of Ketchum
City Hall

September 21, 2015

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation To Adopt Resolution Prohibiting the Sale and Distribution of Single-Use Water Bottles at City-Owned Properties, Facilities and City Events

Introduction/History

With the adoption of 2014 Comprehensive Plan, the City of Ketchum enacted a goal to reduce the amount of solid waste being generated by actively pursuing and supporting programs and activities that reduce the amount of waste which must go to the landfill and adopted a policy emphasizing source reduction, reuse, composting, recycling, and the use of materials with recycled content.

Current Report

In furtherance of the Comprehensive Plan goals, staff is recommending the Council enact a resolution banning the sale and distribution of single-use water bottles at city-owned properties, facilities and city events.

This action will only apply to properties owned and controlled by the city and city funded and operated special events. There has been significant research on the use and production of bottled water. Based on the research, there are several key reasons why single-use plastic water bottles should be banned. They are:

1. The bottles are rarely recycled and up to 80% of water bottles end up in landfills requiring more landfill space. Plastic bottles take an average of 450 years to decompose.
2. The production and distribution of plastic bottles adds greenhouse gases to the environment.
3. Excessive use of oil. Plastic is made from petroleum, 17 million barrels of crude oil are used annually in the production of disposable bottles each year. This is enough to fuel 1.3 million vehicles in a year.
4. 40% of bottled water comes from municipal water systems. Bottled water is no safer or cleaner than municipal water.
5. Ketchum tap water is clean, safe and tastes wonderful. It also comes from local sources and is not imported from unknown destinations.

Fourteen national parks and the cities of San Francisco and Concord Massachusetts have banned single-use plastic water bottles in the parks and throughout the cities. Cities such as New York, Seattle and Chicago's Cook County have banned the use of government funds to buy bottled water. This initiative is growing nationwide.

Alternatives to single-use water bottles exist. There are a variety of options. Ketchum will assist in providing water stations in public venues and city events. We encourage people to hydrate, just not through the use of single-use water bottles.

Financial Requirement/Impact

There is no financial impact as a result of adopting the resolution.

Recommendation

Staff recommends the City Council adopt the proposed resolution.

Recommended Motion

I move to approved adoption of Resolution 15-020 to prohibit the sale and distribution of single-use water bottles at city properties, facilities and city events.

Sincerely,

A handwritten signature in black ink, appearing to read "Suzanne Frick". The signature is fluid and cursive, with a prominent initial "S" and a trailing flourish.

Suzanne Frick
City Administrator

RESOLUTION 15-020

A RESOLUTION OF THE CITY COUNCIL OF KETCHUM, PROHIBITING THE SALE AND DISTRIBUTION OF SINGLE-USE PLASTIC WATER BOTTLES IN CITY PROPERTIES AND FACILITIES

WHEREAS, the City of Ketchum's 2014 Comprehensive Plan establishes a goal to reduce the amount of solid waste being generated by actively pursuing and supporting programs and activities that reduce the amount of waste which must go to the landfill; and

WHEREAS, the City of Ketchum's 2014 Comprehensive Plan encourages the adoption of policies emphasizing source reduction, reuse, composting, recycling, and the use of materials with recycled content; and

WHEREAS, Americans used approximately 50 billion plastic water bottles last year yet the recycling rate in United States is 23% which means 38 billion water bottles are wasted each year; and,

WHEREAS, last year the average American used 167 disposable water bottles but only recycled 38 of the bottles; and,

WHEREAS, the opportunities and availability for recycling plastics in the Wood River Valley is limited; and,

WHEREAS, the City of Ketchum's 2014 Comprehensive Plan establishes a goal to promote and support energy conservation and reduction of greenhouse gases; and,

WHEREAS, plastic is made from petroleum, and making plastic for the water bottles Americans consume uses 17 million barrels of crude oil annually which is enough to fuel 1.3 million vehicles in a year; and

WHEREAS, it takes an estimated 2000 times more energy to produce bottled water than it does to produce an equivalent amount of tap water; and,

WHEREAS, The City of Ketchum has easily accessible alternatives to bottled water, the water from the tap is safe, tastes great, and comes from local sources; and,

WHEREAS, the City of Ketchum tests municipal drinking water over 50 times per year to ensure strict compliance with the standards of the Environmental Protection Agency (EPA) and the State of Idaho; and,

WHEREAS, bottled water generally is no cleaner, safer or healthier than tap water,

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Ketchum that the sale and distribution of single-use plastic water bottles at all city-owned properties, city-owned facilities and city events shall be prohibited; and,

FURTHERMORE, the City Council for the City of Ketchum encourages the use of biodegradable serving plates, beverage containers and utensils within city-owned properties, city-owned facilities and city events.

