

CITY COUNCIL CALENDAR OF THE CITY OF KETCHUM, IDAHO

Monday, September 19, 2011, beginning at 5:30 p.m.

480 East Avenue, North, Ketchum, Idaho

Approximate starting time for each agenda item is indicated at left.



- 5:30 1. CALL TO ORDER
- 5:30 2. COMMUNICATIONS FROM MAYOR AND COUNCILORS.
3. COMMUNICATIONS FROM THE PUBLIC.
- 5:35 a) Request to fund community housing projects - Advocates for Real Community Housing (ARCH). Tab 1
- 5:50 b) Communications from the public.
- 6:05 4. COMMUNICATIONS FROM THE PRESS.
5. CONTRACTS AND AGREEMENTS.
- 6:10 a) Knob Hill Drainage Improvement Project Contract - Brian Christiansen, Street Superintendent. Tab 2
- 6:20 b) Fly Sun Valley Contract for Services - Lisa Horowitz, Community and Economic Development Director. Tab 3
- 6:25 c) Ketchum Community Development Corporation Contract for Services - Lisa Horowitz, Community and Economic Development Director. Tab 4
- 6:30 d) Blaine County Housing Authority Contract for Services - Lisa Horowitz, Community and Economic Development Director. Tab 5
6. PUBLIC HEARINGS.
- 6:35 a) Ordinance 1091: Amending Ordinance 1071, the Appropriation Ordinance for the fiscal year beginning October 1, 2010, and ending September 30, 2011; appropriating additional monies to be received by the City of Ketchum, Idaho, in the sum of \$50,000; and, providing an effective date - Sandy Cady, City Treasurer/Clerk. Tab 6
7. RESOLUTIONS.
- 6:45 a) Resolution 11-025: Revising water connection fees, water user charges for metered and non-metered accounts, and other fees and charges for connection to, and use and benefit of the municipal water system and repealing Resolution 10-010 - Steven A. Hansen, Utilities Manager. Tab 7
- 7:00 8. CONSENT CALENDAR. Tab 8
- a) Approval of minutes from the September 6, 2011 Council meeting.
- b) Recommendation to approve current bills and payroll summary.
9. EXECUTIVE SESSION to discuss personnel, litigation and land acquisition pursuant to Idaho Code §§67-2345 1(a) (b), (c) and (f).
10. ADJOURNMENT.

Any person needing special accommodations to participate in the above noticed meeting should contact the City of Ketchum three days prior to the meeting at (208) 726-3841.

This agenda is subject to revisions and additions. NOTE: 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 (208) 726-3841.

Check out our website: www.ketchumidaho.org.

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



September 14, 2011

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

September 19, 2011 City Council Agenda Report

The regular Council meeting will begin at **5:30 p.m.**

3. COMMUNICATIONS FROM THE PUBLIC.

- a) Request to fund community housing projects - Advocates for Real Community Housing (ARCH).

With the completion of the 209 Sabala housing renovation project and the return of \$130,000 in housing funds to the City's Community Housing In-Lieu (CHIL) Fund, Advocates for Real Community Housing (ARCH) is seeking \$130,000 in ILCU funds to undertake another project similar to the 209 Sabala project. Like the Sabala project, the proposed project would be administered under ARCH's "Open Door" Program. A detailed staff report from Lisa Horowitz has been included in the packet along with other pertinent documents.

RECOMMENDATION: Staff respectfully recommends the City Council authorize ARCH to pursue other community housing projects in Ketchum under the guidelines of the Open Door Program in an amount not to exceed \$130,000 drawn from the City's Community Housing In-Lieu Fund.

RECOMMENDED MOTION: *"I move to authorize ARCH to pursue other community housing projects in Ketchum under the guidelines of the Open Door Program in an amount not to exceed \$130,000 drawn from the City's Community Housing In-Lieu Fund."*

This is a legislative matter.

5. CONTRACTS AND AGREEMENTS.

- a) Knob Hill Drainage Improvement Project Contract - Brian Christiansen, Street Superintendent.

The Street Department is seeking Council approval of a bid from Anderson Asphalt in the amount of \$36,276 plus miscellaneous asphalt work for a total bid not to exceed \$47,000 to complete Knob Hill drainage improvements. A detailed staff report from Brian Christiansen has been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve the Anderson Asphalt bid for \$36,276 plus miscellaneous asphalt work at \$2.46 per square foot, for a total bid not to exceed \$47,000 for the Knob Hill drainage improvements.

RECOMMENDED MOTION: *"I move to approve the Anderson Asphalt bid for \$36,276 plus miscellaneous asphalt work at \$2.46 per square foot, for a total bid not to exceed \$47,000 for the Knob Hill drainage improvements."*

This is a legislative matter.

- b) Fly Sun Valley Contract for Services - Lisa Horowitz, Community and Economic Development Director.

A contract for services with Fly Sun Valley for FY2011-12 has been included in the meeting packet for Council review along with a short staff report from Lisa Horowitz. The City has budgeted \$25,000 in the FY2011-12 Local Option Tax Fund for this contract.

RECOMMENDATION: Staff respectfully recommends the City Council approve the FY2011-12 Fly Sun Valley Contract for Services in the amount of \$25,000.

RECOMMENDED MOTION: *"I move to approve the FY2011-12 Fly Sun Valley Contract for Services in the amount of \$25,000."*

This is a legislative matter.

- c) Ketchum Community Development Corporation Contract for Services - Lisa Horowitz, Community and Economic Development Director.

A contract for services with Ketchum Community Development Corporation for FY2011-12 has been included in the meeting packet for Council review along with a short staff report from Lisa Horowitz. The City has budgeted \$116,400 in the FY2011-12 Local Option Tax Fund for this contract.

RECOMMENDATION: Staff respectfully recommends the City Council approve the FY2011-12 Ketchum Community Development Corporation Contract for Services in the amount of \$116,400.

RECOMMENDED MOTION: "I move to approve the FY2011-12 Ketchum Community Development Corporation Contract for Services in the amount of \$116,400."

This is a legislative matter.

- d) Blaine County Housing Authority Contract for Services - Lisa Horowitz, Community and Economic Development Director.

A contract for services with Blaine County Housing Authority for FY2011-12 has been included in the meeting packet for Council review along with a short staff report from Lisa Horowitz. The City has budgeted \$70,000 in the FY2011-12 Community Housing In-Lieu Fund for this contract.

RECOMMENDATION: Staff respectfully recommends the City Council approve the FY2011-12 Blaine County Housing Authority Contract for Services in the amount of \$70,000.

RECOMMENDED MOTION: "I move to approve the FY2011-12 Blaine County Housing Authority Contract for Services in the amount of \$70,000."

This is a legislative matter.

6. PUBLIC HEARINGS.

- a) Ordinance 1091: Amending Ordinance 1071, the Appropriation Ordinance for the fiscal year beginning October 1, 2010, and ending September 30, 2011; appropriating additional monies to be received by the City of Ketchum, Idaho, in the sum of \$50,000; and, providing an effective date - Sandy Cady, City Treasurer/Clerk.

Ordinance 1091 is necessary to make final amendments to the Fiscal Year 2010-11 budget. Final budget amendments will be necessary to provide for sufficient appropriations in the General Fund, Wagon Days Fund, and the Capital Improvement Fund. A staff report from Sandy Cady and a copy of Ordinance 1091 have been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council adopt Ordinance 1091, amending the FY2010-11 Annual Appropriation Ordinance by appropriating additional monies with the waiving of the three readings.

1st RECOMMENDED MOTION: "Pursuant to Idaho Code 50-902, I move to waive the three readings of Ordinance 1091 and read by title only." (Roll call NOT required.)

2nd RECOMMENDED MOTION: "I move to adopt Ordinance 1091, an ordinance of the City of Ketchum, Idaho, amending Ordinance 1071, the

Appropriation Ordinance for the fiscal year beginning October 1, 2010, and ending September 30, 2011; appropriating additional monies to be received by the City of Ketchum, Idaho, in the sum of \$50,000; and, providing an effective date. (Roll-call vote required.)

This is a legislative matter.

7. RESOLUTIONS.

- a) Resolution 11-025: Revising water connection fees, water user charges for metered and non-metered accounts, and other fees and charges for connection to, and use and benefit of the municipal water system and repealing Resolution 10-010 - Steven A. Hansen, Utilities Manager.

In July 2010, the City Council approved a significant water rate increase. In the twelve (12) months following the rate increase water usage dropped by an average of 18 percent. This reduction in water usage has lowered current and projected revenue collections. FY2010-11 revenues are estimated to complete the fiscal year with a \$350,138 shortfall, or 21 percent. Resolution 11-025 authorizes an increase of 4.9 percent over current water user fees beginning October 1, 2011. A detailed staff report from Steve Hansen and a copy of Resolution 11-025 have been provided in the packet for Council review.

RECOMMENDATION: Staff respectfully recommends the City Council approve Resolution 11-025, revising water connection fees, water user charges for metered and non-metered accounts, and other fees and charges for connection to, and use and benefit of the municipal water system and repealing Resolution 10-010.

RECOMMENDED MOTION: *“I move to approve Resolution 11-025, revising water connection fees, water user charges for metered and non-metered accounts, and other fees and charges for connection to, and use and benefit of the municipal water system and repealing Resolution 10-010.”*

This is a legislative matter.

8. CONSENT AGENDA.

- a) Approval of minutes from the September 6, 2011 Council meeting.

Copies of the minutes from the September 6, 2011 Council meeting have been provided in the packet of Council review.

- b) Recommendation to approve current bills and payroll summary.

A list of bills for approval and the payroll summary have been included in the packet for Council review.

Sincerely,



Gary B. Marks

Gary B. Marks
City Administrator

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



September 13, 2011

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

ARCH Open Door Program Update

Introduction/History

The City has partnered with ARCH, a nonprofit housing trust, to create additional community housing in Ketchum. One of the programs created by ARCH is the "Open Door" Program, a program designed to purchase distressed housing units, contract for renovations, deed-restrict the units and sell them to qualified buyers working in Ketchum or the north valley. This staff report summarizes the successful completion of the first unit, 209 Sabala.

ARCH approached the City about this program in 2009. Attachment 1, Resolution 09-021 attached to this report summarizes early workshops and the pilot program. The City allocated \$125,000 in March of 2009 towards the effort. In May of 2010, ARCH requested an additional \$70,000 due to the costs of the specific unit under consideration on Sabala Street in West Ketchum (see Attachment 2, minutes from the May 4 Special City Council meeting). The Council in their deliberations indicated a desire to have the funds "circled back" so that they could consider another project of this type.

As outlined in Attachment 3, letter from ARCH, the unit at 209 Sabala has been renovated and sold to a qualified buyer. A check in the amount of \$130,000 was issued back to the City Housing In-Lieu fund on August 17, 2011. Many Councilmember's attended the open house at 209 Sabala prior to the sale, and were able to see firsthand the quality of the remodel.

Current Report

Michelle Griffith, Executive Director of ARCH, is seeking permission to pursue another similar project with the \$130,000 recently reimbursed.

Financial Requirement/Impact

The Housing In-Lieu Fund currently contains \$276,823.51. \$70,000 was allocated towards the Blaine County Housing Authority in the 2011/2012 budget.

Recommendation

I respectfully recommend the City Council authorize ARCH to pursue other community housing projects in Ketchum under the guidelines of the Open Door Program in an amount not to exceed \$130,000.

Recommended Motion:

I move to authorize ARCH to pursue other community housing projects in Ketchum under the guidelines of the Open Door Program in an amount not to exceed \$130,000.

Sincerely,



Lisa Horowitz
Community and Economic Development Director

**ATTACHMENT 1
RESOLUTION NUMBER 09-021**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO
AUTHORIZING THE EXPENDITURE OF UP TO \$125,000 FROM THE HOUSING
IN LIEU FUND FOR A PILOT HOUSING PROJECT IN COLLABORATION WITH
THE KETCHUM COMMUNITY DEVELOPMENT CORPORATION AND ARCH
FOR THE PURCHASE OF EXISTING HOUSING UNITS KNOWN AS THE OPEN
DOOR PROGRAM.

WHEREAS, the Council is committed to thoughtful, systematic expenditures from the housing in-lieu fund that will further the City's housing goals and programs; and

WHEREAS, ARCH, a local non-profit housing land trust has proposed a public-private partnership whereby the City, ARCH and the Ketchum Community Development Corporation (KCDC) partner to buy down existing housing units and deed-restrict these units through the Open Door Program, as outlined in Attachment A; and

WHEREAS, a workshop was conducted on February 27, 2009, whereby the Council and the public discussed the proposal; and

WHEREAS, ARCH has indicated that a pilot project could be accomplished with an expenditure of no more than \$125,000; and

WHEREAS, the City Council has determined that this period in the housing economy is a good time to invest in existing housing units; and

WHEREAS, the City Council has indicated that a pilot project is a good way to test the program, so that issues such as fiscal oversight and decision-making on individual units can be vetted; and

WHEREAS, the Council gave additional feedback regarding the pilot program as evidenced in the minutes of the February 27, 2009 workshop on this topic.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of the City of Ketchum, Idaho that the City Council hereby authorizes the expenditure of up to \$125,000 from the Housing In-Lieu Fund upon a written proposal from ARCH and the KCDC as to the details of the decision-making process and next steps for the Open Door Program.

This Resolution will be in full force and effect upon its adoption this 16th day of March, 2009.

CITY OF KETCHUM, IDAHO

Randy Hall, Mayor

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk



ATTACHMENT 2

SPECIAL KETCHUM CITY COUNCIL MEETING
Tuesday, May 4, 2010 at 12:00 p.m.
Ketchum City Hall, Ketchum, Idaho

Present: Mayor Randy Hall
Council President Larry Helzel
Councilor Baird Gourlay
Councilor Curtis Kemp

Absent: Councilor Nina Jonas

Also Present: City Administrator, Gary Marks
City Attorney, Susan Buxton
Ketchum Community and Economic Development Director, Lisa Horowitz
Special Projects Planner, Mark Goodman
Ketchum Planning Technician, Lisa Enourato

The meeting was called to order by Mayor Randy Hall at 12:00 p.m.

1. Request for a Planned Unit Development for Bald Mountain Lodge, LLC, a 231,400 square foot hotel, located at 151 South Main Street in the Community Core (CC) Zoning District, inclusive of approximately 87 hot beds, a full service restaurant, reception and lobby area, a spa, activity center, retail space, ballroom, meeting and conference space, twenty-six (26) residential units, and two levels of underground parking – Mark Goodman, Associate Planner and Special Projects Coordinator.

James D. Garrison, Bald Mountain Lodge Project Manager – Hearing from the business community has been positive and hearing from potential competitors and friends is also encouraging to us and, hopefully, to the Council. We have honed down on all the major elements, including several proposals. Except for the fundamental disagreement that we have on the employee housing issue, the substance is almost complete. We have discussed that with Council and staff. We don't agree but that doesn't keep us from a compromise. We are optimistic and pragmatic that the project will be done. We are here to ask for Council to move favorably on our proposal.

Mike Kerby, CEO, Bald Mountain, LLC – I presented this letter to the Council on April 30.

"I would like to thank the Mayor and Council for the progress that has been made to date relating to our project, Bald Mountain Lodge. With one more item to be finalized we are very close to moving on to the final design and development phase. We understand the importance of the employee housing issue and the concern regarding the community. Over the past two weeks, we have been working with the staff on a resolution that would work for all interested parties. I would first like to clarify an issue that developed at the last City Council meeting on April 19th. The impression was given during the meeting that we changed our position on committing to a construction start date. During the course of our discussions with the staff, several ideas and possible proposals had been considered and debated. The staff was very clear that giving a start date of construction was critical to getting the project approved.

We understood the position and we worked within our team to see how we could actually commit to a start date. During the time of our discussion with staff and the previous City Council meetings, we never agreed to commit to a date. The subsequent newspaper articles and meeting records confirm this. This would be the first time in my 23 year career that I, or a company that I am a partner in, would be accused of 'backtracking' on an issue. The opposite is more common whereas we typically come across being overly direct because it is important to us that one would always know our position and where we stand on any given issue. With that, I take full responsibility for the miscommunication and offer my apologies along with my commitment to not allow such miscommunication to happen in the future.

Each hotel project that has been reviewed by the Council has been unique by its design, location and ownership. It would be unfair to compare us to the other projects as each approval was based on several factors which lead to a successful result. We have been asked by the staff, 'What makes your project different than the others?' The answer is our reputation and team.

If the project is started within the 2 year, 3 year or 4 year period, we are asking for the project to be reimbursed up to \$1,500,000 for certain infrastructure improvements (to be defined) from the Urban Renewal District contributed funds, as funds become realized. We agree not to be reimbursed for the URA funds for the 4 year + option.)

This is a proposal that we are willing to commit to while maintaining the ability to create a financeable and buildable project. We look forward to an open dialogue and discussion with the Council on Tuesday.

Thank you, in advance, for your consideration and time as we work towards accomplishing the same goal of building a successful hotel on Main Street that will be a participant and contributor to the community."

Mayor Randy Hall – opened public comment at 12:15.

Lisa Horowitz, Community and Economic Development Director – I would like to clarify that we are taking public comment on the new information and the letter.

Wally Huffman, Sun Valley Company Director of Resorts and Development – Obviously, I am here in support of the project and have submitted a letter to Council. I wanted to make one point clear. The resort is supportive of this project and hopeful for new hotel rooms to be built. Having just gone through the process with you and having made certain commitments on the part of the resort to you, especially regarding community and employee housing, even given those circumstances, I think you should look at each project individually. Certainly, from the point of view of the resort, you would not get any feedback or pushback from the resort should you choose to give a better deal to the developers of Bald Mountain Lodge than we committed to at River Run. We wouldn't find that insulting or anything other than you making the proper decision for the proper project. I wanted to make sure that you understood that you wouldn't be putting that relationship in any jeopardy no matter what decision you make here. Secondly, to put it into perspective for you on how much we need hotel rooms consider the notion that five to seven years down the road, we have a new airport, no matter where it's located, and we had service to that airport from four to five destination markets in planes like 737s with 150 seats on it. Five planes from five different markets would be 500 people per day in season, which would be 3,500 people per week. We have a long way to go to provide beds for these people to stay here. If you look at the airport decision from this side, we need to anticipate providing those rooms in the event we're lucky

enough to get service. I urge you to do the kind of job you did for me and the community. Good luck to these people.

