

**AGENDA OF THE
HAILEY CITY COUNCIL MEETING
Monday April 28, 2025 * Hailey City Hall Meeting Room**

ACTION ITEM = a vote may occur but is not required to be taken

ACTION ITEM.....

Hailey City Council Meetings are open to the public, in person, and by electronic means when available. The city strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Participants may join our meeting virtually by the following means:

Via teleconference: +1 (872) 240-3311, **Access Code:** 543-667-133

Via One-touch: United States <tel:+18722403311>, [543667133](tel:+18722403311)#,

From your computer, tablet or smartphone: <https://meet.goto.com/CityofHaileyCityCouncil>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/543667133>

5:00 p.m. - CALL TO ORDER

CONSENT AGENDA:

CA 120	Motion to approve Resolution 2025-042, authorizing the mayor to sign the pyrotechnics proposal with Lantis Productions for purchase and display of fireworks on July 4, 2025 for the amount of \$18,000 ACTION ITEM	1
CA 121	Motion to approve Resolution 2025-043, ratifying the Mayors signature on Task Order #5, amending contract for services with Jacobs Engineering to develop a model ordinance regarding ebikes on public rights of way and off-street pathways. A collaborative project with costs to be shared by Hailey, Ketchum Blaine County Recreation District and potentially Blaine County ACTION ITEM	7
CA 122	Motion to approve Resolution 2025-044, authorizing the execution of a Release of Development Agreement by and between the City of Hailey and Sawtooth Gateway Lodging, Inc., for the development, and associated requirements of the Developer, of the parcel at 51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision). ACTION ITEM	16
CA 123	Motion to authorize bidding for the Wastewater Treatment Plant Headworks Project. ACTION ITEM	28
CA 124	Motion to approve Resolution 2025-045, accepting bid from Peak Venture Group LLC in the amount of \$594,182, for construction of the Water Division Office Building, and authorize Mayor to sign ACTION ITEM	32
CA 125	Motion to approve minutes of April 14, 2025 and to suspend reading of them ACTION ITEM	66
CA 126	Motion to approve claims for expenses incurred during the month of March 2025, and claims for expenses due by contract in April, 2025 ACTION ITEM	74

OLD BUSINESS:

OB 127	3 rd Reading of Ord. No. 1345 by title only, First Amendment to Sunbeam Subdivision PUD ACTION ITEM	101
OB 128	Waive 2 nd Reading/Conduct 3 rd Reading of Ord. No. 1346, Quigley Farm Annexation Agreement ACTION ITEM	111
OB 129	Waive 2 nd Reading/Conduct 3 rd Reading of Ord. No. 1347, Title 17: Historic Preservation, and approve summary ACTION ITEM	129

Next Ordinance Number - 1348 Next Resolution Number- 2025-046

5:20 pm Depart City Hall

WORKSHOP: 5:30 p.m. –

WS 130	Reconvene at Goal Setting Session - Town Center West 116 S. River Street.....	137
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In-person discussion, no virtual participation provided in this session.

AGENDA ITEM SUMMARY

DATE: 04/28/2025 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** LH/MB

SUBJECT:

Motion to approve Resolution 2025-____, authorizing the mayor to sign pyrotechnics proposal with Lantis Productions for \$18,000 purchase and display of fireworks on July 4, 2025.

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code IC _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The proposal with Lantis Productions is attached. It provides for a proven fireworks display with a proven company. The price is the same as last year-\$18,000. In order to maintain the price, more smaller mortars and less larger ones are included in the show. The overall count, however, is higher.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____	YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____	Estimated Completion Date: _____
Staff Contact: _____	Phone # _____
Comments: _____	

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

____ City Attorney	____ Clerk / Finance Director	____ Engineer	____ Building
____ Library	____ Planning	____ Fire Dept.	_____
____ Safety Committee	____ P & Z Commission	____ Police	_____
____ Streets	____ Public Works, Parks	____ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2025-____, authorizing the mayor to sign pyrotechnics proposal with Lantis Productions for purchase and display of \$18,000 in fireworks on July 4, 2025.

FOLLOW-UP REMARKS:

CITY OF HAILEY
RESOLUTION NO. 2025-__

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING A PYROTECHNICS CONTRACT WITH LANITS PRODUCTIONS
FOR PURCHASE AND DISPLAY OF \$18,000 IN FIREWORKS ON JULY 4, 2025.**

WHEREAS, the City of Hailey desires to enter into a CONTRACT with Lantis Production who will perform the fireworks display for the city of Hailey.

WHEREAS, the City of Hailey and Lantis Production have agreed to the terms and conditions of the Fireworks Display Contract and Purchase Order, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the of Contract between Lantis Production and the City of Hailey and that the Mayor is authorized to execute the attached Contract,

Passed this 28th day of April, 2025.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

PROPOSAL FOR A FIREWORKS DISPLAY
For

Hailey Idaho



TO BE HELD
July 4, 2025



LantisTM
Fireworks & Lasers

P.O. Box 491. Draper, UT 84020

1-702-745-4880
Las Vegas, Nevada

1-801-768-2255
Fairfield, Utah

Lantis Proposes a \$18,000 Display Containing the Following Fireworks:

Main Program:

120 CNT	3" Premium assorted Shells with Tails
36 CNT	4" Premium assorted Shells with Tails
54 CNT	5" Premium assorted Shells with Tails
19 CNT	6" Premium assorted Shells with Tails
2 CNT	7" Premium assorted Shells with Tails

Finale:

40 CNT	2.5" Premium assorted Finale Shells (Chains of 10)
35 CNT	3" Premium assorted Finale Shells (Chains of 10)
28 CNT	4" Premium assorted Finale Shells (Chains of 5)
8 CNT	5" Premium assorted Finale Shells (Chains of 4)

275 CNT Electronic Match

Grand Total Shells & Effects: 342

This Include:

- Permits
- Local Transport
- All Pyrotechnic Devices
- Insurance-Public Liability
- Mortars and Associated Equipment
- Operational and Production Schedule
- Licensed/Experienced Pyrotechnicians
- Electronic Firing System and Production Design

References

July 4th Displays

Ammon, ID
Avondale, AZ
Dragon Ridge, NV
Henderson, NV

Huntington, UT
Lake Las Vegas, NV
Mt. Pleasant, UT
Nugget Casino, NV

Park City, UT
Pleasant Grove, UT
San Luis, AZ
Twin Falls, ID

NYE Displays

Alta Ski Resort, UT
Anchorage, AK
Brian Head Ski Resort, UT
Canyons Ski Resort, UT

Dragon Ridge, NV
Lake Las Vegas, NV
Millcreek City, UT
Silver Legacy, NV

Snowbird Ski Resort, UT
Solitude Ski Resort, UT
Sun Valley, ID
Victory Ranch, UT

Company Details

Company Name:	Lantis Fireworks & Lasers
Mailing Address:	P.O. Box 491 Draper UT 84020
Web Page:	www.lantisfireworks.com http://www.facebook.com/lantisfireworksandlasers

Insurance Details

Public Liability Insurance	
Amount of Cover:	\$5,000,000
Insurers:	Underwriters, Lloyd's of London
Policy No:	PY/24-0197
Expiration Date:	Renewed annually

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/14/25 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** LH/MB

SUBJECT:

Motion to approve Resolution 2024-____, authorizing the mayor to sign an agreement with Jacobs Engineering for additional work regarding micromobility (ebike) regulations in collaboration with the Blaine County Recreation District, valley cities and Blaine County.

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code IC _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Blaine County Recreation District (BCRD), valley cities and Blaine County collaborated last winter in a workshop regarding increased use of micromobility devices on the public rights-of-way and off-street pathways. This increase in use has led to a concomitant increase in conflicts and safety concerns with other users of the transportation system including vehicles, pedestrians, and traditional non-motorized devices. The collaborative group seeks to develop consistent definitions, rules, and regulations as well as an education and enforcement program for various modes of micromobility. As both a matter of law and of basic etiquette, users of the public right-of-way and of off-street pathways have lacked consistent behavioral norms. More specifically, ***users of micromobility devices lack knowledge and a commitment to predictable and acceptable behavior on streets, sidewalks, and pathways creating safety problems for all users of the broader transportation system.*** Increased use of these devices makes the establishment of rules and regulations around the safe operation an imperative.

The cost of a shared contract is \$41,637. The cost to Hailey will be \$13,879 if the cost-share is between BCRD, Ketchum and Hailey, and will be reduced to \$10,409 if Blaine County participates. (Blaine County Board meets in early May to discuss the matter). Hailey will manage the contract and bill the participating entities.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____	YTD Line Item Balance \$ _____
Estimated Hours Spent to Date: _____	Estimated Completion Date: _____
Staff Contact: _____	Phone # _____
Comments: _____	

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

____ City Attorney	____ Clerk / Finance Director	____ Engineer	____ Building
____ Library	____ Planning	____ Fire Dept.	____
____ Safety Committee	____ P & Z Commission	____ Police	____
____ Streets	____ Public Works, Parks	____ Mayor	____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve Resolution 2025-____, ratifying the Mayor's signature on a contract for services with Jacobs Engineering for additional work regarding micromobility (ebike) regulations with costs to be shared by the Blaine County Recreation District, Ketchum.

**CITY OF HAILEY
RESOLUTION NO. 2024**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING THE EXECUTION OF TASK ORDER #5 WITH JACOBS
ENGINEERING REGARDING INTERJURISDICTIONAL MICROMOBILITY
PLANNING**

WHEREAS, the City of Hailey has an existing agreement with Jacobs Engineering, for on-call engineering services,

WHEREAS, the City of Hailey and Jacobs Engineering have agreed to the Task Order #5, a copy of which is attached hereto,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Task Order #4 between the City of Hailey and Jacobs Engineering, and that the Mayor is authorized to execute the attached Agreement,

Passed this 28th day of April, 2025.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

Authorization for Services



Project: Task Order #5 – Micromobility Policy & Program Development

Project Location: Wood River Valley, Idaho

Project Accounting: Monthly invoicing to Lisa Horowitz

Description of Services: See Attachment A

Schedule of Services: See Attachment A

Cost of Services: See Attachment A

Jacobs Engineering Group Inc. is hereby authorized to perform the technical services described in the attached Exhibit A pursuant to the Professional Service Agreement between the City of Hailey and Jacobs Engineering Group Inc. dated October 28, 2022.

City of Hailey

By: Martha Burke

Name: Martha Burke

Title: Mayor

Date: 4/16/25

Jacobs Engineering Group Inc.

Tara Bremer

Tara Bremer

Manager of Projects (NW C&P)

10.Apr.2025

SCOPE OF WORK
MICROMOBILITY POLICY & PROGRAM DEVELOPMENT
for
HAILEY / KETCHUM / SUN VALLEY / BELLEVUE /
BLAINE COUNTY RECREATION DISTRICT
4/8/2025

Background

The local government jurisdictions in the Wood River Valley including the cities of Hailey, Ketchum, Sun Valley, and Bellevue; Blaine County; and the Blaine County Recreation District (project principals) have identified increasing use of micromobility devices on the public rights-of-way and off-street pathways. This increase in use has led to a concomitant increase in conflicts and safety concerns with other users of the transportation system including vehicles, pedestrians, and traditional non-motorized devices. The project principals seek to develop consistent definitions, rules, and regulations as well as an education and enforcement program for various modes of micromobility.

As both a matter of law and of basic etiquette, users of the public right-of-way and of off-street pathways (principally the Wood River and Sun Valley trails) have lacked consistent behavioral norms. And more specifically, ***users of micromobility devices lack knowledge and a commitment to predictable and acceptable behavior on streets, sidewalks, and pathways creating safety problems for all users of the broader transportation system.***

The project principals recognize and acknowledge the benefits to society generally - and the transportation system specifically - of the increased use of micromobility devices. Increased use of these devices makes the establishment of rules and regulations around the safe operation within the existing transportation system an important objective.

Scope of Work

1. Model Ordinance

Development of a model ordinance that can be customized and adopted by each jurisdiction identifying and distinguishing between micromobility devices and the parameters for legal use on public streets, sidewalks, and off-street paths.

Tasks:

- Background research on Idaho Statutes, micromobility issues, regulatory approaches, and best practices
- Meeting with the project principals & legal staff (6)
- Develop draft and final model ordinance

Deliverables:

- Draft Model Ordinance
- Final Model Ordinance

2. Education & Outreach Campaign

Development of an education and outreach campaign that includes a code of etiquette and legal responsibilities pertaining to micromobility users (for streets, sidewalks, and off-street paths); education and outreach toolkit materials; and a detailed outreach strategy describing who, what, when, where, why, and how to execute the strategy.

Tasks:

- Client meetings (8)
- Research – audience analysis
- Develop the engagement framework including public-facing key messages; stakeholder list; outreach strategies and approaches for reaching target audiences, implementation responsibilities, and materials appropriate to each approach.
- Develop fact sheet copy for legal requirements of operation and ethical responsibilities to other users of the transportation system.
- Design a program of education and engagement that can be executed over a one to two-year period. The program will include one toolkit for vendor and youth outreach. The toolkit will include an outreach letter, campaign messaging (1 short message, 1 medium message, 1 long message, and 4 social media posts), and public facing material copy for a poster and the above-mentioned factsheet and strategies.

Deliverables:

- Audience analysis summary

- Draft & final public engagement framework
- Draft & final legal and etiquette fact sheet copy
- Draft & final education and outreach campaign toolkit

3. Enforcement Strategy

Develop a strategy for enforcement of regulations on streets, sidewalks, and off-street paths. For streets and sidewalks emphasis will be on engagement and education before citations. For off-street paths a framework will be designed for citizen patrols including an estimation of resource needs for equipment and administration of the program.

Tasks:

- Meet with representatives of law enforcement to establish the legal parameters of enforcement of regulations on streets and sidewalks (3)
- Meet with Blaine County Recreation District staff to establish parameters for citizen patrols
- Research & design enforcement strategies for streets, sidewalks, and off-street pathways.

Deliverables:

- Draft & final enforcement strategy
- Draft & final citizen patrol program

Costs

Task	Hours	Fee
Model Ordinance	54	\$8,910
Education & Outreach Campaign	145	\$18,907
Enforcement Strategy	69	\$10,255
Project Management	14	\$3,015
Reimbursable Expenses		\$550
Total NTE Amount	282	\$41,637.00

Schedule

- *Project Kickoff – April 14, 2025*
- *Draft Deliverable Package - May 2, 2025*
- *Final Deliverable Package – May 23, 2025*
- *Client Meetings and/or public engagement after final deliverables (as requested, billed as separate time and materials task) – June 2025*

Assumptions

- The meeting schedule noted above is highly compressed and will require all jurisdictions involved to be flexible in the scheduling of meetings. It is assumed all jurisdictions involved will make the necessary accommodations to have a representative attend the necessary meetings and it is understood that there is no room in the calendar to delay the meeting calendar.
- All deliverable documents will be submitted electronically via email.
- Production and printing costs for printed campaign materials are not included but can be billed as a direct expense at the client's direction.
- Meetings will be virtual unless in-person is requested by the client. In person meetings may cause the schedule to be extended.
- Costs associated with travel (as requested by the client) will be billed as a direct expense.
- The Scope of Work does not include one-on-one meetings with the individual jurisdictions nor any public engagement efforts. Additional meetings and/or public engagement effort by the consultant will be at the client's request and will be billed on a time and materials basis for actual spent in preparation and attendance by the consultant.