PASSED by the City Council and **APPROVED** by the Mayor this 21st Day September 2015.

CITY OF KETCHUM, IDAHO

Nina Jonas,
Mayor

ATTEST:

Sandra E Cady, CMC
City Treasurer/Clerk



City of Ketchum

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

October 21, 2015

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

2015/2016 Animal Shelter Contract

Introduction/History

The Wood River Animal Shelter contract provides facilities and services for the care and safe housing of animals found in the City of Ketchum. In the event that Ketchum Police cannot locate the owners of the animal, the Ketchum Police will relocate the animal to the shelter. The yearly fee for this contract is \$2,000. This is paid in four quarterly payments from the Ketchum Police budget.

Current Report

This contract is the same agreement used for 2014/2015.

Financial Requirement/Impact

\$2,000

Recommendation

I respectfully recommend the City Council approve the cooperative agreement with the Wood River Animal Shelter for the amount of \$2,000.

Recommended Motion

"I move to authorize Mayor Jonas to sign the 2015/2016 cooperative agreement with the Wood River Animal Shelter for the amount of \$2,000 to provide facilities and services for the care of safe housing of animals found in the City of Ketchum."

Sincerely,

Dave Kassner
Chief of Police

**CITY OF KETCHUM IDAHO
CONTRACT FOR SERVICES
ANIMAL SHELTER OF THE WOOD RIVER VALLEY**

THIS AGREEMENT is in effect from October 1, 2015 to September 30, 2016, by and between the City of Ketchum, Idaho, a body corporate and politic and a subdivision of the State of Idaho, hereinafter referred to as "The City" and The Animal Shelter of the Wood River Valley, a non-profit corporation, Blaine County, Idaho, hereinafter referred to as "The Animal Shelter".

RECITALS:

1. The City is authorized pursuant to Idaho law to impound animals that are running at large or pose a danger to the public health safety and welfare.
2. Blaine County Code, Title 4, Chapter 4, Animal Control, establishes requirements for dog licensing and impoundment of dangerous animals and at-large dogs; authorizes fees for violation of terms of the Code and redemption of animals; and provides definitions and other regulations related to the administration of animal control.
3. The Animal Shelter is willing to provide facilities and services for the care and safe housing of animals found in the City of Ketchum that are impounded by the City animal control officer, city law enforcement, or taken to the shelter by citizens.
4. It is necessary for the proper operation of a city animal control program to have facilities and personnel available for the care and housing of impounded animals, for communication and exchange of information to the public and the sale and record keeping of the County dog licenses.
5. The parties believe that paying a flat fee for services is a more flexible and fair approach than charging on an individual impound basis. The City's payment of a flat fee reduces administrative costs and recognizes the valuable public and private function served by the Animal Shelter. The flat fee shall reasonably reflect the level of service provided by the Animal Shelter, including but not limited to, the numbers and types of animals from the City of Ketchum, and may be adjusted annually during the City's budget process which starts in June and adopted in August of each year.

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

1. TERM: This Agreement shall be in full force and effect upon execution. The contract period will be until September 30, 2016, and then renewed and will remain in effect for one year.
2. RENEWAL: Consideration for services shall be reviewed on a yearly basis by both parties, with the Animal Shelter submitting a budget proposal by June 1 of each year so that the city may consider the request in the City's annual budget process.
3. RECEIPT AND HOUSING OF ANIMALS: The Animal Shelter hereby agrees to receive, house and feed all animals found in the City and delivered to The Animal Shelter by the police, City animal control officer or citizens. The location of pickup shall be documented to establish the jurisdiction of origin for the purposes of this Contract. Any officer or citizen delivering an animal found in The City of Ketchum The Animal Shelter must verify that the animal being impounded was found within The City borders and provide a written statement detailing the reasons why the animal(s) was impounded. The capacity of the Animal Shelter is 65 dogs and 65 cats. In the ordinary course of operations, inflow of animals does not exceed capacity. If a situation arises that exceeds capacity, temporary declination of Animal Shelter to accept City impounds shall not be a breach of this agreement. In such an event the Animal Shelter shall exercise its best efforts to shorten the period of over-capacity or find alternate locations for acceptance.
4. VETERINARY CARE: The City shall be responsible to pay any "necessary veterinary care" for animals, as defined herein, which are provided to any animal impounded within the seven (7) day impoundment period, excluding weekend and holidays, pursuant to this Agreement. "Necessary veterinary care" means immediate veterinary treatment for injured, diseased, or sick animals or animals that seriously threaten The Animal Shelter's ability to maintain a healthy animal population.