Linda Thorson – As a board member and chair of the Blaine County Housing Authority, I am aware of the pressure the recession puts on everyone. Much of our staffing board time has been dedicated to relieving the tension on stressed families. To argue that employee housing is not a problem; in reality, the issue is more dire and complicated as many working families are in danger of losing their homes to foreclosure. These same families will likely need to rent those units while they rebuild their finances. I believe the economy will soon be in rebound. Significant time and talents have been put on the odds that our economy's vitality will soon be restored. Witness the three development applications that have already met and exceeded the Council policy for employee housing. Should even one of these project start construction soon, the workers need for housing will snap up any available rentals in a heartbeat. I view Bald Mountain Lodge's request for waiver of employee housing in the way that "you don't get kissed, unless you ask". Hopefully, your answer to them is a firm no. Their request is unreasonable. They knew it would be required and is still very much needed. We hope the project will be successful and prosperous for years to come. However, ensuring that hotel employees have safe, affordable and attractive housing is keystone to their sustainable prosperity. Blaine County Housing Authority supports the current policy for employee housing and encourages Council to deny the request for a waiver.

Kingsley Murphy, landlord and builder of affordable housing – When this ordinance was passed a number of years ago, it was during a time when our economy was much stronger. The City took the opportunity to try to maximize as much as they could in a strong economy on any development that was coming our way. The City should be flexible and move with the economy as it goes. Now our economy is weak and we can't ask for the same thing. I understand it is hard to fluctuate with an ordinance so it might need to be changed or amended. As a landlord, every day I hear sad stories. My partners and I are financially carrying tons of people because there is no work in this community. We can't do it anymore. Many of these people who can't pay their rent have left. Some have lived here for 20 to 30 years. I understand the need for workforce housing but I have over 100 workers with no work or partial work. They need what you can give them now. I would like to you take that into consideration and adjust ordinances to move with the flow of the economy.

Jerry Seifert – I have testified very much in favor of hotels, particularly this one. The applicants will take a market risk of \$50 to \$60 million to put a hotel in Ketchum. I have concluded that the affordable housing requirements are a deal breaker. The Blaine County Housing Authority and others say that we need more building. I have analyzed that situation and it's time for the Housing Authority to have the same sort of market guts. Go into the market, bond and build the affordable housing we need. Last night's showing of the financial market we're in would recognize that this is not the time to burden a hotel or anyone else with affordable housing. A lot of things in our ordinances were intended to keep people from being able to do something. I concluded that it is imperative that this hotel go forward. The compromise they offer is terrific and I encourage this Council to adopt it.

Doug Brown, WREP – I want to read a paragraph that was written by Pastor Bob Henley who couldn't be here.

"With regards to the issue of employee housing, I have been and remain a proponent of affordable housing for the workforce of our community. I have spoken and written in support of the new affordable housing project that is going on across the street from our church property. It too is a major step in the right direction, and I commend your support of this decision.

However, when it comes to hotels, given the challenging financial environment that we are facing, sometimes our ideals clash with reality. I believe that requiring the hotel to provide employee housing will impose a hardship on this project that could be a potential deal breaker. If you give me the opportunity to have on the one hand a small handful of employee housing units, or on the other fifty or sixty new jobs that the hotel would provide, it seems like a no-brainer. The potential economic benefit that our entire business community will receive from this hotel – construction work, restaurants, services, jobs, LOT revenue, etc., would be a major, well needed stimulus.

I appreciate your consideration, and sincerely hope that this project will receive your unanimous support. I believe it is in the best interest of all of us who care about our community.”

Carter Ramsey, homeowner in Ketchum, board member of Sustain Blaine, commissioner with Blaine County Housing Authority – I empathize for the need for sustainable and quality development in our community. As a general contractor, moreover, I see the need for my employees and keeping them going. I urge the City of Ketchum, in this process, do not compromise the core value and ordinances that have been set in place for our community and create a long term consequence that we have to deal with just to placate a short-term fix.

Ben Hetzinger – I am in strong favor of this project. The love and intended consequences come to mind when I think of a well intended City ordinance to provide affordable housing within the confines of the City with the project you give entitlements to, it's a very good intended policy. However, I don't think it's applicable throughout generations. I see the affects of this ordinance by putting a burden on a developer of a very important piece of property. As a general contractor I would obviously be in favor of any hotel in this market. If the City of Ketchum wants to have a competitive edge in other markets, what competitive edge are you, as stewards of this City, what could be better than allowing these hotels and other businesses. The well intended ordinance should be up for change to fit the needs of individual projects. Some flexibility in this case at this time would be good. We have a project in town and 85% of our subcontractors are here in Blaine County. They want to stay here and work here. They are all looking for that next project. A vast minority lives south and can't afford to live in Ketchum. I ask you to consider the competitive and don't put road blocks in the developer's way.

Holden Morgan – I want to mention the standpoint of the economic changes that have happened in the valley. Times have changed and we have to adjust. My business, which is Amerititle just had meetings and my business is up due to foreclosures. Foreclosures are related to what we lack, jobs. It starts in construction. When we get construction going, it creates a synergy that you have to take a look at. Time is of the essence. We have a ways to go. In this case, a compromise is needed.

Lisa Horowitz – Now is the time for Council questions and discussion. If the Council chooses, we have draft conditions of approval. Also, if you want to explain our conversation, Mayor, since we received the letter last Friday and your position on that employee housing waiver.

Mayor Randy Hall – It's complicated to say the least. As you know this community is hurting. We had a terrific presentation last night, a painful presentation, on the facts of our community and how the loss of construction jobs has crippled us on many levels. Trying to strike a balance between this incredible need for jobs and trying to understand that in the long range, things will get better, and we will still be faced with a housing shortage. I would love to have 2% - 3% in this county again. It's difficult to figure out what this economy will look like four years down the road, which is where we're gauging the farthest out we would give you in talking about giving you these entitlements. The need is now. I appreciate

your letter talking about turning the shovel in two years. I support 90% of your letter. At the end of the day, if you look at the waivers we've come to terms with: height, setbacks, etc., we've come down the process where this Council is giving serious consideration to those waivers. I'm in favor. I too hear nightmare stories about losing jobs and moving out of the valley. I support the majority of the substance of your letter and I want to try to figure out how we can continue to help you to be successful and if we have to waive housing requirements in exchange for getting you started in two years, I'm there. Thank you for taking deeper look.

Councilor Baird Gourlay – As far as waivers on the setbacks on First and the other streets, I don't have a problem with that. With the bulk of the building, even though it's bigger than anything I ever anticipated on that site, I think the applicant has shown sensitivity to the neighbors on River Street and to the southwest, the park. I had concerns about the ingress and egress and after we brought in some experts, I am much more comfortable with that as well as the deliveries. The design option that Curtis has, I will support as I had the same feeling he has. As far as tying the URA funds to the increment of the property at a 50% - Lisa is your number revised from what the applicant suggested?

Lisa Horowitz – We've written it up at \$1.5 million and I do have an email from Randy Young showing that in the 23 year scenario, we have written it up as is \$1.5 million or 50% of the increment, whichever is less. In the event that the sales prices are lower, we're not over committing above 50% of the increment.

Councilor Baird Gourlay – I'm alright with that as long as the URA isn't tied to anything.

Susan Buxton, City Attorney – As far as the URA, any obligation that we have with the URA we're talking about; the URA is independent and makes its own decisions. We can suggest or ask as a request from the City. Any obligations you have here would be junior to any obligations you already have ahead of it.

Mayor Randy Hall – Regarding what transpired last night, these projects that we're allocating revenues from a district from, will we be able to deliver on our part of the bargain in light of the language for the bonding?

Susan Buxton – Yes, as long as there are sufficient revenues.

Gary Marks, City Administrator – We have sufficient increment right now to service that debt with what's there now. What we're talking about is committing new increment that will be created because of these projects. So, it's 50% or whatever it is, less of something that doesn't exist yet, but will. And, if it does, then we make the commitment

Mayor Randy Hall – As long as we meet the criteria spelled out in the resolution last night, we'll still be okay.

Council President Larry Helzel – It's not that simple. The question is what point in time and what point in time prior to the sunset of the URA that this increment can be sufficiently monetized so that the URA, via the City, would be in a position to reimburse the developer for their upfront infrastructure costs according to the deal. We're going to have a development agreement, which gets the City and the URA to a certain future X in favor of the developer in terms of reimbursement under certain conditions that may or may not come to reality. According to the bond document that authorized the readiness to market these bonds, the Council and URA board are not in sufficient control of these decisions. We also

need approval of a trustee and a "special master" to do a third party outside analysis as to the financial wherewithal of the URA at that future time. All we can deliver to the applicant at this point is a commitment by the City and the URA to make our best efforts toward a reimbursement but we cannot become a full contractual partner in any agreement. This is further complicated because there may very well be the need in the City of Ketchum between the breaking ground of the project and the need for reimbursement to further encumber the URA for other civic projects or commitments we've made to other developers.

Councilor Baird Gourlay – For any of these developments we're doing now, we can't commit the URA funds. We need to have a URA board meeting on the development agreement to commit those funds.

Susan Buxton – On other development agreements we've done, we acknowledge the separate jurisdiction of the URA versus the City Council and that they need separate decisions by the URA on the development agreement or subsequent arrangement at the time of the construction or when this will all occur.

Councilor Baird Gourlay – Last night Randy made a suggestion to bring on two more commissioners for the URA to make it a more public entity. That would not guarantee to any developer that anything the City says the URA will follow.

Susan Buxton – You could never guarantee that. It's always two separate entities.

Councilor Baird Gourlay – There is a tremendous amount of reading and understanding to make sure we're doing the right thing. I would like to get to a vote today but I might not get there. The importance of the decisions we make are long lasting and important so unless we can get the three of us, Randy is clearly on board, comfortable with moving forward, I won't recommend that we do that. Some of the negotiation that has occurred was over the weekend with staff and further negotiation this morning. Is the applicant comfortable with new timelines we have countered with?

Lisa Horowitz – The Mayor has taken the timelines proposed by the applicant and put them into our words. We're saying if they commit to beginning construction in two years and finishing the hotel within 30 months, then we would waive the employee housing. The dates are to pull the building permit by June of 2011 and begin construction by June 2012. Originally we wrote substantial construction but upon the suggestion of Councilor Gourlay, we have put a completion date in. The completion date is January 2015. If they meet those triggers on the two year schedule, we would waive the employee housing in full and propose to the URA that they commit up to \$1.5 million or up to 50% of the revenues, whichever is less on a future payment schedule to be determined between the parties. They will need to pay for the infrastructure costs on the outset. The second window is the three year window so the timeline is pulling the building permit by 2012, beginning construction in 2013 and it's substantially completed by 2016. Then we would agree to waive approximately 64% of their employee housing and they would give us \$1 million through the real estate transfer fee. We retain the infrastructure commitment of \$1.5 million. We said that relative to the employee housing payment that it needs to be paid in full within 10 years of the hotel opening its doors. It is coming in through a transfer fee or some other method that the developer determines but there's an outside window from when we would receive those funds. They would come with the closing of each of the 26 residential units. The applicant stated that in some cases this will be a hefty real estate transfer fee so we're going to make sure you are coming into those funds either way, whether it's a transfer fee or some other method you determine through your revenues, we don't care.

Council President Larry Helzel – Unless it's documented better, they could pay \$1 per unit for the first 10 sales and then have a balloon of \$1 million in 10 years. If you haven't negotiated a formula that is prorated on every single unit, it doesn't do the City any good.

Lisa Horowitz – Our thought was to do that in the development agreement with your direction.

Mayor Randy Hall – Why are we getting hung up on the real estate transfer fees? We don't care how the money comes to us.

Council President Larry Helzel – If the money comes to us in the 10th year after the hotel starts operating in 2025; to make the claim that that is going to mitigate the impact of employee housing is ludicrous.

Lisa Horowitz – It was not our intent that the money come in the 10th year.

Council President Larry Helzel – For example, going back to the Sun Valley Company deal, they're paying a uniform percentage on every transaction starting with transaction #1, whenever that might be. I do not believe its good work by this Council to have everything delayed or transferred into the development agreement. As part of our Council resolution, these important elements should be included and not deferred.

Mike Kerby – I am confused on how it would not be funded and funded quickly through the transfer fees. In order to start this project, we have to have so many condominiums sold. We don't know how many but day one, when we start, we will be writing you a check. As each condo is sold thereafter, we will be writing you a check.

Council President Larry Helzel – It's not in the documentation that we're looking at.

Lisa Horowitz – It does say that transfer fees accruing to the City at the time of the closing of each unit.

Council President Larry Helzel – Yes but it doesn't say at what rate. As long as this is left as a variable, they could balloon this to 15 years from now which does not mitigate our problem.

Mike Kerby – We are not going to do that.

Council President Larry Helzel – I am not questioning your intentions of ballooning this but we want to end up with a good document. The first problem in terms of delivering to you a good faith document for reimbursement from the URA is a problem. I don't know if we can solve that problem. I don't know if you will accept an unsecured promissory note from the Ketchum URA because that's probably all we're going to be able to give you.

Susan Buxton – Everyone needs to understand that we are talking about these \$1.5 million numbers and this is not an obligation that we'll consent to at this time. We have to make sure that the \$1.5 million exists and they have to agree to doing it. If that's not a lump sum payment, we don't want them to have the expectation that's something they will certainly get absent all these other things winding up like they're supposed to. It's a concept on how we're trying to go forward and work through this waiver.

Lisa Horowitz – Timeline C is the 4 year schedule, the building permit applied for in 2013, construction commencing in 2014 and the hotel complete by 2017. The employee housing waiver gets less with each year. In this scenario, giving us a prorated transfer fee up to \$1.5 million or other funds on a schedule that you'll direct us to draft that would occur, and we retain the commitment on urban renewal. The last piece is if they go to a 4-year schedule, they do not get the employee housing waiver or the request for the URA commitment on the infrastructure.

Councilor Baird Gourlay – My feeling is that transportation is a key component, ski in and ski out is another, 4 star and 5 star hotels along with the marketing efficiencies are part of that. This hotel represents not the panacea but a small component. I believe housing is incredibly important. Now is the time to get something in the ground. I am favorable with the timeline conditions. If we can get you in the ground and operational, it is more important than housing right now.

Councilor Curtis Kemp – We just received this document 15 minutes prior to our meeting today and haven't gone through it in detail. Are Mike and Jim are okay with this?

Mike Kerby – We are 99.9% there. A couple things are very minor to us.

Councilor Curtis Kemp – The architectural element is not a deal killer but meant to help ensure that this project, if it's built, is successful. It all has to do with views and potential obstructions of views. If we look at elevations from the forest service block and the gable ends that point toward Baldy and take one of them, roughly 32' wide and an 8' plate height. In the case of one, it has a roof slope of 6:12. Look from inside one unit toward a million dollar view. There's a ridge beam and a column that supports that ridge beam. There are perlon (intermediate beam) and the applicant has chosen to support these perlon with a diagonal member which is 8". My point is that we're willing to take up to 16' of that million dollar view with this diagonal member. If you're in the business of selling these units, you want to do whatever you can to eliminate potential objections. If we get to the point where we want to make a motion, and I'd be willing to make the motion, once the housing is figured out. My motion will include a condition that these diagonal members be removed. The perlon can be structured and supported without a vertical or diagonal member underneath it.

Council President Larry Helzel – I want to second and third the difficulties of my colleagues. We received one letter dated April 27 with one proposal mitigating the employee housing requirement and then received yesterday, May 3; a letter dated April 30 which Mike Kerby just read. I haven't been able to do a sufficient analysis on all those terms. I am more in favor of getting this done right rather than quickly. Regarding the April 30 letter, page 2 says we are the only project that is prepared to start construction. Previously, you've said you're the only project that is financeable and we're the only project that is ready to go. I don't know what those statements mean because they are not accompanied by any backup. It would be beneficial to know exactly what you mean by that. We have dozens of well meaning citizens who've emotionally backed your project, which is an endorsement of your capabilities. They have faith in your ability to perform but you haven't provided Council any data to support that. Secondly, what does project started mean? I am concerned because we have a project started at the corner of Sun Valley Road and First Avenue. We're not happy about a "project started". I am interested in knowing if you anticipate that your entitlements would expire if you didn't perform certain of your obligations within an allotted time. Would you make this deal with the City of Ketchum knowing that if you didn't pull a building permit within three years and then start construction a year or 18 months after that, unless it was extended, if you didn't make those timelines, all bets are off? None of the documentation brought to us has addressed that possibility. Every other developer realizes that

there is an expiration date if there's no performance. Lastly, we all listened to the presentation last night. There was substantial time that the product type this community needs more than any other type and is lacking and would distinguish us is ski in and ski out. After listening to that and realizing you're half a mile from base of the mountain, how do you see that this proposed project will fill a niche? This is the first application that's come to Council without Council members being able to look at the P&Z Commission minutes from your meetings with them. I have been told they weren't ready. They are now transcribed but haven't been approved. It's my opinion that if the other Council members look at the minutes and the public, when approved, should have the opportunity to read the commissions deliberation on issues they faced, it might influence their feelings about the project. It's a whole in our data set not to have that information. We respect the P&Z process but in this case, the process was very unusual. You made a statement that it's not that you don't want to build employee housing, but the ordinance doesn't require you to "build" it but to provide it.

Susan Buxton – I want to make sure we are on the same page regarding the difference between what the findings are versus the oral vote. You have an oral vote but we then come back with findings and fact and make sure that's what you intended and that's why it's put in writing. They should be based on your deliberations that are in the record.

Council President Larry Helzel – I don't see how that's relevant now. I am making the assertion that there is a part of the record, which is normal and typical, that is missing. I believe the Council members are entitled to look at this before voting on this.

Lisa Horowitz – I'm not sure we've been consistent. We rely so heavily on findings, which are the true legal record of their proceedings.

Susan Buxton – The minutes are part of the record but when it comes to the decision or order we are enforcing, it comes out of the findings and the documentation that you've approved as your final decision. The minutes, once they are approved, are part of the record as additional information

Council President Larry Helzel – As a part of this whole consideration, that Council members are entitled to view the process that the P&Z went through, reading these draft minutes was helpful. If I thought it was interesting, maybe Curtis and Baird would too.

Susan Buxton, City Attorney – Minutes are less clear than what's been adopted.

Mayor Randy Hall – Larry, your issues that need to be addressed is more information on setbacks and heights and how P&Z got to that?