City of Hailey

On-Call Professional Services Agreement

Labor Rate Schedule

Jacobs Engineering Group Inc.

Rates valid through January 1, 2025 to December 31, 2025

Billing Classification	Job Codes	Bill Rate (per hour)
<i>Administrative / Technical Writer</i>		
Junior	JS 1/2	\$ 64.00
Senior	JS 3/4	\$107.00
<i>CAD / GIS / Graphics</i>		
Junior	JT1/2	\$86.00
Mid-Level	JT3/4	\$128.00
Senior	JT 5	\$161.00
<i>Professional</i>		
Intern	Intern	\$64.00
Junior	JP 1/2	\$101.00
Mid-Level	JP 3/4	\$171.00
Senior	JP 5	\$209.00
Specialist/Expert	JP 6/7	\$263.00
Sr.Expert	JP 8	\$338.00
<i>Global Integrated Design</i>		
<i>GID</i>		\$

“Professional” classifications include planners, urban designers, engineers, architects, scientists, project managers, project controls and other similar professional consultants.

Jacobs will escalate rates at 4% each calendar year (or update the rate schedule as mutually agreed by both parties) throughout the duration of the term of services for the agreement.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/28/2025

DEPARTMENT: CDD

DEPT. HEAD SIGNATURE: RD

SUBJECT: Consideration of Resolution 2025-____, a resolution authorizing the execution of a Release of Development Agreement by and between the City of Hailey and Sawtooth Gateway Lodging, Inc., for the development, and associated requirements of the Developer, of the parcel at 51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision).

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____ (if applicable)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The City entered into a Development Agreement, recorded as Instrument No. 507837, in 2004 with Sawtooth Gateway Lodging, Inc. Said Agreement stipulated various stipulations based on the development of the site at 51 Cobblestone Lane.

Now, with the parcel fully developed as a hotel (currently operating as Mountain Valley Lodge), the Parties agree that all obligations under the Development Agreement have been met. As such, Staff is requesting City Council approval of the proposed Release of the Development Agreement, which is attached hereto.

Attachments:

- Draft Resolution
- Draft Release of Development Agreement
 - o Original Development Agreement (Instrument No. 507837)

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

____ City Attorney	____ Clerk / Finance Director	____ Building
____ Library	____ Planning	____ Fire Dept.
____ Safety Committee	____ P & Z Commission	____ Police
____ Streets	____ Public Works/Engineer	____ Mayor

RECOMMENDATION FROM THE APPLICABLE DEPARTMENT HEAD: Motion to approve Resolution 2025-____, a resolution authorizing the execution of a Release of Development Agreement by and between the City of Hailey and Sawtooth Gateway Lodging, Inc., for the development, and associated requirements of the Developer, of the parcel at 51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision), finding that all city standards and development obligations have been met.

ACTION OF THE CITY COUNCIL:

Date _____ City Clerk _____

FOLLOW UP:

*Ord./Res./Agrmt. /Order Originals: Record

*Additional/Exceptional Originals to:

____ Copies (all info.): Copies (AIS only) Instrument # _____

CITY OF HAILEY
RESOLUTION NO. 2025 - _____

**A RESOLUTION OF THE CITY COUNCIL OF HAILEY, IDAHO, APPROVING AND
AUTHORIZING THE EXECUTION OF THE RELEASE OF DEVELOPMENT
AGREEMENT RELATED TO THE DEVELOPMENT OF 51 COBBLESTONE LANE (LOT
1, BLOCK 1, GATEWAY SUBDIVISION**

WHEREAS, the City of Hailey approved the development of 51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision) in July 2004.

WHEREAS, that approval included certain obligations and improvements to the real property at 51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision), and

WHEREAS, the City acknowledges that all obligations and improvements have been completed, and the City wishes to execute the Release of the Development Agreement related to said development of 51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL AND THE
MAYOR OF THE CITY OF HAILEY, IDAHO**, that the City of Hailey approves the Release of Development Agreement related to the development of 51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision).

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY
THE MAYOR THIS _____ DAY OF _____, 2025.

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Hailey Attn: Mary Cone, City Clerk 115 South Main Street Hailey, ID 83333	
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(Space Above Line For Recorder's Use)

**RELEASE OF DEVELOPMENT AGREEMENT
51 COBBLESTONE LANE
Lot 1, Block 1, Gateway Subdivision**

FOR VALUABLE CONSIDERATION, the real property in Hailey, Blaine County, Idaho, legally described as follows:

51 Cobblestone Lane (Lot 1, Block 1, Gateway Subdivision)

is hereby released from that certain Development Agreement (the "Development Agreement") dated July 2, 2004, recorded as Instrument No. 507837, and executed by and between the City of Hailey ("City"), a municipal corporation, and Sawtooth Gateway Lodging, Inc. (as Developer and known hereinafter referred to as "SGLI"), finding that all requirements of the Development Agreement, as outlined in Exhibit A, have been met.

IN WITNESS WHEREOF, the Parties have executed this Release of Development Agreement on the day and year first above written.

City of Hailey, Idaho, a municipal corporation

By: _____
Martha Burke, Mayor

Exhibit A: Development Agreement
Instrument No. 507837

Instrument # 507837

HAILEY, BLAINE, IDAHO

2004-08-05 12:15:00 No. of Pages: 6

Recorded for : CITY OF HAILEY

MARSHA RIEMANN

Fee: 18.00

Ex-Officio Recorder Deputy

Index to: AGREEMENT/CORRECTION

MP

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter referred as "Agreement") entered into this 2nd day of July, 2004, by and between the **CITY OF HAILEY**, a municipal corporation (hereinafter referred to as "Hailey" or "the City") and **SAWTOOTH GATEWAY LODGING, INC.**, a Corporation duly organized under the laws of the State of Minnesota (hereinafter referred to as "SGLI").

RECITALS:

- A. SGLI is the owner of a presently improved parcel of real property described as Tax Lot 7434, more particularly described in Exhibit A attached hereto and incorporated herein (the "**Property**").
- B. The City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code. Section XIV of Hailey's Zoning Ordinance allows for amendment to the City's Zone District Map. As set forth in Hailey Zoning Ordinance Section 14.7 and Idaho Code Section 67-6511A, the City has the power to require or permit, as a condition of such re-zoning, that an owner or developer of property make a written commitment concerning the use or development of the subject parcel. Pursuant to Idaho Code Section 67-6511A, this power includes the power to adopt rules governing the creation, form, recording, modification, enforcement and termination of such commitments.
- C. The Property is presently zoned General Residential (GR) and is governed by the City's land use and zoning ordinances and regulations, which have been enacted pursuant to the laws of the State of Idaho. SGLI has applied to the City for an amendment to Hailey's Zone District Map and has requested that the Property be re-zoned from its present zone designation of General Residential (GR) to Limited Business (LB). The SGLI application is subject to Hailey Zoning Ordinance Section 14.7, which allows re-zone of the Property to be made conditional upon SGLI making certain commitments concerning the use and development of the Property.
- D. The City has determined that re-zone of the Property from General Residential (GR) to Limited Business (LB) is in conformance with the City's Comprehensive Plan.

- E. To ensure that the manner of development of the Property shall not become detrimental to the City and shall be in the best interest of its residents and to promote the general health, safety and welfare of the citizens of Hailey, the City and SGLI hereby enter into this Agreement in order to ratify certain commitments from both parties.

NOW THEREFORE, in consideration of the mutually dependent promises, covenants and agreements contained herein, the parties hereto agree as follows:

1. Re-zone Approval. Pursuant to Idaho Code Section 67-6511A and Section 14.7 of the Hailey Zoning Ordinance, Zoning Ordinance Map Amendment Pursuant to Development Agreement, the City hereby agrees to change the zoning of the Property from General Residential (GR) to Limited Business (LB). Such re-zone is conditioned upon the SGLI fulfilling or satisfying the following commitments:
 - a) SGLI will dedicate 22 feet of street right-of-way along and contiguous with the south side of the Property and contiguous with the 38-foot wide public access and utility easement within Lot 5, North Hailey Business Center. To accomplish the dedication of the 22 foot right-of-way, SGLI shall apply, at its sole cost and expense, for a short plat subdivision, pursuant to Section 2.4 of the Hailey Subdivision Ordinance No. 821.
 - b) SGLI will construct, at its sole cost and expense, curb, gutter and sidewalk along the north side of above noted street right-of-way contiguous with the Property, and extend the pavement to the curb throughout the extended right-of-way to the south of the Property, and pave in their entirety the portions of Tax Lot 7349 and Tax Lot 4359 that function as roadway, all in accordance with City Standards. The sidewalks shall be constructed at a location approved by the City and shall be a minimum of six feet (6') in width. SGLI shall also install, at its sole cost and expense, all water meter vaults, water and sewer service lines, and all other improvements required for any development upon the Property, all in accordance with City Standards.
 - c) SGLI will construct, or contribute 25% of costs for the construction of, required improvements to the intersection of First Avenue and the street right-of-way contiguous with the Property, in accordance with applicable City standards.
 - d) SGLI will contribute \$2,500 toward the installation of a City Standard street lamp on Main Street at the intersection with the roadway accessing the Property.
2. Recording. This Agreement, including the Recitals set forth hereinabove, shall be duly recorded by SGLI immediately upon execution of this Agreement and upon the effective of Hailey Ordinance No. 869.

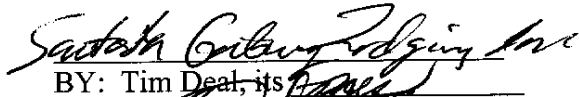
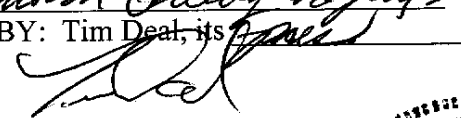
3. Effective Date and Deadline for Completion of Improvements. It is further agreed that the commitments contained herein shall become effective immediately upon adoption of Hailey Ordinance No. 869. The improvements and conditions described in subparagraphs 1(a) through (d), inclusive, of this Agreement shall be completed or satisfied on or before a certificate of occupancy is issued for any commercial building on the Property.
4. Modification. This Agreement, and the commitments contained herein, may not be changes, altered, or modified except by a writing signed by all parties to this Agreement.
5. Notices. Whenever it shall be necessary for one party to provide the other party with notice under the terms and conditions of this Agreement, such notice shall be sent certified mail to the City of Hailey at: 115 South Main Street, Suite H, Hailey, ID 83333; and to SGLI at: 2882 - 410th Street, Doran, MN 56522.
6. Attorney's fees. In the event of any litigation between the parties hereto arising out of the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to all reasonable attorney's fees expended or incurred in such litigation, and on appeals and in bankruptcy proceedings, together with costs incurred.
7. Applicable law. This agreement shall be construed in accordance with the laws of the State of Idaho.
8. Integrated Agreement. There are no verbal or written promises, implied promises, representations, covenants or warranties not set forth in this Agreement.
9. Provisions severable. Every provision of this Agreement is intended to be severable. If any term or provision hereof is determined to be illegal, invalid or unenforceable for whatever reason, by a court of competent jurisdiction, such illegality, invalidity or unenforceable portion shall not affect the validity of the remainder of this Agreement.
10. Rights and remedies cumulative. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by any party shall not preclude or waive its right to use any other remedy or all remedies available to him. Those rights and remedies are given in addition to any other rights and remedies that the parties may have by law, statute, ordinance or other.
11. Termination. This Agreement may be terminated and the benefits conferred hereby upon SGLI withdrawn, upon the failure of SGLI to comply with the conditions of this Agreement. Such termination may only be made by the City Council of the City of Hailey, Idaho.

12. Police Powers. Nothing contained herein is intended to limit the police powers of the City, or its discretion in reviewing subsequent applications regarding development of the Property. This Agreement shall not be deemed or construed to modify or waive any law, ordinance, rule or regulation, including without limitation, applicable building codes, fire codes, zoning ordinances, or subdivision ordinances.
13. Successor and Assigns; Covenant Running With the Land. This Agreement shall inure to the benefit of City and SGLI and their respective heirs, successors and assigns. This Agreement, including all covenants, terms, and conditions set forth herein, shall be and is hereby declared a covenant running with the land with regard to the Property or any portion thereof, and is binding on both parties to this Agreement as well as their respective heirs, successors and assigns.
14. Authority. Each of the persons executing this Agreement represents that they have lawful authority and authorization to execute this Agreement, as well as any other documents required hereunder, for and on behalf of the entity executing this Agreement.

WHEREFORE, the above named parties hereby set their hands to this Agreement on the day and date first above mentioned.

SAWTOOTH GATEWAY LODGING,
INC.

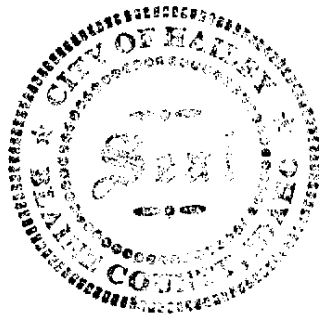
CITY OF HAILEY

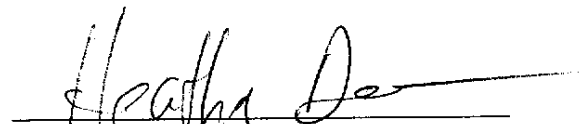

BY: Tim Deal, its 


BY: Susan McBryant, Mayor

ATTEST:

(Seal)




Heather Dawson, City Clerk

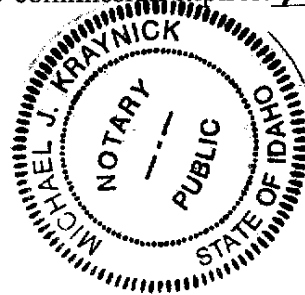
)
) ss.
)

On this 2 day of JULY, 2004, before me, a Notary Public in and for said State, personally appeared Tim Deal, known or identified to me to be the person who subscribed to the foregoing instrument and acknowledged to me that he executed the same.

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

(Seal)

Notary Public for IDAHO
Residing at: HAILEY
My commission expires: 7.7.09



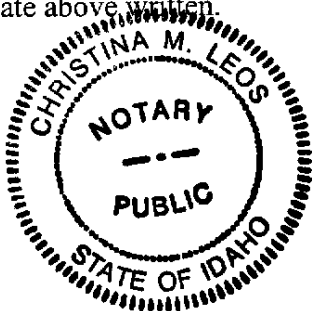
STATE OF IDAHO)
:
COUNTY OF BLAINE)

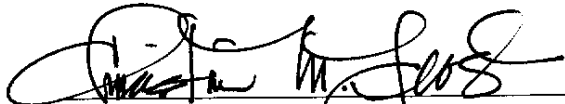
SS

On this 2nd day of July, 2004, before me, a Notary Public in and for said State, personally appeared SUSAN McBRYANT, known or identified to me to be the Mayor of the City of Hailey, who executed the foregoing instrument, and acknowledged to me that she executed the same.

In witness thereof, I have set my hand and affixed my seal the day and year in this certificate above written.