If within the seven (7) day impound period, excluding weekend and holidays, The Animal Shelter determines an animal received should be euthanized either because of health or behavior issues, The City will be responsible for the cost of such procedures and disposal.

5. RABIES VACCINATION AND LICENSING: Pursuant to Idaho law, dogs over six (6) months of age must be vaccinated for rabies and have on them a collar with a current license. Dogs impounded at the Animal Shelter that are not wearing a collar with a current license tag will be vaccinated for rabies and issued a license. An owner claiming said dog will be charged both for a rabies vaccination and license along with any impound fees. Dogs will not be released without payment for services. If an impounded dog has a microchip

or a collar with identification tags, but no current license tag the Animal Shelter will check for current licensing and vaccination status within its database. If no current license is found the Animal Shelter will vaccinate for rabies if necessary and issue a license at the owner's expense.

6. ADMINISTRATIVE DUTIES: The Animal Shelter agrees to provide facilities and personnel to perform any administrative duties necessary to The City's animal control program including, but not limited to, the sale and record keeping of The County's dog license program.

The City authorizes the Shelter to collect impound fees for animals impounded or taken up pursuant to this Agreement. The Animal Shelter agrees not to release impounded animals to their owners unless and until the impound fees set forth by The City, if any, have been paid and procedures have been followed. Furthermore, The Animal Shelter shall require any impounded dog be licensed before releasing said animal back to its owner.

7. CONSIDERATION: In consideration for the services performed by The Animal Shelter according to the terms of this contract, the City shall pay the Animal Shelter a total sum of \$2,000 for fiscal year 2016 to be paid in quarterly installments of \$500 a quarter. In addition, the City shall allow all revenues generated from The Animal Shelter's sale of dog licenses for The City and the collection of impound fees from pet owner's retrieving their animals to remain with the Shelter. "Necessary veterinary services" shall be reimbursed quarterly based upon documentation receipts from a licensed veterinarian.

8. QUARTERLY REPORTS: The Animal Shelter shall provide the City with quarterly reports that include the following information:

- a) Numbers and types of animals impounded;

- b) Location of animal pickup. Any officer or citizen delivering an animal to The Animal Shelter shall verify, to the greatest extent feasible, that the animal being impounded was found within The City of Ketchum borders and provide a written statement detailing the reasons why the animal(s) was impounded. Impound records shall be submitted to The City quarterly.

- c) Numbers and types of animal licenses, to whom sold and/or renewed; revenues received.

- i) The Animal Shelter shall work with the City to develop a reporting system so that City dispatch personnel, the Animal Control officer, law enforcement and citizens can determine the ownership of the animal based upon licensing information, including residence and phone contact of the owner.

- d) Veterinary and euthanasia statistics

9. INDEMNIFICATION: The Animal Shelter agrees fully to indemnify, save and hold harmless The City and their respective officers, agents and employees from and against all claims and actions and all expenses incidental to the investigation and defense thereof, based upon or arising out of damages or injuries to third persons or their property, caused by the fault or negligence in whole or in part of The Animal Shelter, its agents, subtenants, or employees in the operation of the Shelter and the dispatch of the obligations incurred under this Agreement. The City agrees to fully indemnify, save and hold harmless The Animal Shelter, its Board of Directors, officers, agents and employees from and against all claims and actions and all expenses incidental to the investigations and defense thereof, based upon or arising out of damages or injuries to third persons or their property, caused by the fault or negligence in whole or part of The City, their agents, officers, or employees incurred in the enforcement and administration of an animal control ordinance or other law.

10. THE ANIMAL SHELTER A PRIVATE FACILITY: The parties agree that The Animal Shelter is a private facility with its own policies and procedures for the housing and care of animals. Animals impounded or accepted by The Animal Shelter pursuant to this Agreement shall become the property of The Animal Shelter after seven (7) days excluding weekend and holidays, at which time The Animal Shelter shall assume financial responsibility for the continued care and housing of the animals.

11. TERMINATION: Any party to this Agreement may terminate its obligations under this Agreement upon providing the other parties with thirty (30) days written notice.

12. MODIFICATION: There shall be no modification of this Agreement unless executed in writing by the parties.

Executed and effective by the undersigned parties,

DATED THIS ____ DAY OF SEPTEMBER 2015.

Attest:

Animal Shelter of the Wood River Valley

City of Ketchum, Idaho

Executive Director Jo-Anne Dixon DVM

Mayor Nina Jonas