Council President Larry Helzel – I don't have issues with the setbacks or the height. I found this discussion with P&Z on these topics very interesting. They didn't change my opinion but they might be interesting to the rest of Council. I would still like the applicant to define the terms they've used in their letter because that's all we have to go on.

Mike Kerby – The first question was regarding us having the only project prepared to start construction. I was trying to refer to the team we have; an operator in place, James O'Donnell, VP of Vail is here with us and has been through the whole process, our experience in construction and development and the catalyst of what's been holding up other projects. We have a commitment letter from Wells Fargo but I can't share that in a public arena due to the terms and conditions of financing our project. That's a leap

of faith based on our reputation. I wouldn't say we had one if we didn't. If there's any other data we could refer to, we'd be happy to supply what we can to show we're the most capable team to start right away. You referred to what do we mean by starting construction. We agreed to a completion date.

Council President Larry Helzel – The last issue refers to the circumstances beyond everyone's control affecting your project and you decide you can't go forward. In the normal course of business, your entitlements would expire and you'd have to apply for an extension. Bariteau did that successfully and got a 2 year extension. He was fortunate because the same Council that approved his project was here to provide an extension. What is your expectation if the assertion that you're financeable today isn't true tomorrow or you don't want to take the financial plunge at that time?

Mike Kerby – That's why we put this schedule together based on your concerns. I can't predict four years from now and hope we're all in position to build. We have all the motivation from a developer's standpoint to start this project right away. The sooner we can start building and generating revenue, the better off we are. We will do everything possible not to come in front of Council to ask for an extension.

Councilor Curtis Kemp – I'm uncomfortable without spending more time with this.

Lisa Horowitz – I would like to clarify that everything that's in black was in your April 29 packet. The new is in blue. It's up to you if you need more time. We will provide everything without strike underline. Larry's question about the expiration of entitlement is in condition #4 and it was in the March packet. This is our standard one we've done for all hotels. It says the PUD expires in four years and doesn't address the issue you raised about someone coming back and saying I'm expired and now what?

Susan Buxton – It's pretty common that if they request an amendment or extension, we'll consider it.

Lisa Horowitz – That is in condition #10.

Councilor Baird Gourlay – I'm comfortable voting but my colleagues are not. The timelines are such that I don't like making these guys travel. Can we give them an indication today as to our directions we're leaning but Curtis and Larry might need more time. It's also an important enough decision and Nina will be back.

Council President Larry Helzel – On the 17th, we have second budget reopening and the staff update on the vendor meeting. If we had a couple more days lead time on this, perhaps we could be more conclusive. I would like to study the mechanics and probabilities of your suggestion on the housing related fees and I don't think we need more public comment on this. I don't think we need to have you bring back your architect or Vail Resorts. Jim and Mike will be just fine. Set it up for a decision on May 17.

Mike Kerby – This has been an intense process and we have dedicated time and resources to get to this point. I am not trying to contradict your comments if you haven't had enough time but it's becoming an expense, drawn out process. I have other projects I'm neglecting.

Council President Larry Helzel – We will schedule a special meeting when you're available.

Jim Garrison – We have no problem with changing the column and will run this through the design review subcommittee.

Council President Larry Helzel motioned to continue the application of Bald Mountain Lodge Planned Unit Development to the regular council meeting on May 17th, seconded by Councilor Curtis Kemp and all approved.

2. Consideration of a proposal by ARCH regarding the use of Housing In Lieu funds for a residential unit in West Ketchum.

Mayor Randy Hall – The meeting reconvened at 1:50 pm.

Michele Griffith, ARCH Community Housing Trust – ARCH has been attempting to purchase this home in West Ketchum using the Open Door Program for almost a year. We identified the house as being attractive because it is a three bedroom, two bath family home with an attached garage and backyard and side yard in the center of Ketchum within walking distance to schools and town amenities. Secondly, it is a home, not a townhome or condominium, so there are no association dues, which is a significant factor when you are talking about affordable housing because we cannot control the dues of our affordable homeowners. The reason we have rushed with this is because we tried to buy the home as a short sale, the bank was unreachable for six months and we couldn't get a negotiator on the phone. When we finally did, as part of bank procedure, they had to get a broker's opinion letter of the value of the home, not an appraisal. The broker's opinion letter came back in excess of our offer, the broker got the listing and listed the house at the price in the broker's opinion letter for a week or two and has substantially brought the price down to now below our initial offer. Our affordable homeowners got tired of waiting. The bank has now listed the home on an online real estate auction site, www.realtybid.com. The home is listed with the starting price of \$138,000. There is a reserve but we don't know what it is. The highest bidder at the time the auction closes, in six days, does have the right to find out what the minimum was and have some sort of discussion but during the bidding process, you don't know. There is a bid on the property now of the minimum, \$138,000 and that's the only bid. I am asking Council to appropriate money from the in lieu account to allow ARCH to bid up to \$180,000 for the property and also cover the costs of closing and online fees. ARCH will then raise the funds to renovate the house. We believe that will be about \$50,000, based on a proposal from a contractor. Working together with the housing authority, we will then resell the home to an affordable homeowner, at which point, we will recapture monies appropriated from the in lieu account, which can be invested in further community housing.

Councilor Curtis Kemp – You don't necessarily need the \$180,000 now?

Michele Griffith – For the bid process, you register with the online bid company by providing them with a credit card, which is evidence that you're over 18. Then you post online bids. It is similar to Ebay. You can see the bids but not the reserve. The reserve could be over the \$180,000, which I think is a slam dunk price to pay for the house. What I don't want to happen is for someone else to get the house for the slam dunk price.

Mayor Randy Hall – We've been through this with the Bavarian Village. We did the minimum bid and then found out that the floor was higher than the minimum bid and it was null and void and it was a painful process to go through. I looked at it. What will happen with Rex's site? You can spend \$50,000 to fix up the inside. I know they put a new carpet down but it still needs a new kitchen and some

bathroom work. You could spend all \$50,000 on the inside and if you can't get Rex to help contribute to fix up the outside, no one will look at it.

Michele Griffith – The \$50,000 from the contractor includes painting the whole house, including Rex's side and the roof. We would pay for him to do that in a worst case scenario. I spoke to a roofer and asked if we could do half a roof. He said it was not ideal but you can. We could do our half of it but it makes the other side more valuable and ours less valuable. But we still have a house and over time the market will correct itself and both sides will be equally attractive.

Gary Marks – We have \$402,672 in the fund

Michele Griffith – You have committed \$125,000 for Open Door and I am seeking an additional \$70,000. This is slightly different to the way in which Open Door was conceived but the world has changed since then.

Councilor Curtis Kemp – What if you bid \$150,000 and you're still below the reserve but other party drops out.

Michele Griffith – If I'm the last bid at \$150,000, I can phone the online bid company, find out what the reserve was and then make a decision about whether or not I can live with it or not. What I could do is say, I'll still pay your \$5,000 fee, let me speak directly to the bank because maybe they would be incentivized to sell to ARCH at 501(C) non profit. Because you can't loan the money to us, if it's not called a loan, can I not just make a contribution to the in lieu fees?

Mayor Randy Hall – I think that you could. An understanding that this money would be coming back would make it a little easier. My hope is that with what little bit of money is left in this account, would be to try to leverage it to get more than just one unit. But, we don't have immediate plans for that money so it should be used in any way possible to help achieve all of our goals. We could figure out a way to circle that money back into the account.

Michele Griffith – Or, alternatively, to circle that money back to the next most attractive home we've identified in Ketchum.

Mayor Randy Hall – Or you could partner with the City of Ketchum with that money. You keep that money and we keep what's left until there is an opportunity that we can leverage this money to get several units rather than just one. I have been told by two people that they are planning to bid higher than \$200,000.

Michele Griffith – Maybe I could call the online bid company sooner than later and ask to speak to the bank.

Council President Larry Helzel – I am now a secured creditor of ARCH and I don't think I should participate. I have a financial interest.

Mayor Randy Hall – We still have a quorum and can vote. The ask is for another \$70,000.

Michele Griffith – ARCH would endeavor to raise the \$50,000. The reason we are coming here quickly is because of the bidding process which expires in 6 days. ARCH can raise the \$50,000 for the renovation if

we could breathe for a minute but we don't have that kind of time. We are looking for the gap funding from the \$125,000 that we committed before to the \$195,000.

Councilor Baird Gourlay – I would like the money to come back into the city. We discussed the dark condo idea per Steve Shafran; buying up dark condos and whether you sell them or rent them. I like the idea; however, I think we can leverage our money in similar fashions to what we've done with the tax credit scenario at Northwood. I want to get the money back so we can do another deal down the road. In the meantime, I don't mind investing in smaller one offs although it's better to house 32 families rather than one. I would like to secure that money in some way.

Councilor Curtis Kemp – We don't secure it, we just have a mutual understanding that that's what's going to happen.

Michele Griffith – We are looking at category 4, which is a sales price of \$210,000, which would be a three person family.

Kathy Grotto, Blaine County Housing Authority – A three bedroom home, category 4, would have a sales price of up to \$240,000. We will look at serving a population of category 3 or 4, mostly likely 4. Currently, we don't have a lot of families on our list but this is a unique property that needs TLC. Once it got fixed up a bit and we could advertise and have people see this in a better condition, I am confident that there would be families that would become community housing applicants for a house like this.

Michele Griffith – We came about the renovation costs by getting a bid from a contractor which includes, roof, exterior painting, interior painting, carpentry, windows, bath vanities, appliances, plumbing, electrical, toilets, drywall repair and patching, lighting and a new hot water heater.

Councilor Baird Gourlay – I would say we should move forward with this.

Mayor Randy Hall – We have an understanding. Another option is if you can't give us the money back, maybe it could be directed to be spent elsewhere.

Councilor Baird Gourlay moved to approve Mayor Randy Hall to expand up to \$195,000 toward the Open Door Program, for the express purposes of pursuing the unit on 209 Sabala, which is inclusive of the \$125,000 previously authorized and an additional commitment of \$70,000, seconded by Councilor Curtis Kemp. The motion passed unanimously with Council President Larry Helzel recused.

Randy Hall
Mayor

ATTEST:

Sandra E. Cady, CMC
City Clerk

ATTACHMENT 3



www.archbc.org

PO Box 1292, Ketchum ID 83340

(208) 726-4411

Lisa Horowitz

Tuesday, August 16, 2011

City of Ketchum

Electronically

Dear Lisa,

Thank you so much for your support of the Open Door program. I am pleased to tell you that we closed on the sale of our pilot home located at 209 Sabala in Ketchum. The program was a resounding success and received wide spread community support. In addition to providing a permanently affordable home for this family and future families, the acquisition rehabilitation strategy has significantly improved values in the entire neighborhood. This value has not been lost on the neighbors who are now whole hearted supporters of ARCH, The City of Ketchum and the Open Door program.

As you know, ARCH purchased the home for \$210,000. We added roughly \$65,000 in renovations (excluding carry costs such as utilities and insurance). Because of significant volunteerism and improved purchase capacity, the value of these improvements is significantly higher. In fact, the home appraised for \$350,000.

The original Open Door program was funded at \$125,000. Of this, \$5,000 was paid directly to ARCH by a citizen who owed in lieu fees. ARCH asked for and received an additional \$70,000 in order to offer a cash only sale. In total, the City of Ketchum paid \$190,000 to ARCH for this project. We have provided the home owner with a zero interest deferred second mortgage in the amount of \$60,000. I have issued a check for \$130,000 to the City of Ketchum representing the unused Open Door funds of \$60,000 plus the additional \$70,000.

I have already begun looking for another similar project and hope to come to the City for continued use of these funds shortly. If possible, I would like to bring the issue to Council at the September 19th meeting. Thank you again for your support, we could not have done this without you and the City of Ketchum.

Sincerely,

Michelle Griffith

Executive Director

ATTACHMENT 3

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



September 13, 2011

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation to approve Knob Hill Drainage improvements Bid

Introduction/History

Our current roadways in the Knob Hill area are not properly designed to handle rain events. In fact the roadway drainage in this area is the poorest in our system; we are losing ground every time we have a good rain. During rain events gravel shoulders wash away and undermine the base material then we lose the asphalt edge.

The poor drainage also allows water to migrate under the roadway and soften the base material allowing the asphalt to move and prematurely crack more than it should. This is evident by the poor asphalt condition on Sixth and on Walnut.

Every year we spend several weeks and thousands of dollars cleaning up and replacing base material. Unfortunately the repairs will not fix all the damage but it will help manage the erosion and should allow us to maintain the area without having to replace the streets.

The Street Department highly recommends this project for completion.

Current Report

The proposed project consists of installation of either asphalt curb or asphalt gutter swale, and an associated, approximately three-foot wide (3') roadway edge repair, at specific locations along Walnut Avenue, Spruce Avenue, Sixth Street, and Ninth Street in the Knob Hill neighborhood of Ketchum, Idaho. The proposed asphalt curb total to approximately 905 linear feet. The proposed asphalt swale totals to approximately 1,230 linear feet. Additional, unspecified asphalt repair will be based on a square footage of asphalt repair unit cost. See the plans included for specific locations and details associated with these planned improvements. BID OPTION #1 includes installation of a catch basin, per the plans and specifications included in

the bid package, in the northeast corner of the intersection of Walnut Avenue and Sixth Street.

The Street Department is working with Galena Engineering to complete the project design and bid documents.

Financial Requirement/Impact

This project is currently funded out of the capital street improvements line item (7190).

The Street Department requested bids from Anderson Asphalt, Gordon Paving and Valley Paving. We only received one bid from Anderson Asphalt for a total of \$ 36,276 (option #1 catch basin \$3,330 plus \$32,946). The Street Department has used Anderson Asphalt for many years for our asphalt needs and we believe they are more than able to complete the work.

Although the bid total came to \$ 36,276 there will be misc asphalt flat work that will also be completed under this contract at the bid price of \$2.46 per sqft. The total of this contract will not exceed \$47,000.

Recommendation

I respectfully recommend the City Council approve the Anderson Asphalt bid for \$36,276 plus misc asphalt work for a total bid amount not to exceed \$47,000 for the Knob Hill drainage improvements.

Recommended Motion

I move that we accept the Anderson Asphalt Bid of \$36,276 plus misc asphalt work at \$2.46 per sqft, for a total bid amount not to exceed \$47,000 for the Knob Hill drainage improvements.

Sincerely,

Brian Christiansen
Street Superintendent

Respectfully submitted by:

ANDERSON ASPHALT PAVING, INC.

(Business Name)

CORPORATION

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

IDAHO

(State of Incorporation)

By: LARRY ANDERSON

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

OWNER

(Title)

PUBLIC WORKS LICENSE NO.: PWC-C-10241-B-4

(Corporate Seal)

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

Name: LARRY D ANDERSON

Title: OWNER

Tel. No.: 788-4728

Address: PO BOX 759 HAILEY ID 83333

DATE SUBMITTED: 9-9-11

BID BOND

BY THESE PRESENTS, that we, the undersigned, ANDERSON ASPHALT PAVING, INC.

_____ as Principal, and

_____ as Surety, are hereby held and firmly bound unto CITY OF KETCHUM STREET DEPARTMENT as OWNER in the penal sum of _____ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed this 9TH day of SEPT, 2011.

The Condition of the above obligation is such that whereas the Principal has submitted to the CITY OF KETCHUM certain BID attached hereto and hereby made a part hereof to enter into a contract in writing for the Work associated with KETCHUM STREET DEPARTMENT KNOB HILL DRAINAGE IMPROVEMENTS project.

NOW, THEREFORE,

- (a) If said BID shall be rejected, or
- (b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

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

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

SEAL (If BID is by a corporation)

By: LARRY D ANDERSON
(Signature)

Attest: _____

Title: OWNER

By: Larry D Anderson
(Signature)

Witness: Larry D Anderson
(Signature)

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

INSTRUCTION TO BIDDERS

- after receipt, the Successful BIDDER shall sign and return all five copies of the Agreement to the OWNER. These signed copies of the Agreement shall be accompanied by five copies of each attachment (e.g. BONDS) stipulated by the Agreement.
- 18.02 The OWNER, within thirty (30) days of receipt of acceptable PERFORMANCE BOND, PAYMENT BOND and Agreement signed by the Successful BIDDER to whom the Agreement was awarded, shall sign the Agreement and return to such party an executed duplicate of the Agreement. Should the OWNER not execute the Agreement within such period, the Successful BIDDER may, by WRITTEN NOTICE, withdraw his signed Agreement. Such notice of withdrawal shall be effective upon receipt of the notice by the OWNER
- 18.03 The NOTICE TO PROCEED shall be issued within ten (10) days of the execution of the Agreement by the OWNER. The NOTICE TO PROCEED shall direct the Successful BIDDER to start work on **SEPTEMBER 12, 2011** and all work must be complete by **OCTOBER 31, 2011, weather permitting**. Should there be reasons why the NOTICE TO PROCEED cannot be issued within such period, the time may be extended by mutual agreement between the OWNER and Successful BIDDER. If the NOTICE TO PROCEED has not been issued within the sixty (60) day period, or within the period mutually agreed upon, the successful BIDDER may terminate the Agreement without further liability on the part of either party.
- 18.04 The Successful BIDDER shall provide a detailed construction schedule when requested to do so by the OWNER, and shall attend weekly construction progress meetings with the OWNER and their representatives. The successful BIDDER shall make every effort to accommodate the access needs of the OWNER during the construction of the PROJECT, including a "ground-breaking ceremony" once initial demolition operations have been completed. However, the OWNER will also be required to reasonably accommodate the inconvenience created by construction of the PROJECT. Accommodation of OWNER access to the PROJECT site shall be coordinated with the City of Ketchum's Project Manager.
- 18.05 All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the PROJECT shall apply to the contract throughout as if written therein in full. The successful BIDDER shall comply with all applicable ordinances of the City of Ketchum, particularly noise ordinances, hours of operations, and any other ordinances which regulate construction activity within the City of Ketchum.
- 18.06 Contract payment retainage provisions are set forth in the Agreement.

1. CONTRACT PRICE

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

- 1.01 For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work multiplied by the estimated quantity of that item as indicated below.
- 1.02 Estimated quantities are not guaranteed. All computations of the Contractor's compensation shall be based upon the quantities of work actually performed, whether greater or less than estimated quantities.
- 1.03 Each item to be bid shall be completely filled in by the Contractor.