(Seal)




Notary Public for Idaho

Residing at: Hailey City Hall Blaine County
My commission expires: 7/29/08

Order 20899
Legal Description

Exhibit "A"

The land referred to in this policy is situated in that State of Idaho, County of Blaine and is described as follows:

TOWNSHIP 2 NORTH, RANGE 18 EAST, BOISE MERIDIAN, BLAINE COUNTY, IDAHO:

SECTION 4: A parcel of land more particularly described as follows:

COMMENCING at a brass cap marking the South one-quarter corner of said Section 4; thence North 89° 33' 36" West 741.96 feet along the South boundary of said Section 4 to a found 5/8 inch rebar by JUB Engineers circa 1970 marking the Southeast corner of Tax Lot 2676 and also the REAL POINT OF BEGINNING; thence continuing North 89° 33' 36" West 240.02 feet along said South boundary of Section 4 to a set 1/2 inch rebar by L.S. 792 marking the Southwest corner of Tax Lot 2676; thence North 28° 31' 58" West 300.22 feet along the common boundary line between Tax Lots 2067 and 2676 to a set 1/2 inch rebar by L.S. 792 marking the Northwest corner of said Tax Lot 2676; thence South 89° 33' 31" East 240.02 feet along the North boundary of said Tax Lot 2676 to a found 5/8 inch rebar by JUB Engineers circa 1970 marking the Northeast corner of said Tax Lot 2676; thence South 28° 32' 00" East 300.22 feet along the Easterly boundary of said Tax Lot 2676 to the POINT OF BEGINNING.

ACKNOWLEDGMENTS

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this ____ day of _____, 2025, before me a Notary Public in and for said State, personally appeared MARTHA BURKE, known to me to be the Mayor of the CITY OF HAILEY, IDAHO and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City Of Hailey, Idaho.

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

Notary Public
Residing at _____
My Commission Expires _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 4/28/2025

DEPARTMENT: Public Works

DEPT. HEAD SIGNATURE: BY _____

SUBJECT: Motion to authorize bidding for the Wastewater Treatment Plant Headworks Project.
ACTION ITEM

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

City staff and HDR Engineering have worked to finalize the project manual and the construction drawings for the Wastewater Treatment Plant Headworks Improvements Project. Below is the tentative project schedule.

Timeline:

- Council approval from presentation of Issued for Review set: 4/28/25
- Final design ready for bidding: 5/2/25
 - And send to DEQ as an update.
- Screen procurement schedule
 - Bidding start: 5/14/25 (might be able to push up to 5/7/25 but hold bid opening)
 - Paper advertisements: 5/14/25 and 5/21/25
 - Screen procurement bid opening: 6/4/25
 - Manufacturer notice to proceed: 7/2/25
 - Delivery of screens: 3/3/26
- Construction schedule
 - Bidding start: 5/14/25 (might be able to push up to 5/7/25 but hold bid opening)
 - Paper advertisements: 5/14/25 and 5/21/25
 - Construction bid opening: 6/18/25
 - Contractor notice to proceed: 7/21/25
 - Substantial completion for construction (455 days after NTP): 10/19/26
 - See Article 4.02 in section 00 52 13 specification in Volume 1 for reference.
 - If extended: 12/31/26 (525 days).
 - Final completion for construction (515 days after NTP): 12/18/26
 - If extended: 2/28/26 (585 days)

The project is tentatively scheduled to start bidding on May 14, 2025 with the bid opening on June 4, 2025 with final completion on December 18, 2026, weather depending.

The bid package and construction drawings [can be viewed here](#).

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

<input type="checkbox"/> City Administrator	<input type="checkbox"/> Library	<input type="checkbox"/> Benefits Committee
<input type="checkbox"/> City Attorney	<input type="checkbox"/> Mayor	<input type="checkbox"/> Streets
<input type="checkbox"/> City Clerk	<input type="checkbox"/> Planning	<input type="checkbox"/> Treasurer
<input type="checkbox"/> Building	<input type="checkbox"/> Police	<input type="checkbox"/> _____
<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> _____
<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to authorize bidding for the Wastewater Treatment Plant Headworks Project. **ACTION**
ITEM

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.): _____
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)



AREA MAP



Drawings For

City of Hailey Woodside Water Reclamation Facility

Headworks Improvements

VOLUME 3

ISSUED FOR REVIEW

HDR Project No.

10381996

APRIL 2025



VICINITY MAP



04/11/2025	ISSUED FOR REVIEW	
ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	B. BJERKE
CIVIL	K. THOMAS
STRUCTURAL	J. CORONADO
ARCHITECTURAL	K. THOMAS
PROCESS	K. THOMAS
MECHANICAL	K. SUTTON
ELECTRICAL	J. BARRUTIA
INSTRUMENTATION	R. MYERS
PROJECT NUMBER	10381996

**PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING**



**CITY OF HAILEY
WOODSIDE WATER RECLAMATION
FACILITY**

**HEADWORKS
IMPROVEMENTS**

**HEADWORKS IMPROVEMENTS
GENERAL
COVER SHEET**

0 1" 2" FILENAME G-000.dwg
SCALE NTS

SHEET
G-000

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 4/28/2025

DEPARTMENT: PW

DEPT. HEAD SIGNATURE: BY _____

SUBJECT: Motion to accept bid from Peak Venture Group LLC in the amount of \$594,182, for construction of the Water Division Office Building, and motion to adopt Resolution 2025-_____, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM**

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Council previously authorized Public Works to issue a request for bids for the Water Division Office Building.

The bidding for this project was completed at 2:30 pm on April 8th. Three bids were received and are as follows:

Elevation Builders	\$772,803.00
Barrier Building Inc.	\$759,900.00
Peak Venture Group LLC	\$585,622.00*

Public Works issued a Request for Bids in accordance with Idaho Code 67-2805 (2), on Wednesday, February 5th. The project was advertised on the City of Hailey website and in the local newspaper with a bid due date of Tuesday, April 8th, as set by the Contract Documents and Specifications.

The Architect's Bid Summary as well as the bids that were received are attached. City staff and the architect have reviewed the bids and recommend authorizing the mayor to sign the Notice of Award, authorizing Public Works to move forward with the project, and authorize the Mayor to sign project related documents.

*The contract price is \$594,182.00 for the installation of a drinking fountain, associated plumbing and electrical.

The bid contract documents [can be viewed here](#).

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: _____ Phone # _____
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

<input type="checkbox"/> City Administrator	<input type="checkbox"/> Library	<input type="checkbox"/> Benefits Committee
<input type="checkbox"/> City Attorney	<input type="checkbox"/> Mayor	<input type="checkbox"/> Streets
<input type="checkbox"/> City Clerk	<input type="checkbox"/> Planning	<input type="checkbox"/> Treasurer
<input type="checkbox"/> Building	<input type="checkbox"/> Police	<input type="checkbox"/> _____
<input type="checkbox"/> Engineer	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> _____
<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> _____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to accept bid from Peak Venture Group LLC in the amount of \$594,182, for construction of the Water Division Office Building, and motion to adopt Resolution 2025-_____, authorizing the Mayor to sign the Notice of Award and project related documents. **ACTION ITEM**

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record

Copies (all info.):

Instrument # _____

*Additional/Exceptional Originals to: _____

Copies (AIS only)

CITY OF HAILEY
RESOLUTION NO. 2025-____

**RESOLUTION OF THE MAYOR AND CITY COUNCIL FOR THE CITY OF HAILEY
AUTHORIZING MOTION TO ACCEPT BID FROM PEAK VENTURE GROUP LLC,
IN THE AMOUNT OF \$ \$594,182.00, FOR CONSTRUCTION OF THE WATER
DIVISION OFFICE BUILDING, AND MOTION TO ADOPT RESOLUTION 2025-____,
AUTHORIZING THE MAYOR TO SIGN THE NOTICE OF AWARD AND PROJECT
RELATED DOCUMENTS.**

WHEREAS, the City of Hailey desires to issue a Notice of Award and enter into an Agreement with Peak Venture Group LLC, for construction of the Water Division Office Building,

WHEREAS, the City of Hailey desires the Contractor to proceed in a timely manner to meet the project schedule, and

WHEREAS, the City of Hailey and Peak Venture Group LLC, have agreed to the terms and conditions of the Agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Notice of Award and the Agreement between the City of Hailey and Peak Venture Group LLC, and that the Mayor is authorized to execute the Notice of Award and Agreement, and the Notice to Proceed.

Passed this 28th day of April, 2025.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

City of Hailey Water Division Office Building Bid Summary

The following General Contractors delivered bids on April 8th, 2025 in sealed envelopes to City Hall. All 3 General Contractors provided their Public Works License. The contractors are listed below in order of the highest to lowest bid.

Elevation Builders Inc.

- Contractor location and address: 501 Little Lena Drive, Hailey, ID 83333
- Bid Amount: \$772,803.00
- Relevant/similar public works projects:
 - Various Senior Connection Remodels ranging in cost from \$200,000 - \$300,000
 - Various Blaine County Courthouse Remodels ranging in cost from \$200,000 - \$400,000
- List of Subcontractors and Suppliers as required per the Supplementary Instructions:
 - A list of Subcontractors and Suppliers was not supplied.

Barrier Building Inc.

- Contractor location and address: 6893 Supply Way, Boise, ID 83716
- Bid Amount: \$759,900.00
- Relevant/similar public works projects:
 - BSU Liberal Arts Building Tenant Improvement, Boise, ID: Cost \$3.2 million.
 - Idaho Power Headquarters Interior Remodel, Boise, ID: Cost \$4 million
- List of Subcontractors and Suppliers as required per the Supplementary Instructions:
 - Concrete Subcontractor: Not specified but located in the Boise area
 - Excavator Subcontractor: Not specified but located in the Boise area
 - Framing Subcontractor: In-house framing
 - Wood Framing Supplier: Sunpro (located in the Boise area)
 - Plumbing Subcontractor: Evan's Plumbing
 - Mechanical Subcontractor: Terry's Heating and Air Conditioning
 - Electrical Subcontractor: Robert's Electric

Peak Venture Group, LLC

- Contractor location and address: 120 N. Leadville Ave, Ketchum, ID 83340
- Bid Amount: \$585,622.00
- Relevant/similar public works projects:
 - City of Ketchum Northwood Pump Station Standby Power: Cost \$250,000.00
 - Various projects for ARCH ranging in cost from \$140,000 - \$2,200,000.00
- List of Subcontractors and Suppliers as required per the Supplementary Instructions:
 - Concrete Subcontractor: Merrick Construction
 - Excavator Subcontractor: Lunceford Excavation
 - Framing Subcontractor: B&T Construction
 - Wood Framing Supplier: Franklin Building Supply
 - Plumbing Subcontractor: Evan's Plumbing
 - Mechanical Subcontractor: Thorton Heating
 - Electrical Subcontractor: Buffalo Electric
 - Window Supplier: Pella Windows (as specified)



2. Addendum No. 2, dated N/A.
3. Addendum No. 3, dated N/A.
4. Addendum No. 4, dated N/A.

1.5 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed Public Works Contractor, for the type of work proposed, in the State of Idaho, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.6 SUBMISSION OF BID

- A. Respectfully submitted this 8th day of APRIL, 2024^{CE}.
- B. Submitted By: PEAK VENTURE GROUP LLC (Name of bidding firm or corporation).
- C. Authorized Signature: [Handwritten Signature] (Handwritten signature).
- D. Signed By: David Lloyd (Type or print name).
- E. Title: Partner (Owner/Partner/President/Vice President).
- F. Witnessed By: [Handwritten Signature] (Handwritten signature).
- G. Attest: [Handwritten Signature] (Handwritten signature).
- H. By: IAN SUNDBY (Type or print name).
- I. Title: PARTNER (Corporate Secretary or Assistant Secretary).
- J. Street Address: 120 N LEADVILLE AVE.
- K. City, State, Zip: KETCHUM, ID, 83340.
- L. Phone: 208 481 1189.



- M. Public Works License
No.: 075563 - AAA-3
- N. Federal ID No.: 92-2464276 (Affix Corporate Seal
Here).

PART 2 - PRODUCTS (Not Used)
PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 004113



Attention: Errin Bliss

April 8, 2025

Bliss Architecture

City of Hailey Water Division Office Building – Contractors Qualification Statement

Idaho Contractors License Number- RCE-68033

Public Works License Number – 075563 – AAA - 3

Mr. Bliss,

In accordance with Article 4 – Bidding Procedures of the Supplemental Instructions to Bidders please find our responses below:

4.4 – Subcontractors, Suppliers and Manufacturers List

If awarded PEAK Venture Group intends to use the following Subcontractors and Vendors.

- Lunceford Excavation
- Merrick Construction Inc.
- Buffalo Electric Inc.
- Evans Plumbing Inc.
- G&G Insulation
- Hank Brown Painting
- Interior Contractors Inc.
- Thorton Heating & Sheetmetal Inc.
- B&T Construction & Remodels
- Franklin Building Supply
- Pella Windows
- HCI Steel Buildings LLC

4.5 – Contractors Qualification Statement

1. Peak Venture Group has completed or currently has the following projects under way;
 - City of Ketchum - Northwood Pump Station Standby Power, 2023 - \$250,000
 - Trail Creek Family Dentistry Tenant Improvement – 2024 - \$150,000
 - ARCH Ellsworth Innkeeper Renovation – 2024 – \$140,000
 - ARCH McKercher House – 2024 - \$460,000
 - ARCH Ellsworth Inn Multifamily – 2024 \$2,200,000 (Under Construction)
 - Bigwood Clubhouse - 2024 \$2,300,000 (Under Construction)
 - 120 East Ave Mixed Use Building – 2025 \$5,200,000 (Under Construction)

Peak Venture Group - 120 N Leadville Ave P.O. Box 265 Ketchum, ID 83340



2. Our proposed project Staff includes our Superintendent Don Mc Call and our Project Manager Newel Price. Don & Newel have successfully completed multiple contracts throughout Idaho including several Public Works projects. Their expertise ranges from small commercial TIs to large scale infrastructure and data centers. Both individuals have several years of experience in Commercial construction and have ample experience and capabilities to complete this project. Our Subcontractors are all well versed in Public Works projects and have the appropriate licensing and qualifications for this project.
3. Peak Venture Group has no issues or concerns about completing the project within the stated contract time amount.
4. Peak Venture Group has a current Contractors license and a Current Public works license. These have been continually current from our company's inception. Further our verified Subcontractors have the appropriate licensing to perform this work.
5. Peak Venture Group does not have any claims or disputes on past record or current projects.

If you have any questions regarding the above or attached, please feel free to reach out to me at 208-481-1189.

Respectfully,

A handwritten signature in blue ink, appearing to read "Cody Colombo".

Cody Colombo

Chief Operating Officer



DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

PART 1 - GENERAL

1.1 BID INFORMATION

- A. Bidder: Barrier Building, Inc.
- B. Project Name: City of Hailey Water Division Office Building.
- C. Project Location: 4297 Glenbrook Drive, Hailey, Idaho.
- D. Owner: City of Hailey.
- E. Architect: Bliss Architecture
- F. Architect Project Number: 202407.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Bliss Architecture and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

- 1. For the stipulated sum of: Seven Hundred Fifty Nine Thousand Nine Hundred Dollars
(\$ 759,900 -).

1.3 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work within 230 calendar days.

1.4 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

- 1. Addendum No. 1, dated 04-03-2025.

BID FORM - STIPULATED SUM (SINGLE-
PRIME CONTRACT)

004113 - 1



2. Addendum No. 2, dated n/a.
3. Addendum No. 3, dated n/a.
4. Addendum No. 4, dated n/a.

1.5 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed Public Works Contractor, for the type of work proposed, in the State of Idaho, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

License # 031173 Unlimited Exp 07.31.2026

1.6 SUBMISSION OF BID

- A. Respectfully submitted this 8th day of April, ~~2024~~ 2025
- B. Submitted By: Barrier Building, Inc. (Name of bidding firm or corporation).
- C. Authorized Signature: [Signature] (Handwritten signature).
- D. Signed By: Travis Shelton (Type or print name).
- E. Title: Vice President (Owner/Partner/President/Vice President).
- F. Witnessed By: [Signature] (Handwritten signature).
- G. Attest: Brett Barrier (Handwritten signature).
- H. By: Brett Barrier (Type or print name).
- I. Title: President (Corporate Secretary or Assistant Secretary).
- J. Street Address: 6893 Supply Way.
- K. City, State, Zip: Boise, ID 83716.
- L. Phone: 208.921.9593.