Item No.	Ref.	Description	Unit	Approx. Quantity	Bid Unit Price	Bid Amount
1	02110	Asphalt Sawcutting	LF	2,131	.71	1513.01
2	02211 02227 02923	Excavation and Embankment	SF	6,395	1.73	11,063.35
3	02741 1/C1	Install 6" Asphalt Curb with 3' width of edge asphalt	LF	903	7.50	6,772.50
4	02741 2/C1	Install Asphalt Valley Gutter with 3' width of edge asphalt	LF	1,228	7.75	9,517.00
5	02741	Install Miscellaneous Asphalt Pavement 3.0" Depth	SF	TBD	2.46	Leave this space blank
6	02750	Construction Traffic Control and Maintenance	Lump Sum	1	750.00	750.00

TOTAL AMOUNT OF BID SCHEDULE	\$32,945.86
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SEE ATTACHED

BID OPTION #1 – INSTALL MODIFIED CATCH BASIN

Item No.	Ref.	Description	Unit	Approx. Quantity	Bid Unit Price	Bid Amount
1	02211 02227 02923	Excavation and Embankment	Lump Sum	1	\$1,100 EA.	\$1,100
2	02630 02631 03310	Install Modified Drywell/Catch Basin (Size increased to approx 6 feet wide and 4 feet deep)	Each	1	\$2,035	\$2,035
3	02750	Construction Traffic Control and Maintenance	Lump Sum	1	\$195.00	\$195.00

TOTAL AMOUNT OF BID OPTION #1 SCHEDULE					\$3,330.00
--	--	--	--	--	------------

LISTING OF SUBCONTRACTORS

1. The BIDDER shall submit with the BID FORM a list of names of subcontracting firms or businesses that will be awarded subcontractors for portions of the Work as specified in Section 10 of the "Instructions to Bidders."
2. The Subcontractors list shall be completed and shall include the following information:
 - 2.01 Subcontractors, listing each subcontractor whose subcontract amount is more than ten percent (10%) of the Contract Price with whom the BIDDER, if awarded the Contract, will subcontract for performance.
 - 2.02 The categories of work those subcontractors will perform on the Contract.
 - 2.03 The subcontractors that will be performing Instrumentation, Mechanical, HVAC, Plumbing, and Electrical work.
3. A BID will be considered non-responsive and will be rejected if the BIDDER does not correctly complete the Listing of Subcontractors contained herein, and include this list with the BID FORM.
4. List of Subcontractors to be used:

SUBCONTRACTOR	WORK	SUBCONTRACT AMOUNT	% OF CONTRACT PRICE
LUNCEFORD EXCAVATION	GRADING	11,063.35	APPROX 34%

5. Material Suppliers List

SUPPLIER	MATERIAL
OLDCASTLE PRECAST	CATCH BASIN
ROAD MIX	ANDERSON ASPHALT
ASPHALT	WESTERN STATES ASPHALT

NOTICE OF AWARD AND ACCEPTANCE BY CONTRACTOR

TO: CONTRACTOR: _____
ADDRESS: _____

(
FROM: OWNER: CITY OF KETCHUM STREET DEPARTMENT
PROJECT: KNOB HILL DRAINAGE IMPROVEMENTS

The OWNER has considered the BID submitted by you for the above described WORK in response to its Instructions to Bidders.

You are hereby notified that your BID has been accepted for items according to the BID PROPOSAL - SCHEDULE OF ITEMS AND PRICES in the amount of:

_____ (\$ _____)

You are hereby notified that your BID has been accepted for items according to the BID OPTION #1, BID PROPOSAL - SCHEDULE OF ITEMS AND PRICES in the amount of:

_____ (\$ _____)

You are required by the Instructions to Bidders to execute the Agreement and furnish the required PERFORMANCE BOND, PAYMENT BOND, and CERTIFICATES OF INSURANCES within ten (10) calendar days from the date of this NOTICE to you.

If you fail to execute said Agreement and to furnish said Insurance within ten (10) days from the date of this NOTICE, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this _____ day of _____, 2011.

CITY OF KETCHUM STREET DEPARTMENT

By: _____

Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged on this _____ day

of _____, 2011 by: _____
(Contractor)

By: _____

Title: _____

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



September 13, 2011

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation of Approval of a Contract for Services With the Fly Sun Valley Alliance

Introduction/History

The City has budgeted \$25,000 in the 2011/2012 LOT Fund for a contract with Fly Sun Valley Alliance to pursue air and ground travel opportunities.

Current Report

The scope of services is outlined as Exhibit A attached to the contract.

Financial Requirement/Impact

The contract for services with Fly Sun Valley Alliance includes a not to exceed figure of \$25,000 for the scope of services outlined in Attachment A.

Recommendation

I respectfully recommend the City Council approve the contract for services with Fly Sun Valley Alliance.

Recommended Motion:

I move to approve the contract for services with Fly Sun Valley Alliance.

Sincerely,

A handwritten signature in black ink, appearing to be "LH", is written over the signature line.

Lisa Horowitz
Community and Economic Development Director



OUR MISSION STATEMENT

It is the mission of Fly Sun Valley Alliance to actively pursue and secure improved air and ground service access to the Wood River Valley and support airport operations, infrastructure and services that benefit visitors and residents.

WHO WE ARE:

Fly Sun Valley Alliance is an Idaho non-profit corporation. The volunteer board of directors is currently made up of private sector business and organization members, as well as public sector representatives from Friedman Memorial Airport, Blaine County Commissioners, Blaine County Airport Advisory Committee, and the cities of Hailey, Ketchum and Sun Valley.

WHAT WE CURRENTLY DO (Focus/Program Areas)

AIRLINE SERVICE

Raise funds to support airline MRG/development program in partnership with SV Resort

Work with consultants, airlines and other partners to:

- Monitor and evaluate current service and research potential new opportunities
- Monitor, evaluate (bookings, P&L, etc) and negotiate contract for MRG program w/Alaska Airlines/Horizon Air.
- Coordinate marketing of the air service via promotions, fare sales, campaigns, etc.
- Pursue new air service opportunities from new target markets
- Keep abreast of key air service/industry trends nationally and within our "competitive set"
- Maintain relationships with other key industry contacts: airlines, consultants, state and local officials, other air service program directors, etc

GROUND TRANSPORTATION: (Sun Valley Express Boise-Sun shuttle)

Raise funds to support Boise shuttle service in partnership with SV Resort

- Monitor and evaluate current service; research potential new opportunities for improvement/expansion
- Monitor, evaluate (bookings, P&L, etc) and negotiate contract terms for current support program.
- Monitor/consult in marketing of the service via promotions, communications, etc.
- Monitor/consult in customer service feedback research, improvements, etc

FUNDRAISING:

- Produce/promote the annual **ACCESS SUN VALLEY CARD** as a fundraising vehicle
- Promote/coordinate the **CORPORATE TRANSFERABLE EMPLOYEE SKI PASS** program with SV Resort
- Pursue other fund opportunities (public, events, grants, etc)

RESEARCH:

- Develop and implement annual summer and winter air passenger surveys at SUN to determine travel trends, economic impact and other relevant data for use in future decision making, public education, etc.
- Monitor and track other air service related data within our "competitive set".
- Publish monthly/YTD enplanement data and other air service related information on website.

PUBLIC OUTREACH:

- Develop/implement a comprehensive public outreach campaign to educate all key stakeholders and general community on importance of air service and FSVA programs that ensure we continue to retain and improve it.

CONTRACT FOR SERVICES
(Fly Sun Valley Alliance)

THIS CONTRACT FOR SERVICES (the "Agreement") is made and entered into this ____ day of _____, 2011, by and between the CITY OF KETCHUM, an Idaho municipal corporation ("City") and FLY SUN VALLEY ALLIANCE, an Idaho nonprofit corporation ("Contractor").

RECITALS

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

WHEREAS, the Contractor is an Idaho nonprofit corporation duly organized and existing under the laws of the State of Idaho; and

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

WHEREAS, it is deemed in the best interest of the City to acquire, by contract, certain services to be performed by the Contractor such as diversifying transportation options for destination travelers, including air and ground transportation; and

WHEREAS, funds allocated from the City shall not be used towards Minimum Revenue Guarantees; and

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

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.
2. The Services. The Contractor shall provide administrative and management services reasonably necessary to support the Contractor in its efforts to support the City. Projects listed below are more fully described in Attachment A to this contract amendment.
3. Consideration. Ketchum agrees to pay shall pay Contractor the sum of \$25,000 (TEN THOUSAND DOLLARS).
4. Time of Performance. Contractor shall provide the Services in a professional and timely manner.
5. Independent Contractor. Ketchum and Contractor hereby agree that

Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor's payments for work performed in performance of this Agreement by Contractor, its agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.

6. Compliance With Laws/Public Records. Contractor, its agents and employees shall comply with all federal, state and local laws, rules and ordinances. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may be readily identified, retrieved and made available for such inspection and copying.

7. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and Contractor shall be addressed as follows:

KETCHUM:

CITY OF KETCHUM
ATTN: CITY ADMINISTRATOR
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340-2315

CONTRACTOR:

8. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.

9. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.

10. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.

11. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

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

13. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.

14. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.

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

16. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

17. EFFECTIVE DATE: This is an at-will relationship; either party can terminate this agreement at any time, by written notice of such termination. KETCHUM also makes no assertions as to the number of hours required to perform these tasks.

IN WITNESS WHEREOF, the parties have signed this Agreement the day and year first above written.

CITY OF KETCHUM,
an Idaho municipal corporation

FLY SUN VALLEY ALLIANCE
an Idaho nonprofit corporation

By: _____
Randy Hall, Mayor

By: _____
Its: _____

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk

Reviewed and approved as to
form and content exclusively for the City of Ketchum:

By: _____
City Attorney

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



September 13, 2011

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation of Approval of a Contract for Services With the Ketchum Community Development Corporation

Introduction/History

The City has contracted with KCDC for the last four (4) years to provide a variety of services related to their mission statement.

Current Report

The scope of services for the upcoming year is similar to the past year. It includes (See Exhibit A to the Contract).

Financial Requirement/Impact

The contract for services with KCDC includes a not to exceed figure of \$116,400 for the scope of services outlined in Attachment A. This contract is budgeted in the LOT fund.

Recommendation

I respectfully recommend the City Council approve the contract for services with KCDC.

Recommended Motion:

I move to approve the contract for services with KCDC.

Sincerely,

A handwritten signature in black ink, consisting of the letters "LH" in a stylized, cursive-like font.

Lisa Horowitz
Community and Economic Development Director

CONTRACT FOR SERVICES
(Ketchum/Ketchum CDC)

THIS CONTRACT FOR SERVICES (the "Agreement") is made and entered into this ____ day of _____, 2011, by and between the CITY OF KETCHUM, an Idaho municipal corporation ("City") and THE KETCHUM COMMUNITY DEVELOPMENT CORPORATION, an Idaho nonprofit corporation ("Contractor").

RECITALS

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

WHEREAS, the Contractor is an Idaho nonprofit corporation duly organized and existing under the laws of the State of Idaho; and

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

WHEREAS, it is deemed in the best interest of the City to acquire, by contract, certain services to be performed by the Contractor such as affordable housing, green energy, town design, economic projects and community development; and

WHEREAS, the City and the Contractor entered into a contract for services on October 1, 2010, and various projects have been approved in concept by the City, including a 2011 amendment to said contract.

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

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.

2. The Services. The Contractor shall provide administrative and management services reasonably necessary to support the Contractor in its efforts to support the City.

This includes the continued work of standing committees with the missions and initiatives outlined in Attachment A.

3. Consideration. Ketchum agrees to pay shall pay Contractor the sum of \$116,400.

4. Time of Performance. Contractor shall provide the Services in a professional and timely manner.

5. Independent Contractor. Ketchum and Contractor hereby agree that

Contractor shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. Contractor, its agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. Contractor shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to Contractor under this Agreement and for Contractor's payments for work performed in performance of this Agreement by Contractor, its agents and employees; and Contractor hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.

6. Compliance With Laws/Public Records. Contractor, its agents and employees shall comply with all federal, state and local laws, rules and ordinances. This Agreement does not relieve Contractor of any obligation or responsibility imposed upon Contractor by law. Without limitation, Contractor hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by Contractor for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* Contractor further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, Contractor shall maintain such writings and records in such a manner that they may be readily identified, retrieved and made available for such inspection and copying.

7. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and Contractor shall be addressed as follows:

KETCHUM:

CITY OF KETCHUM

ATTN: CITY ADMINISTRATOR
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340-2315

CONTRACTOR:

KETCHUM COMMUNITY
DEVELOPMENT CORPORATION

8. Non-Assignment. Contractor hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on Contractor's unique skills and reputation for professional work. Accordingly, Contractor may not assign or transfer in any manner this Agreement or any of Contractor's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.

9. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.

10. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.

11. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.

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

13. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.

14. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.

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

16. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

17. EFFECTIVE DATE: This is an at-will relationship; either party can terminate this agreement at any time, by written notice of such termination. KETCHUM also makes no assertions as to the number of hours required to perform these tasks.

IN WITNESS WHEREOF, the parties have signed this Agreement the day and year first above written.

CITY OF KETCHUM,
an Idaho municipal corporation

KETCHUM COMMUNITY
DEVELOPMENT CORPORATION,
an Idaho nonprofit corporation

By: _____

By: _____

Randy Hall, Mayor

Its: _____

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk

Reviewed and approved as to
form and content exclusively for the City of Ketchum:

By: _____
City Attorney



ATTACHMENT A

September 13, 2011

TO: City of Ketchum Council Members
FROM: Jon Duval, Executive Director, Ketchum Community Development Corporation
RE: FY2012 Contract for Services

The Ketchum Community Development Corporation shall provide administrative and management services reasonably necessary to support the Contractor in its efforts to support the City.

This includes the continued work of standing committees with the following missions and initiatives:

Affordable Workforce Housing

Mission: To foster creation of affordable workforce housing that serves the community through collaboration and emphasize best practices regarding quality of living space, sense of community within housing projects, green construction, creative funding/financing and profitability to support continued housing construction.

Initiatives:

- If successful in its application for Low Income Housing Tax Credits from the Idaho Housing & Finance Associate, continue with the development of Washington Place, Ketchum and the KCDC's second Affordable Workforce Housing Development.
- If the application is unsuccessful in 2011, the KCDC will complete and resubmit an LIHTC application for Washington Place. This development is preliminarily slated for approximately 23 rental units at a city-owned site on the corner of Washington Avenue and First Street, with the goal of creating more one-bedroom units in downtown Ketchum.
- Continue the administration and marketing of Northwood Place in conjunction with development partner, Vitus and property manager, Syringa.
- Research other options for affordable housing in order to provide a diversity of options to the community's workforce.

Economic Development

Mission: The retention of existing businesses while creating new employment opportunities in Ketchum and Blaine County, Idaho. This includes the generation of jobs and diversification of the tax base while improving the quality of life for the residents of the community. Specific initiatives are proposed:



Initiatives:

- The maintenance of www.sunvalleyworks.com, a county-wide business resource website. This site provides demographic data regarding the county, as well as specific information to aid with business retention, expansion and relocation.
- Part-Time/Full-Time Resident Outreach: Through surveys, this outreach effort will look to give part-time and full-time residents a stronger voice in community decisions, as well as to increase their participation with the KDCD and other community-based organizations. The initiative will be undertaken in conjunction with Ketchum's Community and Economic Development Department.
- Entrepreneurial business consultation through coordination and partnership with Region IV Development and College of Southern Idaho.

Town Design

Mission: Fostering physical improvements within downtown Ketchum, its gateways and transportation corridors. This includes guide design of major Downtown Core projects, aiding in the creation, placement and celebration of public art and other pedestrian amenities, and establishing high quality pedestrian environments.

Initiatives:

- Maintenance of and continued programming for Ketchum Town Square.
- Research and potential fundraising for a solar street light project in the Ketchum Core. This project would likely be undertaken in conjunction with the Energy Solutions Team.

Energy Solutions

Mission: To research and develop renewable energy options available to our community, promote environmental management practices including recycling and advocate technologies that promote sustainable living.

Initiatives:

- Research and potential fundraising for a solar street light project in the Ketchum Core. This project would likely be undertaken in conjunction with the Energy Solutions Team.
- Discussion with the Environmental Resource Center on potential governing body for county-wide energy and sustainability efforts.

(Collectively the "Services").

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



September 13, 2011

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation of Approval of a Contract for Services With the Blaine County Housing Authority (BCHA)

Introduction/History

The City has contracted with BCHA for over six years to provide a variety of services related to managing, leasing and selling community housing units. Attached please find a contract with attached scope of services.

Current Report

The scope of services for the upcoming year is similar to the past year. It includes maintaining the data base of qualified home buyers, matching buyers and renters to available housing, tracking housing trends in the Ketchum area, managing the for-sale and rental inventory in Ketchum, and a variety of communication and educational programs (See Exhibit A to the Contract).

Financial Requirement/Impact

The contract for services with BCHA includes a not to exceed figure of \$70,000 for the scope of services outlined in the attached contract. This contract is budgeted in the Housing In-Lieu Fund, to be paid in two installments. That fund currently contains \$276,823.51.

Recommendation

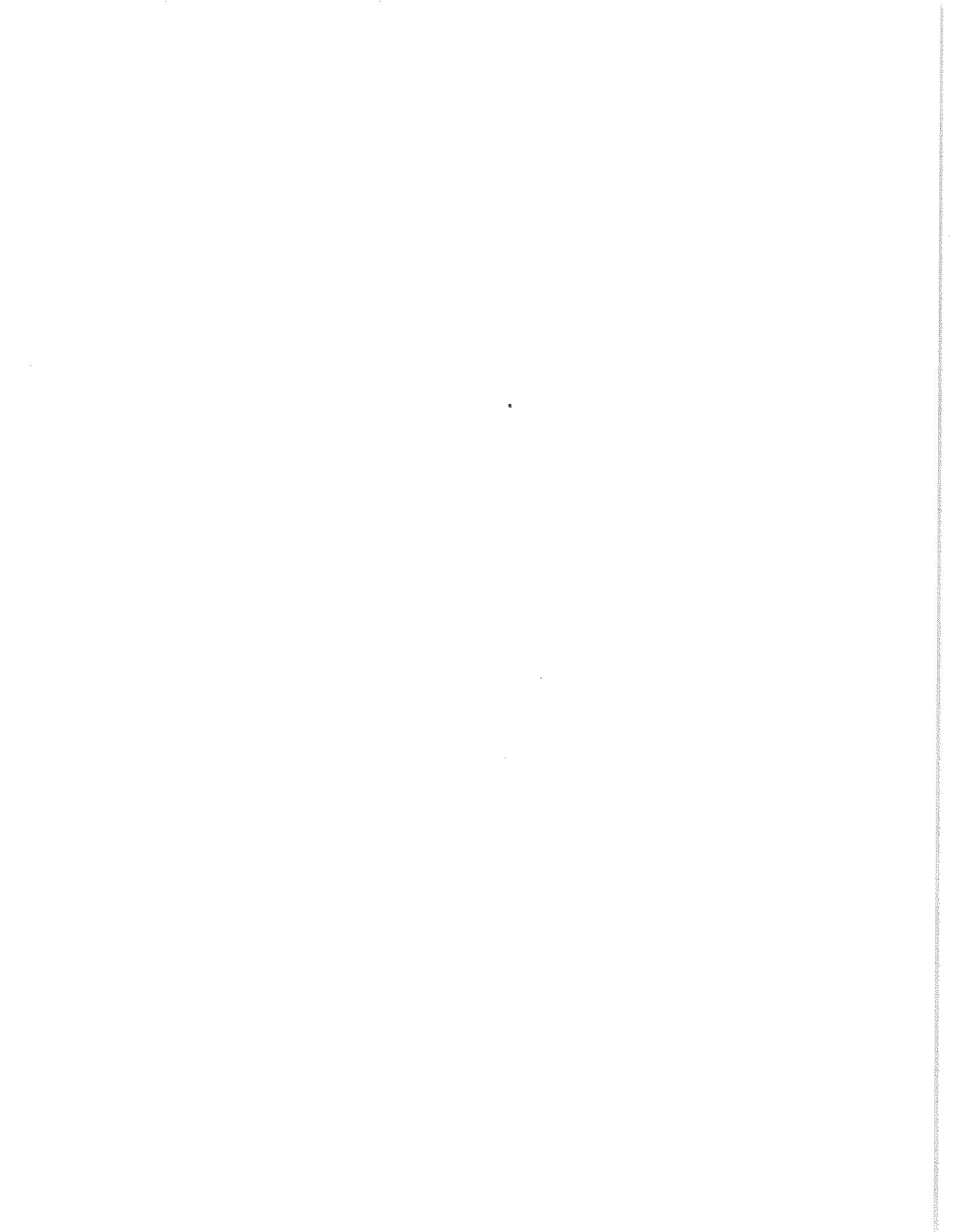
I respectfully recommend the City Council approve the contract for services with BCHA.

Recommended Motion:

I move to authorize the contract for services with BCHA.

Sincerely,

Lisa Horowitz 
Community and Economic Development Director



CONTRACT FOR SERVICES

(Ketchum/Blaine County Housing Authority)

THIS CONTRACT FOR SERVICES (the "AGREEMENT") is made and entered into this ___ day of _____, 2011, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation (hereinafter referred to as "Ketchum") and the BLAINE COUNTY HOUSING AUTHORITY, an Idaho housing authority (hereinafter referred to as "BCHA").

RECITALS

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

WHEREAS, BCHA is an Idaho independent public body, corporate and politic, duly organized and operating under the laws of the State of Idaho; and

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

WHEREAS, it is deemed in the best interest of the City to acquire, by contract, certain services to be performed by the BCHA such as affordable housing, green energy, town design, economic projects and community development; and

WHEREAS, BCHA has proposed to provide services to Ketchum related to the development and preservation of community housing for low to moderate income households. BCHA provided Ketchum with its Scope of Services, attached hereto as Exhibit "A"; and

WHEREAS, BCHA, in its budget, identified that funding will be required beyond the fees received by BCHA on the sale of deed restricted properties to carryout the proposed work; and in that budget identified the requested funding for Contract for Services needed from Blaine County jurisdictions to assist BCHA.

WHEREAS, Ketchum has appropriated funds to support the local and regional work proposed by BCHA in the amount of \$70,000.

WHEREAS, it is the intention of Ketchum to contract with BCHA to provide such services for consideration as hereinafter provided.

WHEREAS, BCHA desires to enter into an Agreement with Ketchum to provide such services all as hereinafter provided.

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

1. Incorporation of Recitals. The Recitals set forth herein above are hereby incorporated into and made an integral part of this Agreement.

2. The Services. The BCHA shall provide administrative and management services reasonably necessary to support the BCHA in its efforts to support Ketchum.

This includes the continued work of standing committees with the missions and initiatives outlined in Attachment A.

3. Consideration. Ketchum agrees to pay BCHA the sum of \$70,000.

4. Time of Performance. BCHA shall provide the Services in a professional and timely manner.

5. Independent Contractor. Ketchum and BCHA hereby agree that BCHA shall perform the Services exclusively as an independent contractor and not as employee or agent of Ketchum. The Parties do not intend to create through this Agreement any partnership, corporation, employer/employee relationship, joint venture or other business entity or relationship other than that of independent contractor. BCHA, its agents and employees shall not receive nor be entitled to any employment-related benefits from Ketchum including without limitation, workers compensation insurance, unemployment insurance, health insurance, retirement benefits or any benefit that Ketchum offers to its employees. BCHA shall be solely responsible for the payment of all payroll and withholding taxes for amounts paid to BCHA under this Agreement and for BCHA's payments for work performed in performance of this Agreement by BCHA, its agents and employees; and BCHA hereby releases, holds harmless and agrees to indemnify Ketchum from and against any and all claims or penalties, including without limitation the 100% penalty, which in any manner relate to or arise from any failure to pay such payroll or withholding taxes.

6. Compliance With Laws/Public Records. BCHA, its agents and employees shall comply with all federal, state and local laws, rules and ordinances. This Agreement does not relieve BCHA of any obligation or responsibility imposed upon BCHA by law. Without limitation, BCHA hereby acknowledges that all writings and documents, including without limitation email, containing information relating to the conduct or administration of the public's business prepared by BCHA for City regardless of physical form or characteristics may be public records pursuant to Idaho Code Section 9-337 *et seq.* BCHA further acknowledges that, subject to certain limitations, the public may examine and take a copy of all such public writings and records. Accordingly, BCHA shall maintain such writings and records in such a manner that they may be readily identified, retrieved and made available for such inspection and copying.

7. Notice. All notices, requests, demands or other communication required or provided for under this Agreement, other than instructions given by Ketchum pursuant to Paragraph 2 herein above shall be in writing. Notices to Ketchum and BCHA shall be addressed as follows:

KETCHUM:

BCHA:

CITY OF KETCHUM
ATTN: CITY ADMINISTRATOR
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340-2315

8. Non-Assignment. BCHA hereby acknowledges that Ketchum has agreed to enter this Agreement based in part on BCHA's unique skills and reputation for professional work. Accordingly, BCHA may not assign or transfer in any manner this Agreement or any of BCHA's right, title or interest in or to this Agreement without the prior written consent of Ketchum which may be withheld for any reason.
9. Amendments. This Agreement may only be changed, modified, or amended in writing executed by all parties.
10. Headings. The headings in the Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision hereof.
11. Attorney Fees and Costs. In the event that either party hereto is required to retain the services of an attorney to enforce any of its rights hereunder, the non-prevailing party shall pay to the prevailing party all reasonable costs and attorney fees incurred in such enforcement, whether or not litigation is commenced and including reasonable costs and attorney fees on appeal.
12. No Presumption. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of the document.
13. Governing Law. This Agreement shall be governed by the laws and decisions of the State of Idaho.
14. Entire Agreement. This Agreement contains the entire Agreement between the parties respecting the matters herein set forth and supersedes all prior Agreements between the parties hereto respecting such matter.
15. Execution and Fax Copies and Signatures. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
16. Authority. The parties executing this Agreement warrant, state, acknowledge, and affirm that they have the authority to sign the same and to bind themselves to the terms contained herein.

17. EFFECTIVE DATE: This is an at-will relationship; either party can terminate this agreement at any time, by written notice of such termination. KETCHUM also makes no assertions as to the number of hours required to perform these tasks.

IN WITNESS WHEREOF, the parties have signed this Agreement the day and year first above written.

CITY OF KETCHUM,
an Idaho municipal corporation

BLAINE COUNTY HOUSING AUTHORITY,
an Idaho nonprofit corporation

By: _____
Randy Hall, Mayor

By: _____
Its: _____

ATTEST:

Sandra E. Cady, CMC
City Treasurer/Clerk

Reviewed and approved as to
form and content exclusively for the City of Ketchum:

By: _____
City Attorney

EXHIBIT "A"

Blaine County Housing Authority (BCHA) FY 2012 SCOPE OF SERVICES

Services to be provided to the City of Ketchum by BCHA:

1. Database Management:

- a. Maintain accurate, up-to-date database of qualified applicants for BCHA, ARCH Community Housing Trust (ARCH), and other jurisdiction managed community housing for low to moderate income households. (BCHA and ARCH utilize a "universal" application form and single, shared database.) Update applicant information annually on a quarterly schedule to keep database current.
- b. Match buyers and renters to available community housing units managed by BCHA as well as those managed by ARCH, based on applicable priorities.
- c. Provide data regarding the applicant database to the County, cities, developers and civic organizations requesting assistance in planning and allocating community housing. Track trends in demographics and preferences based on regular database updates.

2. Asset Management:

- a. Manage the BCHA inventory of for-sale and rental community housing for the workforce of Blaine County. This includes, but is not limited to: (i) monitoring occupancy to ensure compliance with the applicable BCHA deed covenants; (ii) preserving housing stock by ongoing monitoring and enforcement, and (iii) providing referrals to counseling and consulting services to minimize any loss of community housing owners due to payment problems.
- b. Process Notices of Intent to Sell and Rent in a timely manner to facilitate the earliest feasible sale and rent, as applicable. Work closely with potential buyers of for-sale units from pre-qualification counseling through closing, ensuring understanding of applicable deed covenant and community housing guidelines. (Re-sales of owned community homes have been occurring at a rate of approximately 6% per year over the past two years.)
- c. Strengthen deed covenants to ensure highest level of asset management and retention.

3. Resource, Communication and Educations Programs:

- a. Be a resource for homebuyer education (coordinate with Idaho Housing and Finance (IHFA) and College of Southern Idaho to provide first-time homebuyer course) and credit counseling. Provide services of a certified Home Counselor. Such programs result in community home applicants who are ready and able to purchase for-sale units.
- b. Provide information to persons in need regarding state and local assistance programs, e.g. rental referrals, tenants' rights, and loan modification and foreclosure prevention counseling.
- c. Communicate regularly to the entire Blaine County community (public at large, press, employers, real estate professionals, mortgage lenders) as well as the applicants and homeowners of community homes regarding BCHA programs, expertise, useful information and success stories.
- d. Provide regular (not less often than quarterly) reports and appearances before the County and cities regarding status of contract services.
- e. Provide, at least once monthly, online newsletter with current news, tips and information about programs, activities and educational opportunities regarding community housing.
- f. Maintain and update website with current activities, educational and reference information, community home opportunities, and general organizational information.
- g. Hold Housing Fairs or employer visits, as needed, to educate and attract new candidates to the community homes database of potential applicants.
- h. Update annually the BCHA Community Housing Guidelines and provide them to jurisdictions served.
- i. Implement a Limited English Proficiency Plan to reach Spanish speaking population.

4. Planning:

- a. Facilitate ongoing planning for community housing by providing information regarding local needs, demographic trends of community housing applicants, and development standards to government entities and public/private development entities.
- b. Seek to engage full community participation/feedback in program planning and service quality assurance issues.

- c. Work with jurisdictions and other housing entities to prepare a county-wide housing plan based on findings and analysis of needs assessment study, guiding principles, professional advice and public input.
 - d. Continue to increase cooperation with and explore further opportunities for partnership with Sustain Blaine/SVEDC and other organizations to meet challenges related to affordable housing for the workforce as a necessary component of county-wide sustainable economic development.
 - e. Seek additional tools for funding and development of affordable housing.
5. BCHA will continue to cooperate with and support ARCH Community Housing Trust and other partners who may provide the following services during FY2012:
- a. Development and construction of new community housing.
 - b. Origination of grant proposals and proposals for designated government funding sources for operations or development.
 - c. Development of strategies for using in-lieu fees for buy-down, acquisition and/or subsidy programs.
 - d. Development of programs with non-profits and other agencies and mortgage lenders to take advantage of foreclosure and bank-owned real estate opportunities.

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



September 19, 2011

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

**Recommendation to Hold Public Hearing and to Adopt Ordinance No. 1091
Amending the FY 10-11 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 September 7th 2010 the Council adopted Ordinance No. 1071 entitled the Annual Appropriation Ordinance for the Fiscal Year Beginning October 1, 2010, 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 1091 is an ordinance, amending Ordinance Number 1071, the Appropriation Ordinance for the Fiscal Year beginning October 1, 2010 and ending September 30, 2011. The additional sum of \$50,000 will be appropriated out of the Fund Balance in the General Fund; out of Miscellaneous in the Wagon Days Fund; and, Idaho Power Franchise revenue in the Capital Improvement Fund to be used for authorized activities as specified in Ordinance Number 1091.

Financial Requirement/Impact

If adopted by the Council on September 19, 2011, the budget amendment would appropriate additional monies in the sum of \$50,000.

Recommendation

I respectfully recommend that the Ketchum City Council hold the Public Hearing and adopt Ordinance No. 1091 Amending the FY 10-11 Annual Appropriation Ordinance By Appropriating Additional Monies with the Suspension of the Rules.

Recommended Motion

1st motion:

"I move to waive the three readings of Ordinance No. 1091, and read by title only, Pursuant to Idaho Code 50-902."

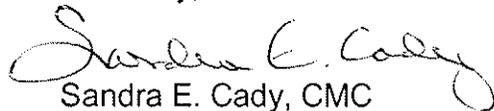
(Roll call not required)

2nd motion:

"I move to adopt Ordinance No. 1091, AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ORDINANCE NUMBER 1071, THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2010, AND ENDING SEPTEMBER 30, 2011: APPROPRIATING ADDITIONAL MONIES TO BE RECEIVED BY THE CITY OF KETCHUM, IDAHO, IN THE SUM OF \$50,000; AND, PROVIDING AN EFFECTIVE DATE.

(Roll call required)

Sincerely,



Sandra E. Cady, CMC
City Treasurer/Clerk

ORDINANCE NO. 1091

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ORDINANCE NUMBER 1071, THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2010, AND ENDING SEPTEMBER 30, 2011: APPROPRIATING ADDITIONAL MONIES TO BE RECEIVED BY THE CITY OF KETCHUM, IDAHO, IN THE SUM OF 50,000; 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 1071, the Appropriation Ordinance for the City of Ketchum, Idaho, for the fiscal year commencing October 1, 2010, and ending September 30, 2011, be and the same is hereby amended as follows:

That the additional sum of 50,000 be appropriated out of the revenues received from:

GENERAL FUND:	
Fund Balance	20,000
WAGON DAYS FUND:	
Miscellaneous	10,000
CAPITAL IMPROVEMENT FUND:	
Idaho Power Franchise	20,000
<u>TOTAL APPROPRIATION</u>	<u>50,000</u>

To be used for the following authorized activities:

GENERAL FUND:	
General Fund Operating Contingency	20,000
WAGON DAYS FUND:	
Miscellaneous Services and Charges	10,000
CAPITAL IMPROVEMENT FUND	
CIP Fund Operating Contingency	20,000
<u>TOTAL APPROPRIATION</u>	<u>50,000</u>

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 19th day of September 2011.

ATTEST:

Randy Hall
Mayor

SANDRA E. CADY, CMC
City Clerk

Publish: Idaho Mountain Express
September 28, 2011

City of Ketchum, Idaho

P.O. Box 2315 Ketchum, ID 83340 (208) 726-3841 Fax: (208) 726-8234



September 12, 2011

Mayor Hall and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Hall and City Councilors:

Recommendation for 4.9% Water Rate Increase

Introduction/History

In 2009, the City contracted with JUB Engineers to perform a Water Rate Study with special emphasis on seasonal high usage and water conservation. A significant water rate increase was recommended and approved in July 2010 based on the findings of the report. In the 12 months following the rate increase water usage dropped by an average of 18%. This reduction in water usage has lowered projected Water Fund revenues for the current FY.

Current Report

The 2010 JUB report, and subsequent water rate structure, was based on water usage data for the March-2007 thru February-2009 time period, which were considered normal water usage years. The report recommended annual reviews of water rates in the future to determine if the conservation incentive has detrimentally affected actual revenues. The past year of data now indicates that the rates adopted in July 2010 have indeed reduced annual water use, which has also reduced revenues. If needed Capital Improvement projects are to be funded in 2011-12 it will require a 4.9% increase to successfully fund them all. I have included several fact sheets which will illustrate the effects of a 4.9% increase on different levels of monthly water users.

Financial Requirement/Impact

FY 2010-11 revenue generated from water rates was originally estimated to be \$1,675,138. Actual revenues now appear to be closer to \$1,325,000, a 21% or \$350,138 shortfall. A breakdown of proposed FY 2011-12 Water Fund expenditures are as follows:

• Administration and Operations	\$ 966,432
• Debt Service	\$ 359,243
• Capital Costs	\$ 143,750
Total	\$ 1,469,425

July and August, 2011 water production figures reveal a slight increase over last summer indicating that usage has stabilized and revenues for 2011-12 should be at or above the estimated amount of \$1,463,000, which includes the 4.9% increase. This will successfully fund the proposed Water Budget including necessary Capital Improvements. Included in the Capital Improvement list for FY 2011-12 are two back-up generator projects that are critical for Water Department operations. These projects must be completed ASAP if we are to continue to provide reliable and consistent service to our customers during times of power outages. Water usage and revenues will be analyzed again in early summer 2012 to determine if additional increases are needed.

Recommendation

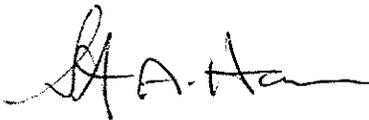
I respectfully recommend acceptance of Resolution 11-025 which provides a general 4.9% increase over current water user fees beginning October 1, 2011.

Recommended Motion:

"I move to approve Resolution 11-025 revising water connection fees, water user charges for metered and non-metered customers, and other fees related to the Municipal Water System".

This is a legislative matter.