- M. Public Works License
No.: 031173-Unlimited
- N. Federal ID No.: 47-2868582 (Affix Corporate Seal
Here).

PART 2 - PRODUCTS (Not Used)
PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 004113



City of Hailey Water Division Office

Supplementary Instructions to Bidders

1.5 D 4.4

A) List of subcontractors and major suppliers

- a. Plumbing
 - i. ~~Plumbing~~ ^{EVANS} Plumbing
- b. HVAC
 - i. Terry's
- c. Electrical
 - i. Roberts Electric
- d. Wood Framing Materials
 - i. Sunpro BOISE

CONC SUB ? OUT OF BOISE
EXCAVATOR ? OUT OF BOISE
FRAMER ? IN HOUSE
DRY-ALL ? → SLM
FRAMER ? PRATER-
JA @ TUAL
ESPINOZA

1.5 E 4.5

A) Submit contractor's qualifications statement outlining the following:

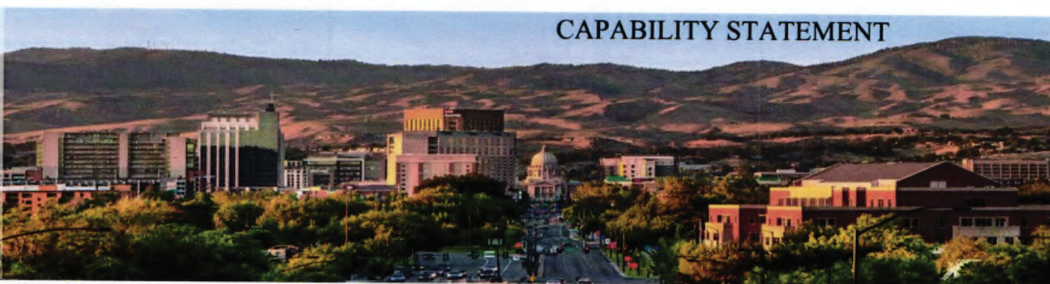
- 1) Record of completion of similar projects in scope, size and budget
 - i) See attached Capabilities Statement
- 2) Qualifications of the Bidders proposed Project staff and proposed subcontractors
 - i) See attached resumes for:
 - (1) Project Manager – Travis Shelton
 - (2) Project Superintendent – David Anderson
- 3) Record of compliance with licensing requirements
 - i) See attached copy of public works license and contractors license
- 4) Record and number of current claims and disputes and the status of their resolution.
 - i) None.

5) Schedule

- we do not foresee any issue with completing the project on schedule.



CAPABILITY STATEMENT



Barrier Building, Inc. | General Contractors | Construction Managers | Design-Builders

CONTACT INFO

Brett Barrier

President/CEO

- B.S. Construction Management
- U.S. EPA RRP Certification
- SWPPP – Erosion & Sediment Control

Office: (208) 320.7716

Email:

brett@barrierbuilding.com

Travis Shelton, CCM

Vice President of Construction

- Certified Construction Manager
- B.S. Construction Management
- OSHA 500

Office: (208) 921.9593

Email:

travis@barrierbuilding.com

Entity ID: UQFNMA9L29Q7

DUNS No: 089697372

CAGE: 884Y5

Certifications: Licensed Certified Construction Managers

CORE COMPETENCIES

- Construction Management
- Commercial Construction
- Design-Build, EPC Construction
- Project Management
- RPR/Owner's Rep
- CPM Scheduling
- Heavy-Civil Construction
- Quality Control
- Safety Consultants

TRADE SPECIALITIES

- General Contracting
- Major Tenant Improvements
- Heavy Timber Framing
- PEMB Construction
- Heavy-Civil & Site Work Development
- IMP Construction
- Clean Rooms
- Shut Down Work
- MEP Trades
- Post-Tensioned Concrete

NAICS / SIC Codes:

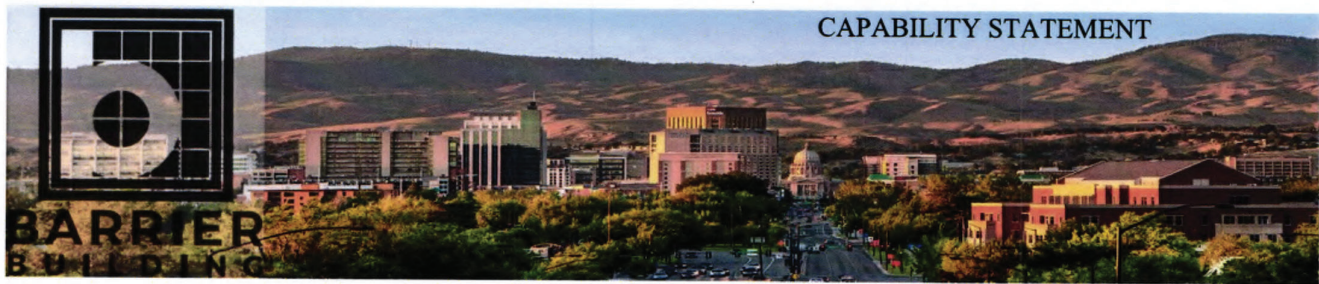
- Commercial and Institutional Building
- Water and Sewer Line and Related Structures
- Oil and Gas Pipeline and Related Structures
- Water, Sewer, and Utility Line
- Construction Management
- Construction and Civil Engineering
- Commercial and Office Building Construction

BARRIER BUILDING, INC.

A full-service General Contractor, Design-Build and Construction Management Company. We have a commitment to customer service unsurpassed in our industry and pride in ourselves on taking the stress out of the construction process for our clients.

Barrier Building, Inc. founder Brett Barrier and VP Travis Shelton both have degrees in Construction Management from Boise State University and over the past 20 years in the industry have successfully managed project ranging from \$10K to \$120M

Managing the construction process is not the difficult part of our job. Making sure we are always safety conscious, putting quality over schedule and maintaining the budget is where we earn our keep. This is accomplished by following processes we've developed and honed over the years, utilizing teamwork to our advantage, maintaining project collaboration, and always keeping our clients involved in every step of the project. To always live up to our motto of "Where Customer Service Meets Construction" all of us at Barrier Building, Inc. will say what we'll do then do what we say



Recent Project Experience



27th Automotive State-of-the-Art Automotive Repair Facility

This state-of-the-art project represents a significant milestone in our commitment to providing top-notch Design-Build Projects for our Clients. The facility was designed to meet the growing demands of the automotive repair sector, incorporating advanced technologies and environmentally sustainable features.

The newly completed facility includes over 5,000 square feet of shop space with 8 vehicle repair bays, meticulously designed to optimize workflow and efficiency. It includes dedicated areas for diagnostic services, vehicle maintenance, and repairs. The architectural design emphasizes a modern and inviting atmosphere, ensuring a positive experience for both clients and staff.

Safety is a top priority in our newly completed automotive repair facility. The design adheres to the highest safety standards, providing a secure working environment for skilled technicians. The facility is fully compliant with industry regulations and incorporates the latest safety features, ensuring the well-being of both our client's team and their customers.

This project is not just a testament to our commitment to excellence but also a contribution to the local community. The facility creates job opportunities, fosters economic growth, and establishes a reliable resource for automotive services in the area. We are proud to be a part of the community and contribute to its overall development.



Micron Sports Complex Design-Build – Design-Build General Contractor \$1.3M

Barrier Building was contracted by Micron to provide Design-Build services to construct a new post tension slab tennis and pickleball facility, new sand volleyball courts, and an updated basketball court for their employee recreation facility. Barrier Building led the charge for design and engineering, partnering with Eidam and Associates for the electrical engineering of the tennis court lighting package, and Nasland for the civil engineering. The Design-Build approach offered Micron multiple site plan options to come up with the best use of the existing space. Barrier Building led the project from initial conceptual design to final completion, and final product was a professional grade sports facility, utilizing only top of the line sports equipment.





Idaho Power Company – Main Headquarters Building Interior Remodel \$4M Total Construction Value



Barrier Building, Inc. was hired on several contract awards to provide a complete remodel of multiple floors of the building. The work was accomplished off hours allowing employees to go about their daily business without interruption. The basement level remodel included removing exiting tile flooring, removing walls to provide a new layout, new metal framing drywall and act as well as new painting and epoxy floor coating. The first floor is the signature level of the building with the most architectural appeal. The remodel included complete renovation of the grand staircase, front entrance lobby, ceiling and wall paint and all new electrical fixtures throughout. Floors 2 through 8 are filled with employee workstations, offices, conference rooms, break rooms, restrooms, and janitor rooms. Barrier Building tackled 3 floors at a time and successfully completed the remodel of each floor in only 30 days.

Idaho Department of Public Works – BSU Liberal Art Building Major Tenant Improvement \$3.2M Total Construction Value

Barrier Building, Inc. was awarded this project through the competitive bid process with the Idaho Department of Public Works. This project is currently under construction and includes the remodel of the East half of the Liberal Arts building on the BSU campus. The remodel includes refinished spaces for



the relocated Maker's Space on the first floor, Classrooms on both first and second floors, and reconfiguration of office spaces on first and second floors. A new storefront entryway, requiring structural modifications to the entrance of the building was also installed. This project scope also included complete MEP upgrades, including new hydronic lines for new fan coils, and a new dust collection system for the maker's space. Due to the age of the building, this project presented the team with numerous challenges, including asbestos abatement, fire sprinkler and alarm upgrades, plumbing piping issues, etc.



**Idaho Power Company – Records Center Remodel \$2.2M Total Construction Value**

Barrier Building, Inc. was awarded the complete interior and exterior remodel of an existing 22,000 SF records storage building for Idaho Power. The remodel consisted of completely removing all existing interior finishes, HVAC systems and providing and installing new offices, conference rooms, records storage areas along with a new fire protection system, HVAC system, and electrical system and upgrades throughout the building. The existing building was construction circa 1940 and had several previous uses, which created continual challenges including unforeseen structural issues, asbestos abatement, and scheduling difficulties. Each unforeseen condition was successfully managed, and the project was completed on time.

**Hansen-Rice Construction, Hayden Beverage Expansion Project \$1.5M – GC, Site Safety Manager**

Hansen-Rice, Inc. hired Barrier Building, Inc. to perform as a General Contractor overseeing the selective demolition and rough carpentry scopes of work on this 55,000sf expansion project. Barrier Building's onsite safety manager was able to work with the framing crews to provide daily job hazard analysis', equipment inspections, crew training and more to complete the project to the overwhelming satisfaction of Hansen-Rice, Inc. and Hayden Beverage. The project included 35ft tall exterior walls framing with 11-7/8" Timber strand LSL's, 50ft long 48" deep, Red-Built wood trusses supported by large glu-lam beams. All work was done out of scissor and boom lifts. This new expansion occurred on the East side of the existing Hayden Beverage distribution center on Amity and is one of the largest, most complex, all wood engineered structures in the Treasure Valley.





Private Client - Owyhee Park Plaza Remodel \$1.2M

Barrier Building, Inc. was hired to provide tenant improvements on the 1st, 2nd and 3rd floor of the Owyhee Park Plaza Building in Boise, ID. The project also included procurement and installation of a new state of the art clean room which is the largest of its kind in the country.



Hearthside Foods, Boise Id – Cleaning Room Renovation \$45k

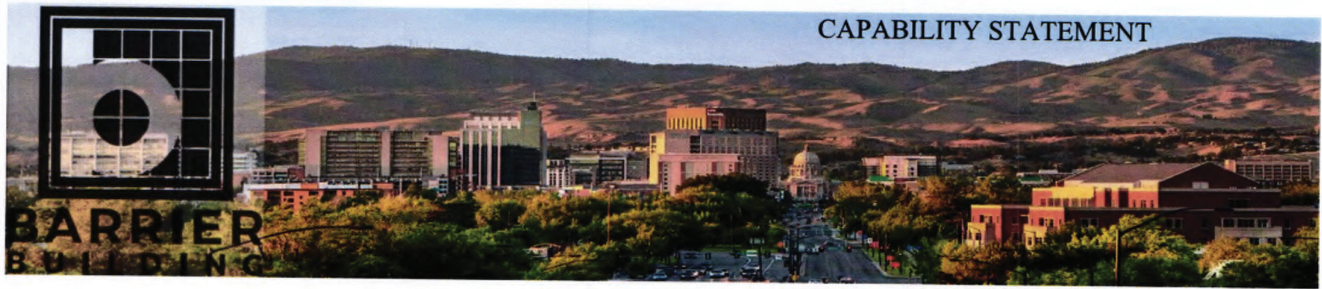
This project took place inside of Hearthside Foods main production facility during the COVID 19 Pandemic. Barrier Building along with Hearthside key plan managers were able to produce a COVID 19 site specific safety plan to keep the project moving during the pandemic. The project included removing existing stainless steel wall panels which had allowed water intrusion behind them over the years, infilling a pre-existing man door opening with CMU, sacking and patching all of the existing concrete walls and installing a new 5 coat epoxy wall system to the walls and 3 coat flooring system. The room is used to wash stainless steel totes free of raw product prior to the next batch of production, the epoxy wall and floor systems allows Hearthside to maintain a “clean room” environment and limit any bacteria growth that may have occurred around the edges of the stainless-steel panels.

BEFORE



AFTER





Project Approach

We take work planning seriously, it is not only essential for work to progress smoothly, but also just good construction business practice. Prior to arriving on-site, we have already built the project 3 times, once during creation of the project schedule, again during the estimate phase, and one more time while providing a project download to the superintendent and key subcontractors. This process of reviewing the drawings, schedule, and cost estimate multiple times on paper allows us to hone in on the best possible plan of action before we mobilize to the jobsite.

Safety Program

At Barrier Building, Inc. we are proud of our company, the projects that we build, and our reputation for safety excellence. We have a lower than industry standard EMR rating of .88 as we've never had a recordable or lost time accident. We track our near misses to discuss and share those within the company, we police ourselves and our subcontractors, we practice what we preach.

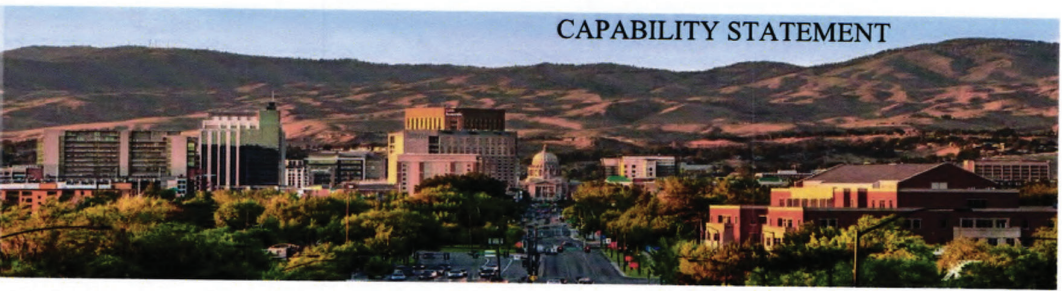
Barrier Building looks at safety from a different angle than other contractors. We treat it as a VALUE and implore our employees and subcontractors to do the same. Once you've established safety and safe working habits as a value they are no longer nagging or annoying they are just what's required to perform the task correctly. Our safety policy provides every person with the necessary equipment to make their jobs safe and enough time to do the work safely.