Sincerely,



Steven A. Hansen,
Utilities Department Manager



City of Ketchum Utilities Department

MEMORANDUM

To: Mayor Hall and City Council,
Gary Marks, City Administrator

From: Steve Hansen, Utilities Manager

Date: September 12, 2011

Re: Proposed 4.9% Water Rate Increase for FY 2011-12

Listed below are existing and proposed charges for water rates. If approved, proposed rates will take effect on October 1, 2011:

Water User Fees:

Metered Rates; (1,657 customers)

<u>Gallons Supplied</u>	<u>Existing Rate</u>	<u>Proposed 4.9% increase</u>
Base fee	\$9.05 mo.	\$9.49 mo.
1,000 – 8,000	\$.73 additional per 1,000 gal	\$.77 additional per 1,000 gal
8,001 – 65,000	\$1.45 “	\$1.52 “
65,001 – 120,000	\$2.90 “	\$3.04 “
>120,000	\$4.35 “	\$4.56 “

Flat Rate; (237 customers)

<u>Residential</u>	<u>Existing Rate</u>	<u>Proposed 4.9% increase</u>
First 5 cold water taps	\$15.60 mo.	\$16.36
Each additional tap	\$ 1.46 mo.	\$ 1.53
Irrigation	\$.55 per 1,000 sq ft lot	\$.58 per 1,000 sq ft lot

Commercial

First 5 cold water taps	\$23.92 mo.	\$25.09
Each additional tap	\$ 2.01 mo.	\$ 2.10
Irrigation	\$.55 per 1,000 sq ft lot	\$.58 per 1,000 sq ft lot

Existing and Proposed Metered Rates and Charges

9/12/2011

The following table represents existing and proposed monthly charges for **metered** accounts increasing by 4.9%

<u>Monthly Usage</u>	<u>Existing Rate</u>	<u>Proposed 4.9% Increase</u>
Base Fee	\$ 9.05	\$9.49
8,000	\$ 14.85	\$15.58
12,000	\$ 20.66	\$21.67
16,000	\$ 26.46	\$27.75
20,000	\$ 32.26	\$33.84
25,000	\$ 39.51	\$41.45
30,000	\$ 46.77	\$49.06
35,000	\$ 54.02	\$56.67
40,000	\$ 61.27	\$64.27
50,000	\$ 75.78	\$79.50
60,000	\$ 90.29	\$95.76
80,000	\$ 141.06	\$147.97
90,000	\$ 170.07	\$178.40
100,000	\$ 199.09	\$208.84
120,000	\$ 257.11	\$269.71
150,000	\$ 387.67	\$406.66
200,000	\$ 605.27	\$634.93
250,000	\$ 822.87	\$863.19
300,000	\$ 1,040.47	\$1,091.45

Flat Rate Comparison

9/12/2011

The accounts listed below are a cross section of **flat rate** water users. Billing is based on the number of cold water taps located within the building, and lot size for irrigation charges. The existing monthly rate, as well as the proposed 4.9% increase are both shown. We currently serve approximately 237 flat rate accounts.

<u>Location</u>	<u>Existing Rate</u>	<u>Proposed Rate (monthly)</u> <u>(4.9% Increase)</u>
<u>Single Family:</u>		
131 Second Ave., S.	\$ 21.53	\$ 22.58
480 River Street E.	\$ 22.95	\$ 24.07
711 Fifth Street E	\$ 20.07	\$ 21.05
791 Washington Ave. N	\$ 28.75	\$ 30.16
 <u>Commercial:</u>		
Casino	\$ 58.11	\$ 60.96
Boulder Bldng.	\$ 101.81	\$ 106.80
Rickshaw Inc	\$ 46.57	\$ 48.85
Veltex Market	\$ 35.01	\$ 36.73
Java	\$ 57.16	\$ 59.96
 <u>Multi-Family:</u>		
Saddleview Condos (32 units)	\$ 596.04	\$ 625.25
West Ketchum Condos (16 units)	\$ 432.96	\$ 454.18
Wildwood (49 units)	\$ 932.50	\$ 978.19
Tamarack Lodge (26 units)	\$ 256.94	\$ 269.53

RESOLUTION 11-025

A RESOLUTION OF THE CITY COUNCIL OF CITY OF KETCHUM, IDAHO REVISING WATER CONNECTION FEES, WATER USER CHARGES FOR METERED AND NON-METERED ACCOUNTS, AND OTHER FEES AND CHARGES FOR CONNECTION TO, AND USE AND BENEFIT OF THE MUNICIPAL WATER SYSTEM AND REPEALING RESOLUTION NUMBER 10-010

WHEREAS, it is necessary that the City of Ketchum establish a fee schedule and appropriate charges for the maintenance and operation costs of the municipal water supply and distribution system, for repayments of Water Revenue Bonds and for accumulating capital for future improvements, expansions, and additions to said system; and

WHEREAS, Water charges and fees were last revised July 1, 2010; and

WHEREAS, Ketchum Ordinance Number 439 regulating and administering the municipal water system provides that fees and charges for the connection to and use of said water system shall be set by Resolution of the Ketchum City Council; and

WHEREAS, the general user charge shall be assessed at the time the City has activated the City water service line. The fire user charge shall be assessed at the time the City has completed the inspection and testing of the fire line. Payment of user charges shall be as set forth in Section 17 of Ketchum Ordinance Number 439; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF KETCHUM, IDAHO, AS FOLLOWS:

SECTION 1. WATER CONNECTION FEES. That the following fees to be paid for connection to the municipal water supply and distribution system shall be, and the same are hereby established:

A. Standard Connection Fee. The standard connection fee for the City to process an application for the construction of a water service line and to inspect said construction and to furnish and install a water meter shall be as follows:

<u>Connection Size</u>	<u>Fee</u>
1"	\$ 410
1.5" standard	690
1.5" turbo	1,050
2" standard	850
2" turbo	1,485
2" compound	2,070
3"	2,550
4"	3,960
6"	6,880

The tap of the public water main, the construction of the water service line, meter box, curb stop, and meter setter, the backfilling of the trench, the replacement and compaction of any gravel or asphalt surfacing shall be done at the applicant's expense. If the applicant requests City Staff to tap the public water main and install a corporation stop, there is an additional charge of \$185.00 for a 1' tap, \$200.00 for a 1.5" tap, and \$225.00 for a 2" tap in addition to the above standard connection fees.

B. Non-Standard Connection Fee. The fee for the City to process an application for the construction of a non-standard size service line and to inspect said contraction and to furnish and install a non-standard size water meter shall be based on a time and material costs to the City as determined by the Water Superintendent. The tap of the public water main, the construction of the water service lien, meter box, curb stop, and the meter setter, the excavation and backfilling of the trench, the replacement and compaction of any gravel or asphalt surfacing shall be done at the applicant's expense.

C. Fire Line Permit Fee. The fee for the City to process an application for the construction of a fire line and to inspect said construction and pressure test shall be \$220.00 for each connection. The tap of the public water main, the construction of the fire line, the backfilling of the trench, the replacement of any gravel or asphalt surfacing shall be done at the applicant's expense.

D. Turn-on Fee. The fee for processing the application and or turning on water at the meter shall be Eleven Dollars (\$11.50) for each meter, each time the water is turned on.

E. Turn-off Fee. The fee for turning off water at an existing account for purposes of meter removal, or account inactivity shall be Eleven Dollars (\$11.50) each time the water is turned off.

SECTION 2. WATER USER CHARGES. There shall be two classifications of domestic water user fees. The first shall be paid for all metered domestic water service users and the second shall be for all non-metered domestic water service users. That the following charges to be paid by users for use of the municipal water supply and distribution system shall be, and the same are hereby established, as follows:

A. Water User Charges. All users which have metered water service shall pay each month for the water supplied through their water meter. The base charge shall be \$9.49 per month per residential or commercial unit. The additional usage charges per thousand (1,000) gallons of water supplied each month shall be as follows:

<u>Gallons Supplied</u>	<u>Additional Charge per 1,000</u>
1,000 to 8,000	\$.77
8,001 to 65,000	1.52
65,001 to 120,000	3.04
> 120,000	4.56

Where multiple residential or commercial units are served by a common meter, the Water User Charge shall be determined by dividing the total gallons of water used by the number of units served. The average usage is then applied to the water rate schedule, and then multiplied by the total number of units served, and not on a single unit user rate.

B. Non-Metered User Charges. All users which do not have metered water service shall pay each month for the water supplied and shall be charged as follows:

1. Residential Flat Rate shall be paid by all residential homes, condominium units, apartment units, hotel or motel units, house trailer and Churches at the following monthly rates:

- a. For the first five (5) cold water taps or less
\$16.36 per month/unit
- b. For each additional cold water tap
\$ 1.53 per month/unit
- c. Irrigation and sprinkling per each 1,000 square feet of lot area
\$ 0.58 per month/unit

For residential flat rate customer only there is hereby established a fifty percent (50%) discount for senior citizens over the age of sixty-five (65) years. The senior citizens discount is to ensure that Ketchum senior citizens are not unreasonably burdened by payment of their monthly water user charges, and to help ensure that Ketchum senior citizens are more able to pay the monthly water user charges in order to promote their health, safety, and welfare, and in recognition of the past and prospective contributions made to this community by Ketchum senior citizens. The senior citizens discount shall be available only for the personal residence of the person applying and a written application for a senior citizen discount submitted to the City Clerk is required.

2. Commercial Flat Rate shall be paid by all commercial businesses, including but not limited to, restaurants, cafes, bars, clubs, cleaners, beauty shops, service stations, offices, stores, hotels, motels, laundries, schools, athletic clubs, shopping centers, and all other commercial businesses at the following monthly rates:

- a. For the first five (5) cold water taps or less
\$25.09 per month/unit
- b. For each additional cold water tap
\$2.10 per month/unit
- c. Irrigation and sprinkling per each 1,000 square feet of lot area
\$ 0.58 per month/unit

SECTION 3. FIRE USER CHARGE. All users provided with a fire line connection to their building (i.e. sprinkler system, wet standpipes, deluge systems, etc.) that does not also provide domestic water for the building shall pay each month the follow charge per connection:

<u>Size of Fire Connection</u>	<u>Monthly Charge</u>
2"	\$ 5.70

4"	11.50
6"	23.00
8"	34.00
10"	46.00
12"	57.00

SECTION 4. TANK TRUCK CHARGE. All users who wish to fill tank trucks with water for purposes of roadwork, dust abatement, landscaping, or other users must first purchase a water permit from the City Clerk. The charges for this permit will be based on the number of loads, with a charge of \$11.50 per load.

SECTION 5. FIRE HYDRANT CHARGE. The use of a fire hydrant for purposes of roadwork, dust abatement, landscaping, construction, and other related purposes must first be approved by the Water Superintendent. After receiving approval, the applicant must purchase a water permit from the City Clerk's office. The charge for this use is \$11.50 per day.

SECTION 6. REPEAL OF RESOLUTION NUMBER 10-010. That this Resolution of the City of Ketchum hereby repeals in its entirety Resolution Number 10-010, and all other resolutions in conflict herewith.

SECTION 7. EFFECTIVE DATE. All provisions of this Resolution shall become effective on October 1, 2011.

This Resolution will be in full force and effect upon its adoption this 19th (nineteenth) day of September, 2011.

Randy Hall, Mayor

ATTEST:

APPROVED AS TO FORM AND
CONTENT:

Sandra Cady, CMC
City Treasurer/Clerk

City Attorney



SPECIAL KETCHUM CITY COUNCIL MEETING
Monday, September 6, 2011 at 5:30 p.m.
Ketchum City Hall, Ketchum, Idaho

Present: Mayor Randy Hall
Council President Larry Helzel
Councilor Nina Jonas
Councilor Curtis Kemp

Absent: Councilor Baird Gourlay

Also Present: Ketchum City Administrator Gary Marks
Ketchum City Attorney Stephanie Bonney
Ketchum Community and Economic Development Director Lisa Horowitz
Ketchum Police Chief Steve Harkins
Recording Secretary Sunny Grant

1. The meeting was called to order by Mayor Randy Hall at 5:30pm.

2. COMMUNICATIONS FROM MAYOR AND COUNCILORS

Councilor Nina Jonas suggested someone from Ketchum Planning Department attend meetings of the Regional and Public Purposes (RPP) committee and Blaine County Regional Transportation Committee. CED Director Lisa Horowitz concurred.

The Wood River Economic Partnership (WREP) plans to sponsor two townhall meetings. One group of people will advocate for the City Manager form of government; and another group will undoubtedly support the strong mayor form of government. Mayor Randy Hall suggested the Council did not need to appoint an additional advisory group for public education. The City Administrator will be present at the townhall meetings as an unbiased advisor to explain what is involved in the form of government question.

COMMUNICATIONS FROM CITY STAFF

Also Present: Jeff Smull, Wood River Whitewater Park Committee

3. Recreation and Public Purposes Management Area Master Plan and Design and Engineering Project

This RFQ is to find a firm qualified to design and engineer the RPP site, and take over the project. The RFQ selection committee will include representatives from Ketchum, the Wood River Land Trust, Hulen Meadows and downstream neighbors, Blaine County, and several interested and involved organizations. The Ketchum FY2012 budget includes \$35,000 to pay for the work, and a number of other stakeholders will contribute.

Council President Larry Helzel moved to approve the Recreation and Public Purposes Management Area Master Plan and Design and Engineering Project Request for Qualifications. Motion seconded by Councilor Nina Jonas, and passed unanimously.

4. Recreation and Public Purposes Memorandum of Understanding with Wood River Land Trust

This is an agreement between Ketchum and the Wood River Land Trust in the RPP application for a patent agreement.

Councilor Curtis Kemp moved to approve the Recreation and Public Purposes Memorandum of Understanding with Wood River Land Trust, as provided in the August 20, 2011 staff report. Motion seconded by Councilor Nina Jonas, and passed unanimously.

5. COMMUNICATIONS FROM THE PUBLIC

Anne Corrock said she wanted to be sure the WREP forums were well-represented by both sides of the form of government issue.

Phyllis Shafran said the Visitors Center closure during the week of Wagon Days was very poor planning. Mayor Hall agreed, and said he was equally surprised to find the Visitors Center closed. Mickey Garcia also agreed.

6. COMMUNICATIONS FROM THE PRESS

There was no comment from the press at this time.

7. PUBLIC HEARING

Ordinance 1089: Adopting and appropriating the FY2011-2012 Budget

The first priority of the City of Ketchum and its budget is protecting the health and safety of its citizens. Other priorities are to protect its visitor-based economy; and provide city services to its citizens and guests.

The FY2011-12 budget begins on October 1, 2011; and provides the budget authority for all services and projects anticipated at this time. The proposed budget is a 1.4% decrease from the current FY2010-11 budget. The only significant capital improvement expenditure is in the wastewater department. Capital improvement funds are being segregated out in this and future budgets to make it easy to track development impact fees.

The general fund contains a legislative/executive fund, administrative services, legal services, community planning and development, law enforcement, building code services, and non-department fund for contingency and transfers of collected money into other funds. City departments that manage their budgeted funds well and have money left over will retain the balance in a fund balance.

The City's fund balance at the end of FY2011-12 should be about 20%.

The Local Option Tax is expected to remain basically flat. However, the proposed budget reflects a 20% LOT growth component, which avoids the need to reopen the budget to appropriate excess LOT funds if they are realized.

PUBLIC COMMENT:

Jim White said Ketchum's finances seemed to be in extremely good order. He suggested the budget could better explain the LOT "buffer".

Nicola Potts asked where the FY2012 budget decrease had come from. City Administrator Gary Marks said mostly from transferring money from the general fund balance last fiscal year into separate funds for fire, ambulance, etc.

Mickey Garcia said it was a good conservative responsible budget.

Councilor Curtis Kemp moved to waive the three readings of Ordinance 1089, and read by title only, pursuant to Idaho Code 50-902. Motion seconded by Council President Larry Helzel, and passed unanimously.

Councilor Curtis Kemp moved to adopt Ordinance 1089, an ordinance of the City of Ketchum, Idaho, entitled the Annual Appropriations Ordinance for the Fiscal Year beginning October 1, 2011, 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. Motion seconded by Council President Larry Helzel. Roll call: Councilor Curtis Kemp yes, Council President Larry Helzel yes, Councilor Nina Jonas yes. Motion passed unanimously.

CONTRACTS AND AGREEMENTS

8. Extension of Amended Mountain Rides Transportation Authority Agreement

Mountain Rides Board of Directors recommends a four-year extension to the Joint Powers Agreement, with no changes. The JPA merged all former local transportation organizations in 2007 (KART, Peak Bus, and Wood River RideShare), and all current signatories to the JPA (cities of Hailey, Sun Valley, Bellevue, and Blaine County) have agreed to renew it. Carey has a seat at the table, but has opted to not be a part of the JPA.

Councilor Curtis Kemp moved to approve the extension of the Mountain Rides Joint Powers Agreement for a period of four years, until October 7, 2015. Motion seconded by Council President Larry Helzel, and passed unanimously.

COMMUNITY PLANNING AND DEVELOPMENT

9. Policy discussion on Workforce (Employee) Housing

This discussion of possible change to the in-place policy regarding employee housing is a continuation from July 18. The Housing Authority will present an updated Housing Needs Assessment in a week.

Warm Springs Ranch Resort has submitted a request to revise their planned unit development. WSRR suggested they not build employee housing onsite, as originally planned, but to provide some kind of levy on their hotel rooms and property that would provide an annual revenue stream in perpetuity.

The opportunity to purchase quality real estate going into foreclosure is now, and probably for a couple more years. If Ketchum offers developers a discount on their obligation, it should be for cash right now. There is federal money available, if Ketchum has seed money. The hotel projects cost millions, and their argument that a minimum housing requirement is going to break the deal is disingenuous. Ketchum's housing impact requirements are minimal compared to other resort cities. One local developer experienced bankruptcy, and his housing/financial obligation

was never realized. In addition, Ketchum shouldn't be responsible for the cost of administering a plan to help a developer mitigate their housing requirement.

Ketchum P&Z recently addressed WSRR's request. P&Z focused on housing needs for lower-income hotel employees who simply couldn't afford to live in Ketchum without some kind of housing assistance. Ketchum Council said other hotel employees are going to want to live down valley where they can afford a single family home with a yard.

After discussion, Council didn't feel the need to change the City's policy on Workforce Housing.

COMMUNICATIONS FROM CITY ADMINISTRATOR

10. Update on Development of the Idaho Intergovernmental Insurance Authority (IIIA)

City Administrator Gary Marks explained that a Joint Powers Authority allows two or more government agencies to partner together to accomplish something or create another agency. IIIA now encompasses 38 cities and one irrigation district, for a total of over 800 employees.