The rules we've established within our Corporate Safety Policy have proven to be of value in accident prevention and reflect the preferred methods of doing the job. As a condition of employment with Barrier Building, Inc., our employees and subcontractors agree to study and obey all safety rules and agree to abide with the prescribed penalties for violations.

Safety Commitment

Safety is Priority One at Barrier Building, Inc. and is the first consideration in every project we execute. We share the belief that all incidents are preventable, and we are committed to making this belief a reality in our organization.

"There is no job so important that it cannot be done.....SAFELY"



Complete Client Satisfaction

Our ability to understand the project and communicate with our clients, as well as complete projects on time and within budget is what has led to our repeat business.

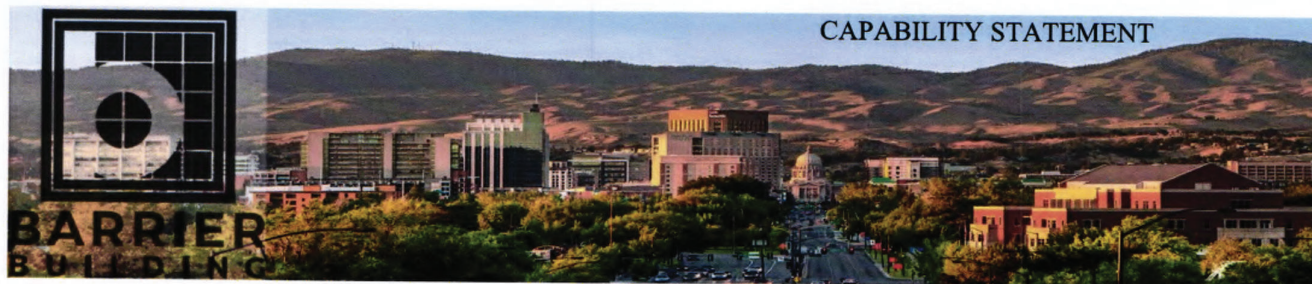
We believe in our motto of “Barrier Building, Where Customer Service Meets Construction”.

We have included the following client quotes to further demonstrate our ability to mitigate various challenges or issues by implementing well-developed workplans, proactive communication, skilled team members, and representative project schedules and budgets. Demonstrated examples of our ability in mobilizing and executing project schedules while meeting customer satisfaction are as follows:

“I have worked with Barrier Building on various projects including residential additions and commercial tenant improvements. Barrier Building has consistently met and/or exceeded project expectations while maintaining a positive relationship with the Owner and other subcontractors. Barrier Building has a reputation for quality work while maintaining a clean, friendly, and safe working environment. I would highly recommend Barrier Building.” – Brandon Romero, Owner, Advanced Heating and Cooling (208) 412-6704

“I have contracted directly with Barrier Building, Inc. for the past 2+ years on multiple projects of various sizes and complexity. They have always met contractual performance requirements and have continually exceeded my expectations. Their workmanship showcases the effectiveness of their quality control program and adherence to contract quality assurance requirements without any adverse effect on performance. I have never had issues regarding the timeliness of performance or compliance with contract delivery/completion schedules including hitting significant milestones. Management of personnel and subcontractors has been excellent and their ability to simultaneously manage multiple projects with multiple disciplines is above standard in our industry.” – John Rice, Owner, Hansen-Rice, Inc. Nampa, Id (208) 465-0200

“One of the most impressive aspects is the continuous communication from being invited on their weekly construction meetings to monthly onsite meetings. We set the ribbon cutting date one year in advance, and with three months remaining, our contractor remained committed to hitting our target date with no increase in the budget. In fact, through their cost savings during construction, we are now selecting additional items that weren’t originally intended but are now affordable due to the budget efficiencies.” – Paul Kline, Assistant Bureau Chief, Idaho Fish & Game (208) 334-3700 (Bonneville Power Administration Funding \$13.6M Design-Build Hatchery) Travis Shelton – Design/Build Project Manager



CAPABILITY STATEMENT

Client References

Client	Project	Contact Information
Washinton Trust Bank	Design Build	Scott Robertson, SVP (208) 333-9421
Abatement Pro, Inc.	Abatement Pro new office and Shop	Mike Coffey, Owner (208) 861-6449 mcoffey@abatementpro.com
Idaho Power, Inc.	Idaho Power Corporate Headquarters 3floor Office Remodel	Tobin Cobeaga, Project Manager (208) 867-3464
Hansen-Rice, Inc.	Multiple Projects <ul style="list-style-type: none"> - Owyhee Plaza - Project Rainbow - Hayden Beverage Expansion 	John Rice, Owner (208) 465-0200 jrice@hansen-rice.com
The Sign Center	The Sign Center New Building Renovation	Cory McKnight, Owner (208) 869-6033 cory@signcenter.com
Copper Valley Energy Authority	Allison Creek Hydro-Electric Facility Travis Shelton – Design/Build Project Manager	Travis Million, COO (907) 259-1100 million@cvea.org
Idaho Fish and Game	Redfish Lake Creek Dormitory	Jeanne McFall, IDFG Engineering (208) 401-6129 Jeanne.mcfall@idfg.idaho.gov
Best Bath	Best Bath Corporate HQ	Pat McGown Director (208) 861-1457 Pat.mcgown@bestbath.com
McMillen Jacobs Associates	Multiple Projects and Travis Shelton's Design/Build Mentor	Morton McMillen, Owner & Chief Engineer (208) 830-1394
27 th Automotive	27 th Automotive Design Build	Joaquin Cordero (208) 968-6950 Cordero005@msn.com



Travis Shelton | VP Construction

Years Experience: 20

Education: B.S. Construction Management, Boise State University 2004

Licenses: Certified Construction Manager License

Certifications:

- OSHA – 500 Trainer Certification ability to teach the OSHA 10 & 30 hour courses
- RED CROSS – CPR & First Aid Certified Trainer
- GENIE – Training certification for man lifts and forklifts
- SWPPP – Erosion & Sediment Control Training
- Boise City ESC Responsible Person
- Permit Required Confined Space Entry

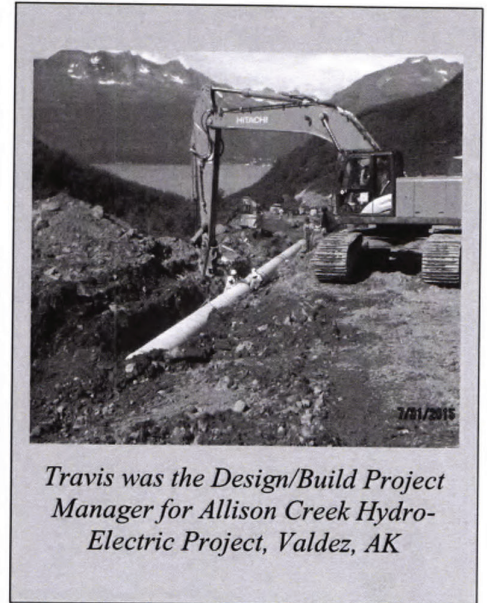
Areas of Experience:

- Design-Build Construction
- In-water Concrete
- Structural Concrete
- Large-diameter Water Supply Piping
- Water Wells & Pumping
- Commercial Construction
- Heavy Civil Construction
- Water Bearing Structures
- Remote Area Construction
- Logistics Planning
- Tunneling and Mining
- GPS Survey
- CAD Drafting
- Solid Works, 3D Modeling

Personal Interests:

- Private Pilot's License with tailwheel, high performance and float ratings
- Whitewater rafting
- Hunting/Fishing
- Snowmobiling
- Anything outdoors

Travis Shelton has more than 20 years of experience in construction management and implementing projects. He has a proven track record of successful working relationships with clients, engineers, and resource agencies to develop cost-effective approaches for implementing construction activities, often in environmentally sensitive and logistically challenging areas. His construction experience includes civil site work, structural steel and concrete, equipment procurement and installation, vertical construction, MEP, large site mechanical, large diameter slip lining, horizontal boring, tunneling and mining to name a few. Travis is well versed in preparing comparative cost estimates used to evaluate competing alternatives. His wide base of skill sets allow Travis to consistently and effectively manage large or small, technical or routine projects to a budget while maintaining top quality product with safety as the primary goal.



Travis was the Design/Build Project Manager for Allison Creek Hydro-Electric Project, Valdez, AK



Barrier Building, Inc. – Co-Owner and VP of Construction 2017 to Present

After working for a select few large General Contractor after college Travis decided to join a past colleague, previous college roommate and friend Brett Barrier in 2017. As Co-Owner of a newer company Travis' duties include everything from initial client contact, proposal and RFQ writing, detailed project estimates, project management, superintendence of projects, human resource management, to accounting and payroll.

During his experience at previous companies Travis became well versed in the entire project lifecycle from feasibility studies & conceptual design through project financing, project design, construction and operation and maintenance. With his new role as business owner, he has marketing, initial client contact, detailed project estimating and owner/client contract creation to his skillsets.

Travis holds a license as a Certified Construction Manager through the State of Idaho Department of Public Works. He has been involved in hundreds of government, state and public works projects and has a complete understanding of how these projects are administered from initial budgeting to construction closeout, facility startup, and operation and maintenance.

Past Similar Project Manager Experience:



Copper Valley Electric Association, Allison Creek Hydro Electric Project \$65M – Construction Manager.

Travis worked with a previous company who was the Design & Regulatory Lead, Copper Valley Electric Association, Inc. (CVEA) obtained an original license for the Allison Creek Hydroelectric Project, FERC Project No. 13124 (Project). Land disturbing activities associated with the construction and operation of the Project include the construction of a powerhouse, tailrace channel,

switchyard connection, penstock and tunnel, temporary construction staging areas and access roads, diversion structure, temporary cofferdams and bypass pipe, and overhead transmission line.

Project website: <http://allisoncreekhydro.cveahydro.org/>

USACE, Omaha District, Groundwater Treatment Plant \$5.2M Design-Build Project (Cheyenne, Wyoming) – Construction Manager.



Project entails a new 6000sf pre-engineered metal building to house four air stripping units used to remove trichloroethylene (TCE), a chlorinated hydrocarbon, from the city of Cheyenne, Wyoming's potable water supply, interior concrete flow structures, and all associated interior underground and above-grade piping to process future drinking water from four different well supplies. The project required installation of over 3500ft of large diameter (24" to 54") HDPE pipe in order to re-connect the newly treated water with the City's distribution system, which included chlorination of all pipes as well as maintaining sanitary conditions of existing water

supply tie-in locations.



News Article on the project. <https://www.filtsep.com/water-and-wastewater/news/air-stripping-technology-used-for-groundwater/>

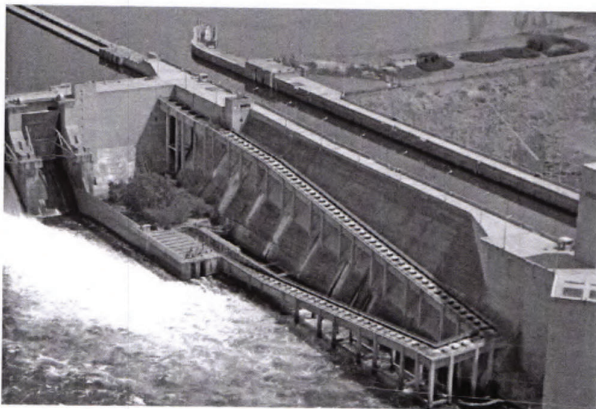


Idaho Fish & Game, Springfield Hatchery, \$13.6M Design-Build Project – Design/Build Project Manager.

A new main hatchery building 17,400 square feet in size was constructed to provide rearing capacity for 3million sockeye salmon. The facility is basically divided into two separate zones due to the functional requirements.

Constructed with a concrete slab on grade and wood stud framing, the 3,400sf administrative area will house offices and work stations for hatchery staff along with support spaces like a large conference/break room, mud rooms, and visitor functions. The rest of the building was a pre-engineered metal building with CMU walls and houses 22

early rearing troughs (each 55 foot long x 4.5 foot wide), 1,000 sf egg incubation area, and other support rooms (such as egg prep, chemical storage, water treatment, feed room, and flex tank). Although there is a fair amount of vertical construction, it is actually overshadowed by the below-grade and site-civil work. In order to supply ground water to the headbox, there are six wells with vertical turbine pumps ranging from 60hp to 125hp each capable of pumping more than 2,500 gpm and $\frac{3}{4}$ mile of 24-inch, 30-inch, 36-inch and 42-inch HDPE and Steel piping. The headbox, concrete raceways, and structure foundations contribute to over 5,000 cubic yards of concrete.



US Army Corps of Engineers, Ice Harbor & Lower Monumental Dam Lamprey Fish Passage \$1.5M - Project Manager.

Project included installing new passageways for the Lamprey fish through existing fish ladders at the Ice Harbor North and South and Lower Monumental North and South ladders. It consisted of dewatering the fish ladders and installing stainless steel plates and wall passages for Lamprey fish. It also included saw cutting 8"x18" openings in the existing concrete weir walls and anchoring new stainless steel inserts through the opening. Each insert was then

grouted using a pressure grout pump. Stainless steel plates $\frac{1}{4}$ " thick were anchored to the concrete floor at the locations of existing concrete weir passages on both sides of the opening. This project required a very tight schedule in order to reduce the impact on the fish ladder usage and was further constrained by the need to work within strict in-water and dam maintenance periods. Additionally, specialized concrete work occurring during extreme winter conditions was needed.



David Anderson | Senior Superintendent

Certifications:

- OSHA 10 & 30 hour courses
- RED CROSS – CPR & First Aid Certified
- GENIE – Training certification for man lifts and forklifts
- SWPPP – Erosion & Sediment Control Training
- Boise City ESC Responsible Person
- Permit Required Confined Space Entry

↳ IS LOCAL

Areas of Experience:

- Master Carpenter
- Design-Build Construction
- Structural Concrete
- Commercial Construction
- Heavy Civil Construction
- Water Bearing Structures
- Remote Area Construction
- Logistics Planning
- Construction Survey



David is a highly motivated and experienced construction supervisor with a strong track record in managing projects from inception to completion. My skills in project management, team leadership, and quality control have been honed through years of hands-on experience in overseeing construction sites and ensuring projects meet both safety standards and deadlines. I am passionate about fostering a collaborative team environment, where safety, communication, and respect are prioritized. I am seeking a role with a company that shares these values and emphasizes a positive workplace culture. I am committed to driving excellence in all phases of construction management, from budgeting and scheduling to maintaining high safety standards and promoting the professional development of team members.

Experience

Barrier Building, Inc. Senior Project Superintendent

December 2024 - Present

- *Arctic Circle Restaurant – Bountiful, Utah*
- *Rain for Rent – Building Reconfigure after fire Cheyenne, Wyoming*
- *Ada County Elections Building Warehouse and Office Space Remodel – Boise, Idaho*

G2 Commercial Construction Project Superintendent

April 2023 – November 2024

- *Devfuzion Office and Retail Building, Pasco WA*
- *Pasco School District, Pasco WA: Completed TI*

Travis Shelton | VP Construction



- *Cannabis*, Pasco WA: TI to repurpose a small bank building into cannabis dispensary

Hansen-Rice Project Superintendent

May 2019 – March 2023

- *Kronospan*, Eastaboga AL: Subcontractor erecting multiple steel superstructures and IMP exterior walls.
- *Albertsons Distribution*, Chicago IL: preparing existing buildings for new automated sorting and picking equipment.
- *Albertsons Distribution*, Tracy CA: Installing new power stations for refrigerated tractor trailers as well as power for electric shuttle trucks
- *All Starts Cannabis*, Sacramento CA: Complete TI inside an existing building. Including installation of high-tech growing rooms. Much like a clean room for computer equipment. Included high end build out for executives and employees
- *Darigold Dry Goods*, Tukwila WA: Complete repurpose of an existing cold storage facility. Included evacuating old ammonia chiller lines and equipment so space could be used for storage of powdered milk
- *Darigold Creamery*, Caldwell, ID: Fire restoration
- *Hayden Beverage*, Boise ID: 35,000 ft unique wood addition to Hayden's existing beverage warehouse.
- *Okanagan Specialty Fruits*, Mose Lake WA: 50,000 sq ft apple processing plant that included full office and employee core. Steel superstructure with IMP exterior wall panels.

Devcon Construction Project Superintendent

February 1999 – June 2005

- *Colonnade and Christiani*, Ketchum ID: Buildings are slab on grade, Steel frame construction, slab over pan deck of both 60,000 square foot multiple use condo's, office and retail. Local advisor to the P.M. and Superintendent for the hiring and supervision of subcontractors
- *BEA Technologies*, Kirkland WA: T.I. included construction of 50 offices, 150 cubicles and a large clean room in an existing structure.
- *BODO Project at the 8th Street MarketPlace*, Boise ID: T.I.'s in the old buildings and the EPA clean up and removal of underground fuel tanks. Underground utility removal in anticipation of the new BODO structures # 4, 7 and 8. Building #7 - 10 plex theatre, office and retail building. Approximately 130,000 square feet.

Steed Construction Project Superintendent

August 2005 – December 2008

- *Olympic Terrace Project*, Ketchum ID: Four level, twenty-unit, condominium project with an underground parking garage. Included construction during 2 difficult winter seasons.
- *Stein / Spirit Distributing*, Boise ID: Reconstruction of the old Associated Foods Building offices and warehouse in addition the Time Warner tenant improvement which included the construction of offices, cubical space and clean room.
- *Iggy's Restaurant*, Snake River Landing, Building K, tenant improvement for the Apple Athletic Club, Idaho Falls ID: Completed T.I.'s



McAlvain Construction Project Superintendent

December 2008 – October 2009

- *ShoBan Tribal Water Resources*, Shoban Indian Reservations ID: Single steal and wood frame office building
- *Steve Wynn Residential Home*, Ketchum ID: \$3.3 million project

Wynn Development General Superintendent

January 2010 – July 2010

- *Steve Wynn Residential Home*, Ketchum ID: Residential home remodel including installation of commercial audio visual, heating, and security system. Equal to upscale hotel and casino systems

DJA Construction Owner and Operator/ Superintendent

July 2010 – September 2013

- Schorr Residential Home located in Ketchum Idaho: 15000 sq/ft custom home.

Bratney Companies Project Manager / Superintendent

October 2016 – January 2019

- *Coors*, Blackfoot ID: Elevator Optimization Project - In charge of the construction of new boot pit, elevator, new cleaning building, dust collection systems and drag conveyors.
- *Coors Barley Elevator*, Worland WY: *supervise the construction, Safety and quality of a large site cast tilt potato processing structure (60' X 220' - 40' tall)* built in an extremely cold winterseason
- *Pioneer Corn Seed Plant*, Plymouth IN: Receiving upgrade and dust collection project- In charge of the installation of new elevators and conveyors to increase receiving speed
- *Coors Barley Elevator*, Huntley MT: Oversaw a millwright crew installing a two directional drag conveyor in an existing bridge atop 5 silo's
- *Agricultural Commodities*, New Oxford PA: 80' tall 5 level flour mill. Vetting and developing scope for all the subcontractors for the construction of the 25,000 sq. ft. precast and steel frame structure.



**Division of Occupational and Professional
Licenses**
11341 W Chinden Blvd, Boise, ID 83720-0063
dopl.idaho.gov

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Idaho Public Works Contractors License (PWCL) Board statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

BARRIER BUILDING INC

**Public Works Contractor - Class Unlimited License
031173**

Issued: 20-Mar-2025 Expires: 31-Jul-2026

Renewal Required

Printed: 20-Mar-2025


**Russell Barron
Administrator**

Public Works Contractors License (PWCL) Board

BARRIER BUILDING INC
**Public Works Contractor - Class Unlimited License
031173**

Expires: 31-Jul-2026



**Russell Barron
Administrator**



DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

PART 1 - GENERAL

1.1 BID INFORMATION

- A. Bidder: Elevation Builders Inc.
- B. Project Name: City of Hailey Water Division Office Building.
- C. Project Location: 4297 Glenbrook Drive, Hailey, Idaho.
- D. Owner: City of Hailey.
- E. Architect: Bliss Architecture
- F. Architect Project Number: 202407.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Bliss Architecture and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. For the stipulated sum of: seven hundred seventy two thousand Dollars
(\$ 772,803). eight hundred three and 00/100 Dollars

1.3 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work within 230 calendar days.

1.4 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated 4/3/25.

BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

004113 - 1



2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.

1.5 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed Public Works Contractor, for the type of work proposed, in the State of Idaho, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.6 SUBMISSION OF BID

- A. Respectfully submitted this 8th day of April, 2024. 2025
- B. Submitted By: Elevation Builders Inc. (Name of bidding firm or corporation).
- C. Authorized Signature: [Signature] (Handwritten signature).
- D. Signed By: Brian Bothwell (Type or print name).
- E. Title: President (Owner/Partner/President/Vice President).
- F. Witnessed By: Debbie Bothwell (Handwritten signature).
- G. Attest: [Signature] (Handwritten signature).
- H. By: Debbie Bothwell (Type or print name).
- I. Title: Debbie Bothwell (Corporate Secretary or Assistant Secretary).
- J. Street Address: 501 Little Lena Dr.
- K. City, State, Zip: Hailey ID 83333
- L. Phone: 208-720-7282



- M. Public Works License
No.: 028508
- N. Federal ID No.: 205662163 (Affix Corporate Seal
Here).

PART 2 - PRODUCTS (Not Used)
PART 3 - EXECUTION (Not Used)

END OF DOCUMENT 004113

To whom it may concern

Elevation Builders has been one of the south valley's premiere builders in the Wood River Valley since 2003. We have performed many public works projects for the Blaine County School District, Senior Connection, and for Blaine County.

Projects include:

Senior Connection: new day room, mold mitigation, and front entry	\$300,000
Senior Connection: new kitchen and HVAC retrofit	\$200,000
Blaine County Courthouse: new courtroom and retrofit of offices	\$400,000
Blaine County Old Courthouse: remodel basement	\$200,000
Blaine County: Voting records and machine storage + ADU	\$300,000
Blaine County School District: Relocate modulars for Hemingway school	\$600,000
Pioneer Federal Bank Building: New bank	\$2,000,000


Our team consists of Brian Bothwell, Terry Wall, and Debbie Bothwell

Brian has 30+ years of Construction management experience in commercial and residential construction.

Terry has 35+ years of Superintendent work in both residential and commercial construction.

Debbie has worked for over 20 years in office management including accounting and design.

There have never been any complaints or claims against Elevation Builders Inc.

Our company has the ability to complete this project within the determined schedule. 

State of Idaho



Idaho State

Public Works Contractors License (PWC) Board

Certifies that

ELEVATION BUILDERS INC

Has fulfilled all the requirements of the laws of Idaho and meets the prescribed qualifications as a

Public Works Contractor - Class A

Within the State of Idaho

Russell S. Bower

Administrator



04-Mar-2025

Issued Date

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/28/2025 **DEPARTMENT:** Clerk's Office **DEPT. HEAD SIGNATURE** M. Cone

SUBJECT

Approval of Minutes from the meeting of the Hailey City Council on April 14, 2025 and to suspend reading of them.

AUTHORITY: ☐ ID Code 74-205 ☐ IAR _____ ☐ City Ordinance/Code _____

Idaho Code requires that a governing body shall provide for the taking of written minutes at all of its meetings, and that all minutes shall be available to the public within a reasonable period of time after the meeting. Minutes should be approved by the council at the next regular meeting and kept by the clerk in a book of minutes, signed by the clerk.

BACKGROUND:

Draft minutes prepared.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line Item Balance \$ _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

<input type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Clerk	<input type="checkbox"/> Engineer	<input type="checkbox"/> Mayor
<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> Parks & Lands Board	<input type="checkbox"/> Public Works	<input type="checkbox"/> Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve the minutes as presented, and to suspend the reading of them, or remove from consent agenda to make changes and then approve as amended.

FOLLOW UP NOTES:

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD APRIL 14, 2025
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Martha Burke. Present were Council members Juan Martinez, Heidi Husbands, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Kaz Thea not in attendance.

CALL TO ORDER:

[5:30:18 PM](#) call to order by Mayor Burke.

Open Session for public comments:

[5:31:04 PM](#) Elizabeth Jeffrey, working with CAC, preparing for EarthFest on April 26th? 5th year 10 to 2 pm.

CONSENT AGENDA:

- [CA 103](#) Motion to approve Resolution 2025-040, authorizing agreement with Blaine County Elections office for backup election facility during 2025 Election dates, May and November **ACTION ITEM**
- [CA 104](#) ~~Motion to adopt Resolution 2025-041, authorizing the Mayor to sign the Adopt A Park Agreements with Clearwater Landscaping, G&G Landscaping, Sun Valley Services, and ArborCare Resources, Inc. for maintenance of adopted Parks during the 2025 park season~~ **ACTION ITEM**
- [CA 105](#) Motion to approve the Special Event Application for Spring Fest **ACTION ITEM**
- [CA 106](#) Motion to approve the Alcohol Beverage License Application for Tacos 208. **ACTION ITEM**
- [CA 107](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Planned Unit Development Application to amend the Sunbeam Subdivision Planned Unit Development Agreement which reduces the overall density in Phase II from 62 lots/sublots (42 lots and 20 sublots) to 59 lots/sublots (42 lots and 17 sublots). **ACTION ITEM**
- [CA 108](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application, submitted by Marathon Partners, LLC, and represented by Opal Engineering and BYLA, wherein Sunbeam Subdivision Phase I, Parcels B and C, are subdivided into 59 lots (42 lots and 17 sublots), as well as the development of Parcel B1, which includes the remaining park dedication of 3.34 acres. **ACTION ITEM**
- [CA 109](#) ~~Motion to approve minutes of March 31, 2025 and to suspend reading of them~~ **ACTION ITEM**
- [CA 110](#) Motion to approve claims for expenses incurred during the month of March 2025, and claims for expenses due by contract in April, 2025 **ACTION ITEM**
- [CA 111](#) Motion to approve unaudited Treasurer's report for the month of March 2025 **ACTION ITEM**

[5:33:04 PM](#) pull CA 104 and CA 111

[5:33:14 PM](#) Martinez moved to approve all consent agenda items including, seconded by Stone, motion passed with roll call vote; Husband, yes. Stone, yes. Martinez, yes.

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CA 111 – Becky Stokes handed out one missing page not in treasurer’s report.

[5:34:42 PM](#) **Martinez moves to approve, Stone seconds. Motion passed with roll call vote; Martinez, yes. Stone, yes. Husbands, yes.**

PROCLAMATIONS AND PRESENTATIONS:

PP 112 Earth Fest Proclamation ACTION ITEM

[5:35:16 PM](#) Mayor Burke reads EarthFest Proclamation.

PUBLIC HEARINGS:

PH 113 Consideration of Ordinance No. _____, authorizing the approval of the First Addendum to the Annexation, Services, and Development Agreement for the Quigley Farm Subdivision by Quigley Farm and Conservation Community, LLC, to reallocate two (2) required Community Housing Units from Block 2 to Block 9 ACTION ITEM

[5:37:34 PM](#) Davis gives an overview of this item. 2 community housing units moved to block 9.

[5:38:18 PM](#) Dave Hennessy, working with St. Luke’s lot in block 2, want them to move another block, it is a bonus.

[5:39:00 PM](#) Martinez, are they the same size? Hennessy yes, or larger.

Public comments.

[5:39:18 PM](#) no public comments

[5:40:05 PM](#) **Martinez moves to approve ord. no. 1346 first addendum to the annexation, 1st reading by title only, Stone seconds. Motion passed with roll call vote; Husband, yes. Stone, yes. Martinez, yes.**

[5:40:46 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1346, by title only.**

PH 114 Consideration of Ordinance No. _____, authorizing the approval of a City-Initiated Text Amendment amending Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.60: Bulk Requirements, to allow increased flexibility to certain bulk requirements for development projects that preserve a historic commercial or residential structure within the Townsite Overlay (TO) Zoning District. ACTION ITEM.....

[5:42:58 PM](#) Emily Rodrigue gives an overview of this item. Meant to incentivize Historic Townsite structures. 2 requirements max building height is typically lower than other parts of city outside Townsite. Went with 50 years, as designated as historical, open for discussion.

[5:47:31 PM](#) Stone, asks a question about height code in section 17, that would be maintained.

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Public comments:

[5:48:00 PM](#) Thomas Allen is in favor of this amendment.

Stone has a concern with the 50 year rolling number. Great summary of this situation. [5:49:29 PM](#) Suggest we come up with a year and state that, not a rolling 50 year. Stone knows there are some neat sheds and barns out there would want to keep that if we can.

[5:52:29 PM](#) Martinez likes the idea of picking a date.

[5:53:30 PM](#) Burke, it seems arbitrary to pick a date.

[5:56:26 PM](#) Davis, happy to add additional language. Horowitz, feels strongly about mid-century modern.

[5:57:50 PM](#) Simms, attempts to remove arbitrary decisions of timeframe. We could add additional language.

Continued general discussion.

[6:00:24 PM](#) Errin Bliss, with Bliss Architecture speaks. We should not dismiss Architectural Significance. Feels like it applies more to commercial versus residential.

[6:05:08 PM](#) Stone, Hailey Townsite protects the history of Hailey.

Rodrigue can amend to 1975 and revisit in a year.

[6:08:16 PM](#) Davis either specify 1975 in motion.

[6:09:27 PM](#) Stone moves to approve Ordinance No. 1347, bulk requirements , read by title only, as amended to add 1975, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Stone, yes. Husbands, yes.

[6:11:22 PM](#) Mayor Burke conducts 1st Reading of Ordinance No. 1347, by title only.

OLD BUSINESS:

OB 115 Continued discussion of Neighborhood Parking Workshop and use of Public Rights-of-Way NO ACTION

Ob 115. [6:12:39 PM](#) Horowitz gives an overview of this item. Horowitz reads definition of state code, right-of-way. Proposed purpose statement read by Horowitz.

[6:18:52 PM](#) Brian Yeager reviews the matrix included in tonight's packet. Pros and cons with limiting use of public right-of-ways. This is not specific to anyone property, it is city-wide.

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Organization of right-of-ways, promote sight distance. These are just thoughts, no changes at this time.

[6:23:23 PM](#) Davis, discusses Education, workshops, newsletters, anything to help public understand allowed uses, enforcement, what provisions, tiered violation structure, public reporting system, to report parking violations.