IIIA is a strategic partnership of Idaho governmental agencies, supporting each other in providing healthcare benefits to their employees. IIIA is governed by a Board of Directors of elected or appointed officials of its member cities, administered by employees of Idaho cities, and supported by health benefit actuarial and legal professionals. IIIA's mission is to control the cost of health coverage of member cities by eliminating the profit margins and marketing costs associated with traditional commercial insurance plans, and retaining pharmaceutical rebates. IIIA intends to also proactively reduce claims through wellness programs.

All IIIA members join with their current plan of benefits and current premium rate as of December 31, 2011. Projected savings for the City of Ketchum through the next full budget year of 2013 will be \$91,000 to \$227,000.

The IIIA Board right now is working to develop policies, contractual relationships, etc., necessary for the pool and application to the State of Idaho.

Most physicians have agreements with health networks. IIIA is associated with a couple of large networks. If a particular physician is outside a network, IIIA can negotiate with the physician.

IIIA members cannot leave within the first three years. After that, even insurance companies' teaser rates are likely to be higher than IIIA renewal premiums. In addition to their normal annual premium increases, insurance companies are beginning to pad their annual premium renewals in the expectation of national healthcare.

ORDINANCES AND RESOLUTIONS

11. Ordinance 1090: Amending Ordinance 712, which provides for the imposition of Local Option Taxes; providing a severability clause; providing for publication; providing a repealer clause; and providing for an effective date.

Ketchum Council has scheduled renewal of the Local Option Tax before voters at the upcoming November election. The ordinance goes into effect upon voter approval.

Council President Larry Helzel moved to waive the third reading of Ordinance 1090, as amended, pursuant to Idaho Code 50-902, and read by title only. Motion seconded by Councilor Curtis Kemp, and passed unanimously.

Council President Larry Helzel moved to adopt Ordinance 1090, deleting Section 2, an ordinance of the City of Ketchum, Idaho, amending Ordinance No. 712, which provides for the imposition of Local Option Taxes, providing a severability clause; providing for publication, providing a repealer clause; and providing for an effective date. Motion seconded by Councilor Curtis Kemp. Roll call: Council President Larry Helzel yes, Councilor Curtis Kemp yes, Councilor Nina Jonas yes. Motion passed unanimously.

12. Resolution 11-024: providing for publication of notice of public hearing and for public hearing for an amendment to the 2010-11 Fiscal Year Budget

At the end of FY2011, the City Administrator's review of individual funds within the budget has determined that three adjustments need to be made: an increase in the general fund contingency, an increase in the appropriation for Wagon Days, and an increase the Capital Improvement Fund. A public hearing is necessary to make these changes.

Council President Larry Helzel moved to pass Resolution 11-024, a resolution of the City Council of the City of Ketchum, Idaho, providing for publication of notice of public hearing and for public hearing for an amendment to the 2010-11 Fiscal Year Budget. Motion seconded by Councilor Nina Jonas, and passed unanimously.

13. CONSENT CALENDAR

- a. Approval of minutes from the August 8 and August 12, 2011 Council meetings

- b. Recommendation to approve current bills and payroll summary
 - c. Approval of the 2009-2011 Liquor, Beer and Wine License: See list
- Councilor Curtis Kemp moved to approve the Consent Calendar for September 6, 2011. Motion seconded by Council President Larry Helzel, and passed unanimously.

14. ADJOURNMENT

Councilor Curtis Kemp moved to adjourn at 8:02pm. Council President Larry Helzel seconded the motion, and it passed unanimously.

Randy Hall
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"- "9449008022", "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	PR0909110	State Withholding Tax Pay Period: 9/9/2011	5,903.00
01-2171-9000 P/R DEDUC PBL--HEALTH INSURANC			
BLUE CROSS OF IDAHO	PR0909110	Health Ins - Employee + 2 Chld Pay Period: 9/9/2011	124.44
BLUE CROSS OF IDAHO	PR0909110	Health Ins - Employee + Spouse Pay Period: 9/9/2011	350.68
BLUE CROSS OF IDAHO	PR0909110	Health Ins - Employee + 1 Chld Pay Period: 9/9/2011	40.05
BLUE CROSS OF IDAHO	PR0909110	Health Ins - Family Pay Period: 9/9/2011	263.05
BLUE CROSS OF IDAHO	PR0909110	Health Ins - Family Pay Period: 9/9/2011	578.71
BLUE CROSS OF IDAHO	PR0909110	Health Ins - Family Pay Period: 9/9/2011	105.22
01-2172-1000 P/R DEDUC PBL--AFLAC INSURANCE			
AFLAC	PR0909110	AFLAC After-Tax Pay Period: 9/9/2011	186.97
AFLAC	PR0909110	AFLAC Pre-Tax Pay Period: 9/9/2011	779.84
01-2172-3000 P/R DEDUC PBL--DELTA DENTAL			
DELTA DENTAL PLAN OF IDAH	PR0909110	Dental Insurance - 2+ Child Pay Period: 9/9/2011	152.85
DELTA DENTAL PLAN OF IDAH	PR0909110	Dental Insurance - 1 Child Pay Period: 9/9/2011	34.64
DELTA DENTAL PLAN OF IDAH	PR0909110	Dental Insurance - Family Pay Period: 9/9/2011	739.52
DELTA DENTAL PLAN OF IDAH	PR0909110	Dental Insurance - Spouse Pay Period: 9/9/2011	259.98
01-2173-3000 P/R DEDUC PBL--PEBSCO			
NATIONWIDE RETIREMENT SOL	PR0909110	Nationwide - 0026904-001 Pay Period: 9/9/2011	3,125.00
01-2174-0000 P/R DEDUC PBL--GARNISHMENTS			
CHILD SUPPORT SERVICES	PR0909110	Child Support Pay Period: 9/9/2011	269.68
01-2175-0000 P/R DEDUC PBL--PIONEER FED.CR.			
PIONEER FEDERAL CREDIT UNI	PR0909110	Pioneer Federal Credit Union Pay Period: 9/9/2011	2,985.00
01-2175-8000 P/R DEDUC PBL--EMPLOYEE CAF-MD			
NBS-NATIONAL BENEFIT SERVI	PR0909110	125 Medical Savings Pay Period: 9/9/2011	1,869.13
01-2175-9000 P/R DEDUC PBL--EMPLOYEE CAF-DC			
NBS-NATIONAL BENEFIT SERVI	PR0909110	125 Dependant Care Pay Period: 9/9/2011	603.85
Total :			18,371.61
LEGISLATIVE & EXECUTIVE			
01-4110-3100 OFFICE SUPPLIES & POSTAGE			
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Ink Cartridges for Postage Meter	11.24
F-STOP	185490	Frame	9.95
01-4110-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	1856-08/11	ACCT. 1856	77.95
SUN VALLEY NATURAL SPRING	26613	Water Cooler & Bottles for Meeting Room	18.22
01-4110-4000 ELECTIONS			
EXPRESS PUBLISHING, INC.	2196-08/11	Acct. 2196	399.08
01-4110-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	6.96
01-4110-4910 MYR/CNCL-TRAINING/TRAVEL/MTG			
US BANK	08/25/11	Mayor - Meeting Expenses	277.56

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4110-5100 TELEPHONE & COMMUNICATIONS			
KETCHUM COMPUTERS, INC.	8042	Computer Maintenance	150.00
Total LEGISLATIVE & EXECUTIVE:			1,495.46
ADMINISTRATIVE SERVICES			
01-4150-3100 OFFICE SUPPLIES & POSTAGE			
ASSOCIATED BUSINESS FORMS	110733	Payroll Checks	75.17-
CHATEAU DRUG CENTER	596369	Supplies	.84
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Ink Cartridges for Postage Meter	11.24
US BANK	08/25/11	Casters	23.69
IKON	5020053439	Fax Machine Charges	61.68
MAGIC VALLEY BUSINESS SYST	C0Y945	Copier Maintenance	18.37
SUN VALLEY NATURAL SPRING	26613	Water Cooler & Bottles for Meeting Room	18.22
UNIFIED OFFICE SERVICES	121236	Office Supplies	66.12
01-4150-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	8061	Computer Maintenance	125.00
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	10.60
01-4150-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	2196-08/11	Acct. 2196	844.28
GRANT, SUZANNE	090711	CC Minutes 09/06/11	225.00
01-4150-4800 DUES, SUBSCRIPTIONS & MEMBERSH			
PRUDENTIAL	083111	Payment of Gary Marks Life Insurance Policy	465.00
III-A	OPR2011.002	Membership Fees	1,413.36
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG			
ASSOCIATION OF IDAHO CITIES	5834	ICCTFOA Institute for Sandy Cady	100.00
BENNETT, PATRICIA	090111	ICCTFOA Conference Expenses	165.54
CADY, SANDRA E.	091111	ICCTFOA Conf. Expenses	101.39
US BANK	08/25/11	Travel & Meeting Expenses	128.63
MARKS, GARY	082911	III-A Meeting	162.43
01-4150-5100 TELEPHONE & COMMUNICATIONS			
COX COMMUNICATIONS	1240102722230	ACCT. 001 2401 027222301	165.00
CENTURY LINK	1178476267	ACCT. 74754376	110.14
01-4150-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	8042	Computer Maintenance	1,560.00
01-4150-5200 UTILITIES			
CLEAR CREEK DISPOSAL	581070	ACCT. 951449	90.00
CLEAR CREEK DISPOSAL	581369	ACCT. 960	33.21
IDAHO POWER	769316182-08/	ACCT. 769316182	1,120.67
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	42.05
01-4150-5900 REPAIR & MAINTENANCE-BUILDINGS			
TWO SWEEPS OF IDAHO	090211	171 River St.	310.00
01-4150-7400 OFFICE FURNITURE & EQUIPMENT			
US BANK	08/25/11	Office Chair	222.59

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total ADMINISTRATIVE SERVICES:			8,064.38
LEGAL			
01-4160-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	8059	Computer Maintenance	41.67
MOORE SMITH BUXTON & TUR	41272	1536-03 - General	9,200.22
MOORE SMITH BUXTON & TUR	41279	1536-45 - DHD Properties v. Ketchum	4,448.94
MOORE SMITH BUXTON & TUR	41437	1536-03 - General	6,168.42
MOORE SMITH BUXTON & TUR	41445	1536-42 Local 4758 v. Ketchum	3,271.24
Total LEGAL:			23,130.49
COMMUNITY PLANNING/DEVELOPMENT			
01-4170-3100 OFFICE SUPPLIES & POSTAGE			
ATKINSONS' MARKET	1856-07/11	ACCT. 1856	74.83
CHATEAU DRUG CENTER	596369	Supplies	.84
CHATEAU DRUG CENTER	610850	Supplies	6.64
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Ink Cartridges for Postage Meter	11.24
MAGIC VALLEY BUSINESS SYST	C0Y945	Copier Maintenance	36.75
UNIFIED OFFICE SERVICES	119834	Office Supplies	11.19
UNIFIED OFFICE SERVICES	120139	Office Supplies	8.47
01-4170-3160 OFFICE SUPPLIES/POSTAGE-HOTEL			
ATKINSONS' MARKET	1856-07/11	ACCT. 1856	12.60
US BANK	08/25/11	Ink Cartridges for Postage Meter	11.25
MAGIC VALLEY BUSINESS SYST	C0Y945	Copier Maintenance	36.75
UNIFIED OFFICE SERVICES	120139	Office Supplies	8.48
01-4170-3200 OPERATING SUPPLIES			
US BANK	08/25/11	Meeting Expenses	151.25
US BANK	08/25/11	Meeting Lunch	39.75
01-4170-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	8060	Computer Maintenance	250.00
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	26.81
01-4170-4261 PROF SERVICE-WS RANCH RESORT			
MOORE SMITH BUXTON & TUR	41437	1536-03 - General	78.00
MOORE SMITH BUXTON & TUR	41438	1536-11 Task #1 WSRR Annexation - 2008	8.50
01-4170-4266 PROFESSIONAL SERVICES-ECON DEV			
KETCHUM COMPUTERS, INC.	7990	Computer Maintenance	350.00
KETCHUM COMPUTERS, INC.	8062	Computer Maintenance	275.00
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	2196-08/11	Acct. 2196	61.64
01-4170-4500 GEOGRAPHIC INFO SYSTEMS			
ESRI	92374009	ArcView	960.66
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG			
US BANK	08/25/11	Meeting Expenses	4.62
ENOURATO, LISA	082911	III-A Meeting	185.62

Vendor Name	Invoice Number	Description	Net Invoice Amount
01-4170-4960 TRAINING/TRAVEL/MTG-HOTEL			
ASSOCIATION OF IDAHO CITIES	5705	AIC Conference - Lisa Horowitz	170.00-
Total COMMUNITY PLANNING/DEVELOPMENT:			2,985.39
CONTINGENCY			
01-4193-9930 GENERAL FUND OP. CONTINGENCY			
ELIAS CONSTRUCTION	728	Kagan Park Project	5,915.21
KECH	11080165	Stanley Cup Ads	218.00
KETCHUM COMPUTERS, INC.	7990	Website Meetings	183.33
KETCHUM COMPUTERS, INC.	8062	Website Meetings	475.00
LUTZ RENTALS	8336-1	Rental Equipment	119.55
TABLE TOPPERS	132	Supplies for Stanley Cup	20.00
Total CONTINGENCY:			6,931.09
POLICE			
01-4210-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	595974	Supplies	15.19
CHATEAU DRUG CENTER	615459	Supplies	7.59
01-4210-4200 PROFESSIONAL SERVICES			
IDAHO STATE POLICE	082511	Fingerprint Processing	204.75
Total POLICE:			227.53
BUILDING			
01-4240-3200 OPERATING SUPPLIES			
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Coffee & Tea	21.53
MAGIC VALLEY BUSINESS SYST	C0Y945	Copier Maintenance	18.37
01-4240-4200 PROFESSIONAL SERVICES			
KETCHUM COMPUTERS, INC.	8060	Computer Maintenance	300.00
KETCHUM COMPUTERS, INC.	8063	Computer Maintenance	375.00
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	3.72
Total BUILDING:			1,263.12
Total GENERAL FUND:			62,469.07
WAGON DAYS FUND			
WAGON DAYS EXPENDITURES			
02-4530-2900 AWARDS			
MASON'S TROPHIES & GIFTS	59401	Wagon Days Awards	155.35
02-4530-3100 OFFICE SUPPLIES & POSTAGE			
SUN VALLEY EVENTS	337	Wagon Days Supplies	8.85
02-4530-3200 OPERATING SUPPLIES			
ATKINSONS' MARKET	902-08/11	ACCT. 902	23.70
SUN VALLEY EVENTS	337	Wagon Days Supplies	1,214.70
SUN VALLEY EVENTS	337	Wagon Days Supplies	297.75

Vendor Name	Invoice Number	Description	Net Invoice Amount
SYSCO	108310212	Supplies	321.85
02-4530-3250 SOUVENIRS SUPPLIES			
ARGO CO.	20308	T-Shirts	1,556.08
DAVIS EMBROIDERY	17941	Supplies	1,341.10
EXPRESS PRINTING INC	225359	Wagon Days Posters	813.25
02-4530-4200 PROFESSIONAL SERVICES			
EXPRESS PRINTING INC	225435	Wagon Days Brochure	606.00
SUN VALLEY JAZZ JAMBOREE	406	Entertainment @ Wagon Days	200.00
WINDYCITY ARTS, INC.	040111-585	Wagon Days Signs	1,219.20
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO			
EXPRESS PUBLISHING, INC.	4531-08/11	Wagon Days Ads	796.80
Total WAGON DAYS EXPENDITURES:			8,554.63
Total WAGON DAYS FUND:			8,554.63
STREET MAINTENANCE FUND			
STREET			
04-4310-3200 OPERATING SUPPLIES			
ASSOCIATED BUSINESS FORMS	110733	Payroll Checks	25.06-
ATKINSONS' MARKET	1856-07/11	ACCT. 1856	43.99
ATKINSONS' MARKET	1856-08/11	ACCT. 1856	383.26
CHATEAU DRUG CENTER	596369	Supplies	.84
CHATEAU DRUG CENTER	972286	Supplies	23.72
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Ink Cartridges for Postage Meter	22.48
D AND B SUPPLY	11044-08/11	ACCT. 11044	80.97
NAPA AUTO PARTS	661826	Supplies	40.04
NAPA AUTO PARTS	661828	Supplies	40.04
04-4310-3400 MINOR EQUIPMENT			
A.C. HOUSTON LUMBER CO.	14-271260	Supplies	17.98
04-4310-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	673173	ACCT. 37269	2,363.82
04-4310-4200 PROFESSIONAL SERVICES			
EXPRESS PUBLISHING, INC.	2196-08/11	Acct. 2196	265.50
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	31.99
04-4310-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1178476267	ACCT. 74754376	6.49
04-4310-5200 UTILITIES			
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	16.26
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	10.41
INTERMOUNTAIN GAS	102495000014-	ACCT. 11936900-001-1	8.97
04-4310-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
RIVER RUN AUTO PARTS	6538-35923	Parts & Supplies	2.79
RIVER RUN AUTO PARTS	6538-36092	Parts & Supplies	25.76
04-4310-6100 REPAIR & MAINT--MACHINERY & EQ			
US BANK	08/25/11	Parts & Supplies	57.56

Vendor Name	Invoice Number	Description	Net Invoice Amount
FASTENAL COMPANY	IDJER29752	Parts	26.36
FREIGHTLINER OF IDAHO	113030	Parts & Supplies	21.88
LUTZ RENTALS	8645-1	Rental Equipment	65.55
NAPA AUTO PARTS	195056	Supplies	3.04
NAPA AUTO PARTS	662160	Supplies	2.49
NAPA AUTO PARTS	662332	Supplies	13.28
RIVER RUN AUTO PARTS	6538-35882	Parts & Supplies	104.66
RIVER RUN AUTO PARTS	6538-35981	Parts & Supplies	46.59
RIVER RUN AUTO PARTS	6538-35985	Parts & Supplies	16.24
RIVER RUN AUTO PARTS	6538-35995	Parts & Supplies	21.78
RIVER RUN AUTO PARTS	6538-36010	Parts & Supplies	13.99
RIVER RUN AUTO PARTS	6538-36018	Parts & Supplies	89.93
RIVER RUN AUTO PARTS	6538-36019	Parts & Supplies	17.90
RIVER RUN AUTO PARTS	6538-36055	Parts & Supplies	95.01
SNAKE RIVER HYDRAULICS	195582	Supplies	322.90
SNAKE RIVER TIRE CENTER, IN	1-GS6058	Tires for Oshkosh	4,520.00
KENWORTH SALES COMPANY	TKSJPR783345	Supplies	73.78
WESTERN STATES EQUIPMENT	PC040168478	Moldboard	364.26
SHERWIN-WILLIAMS CO.	8932-5	Supplies	99.33
H & E EQUIPMENT SERVICES, IN	59939	Credit	163.34-
H & E EQUIPMENT SERVICES, IN	90479748	Sidecast Broom	709.79
04-4310-6910 OTHER PURCHASED SERVICES			
AMERIPRIDE LINEN	2400058180	ACCT. 241076800	33.24
AMERIPRIDE LINEN	2400071013	ACCT. 241076800	64.15
AMERIPRIDE LINEN	2400072867	ACCT. 241076800	33.24
CENTRAL DRUG SYSTEM, INC.	204591	Testing	155.00
04-4310-6930 STREET LIGHTING			
CHATEAU DRUG CENTER	672652	Supplies	34.17
CHATEAU DRUG CENTER	672659	Supplies	34.17-
CHATEAU DRUG CENTER	672800	Supplies	33.20
A.C. HOUSTON LUMBER CO.	14-271013	Supplies	32.97
NAPA AUTO PARTS	662577	Supplies	5.39
04-4310-6950 MAINTENANCE & IMPROVEMENTS			
BIG WOOD LANDSCAPE, INC.	25614	Paver Repairs	925.91
A.C. HOUSTON LUMBER CO.	14-272656	Supplies	13.39
LUTZ RENTALS	8209-1	Rental Equipment	151.37
WEBB LANDSCAPING	121997	Supplies	131.97
Total STREET:			12,007.56
Total STREET MAINTENANCE FUND:			12,007.56
FIRE & RESCUE FUND			
FIRE & RESCUE			
10-4230-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBO1821158	Cleaning Services	10.83
ALSCO - AMERICAN LINEN DIVI	LBO1825983	Cleaning Services	10.83
ALSCO - AMERICAN LINEN DIVI	LBO1830870	Cleaning Services	10.50
CHATEAU DRUG CENTER	596369	Supplies	.84
CHATEAU DRUG CENTER	610740	Supplies	3.30
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Ink Cartridges for Postage Meter	11.24
US BANK	08/25/11	Coffee & Tea	10.77
US BANK	08/25/11	Parking Signs & Dinner for Back Country Calls	129.02

Vendor Name	Invoice Number	Description	Net Invoice Amount
ELLE, MICHAEL	082911	Reimbursement for Rehab Supplies	27.98
LIVE AUDIO PRODUCTION	090811	Audio Visual Production for 9/11	250.00
MAGIC VALLEY BUSINESS SYST	C0Y945	Copier Maintenance	9.19
10-4230-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	673171	ACCT. 37267	152.81
10-4230-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	26.16
10-4230-4900 PERSONNEL TRAINING/TRAVEL/MTG			
JOHNNY G'S SUBSHACK, LLC	29132	Fire Lunches	18.78
10-4230-5900 REPAIR & MAINTENANCE-BUILDINGS			
LYKE'S JR, LLC	G-0459	Building Services	217.16
10-4230-6000 REPAIR & MAINT--AUTOMOTOVE EQU			
RIVER RUN AUTO PARTS	6538-35862	Parts & Supplies	87.28
RIVER RUN AUTO PARTS	6538-36265	Parts & Supplies	2.00
US FIRE EQUIPMENT, LLC	6521	Aerial Repair	5,682.40
10-4230-6100 REPAIR & MAINT--MACHINERY & EQ			
TG TECHNICAL SERVICES	3497	Supplies	109.95
10-4230-6910 OTHER PURCHASED SERVICES			
GROUP 1 SOLUTIONS, INC.	3760	Mobile Data Computer	75.00
KETCHUM COMPUTERS, INC.	8063	Computer Maintenance	112.50
ESTEEM	5429	Mobile Data Computers	404.30
TOUGH JOBS, INC.	22-7-11	Panasonic Toughbook	287.50
WAV, INC.	191421	Mobile Data Computers	11.44
Total FIRE & RESCUE:			8,206.28
Total FIRE & RESCUE FUND:			8,206.28
AMBULANCE SERVICE FUND			
AMBULANCE SERVICE			
14-4260-3200 OPERATING SUPPLIES			
ALSCO - AMERICAN LINEN DIVI	LBOI821158	Cleaning Services	10.82
ALSCO - AMERICAN LINEN DIVI	LBOI825983	Cleaning Services	10.82
ALSCO - AMERICAN LINEN DIVI	LBOI830870	Cleaning Services	10.50
CHATEAU DRUG CENTER	596369	Supplies	.84
CHATEAU DRUG CENTER	610740	Supplies	3.30
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Parking Signs & Dinner for Back Country Calls	129.02
US BANK	08/25/11	Ink Cartridges for Postage Meter	11.24
US BANK	08/25/11	Coffee & Tea	10.77
ELLE, MICHAEL	082911	Reimbursement for Rehab Supplies	27.97
LIVE AUDIO PRODUCTION	090811	Audio Visual Production for 9/11	250.00
MAGIC VALLEY BUSINESS SYST	C0Y945	Copier Maintenance	9.18
MOORE MEDICAL CORPORATIO	81635814	Supplies	26.70
MOORE MEDICAL CORPORATIO	81637072	Supplies	161.86
MOORE MEDICAL CORPORATIO	96898785	Supplies	22.50
NORCO	8477248	ACCT. 54794	133.01
NORCO	8526390	ACCT. 54794	117.26
NORCO	8556996	ACCT. 52355	28.83
NORCO	8557936	ACCT. 54794	197.78

Vendor Name	Invoice Number	Description	Net Invoice Amount
ST. LUKES	083111	Customer #342	294.47
ST. LUKES	1W86	Medical Services	452.82
14-4260-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	673171	ACCT. 37267	568.67
14-4260-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	38.62
14-4260-4900 PERSONNEL TRAINING/TRAVEL/MTG			
JOHNNY G'S SUBSHACK, LLC	29132	Fire Lunches	18.78
ST. LUKES	1	AcLS Books	90.00
W.R. EMS	53	NEC EMT Class	3,560.00
14-4260-5900 REPAIR & MAINTENANCE-BUILDINGS			
LYKE'S JR, LLC	G-0459	Building Services	217.16
14-4260-6000 REPAIR & MAINT--AUTOMOTIVE EQU			
RIVER RUN AUTO PARTS	6538-36004	Parts & Supplies	44.97
RIVER RUN AUTO PARTS	6538-36265	Parts & Supplies	1.99
14-4260-6910 OTHER PURCHASED SERVICES			
KETCHUM COMPUTERS, INC.	8063	Computer Maintenance	112.50
Total AMBULANCE SERVICE:			7,106.88
Total AMIBULANCE SERVICE FUND:			7,106.88
PARKS AND RECREATION FUND			
PARKS AND RECREATION			
18-4510-3100 OFFICE SUPPLIES & POSTAGE			
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Ink Cartridges for Postage Meter	22.48
18-4510-3200 OPERATING SUPPLIES			
CHATEAU DRUG CENTER	596369	Supplies	.85
SYSCO	109010276	Supplies	184.35
18-4510-3210 SPECIAL EVENT SUPPLIES			
US BANK	08/25/11	Replacement Tent	156.00
18-4510-3250 RECREATION SUPPLIES			
LUTZ RENTALS	8681-1	Rental Equipment	4.90
18-4510-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	671785	ACCT. 37268	682.61
UNITED OIL	673172	ACCT. 37268	634.02
18-4510-4200 PROFESSIONAL SERVICES			
CLEAR CREEK DISPOSAL	581588	ACCT. 56339	147.02
CLEAR CREEK DISPOSAL	581589	ACCT. 56339	99.00
CLEAR CREEK DISPOSAL	581590	ACCT. 56339	301.95
CLEAR CREEK DISPOSAL	581591	ACCT. 56339	196.21
CLEAR CREEK DISPOSAL	581592	ACCT. 56339	115.54
CLEAR CREEK LAND CO. LLC	7019	Storage Unit	70.00
EXPRESS PUBLISHING, INC.	2196-08/11	Acct. 2196	70.73
KETCHUM COMPUTERS, INC.	8043	Computer Maintenance	436.97

Vendor Name	Invoice Number	Description	Net Invoice Amount
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	24.74
18-4510-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1178476267	ACCT. 74754376	6.87
18-4510-5200 UTILITIES			
IDAHO POWER	8683267905-08	ACCT. 8683267905	441.56
INTERMOUNTAIN GAS	115345000018-	ACCT. 11534500-001-8	11.57
18-4510-6950 MAINTENANCE & IMPROVEMENTS			
CHATEAU DRUG CENTER	678793	Supplies	22.76
OHIO GULCH TRANSFER STATI	06-303551	Dump Charges	17.40
PIPECO, INC.	103747	Supplies	70.03
PIPECO, INC.	103777	Supplies	36.90
PIPECO, INC.	103844	Supplies	43.67
PIPECO, INC.	103877	Supplies	67.84
PIPECO, INC.	103916	Supplies	38.10
PIPECO, INC.	103984	Supplies	48.36
THOMAS PLUMBING & HEATIN	58725	Supplies	6.99
Total PARKS AND RECREATION:			4,427.72
Total PARKS AND RECREATION FUND:			4,427.72
LOCAL OPTION SALES TAX FUND			
LOCAL OPTION SALES TAX			
22-4910-4200 PROFESSIONAL SERVICES			
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	7.42
Total LOCAL OPTION SALES TAX :			7.42
Total LOCAL OPTION SALES TAX FUND:			7.42
WATER FUND			
WATER EXPENDITURES			
63-4340-3100 OFFICE SUPPLIES & POSTAGE			
ASSOCIATED BUSINESS FORMS	110733	Payroll Checks	25.06
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Ink Cartridges for Postage Meter	22.48
63-4340-3200 OPERATING SUPPLIES			
AMERIPRIDE LINEN	2400070315	ACCT. 241076900	192.32
AMERIPRIDE LINEN	2400070316	ACCT. 241076901	15.08
ATKINSONS' MARKET	1856-07/11	ACCT. 1856	6.00
ATKINSONS' MARKET	1856-08/11	ACCT. 1856	7.23
CHATEAU DRUG CENTER	596369	Supplies	.85
CHATEAU DRUG CENTER	676063	Supplies	33.57
63-4340-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	673174	ACCT. 37271	570.15
63-4340-3600 COMPUTER SOFTWARE			
ISS - WONDERWARE	401505	Renewal	2,650.00
63-4340-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E227223	Supplies	243.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
GEM STATE WELDERS SUPPLY,I	E227339	Supplies	198.00
GEM STATE WELDERS SUPPLY,I	E227423	Supplies	705.00
USA BLUEBOOK	477172	Supplies	179.55
63-4340-4200 PROFESSIONAL SERVICES			
BROCKWAY ENGINEERING, PLL	27383	Groundwater Evaluation for Sun Peak	3,493.00
MOORE SMITH BUXTON & TUR	41437	1536-03 - General	3,256.50
MOORE SMITH BUXTON & TUR	41443	1536-31 - Fuld Pre Annexation	250.00-
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	32.99
63-4340-4900 PERSONNEL TRAINING/TRAVEL/MTG			
HANSEN, STEVE	083011	9/20/11	30.00
IDAHO RURAL WATER ASSOCIA	599	Training	360.00
IDEQ STATE FISCAL OFFICE -D	16508	Training	25.00
63-4340-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1178476267	ACCT. 74754376	6.98
WHITE CLOUD COMMUNICATIO	64231	Radio	60.00
63-4340-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	8045	Computer Maintenance	135.00
63-4340-5200 UTILITIES			
IDAHO POWER	3783680562-08	ACCT. 3783680562	13,119.43
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	10.00
63-4340-6000 REPAIR & MAINT-AUTO EQUIP			
NAPA AUTO PARTS	663058	Supplies	527.41
NAPA AUTO PARTS	663100	Supplies	34.98
63-4340-6100 REPAIR & MAINT-MACH & EQUIP			
BOLEN'S CONTROL HOUSE, INC.	S1188617.001	Parts & Supplies	405.34
BOLEN'S CONTROL HOUSE, INC.	S1188617.002	Parts & Supplies	636.40
BROOKS WELDING	8128	Services	40.86
CHATEAU DRUG CENTER	681769	Supplies	15.19
LUTZ RENTALS	C157-1	Credit on Account	15.75-
LUTZ RENTALS	C165-1	Credit on Account	5.09-
MAGIC VALLEY BUSINESS SYST	C02379	Copier Maintenance	14.52
USA BLUEBOOK	475120	Supplies	898.61
63-4340-7800 CONSTRUCTION			
HUMPHREY, JOSEPH K.	930	Electrical Upgrade at Warm Springs Booster	2,817.50
LUNCEFORD EXCAVATION, INC.	4049	Excavation	1,176.25
LUNCEFORD EXCAVATION, INC.	4050	Excavation	536.25
LUTZ RENTALS	8485-1	Rental Equipment	46.17
LUTZ RENTALS	8518-1	Rental Equipment	42.44
Total WATER EXPENDITURES:			32,792.65
Total WATER FUND:			32,792.65
WASTEWATER FUND			
WASTEWATER EXPENDITURES			
65-4350-3100 OFFICE SUPPLIES & POSTAGE			
ASSOCIATED BUSINESS FORMS	110733	Payroll Checks	25.06-
COPY CENTER	194	City Budgets	544.50
US BANK	08/25/11	Ink Cartridges for Postage Meter	22.48

Vendor Name	Invoice Number	Description	Net Invoice Amount
65-4350-3200 OPERATING SUPPLIES			
AMERIPRIDE LINEN	2400059300	ACCT. 241021000	106.25
AMERIPRIDE LINEN	2400070316	ACCT. 241076901	15.07
AMERIPRIDE LINEN	2400070317	ACCT. 241021000	203.05
ATKINSONS' MARKET	1856-07/11	ACCT. 1856	5.99
ATKINSONS' MARKET	1856-08/11	ACCT. 1856	77.44
CHATEAU DRUG CENTER	596369	Supplies	.85
CHATEAU DRUG CENTER	676111	Supplies	31.89
D AND B SUPPLY	11041-08/11	ACCT. 11041	79.99
TREASURE VALLEY COFFEE IN	2160:02486651	C.	79.95
65-4350-3500 MOTOR FUELS & LUBRICANTS			
UNITED OIL	673174	ACCT. 37271	52.58
65-4350-3600 COMPUTER SOFTWARE			
ISS - WONDERWARE	401505	Renewal	2,650.00
65-4350-3800 CHEMICALS			
GEM STATE WELDERS SUPPLY,I	E227267	Supplies	486.36
65-4350-4200 PROFESSIONAL SERVICES			
BENCHMARK ASSOCIATES	0911-28	Weyyakin Reuse Project	151.38
NBS-NATIONAL BENEFIT SERVI	356121	Administration Fees	48.94
NORTH CENTRAL LABORATORI	291731	Supplies	230.08
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG			
IDAHO BUREAU OF OCCUPATIO	090811	License Exams for Jeff Leamon & Jeff Vert	96.00
65-4350-5100 TELEPHONE & COMMUNICATIONS			
CENTURY LINK	1178476267	ACCT. 74754376	8.11
WHITE CLOUD COMMUNICATIO	64231	Radio	60.00
65-4350-5110 COMPUTER NETWORK			
KETCHUM COMPUTERS, INC.	8045	Computer Maintenance	165.00
65-4350-5200 UTILITIES			
CLEAR CREEK DISPOSAL	580366	ACCT. 1465	2.55
INTERMOUNTAIN GAS	102495000014-	ACCT. 10249500-001-4	23.22
65-4350-6100 REPAIR & MAINT-MACH & EQUIP			
MAGIC VALLEY BUSINESS SYST	C0Z379	Copier Maintenance	14.52
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA			
AMERIPRIDE LINEN	2400059300	ACCT. 241021000	18.75
AMERIPRIDE LINEN	2400070317	ACCT. 241021000	35.83
ARIES INDUSTRIES, INC./CCV	303864	Kit Repair	1,146.12
BROOKS WELDING	8170	Services	102.00
IDAHO BUREAU OF OCCUPATIO	090611	License Renewal for Matt Wilcox	140.00
IDAHO BUREAU OF OCCUPATIO	090811	License Exams for Jeff Leamon & Jeff Vert	61.00
KETCHUM COMPUTERS, INC.	8045	Computer Maintenance	30.00
LUNCEFORD EXCAVATION, INC.	4045	Excavation	2,011.50
LUNCEFORD EXCAVATION, INC.	4047	Excavation	2,211.50
LUNCEFORD EXCAVATION, INC.	4048	Excavation	1,365.25
PIPECO, INC.	104195	Supplies	28.56
TREASURE VALLEY COFFEE IN	2160:02486651	COFFEE	49.35
WHITE CLOUD COMMUNICATIO	64231	Radio	24.00

Vendor Name	Invoice Number	Description	Net Invoice Amount
Total WASTEWATER EXPENDITURES:			12,355.00
Total WASTEWATER FUND:			12,355.00
FIRE TRUST FUND			
FIRE TRUST EXPENDITURES			
92-4900-7600 OTHER MACHINERY & EQUIPMENT			
GROUP 1 SOLUTIONS, INC.	3760	Mobile Data Computer	1,425.00
ESTEEM	5429	Mobile Data Computers	7,681.46
TOUGH JOBS, INC.	22-7-11	Panasonic Toughbook	5,462.50
WAY, INC.	191421	Mobile Data Computers	217.21
Total FIRE TRUST EXPENDITURES:			14,786.17
Total FIRE TRUST FUND:			14,786.17
DEVELOPMENT TRUST FUND			
DEVELOPMENT TRUST EXPENDITURES			
94-4900-6600 REFUNDS-P&Z RETAINER FEES			
SMITH, BRUCE	05/04/10 - 10-0	Retainer Refund	55.27
KANELLITAS, JOHN	11-004	Retainer Refund	437.16
Total DEVELOPMENT TRUST EXPENDITURES:			492.43
Total DEVELOPMENT TRUST FUND:			492.43
Grand Totals:			163,205.81

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9449008022", "9910000000"- "9911810000"