[6:25:06 PM](#) Todd Peck, having the Community Service Officer has helped with parking issues. The mobile ticketing system has been great. How we tow out of the right-of-way, is outlined in state code.

[6:28:49 PM](#) Yeager shows some parking challenges around town. [6:35:23 PM](#) Hailey city-wide does not seem to have a parking issue. Out of the 3 areas discussed, Laurelwood is the most recent conversation, multi-family housing was built around already built out residential area. Yeager shows a head-in parking plan. If implemented by Lido, then it may look similar to Sweetwater snow removal discussed tonight, plow street, HOA, removes snow in parking in right-of-way. There is no funding for this, concept only. [6:39:22 PM](#) Horowitz, we met with the neighbors about this concept last week to show them this idea. [6:41:08 PM](#) summary of workshop is in the packet.

[6:42:30 PM](#) Stone wants to hear from people that are here tonight. Parking issues are always localized. Judging from complaints, doesn't necessarily pass the litmus test. Stone, is worried about the next "lido" parking issue.

[6:46:01 PM](#) Martinez, highlighted, safe and fair, throughout the city. Important to be fair. Highlighted the bulb-outs, good for sight lines. Thinks we can find a solution.

[6:48:24 PM](#) Stone, another issue, parking for square footage of unit. We should assign based on bedrooms. In DRO, parking is based on unit, separate discussion from this one.

[6:50:48 PM](#) Burke, thinks there is a rationale nexus between number of drivers and bedrooms.

[6:52:03 PM](#) Husbands, likes Stones comments and maybe we should only allow parking on one side of the street in some areas.

[6:53:22 PM](#) Stone, asks to see signage. Yeager, we have discretion to tow cars from nov. 1 – may 1 every year if parked within 6 feet of roadway edge. Yeager can look at the sign language. Martinez, suggests Spanish signs. [6:57:10 PM](#) Todd, there are times we need to tow vehicles, exceptions to an active snow storm.

[6:58:20 PM](#) Yeager summarizes tonight's goal.

Public comments:

[6:58:45 PM](#) Joey Terra, Winterhaven area resident, appreciate you working with us on a solution. The map shown tonight, looks like a complete project. This helps present a solution.

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[7:03:31 PM](#) Pete Jenner, agrees with Terra's comments. This plan, he thinks, will help a lot. Wants this to be safe and aesthetically appealing.

[7:08:21 PM](#) Horowitz, Oliver Whitcomb, came to our meeting, works at Gravity, comments about parking in the area. Yeager, there will still be conflicts if this plan is developed, cars backing into street. Developer has been great to work with on this issue.

[7:10:33 PM](#) Stone asks HPD or Kelly Schwarz opinion on one-sided street parking. Yeager, responds to some parking plans in some cities. Stone, make geographical changes, experiment with areas. Martinez, [7:12:56 PM](#) have friends in Silver River that need to find parking during snow removal times.

[7:15:43 PM](#) Horowitz asks, would you like to cost out this solution? They responded,. Yes. Developer is costing this out, added Yeager.

[7:17:47 PM](#) Community service officer is crucial to these situations.

OB 116 Update on Housing Capital Fund Expenditures NO ACTION

[7:18:48 PM](#) Horowitz reviews this item. Council could allocate general fund balance excess \$600,000. No action needed tonight. Discussion of budget you will need to decide.

[7:24:46 PM](#) Stone, take from next year's housing fund. Martinez, option 3, if uncomfortable, remove this option. Housing continues to be important in our city. Leaning on the housing committees recommendations is wise. Burke likes Martinez's comment on housing committee. Yeager, there will be competition for that funding. This is a valuable tool for us, in the housing solution.

OB 117 3rd Reading of Ord. 1344 by title only, amending Title 17: Definitions. ACTION ITEM

[7:32:40 PM](#) **Martinez moves to approve 3rd Reading of Ordinance No. 1344, read by title only, Husbands seconds. Husbands first.**

[7:34:01 PM](#) **Mayor Burke conducts 3rd reading of Ordinance no. 1344, by title only.**

[7:35:35 PM](#) **Martinez motion to approve summary 1344, Martinez seconds. Husbands first.**

OB 118 2nd Reading of Ord. 1345 by title only, First Amendment to Sunbeam Subdivision PUD. ACTION ITEM

[7:38:07 PM](#) **Mayor Burke conducts 2nd reading of Ordinance no. 1345, by title only.**

STAFF REPORTS:

[7:38:51 PM](#) Yeager comments on the pickleball staff report, updating council.

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[7:39:16 PM](#) goal setting session at 5 pm, meet here if business to approve then walk over to Town Center West 1 ½ hours,

[7:39:59 PM](#) **Stone motion to adjourn, Martinez seconds motion passed.**

Return to Agenda

AGENDA ITEM SUMMARY

DATE 04/28/2025

DEPARTMENT: Finance & Records

DEPT. HEAD SIGNATURE: MHC

SUBJECT

Council Approval of Claims costs incurred during the month of March 2025 that are set to be paid by contract for April 2025.

AUTHORITY: ☐ ID Code 50-1017 ☐ IAR _____ ☐ City Ordinance/Code _____

BACKGROUND:

Claims are processed for approval three times per month under the following procedure:

1. Invoices received, approved and coded to budget by Department Head.
2. Invoice entry into data base by finance department.
3. Open invoice report and check register report printed for council review at city council meeting.
4. Following council approval, mayor and clerk sign checks and check register report.
5. Signed check register report is entered into Minutes book.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____ YTD Line-Item Balance \$ _____

Payments are for expenses incurred during the previous month, per an accrual accounting system.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Mayor
___ P & Z Commission	___ Parks & Lands Board	___ Public Works	___ Other

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review reports, ask questions about expenses and procedures, approve claims for payment.

FOLLOW UP NOTES:

Report Criteria:

Includes all check types

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
04/17/2025	CDPT	04/18/2025	58677	AFLAC	1	-222.76
04/17/2025	CDPT	04/18/2025	58678	DELTA DENTAL PLAN OF I	2	-4,296.28
04/17/2025	CDPT	04/18/2025	58680	NCPERS GROUP LIFE INS	6	-144.00
04/17/2025	CDPT	04/18/2025	42505	PERSI	7	-44,117.75
04/17/2025	CDPT	04/18/2025	42503	MOUNTAIN WEST BANK	8	-41,884.98
04/17/2025	CDPT	04/18/2025	58679	IDAHO STATE TAX COMMI	9	-5,558.00
04/17/2025	CDPT	04/18/2025	42502	A.W. REHN & ASSOCIATE	21	-1,137.91
04/17/2025	CDPT	04/18/2025	58682	VSP	26	-737.98
04/17/2025	CDPT	04/18/2025	42504	Nationwide 457/Roth	34	-2,725.28
04/17/2025	CDPT	04/18/2025	58681	REGENCE BLUE SHIELD	3	-61,943.92
04/17/2025	PC	04/24/2025	42425	CARRILLO-SALAS, DALIA	8209	-1,614.12
04/17/2025	PC	04/24/2025	42426	CONE, MARY M HILL	8009	-1,833.51
04/17/2025	PC	04/24/2025	42427	HOROWITZ, LISA	8049	-2,756.55
04/17/2025	PC	04/24/2025	42428	POMERLEAU, JENNIFER	8207	-1,324.02
04/17/2025	PC	04/24/2025	42429	STOKES, REBECCA R	8013	-2,533.68
04/17/2025	PC	04/24/2025	42430	TRAN, TUYEN	8205	-1,320.61
04/17/2025	PC	04/24/2025	42431	DAVIS, ROBYN K	8060	-2,377.80
04/17/2025	PC	04/24/2025	42432	DYER, ASHLEY MAUREEN	8401	-1,779.42
04/17/2025	PC	04/24/2025	42433	PARKER, JESSICA L	8111	-1,896.14
04/17/2025	PC	04/24/2025	42434	RODRIGUE, EMILY THERE	8115	-1,829.36
04/17/2025	PC	04/24/2025	42435	BALEDGE, MICHAEL S	9054	-2,738.95
04/17/2025	PC	04/24/2025	42436	CHASE, AMANDA LUISE	9036	-1,422.61
04/17/2025	PC	04/24/2025	42437	EMERICK, DANIELLE A	9206	-1,379.53
04/17/2025	PC	04/24/2025	42438	HAIRSTON, KEITH GUY	8186	-1,711.69
04/17/2025	PC	04/24/2025	42439	HERNANDEZ, ADAN	9027	-516.25
04/17/2025	PC	04/24/2025	42440	HERNANDEZ, BRYAN	9033	-348.87
04/17/2025	PC	04/24/2025	42441	HOOVER, JAMES THOMA	9047	-2,963.54
04/17/2025	PC	04/24/2025	42442	MAYNE, EARL JAMES	9124	-1,410.75
04/17/2025	PC	04/24/2025	42443	MURPHY, JOSHUA Z	9011	-399.31
04/17/2025	PC	04/24/2025	42444	RAINEY, PHILLIP R.	1009068	-193.93
04/17/2025	PC	04/24/2025	42445	SANCHEZ, ANTHONY JAM	9042	-915.07
04/17/2025	PC	04/24/2025	42446	VINCENT, BRIAN A	9113	-230.87
04/17/2025	PC	04/24/2025	42447	YEAGER, KAITLYN R	9117	-792.70
04/17/2025	PC	04/24/2025	42448	CROTTY, JOSHUA M	8283	-1,476.81
04/17/2025	PC	04/24/2025	42449	DABNEY, LEE A DONAHUE	1008078	-1,158.18
04/17/2025	PC	04/24/2025	42450	DREWEN, LYNETTE M	1008271	-312.44
04/17/2025	PC	04/24/2025	42451	FORBIS, MICHAL J	8114	-1,553.11
04/17/2025	PC	04/24/2025	42452	FOUDY, ALISON LEXI	8284	-1,219.03
04/17/2025	PC	04/24/2025	42453	FOUDY, GRACE ANNA	8128	-204.10
04/17/2025	PC	04/24/2025	42454	MAXWELL, LAHELA HINAN	8124	-1,425.41
04/17/2025	PC	04/24/2025	42455	MOSQUEDA - CAMACHO,	8295	-207.79
04/17/2025	PC	04/24/2025	42456	PRIMROSE, LAURA A	8102	-1,189.11
04/17/2025	PC	04/24/2025	42457	RODGERS, AMBER TELLE	8297	-180.55
04/17/2025	PC	04/24/2025	42458	STROPE, DENON MICHAEL	8101	-1,138.14
04/17/2025	PC	04/24/2025	42459	VAGIAS, BROOKE ELIZAB	8296	-124.67
04/17/2025	PC	04/24/2025	42460	BAIN, AMY SUE	8554	-1,501.17
04/17/2025	PC	04/24/2025	42461	SAVAGE, JAMES L	8204	-1,756.71
04/17/2025	PC	04/24/2025	42462	THORNQUEST, SHELLIE	8550	-88.11
04/17/2025	PC	04/24/2025	42463	AGUAYO, KENNETH	8220	-1,458.55
04/17/2025	PC	04/24/2025	42464	ALLEN, THOMAS HAROLD	8219	-2,058.52
04/17/2025	PC	04/24/2025	42465	CARDWELL, JOSEPH THO	1008137	-2,124.04
04/17/2025	PC	04/24/2025	42466	CERVANTES, GUSTAVO A	8215	-2,240.81
04/17/2025	PC	04/24/2025	42467	COX, CHARLES F	8161	-2,891.63
04/17/2025	PC	04/24/2025	42468	CROXFORD, ZACHARY DA	8218	-1,809.81

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Amount
04/17/2025	PC	04/24/2025	42469	ENGLAND, STEVE J	8143	-3,297.33
04/17/2025	PC	04/24/2025	42470	GONZALEZ, ADRIAN MAN	8170	-1,893.76
04/17/2025	PC	04/24/2025	42471	JONES, KYLIE MELETIA	8155	-2,124.47
04/17/2025	PC	04/24/2025	42472	LEOS, CHRISTINA M	8012	-2,204.04
04/17/2025	PC	04/24/2025	42473	LIVINGSTON, CHRISTIAN	8168	-2,056.69
04/17/2025	PC	04/24/2025	42474	ORNELAS, MANUEL G	1008180	-2,222.44
04/17/2025	PC	04/24/2025	42475	OWENS, ERIC ODELL	8119	-1,886.82
04/17/2025	PC	04/24/2025	42476	PECK, TODD D	8167	-3,295.86
04/17/2025	PC	04/24/2025	42477	WELLS, PRESTON DANIE	8150	-2,101.77
04/17/2025	PC	04/24/2025	42478	WRIGLEY, GAVIN	8152	-2,624.91
04/17/2025	PC	04/24/2025	42479	ARELLANO, NANCY	8005	-1,383.72
04/17/2025	PC	04/24/2025	42480	MARES, MARIA C	8251	-1,398.89
04/17/2025	PC	04/24/2025	42481	WILLIAMS, EMILY ANNE	8023	-1,708.64
04/17/2025	PC	04/24/2025	42482	YEAGER, BRIAN D	8107	-2,156.74
04/17/2025	PC	04/24/2025	42483	DOMKE, RODNEY F	8097	-1,862.43
04/17/2025	PC	04/24/2025	42484	HERNANDEZ, ADAN	8509	-1,655.73
04/17/2025	PC	04/24/2025	42485	JOHNSTON, JAIMEY P	8243	-2,271.85
04/17/2025	PC	04/24/2025	42486	MOATS, ZAKARY S	8174	-1,666.83
04/17/2025	PC	04/24/2025	42487	PARKS, ALEXANDER MIC	8180	-1,726.01
04/17/2025	PC	04/24/2025	42488	SCHWARZ, STEPHEN K	8226	-2,660.93
04/17/2025	PC	04/24/2025	42489	WEST III, KINGSTON R	8234	-2,547.36
04/17/2025	PC	04/24/2025	42490	AMBRIZ, JOSE	7023	-2,305.41
04/17/2025	PC	04/24/2025	42491	BOWYER, DANIEL ALAN M	8289	-1,167.85
04/17/2025	PC	04/24/2025	42492	ELLSWORTH, BRYSON D	8285	-2,511.09
04/17/2025	PC	04/24/2025	42493	GARRISON, SHANE	1008048	-1,897.75
04/17/2025	PC	04/24/2025	42494	RACE, MICHAEL DENNIS	8070	-1,516.52
04/17/2025	PC	04/24/2025	42495	SHOTSWELL, DAVE O	7044	-2,282.23
04/17/2025	PC	04/24/2025	42496	WARD, NATHAN DANIEL	8287	-1,490.96
04/17/2025	PC	04/24/2025	42497	BALDWIN, MERRITT JAME	8286	-1,941.21
04/17/2025	PC	04/24/2025	42498	BALIS, MARVIN C	8225	-2,144.88
04/17/2025	PC	04/24/2025	42499	MAJOR, THOMAS JOHN	8288	-1,496.09
04/17/2025	PC	04/24/2025	42500	PETERSON, TRAVIS T	8121	-1,527.48
04/17/2025	PC	04/24/2025	42501	VINCENT, BRIAN A	1008071	-1,856.85
Grand Totals:						-290,062.37
						87

Report Criteria:

- Includes all check types
 - Includes unprinted checks
-

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
968 AG LANDSCAPING											
02 & 03	1	Library snow removal 2/20-3/23 4X	Invoice	03/25/2025	04/28/2025	150.00	150.00	100-45-41413		425	1
02 & 03	2	CITY HALL snow removal 2/20-3/23 4X	Invoice	03/25/2025	04/28/2025	50.00	50.00	100-42-41413		425	1
02 & 03	3	CITY HALL snow removal 2/20-3/23 4X	Invoice	03/25/2025	04/28/2025	50.00	50.00	200-42-41413		425	1
02 & 03	4	CITY HALL snow removal 2/20-3/23 4X	Invoice	03/25/2025	04/28/2025	50.00	50.00	210-42-41413		425	1
Total 968 AG LANDSCAPING:						300.00	300.00				
5521 AIR ST. LUKES											
041725	1	2025 AIR ST LUKES MEMBERSHIP - Mele	Invoice	04/17/2025	04/28/2025	55.00	55.00	100-55-41126		425	1
Total 5521 AIR ST. LUKES:						55.00	55.00				
1532 AIRGAS USA LLC											
551557	1	OXYGEN	Invoice	03/31/2025	04/28/2025	128.51	128.51	100-55-41219		425	1
Total 1532 AIRGAS USA LLC:						128.51	128.51				
50706 AMA IRONMAN PROPERTIES LLC											
04/22/2	1	Refund - 1431 Woodside Blvd	Invoice	04/22/2025	04/28/2025	20.70	20.70	100-00-15110		425	1
Total 50706 AMA IRONMAN PROPERTIES LLC:						20.70	20.70				
1913 AMAZON CAPITAL SERVICES											
14CP-	1	Cordless Drill Set	Invoice	04/14/2025	04/28/2025	16.63	16.63	100-42-41215		425	1
14CP-	2	Cordless Drill Set	Invoice	04/14/2025	04/28/2025	16.63	16.63	200-42-41215		425	1
14CP-	3	Cordless Drill Set	Invoice	04/14/2025	04/28/2025	16.62	16.62	210-42-41215		425	1
1JWP-	1	Cardstock paper	Invoice	04/10/2025	04/28/2025	82.15	82.15	100-45-41215		425	1
1L94-6	1	WEATHERTECH MUDFLAPS	Invoice	03/31/2025	04/28/2025	171.90	171.90	100-40-41415		425	1
1NRM-	1	PRINTER INK WW	Invoice	04/14/2025	04/28/2025	578.08	578.08	210-70-41411		425	1
1PRD-	1	#wqgd permit certificates	Invoice	04/16/2025	04/28/2025	34.86	34.86	100-20-41211		425	1
1QJ6-P	1	BOXES FOR BLOOD BOX/ LABELS	Invoice	04/16/2025	04/28/2025	67.80	67.80	100-25-41215		425	1
1VTC-9	1	OPERATOR STUDY BOOK WW	Invoice	04/12/2025	04/28/2025	109.99	109.99	210-70-41723		425	1
1VXM-	1	Sharpies, Neenah Paper & Batteries	Invoice	04/14/2025	04/28/2025	31.14	31.14	100-15-41215		425	1
1VXM-	2	Sharpies, Neenah Paper & Batteries	Invoice	04/14/2025	04/28/2025	31.14	31.14	200-15-41215		425	1
1VXM-	3	Sharpies, Neenah Paper & Batteries	Invoice	04/14/2025	04/28/2025	31.13	31.13	210-15-41215		425	1
Total 1913 AMAZON CAPITAL SERVICES:						1,188.07	1,188.07				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
5727 AMERICAN VAC SERVICES LLC											
25.052	1	RIVER ST IRRIG'N ASPHALT PATCH	Invoice	04/10/2025	04/28/2025	2,010.00	2,010.00	120-40-41539	18.40.0001.1	425	1
25.054	1	RIVER ST IRRIG'N WORK 3/31-4/4	Invoice	04/10/2025	04/28/2025	4,090.00	4,090.00	120-40-41539	18.40.0001.1	425	1
25.055	1	PARK N RIDE WORK	Invoice	04/10/2025	04/28/2025	6,680.00	6,680.00	120-40-41539	18.40.0001.1	425	1
25.060	1	H. PORTER STAGE REROUTE IRRIG'N , BACKFILL	Invoice	04/14/2025	04/28/2025	1,025.00	1,025.00	120-50-41539	24.50.0002.1	425	1
25.062	1	H. PORTER STAGE BACKFILL, PREP ADA RAMP,	Invoice	04/14/2025	04/28/2025	5,000.00	5,000.00	120-50-41539	24.50.0002.1	425	1
Total 5727 AMERICAN VAC SERVICES LLC:						18,805.00	18,805.00				
6651 APEX WAREHOUSE & DISTRIBUTION INC											
967214	1	CONTAINER	Invoice	04/11/2025	04/28/2025	10,075.00	10,075.00	100-40-41413		425	1
Total 6651 APEX WAREHOUSE & DISTRIBUTION INC:						10,075.00	10,075.00				
2239 ARCHITECTURAL BUILDING SUPPLY											
590503	1	MAIN ST CITY HALL DOOR CLOSER	Invoice	04/23/2025	04/28/2025	74.56	74.56	100-42-41413		425	1
590503	2	MAIN ST CITY HALL DOOR CLOSER	Invoice	04/23/2025	04/28/2025	74.56	74.56	200-42-41413		425	1
590503	3	MAIN ST CITY HALL DOOR CLOSER	Invoice	04/23/2025	04/28/2025	74.56	74.56	210-42-41413		425	1
Total 2239 ARCHITECTURAL BUILDING SUPPLY:						223.68	223.68				
389 ASSOCIATION OF IDAHO CITIES											
200013	1	AIC Spring District - Twin Falls - Stokes	Invoice	04/14/2025	04/28/2025	16.67	16.67	100-15-41711		425	1
200013	2	AIC Spring District - Twin Falls - Stokes	Invoice	04/14/2025	04/28/2025	16.67	16.67	200-15-41711		425	1
200013	3	AIC Spring District - Twin Falls - Stokes	Invoice	04/14/2025	04/28/2025	16.66	16.66	210-15-41711		425	1
Total 389 ASSOCIATION OF IDAHO CITIES:						50.00	50.00				
375 ATKINSON'S MARKET											
048252	1	COFFEE CREAMER FOR HPD	Invoice	04/22/2025	04/28/2025	21.70	21.70	100-25-41215		425	1
Total 375 ATKINSON'S MARKET:						21.70	21.70				
2234 ATLAS TECHNICAL CONSULTANTS LLC											
223995	1	H. Porter Stage Phase 1 Prof Serv	Invoice	04/16/2025	04/28/2025	1,008.40	1,008.40	120-50-41539	24.50.0002.1	425	1
Total 2234 ATLAS TECHNICAL CONSULTANTS LLC:						1,008.40	1,008.40				
6638 BAIN, AMY											
25TRA	1	per diem - cps training	Invoice	03/17/2025	04/28/2025	253.75	253.75	100-50-41724		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 6638 BAIN, AMY:						253.75	253.75				
308 BLAINE COUNTY CLERK											
202510	1	Reimb BC IP Judgement 2020-2022 - Interest	Invoice	04/21/2025	04/28/2025	785.80	785.80	100-00-31001		425	1
Total 308 BLAINE COUNTY CLERK:						785.80	785.80				
5977 BLAINE COUNTY EMERGENCY COMM											
HFDPS	1	HFD PSS25 DISPATCH SERVICES	Invoice	01/29/2025	04/28/2025	4,973.80	4,973.80	100-55-41741		425	1
Total 5977 BLAINE COUNTY EMERGENCY COMM:						4,973.80	4,973.80				
50380 BOULDER MOUNTAIN HEATING											
16713	1	library change filters, test operations	Invoice	04/07/2025	04/28/2025	410.00	410.00	100-45-41413		425	1
Total 50380 BOULDER MOUNTAIN HEATING:						410.00	410.00				
50705 BROADHEAD, HEATHER and MARK											
04/22/2	1	Refund - 520 Robin Hood Dr	Invoice	04/22/2025	04/28/2025	118.80	118.80	100-00-15110		425	1
Total 50705 BROADHEAD, HEATHER and MARK:						118.80	118.80				
50704 CAMPBELL, RYAN AND LISA											
04/22/2	1	Refund - 951 Foxmoor Dr	Invoice	04/22/2025	04/28/2025	303.59	303.59	100-00-15110		425	1
Total 50704 CAMPBELL, RYAN AND LISA:						303.59	303.59				
873 CED, INC.											
3755-1	1	PVC	Invoice	04/09/2025	04/28/2025	20.30	20.30	100-40-41405		425	1
Total 873 CED, INC.:						20.30	20.30				
6051 CENTURY LINK											
732258	1	9814 260B long distance	Invoice	04/01/2025	04/28/2025	1.85	1.85	100-15-41713		425	1
732258	2	9814 260B long distance	Invoice	04/01/2025	04/28/2025	1.85	1.85	200-15-41713		425	1
732258	3	9814 260B long distance	Invoice	04/01/2025	04/28/2025	1.85	1.85	210-15-41713		425	1
732258	4	9814 260B long distance	Invoice	04/01/2025	04/28/2025	1.85	1.85	100-25-41713		425	1
732258	5	9814 260B long distance	Invoice	04/01/2025	04/28/2025	1.85	1.85	100-20-41713		425	1
732258	6	9814 260B long distance- 33.33%	Invoice	04/01/2025	04/28/2025	.62	.62	100-42-41713		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
732258	7	9814 260B long distance- 33.33%	Invoice	04/01/2025	04/28/2025	.62	.62	200-42-41713		425	1
732258	8	9814 260B long distance- 33.33%	Invoice	04/01/2025	04/28/2025	.62	.62	210-42-41713		425	1
732258	9	211 125B LONG DIST- TREATMENT PLANT	Invoice	04/01/2025	04/28/2025	.93	.93	210-70-41713		425	1
732258	10	211 125B LONG DIST- Water Dept	Invoice	04/01/2025	04/28/2025	.93	.93	200-60-41713		425	1
732258	11	3147 220B LONG DIST: FIRE DEPT	Invoice	04/01/2025	04/28/2025	1.85	1.85	100-55-41713		425	1
732258	12	5965-737B LONG DIST- STREET SHOP	Invoice	04/01/2025	04/28/2025	1.85	1.85	100-40-41713		425	1
Total 6051 CENTURY LINK:						16.67	16.67				
5702 CINTAS											
422680	1	UNIFORM SERVICES WW	Invoice	04/09/2025	04/28/2025	197.93	197.93	210-70-41703		425	1
422751	1	UNIFORM SERVICES WW	Invoice	04/16/2025	04/28/2025	197.93	197.93	210-70-41703		425	1
Total 5702 CINTAS:						395.86	395.86				
974 CITY OF HAILEY GENERAL FUND											
111845	1	BUILDING PERMIT - FOX BLDG SOLAR 25-034	Invoice	04/17/2025	04/28/2025	55.00	55.00	100-42-41413		425	1
111845	2	BUILDING PERMIT - FOX BLDG SOLAR 25-034	Invoice	04/17/2025	04/28/2025	55.00	55.00	100-42-41413		425	1
111845	3	BUILDING PERMIT - FOX BLDG SOLAR 25-034	Invoice	04/17/2025	04/28/2025	55.00	55.00	210-42-41413		425	1
Total 974 CITY OF HAILEY GENERAL FUND:						165.00	165.00				
7000 CLEARWATER LANDSCAPING											
6867	1	fox acre round about	Invoice	04/01/2025	04/28/2025	480.00	480.00	100-50-41325		425	1
6915	1	MAIN ST MAINT. AGMT 2025	Invoice	04/01/2025	04/28/2025	750.00	750.00	100-50-41325		425	1
Total 7000 CLEARWATER LANDSCAPING:						1,230.00	1,230.00				
5961 CLEARWATER POWER EQUIPMENT LLC											
76145	1	RECOIL STARTER ASSY HONDA	Invoice	04/10/2025	04/28/2025	84.39	84.39	100-40-41405		425	1
Total 5961 CLEARWATER POWER EQUIPMENT LLC:						84.39	84.39				
1537 COMMERCIAL TIRE											
09-164	1	FLAT REPAIR	Invoice	04/15/2025	04/28/2025	108.24	108.24	100-40-41405		425	1
Total 1537 COMMERCIAL TIRE:						108.24	108.24				
337 COPY & PRINT LLC											
4799	1	Vehicle decals	Invoice	04/03/2025	04/28/2025	74.48	74.48	100-40-41405		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
4884	1	BUSINESS CARDS- Z. CROXFORD	Invoice	04/09/2025	04/28/2025	68.90	68.90	100-25-41215		425	1
5064	1	HPD PHOTOS	Invoice	04/21/2025	04/28/2025	32.56	32.56	100-25-41215		425	1
Total 337 COPY & PRINT LLC:						175.94	175.94				
2808 CORE & MAIN LP											
INV001	1	UVT PROBE PARTS WW	Invoice	04/08/2025	04/28/2025	737.00	737.00	210-70-41401		425	1
W6375	1	REPAIR CLAMPS	Invoice	04/18/2025	04/28/2025	2,499.90	2,499.90	200-60-41403		425	1
W6378	1	METER ADAPTERS	Invoice	04/18/2025	04/28/2025	657.12	657.12	200-60-41403		425	1
W6378	2	REPAIR CLAMPS	Invoice	04/18/2025	04/28/2025	944.16	944.16	200-60-41403		425	1
W7358	1	2" WATER METERS	Invoice	04/07/2025	04/28/2025	5,358.92	5,358.92	220-65-41403		425	1
W7358	2	ANTENNAS	Invoice	04/07/2025	04/28/2025	164.80	164.80	220-65-41403		425	1
Total 2808 CORE & MAIN LP:						10,361.90	10,361.90				
6877 D.O.P.L											
04/10/2	1	PAID VIA CHECK 2025 04 10	Invoice	04/10/2025	04/28/2025	24,388.88	24,388.88	100-20-41315		425	1
04/14/2	1	PAID VIA CHECK 2025 04 14	Invoice	04/14/2025	04/28/2025	856.91	856.91	100-20-41315		425	1
04/15/2	1	PAID VIA CHECK 2025 04 15	Invoice	04/15/2025	04/28/2025	806.15	806.15	100-20-41315		425	1
04/17/2	1	PAID VIA CHECK 2025 04 17	Invoice	04/17/2025	04/28/2025	7,996.72	7,996.72	100-20-41315		425	1
04/21/2	1	PAID VIA CHECK 2025 04 21	Invoice	04/21/2025	04/28/2025	1,903.12	1,903.12	100-20-41315		425	1
04/23/2	1	PAID VIA CHECK 2025 04 23	Invoice	04/23/2025	04/28/2025	5,839.05	5,839.05	100-20-41315		425	1
Total 6877 D.O.P.L:						41,790.83	41,790.83				
4928 ENGLAND, STEVE											
25TRA	1	PER DIEM: SHIELD AND STAR SYMPOSIUM TRAI	Invoice	04/07/2025	04/28/2025	283.00	283.00	100-25-41724		425	1
Total 4928 ENGLAND, STEVE:						283.00	283.00				
50376 FERGUSON ENTERPRISES #3007											
361628	1	BATHroom parts	Invoice	04/16/2025	04/28/2025	26.58	26.58	100-50-41405		425	1
Total 50376 FERGUSON ENTERPRISES #3007:						26.58	26.58				
171 FERGUSON WATERWORKS #1701											
091357	1	18" METER VAULT LIDS	Invoice	04/15/2025	04/28/2025	1,661.76	1,661.76	220-65-41403		425	1
091357	2	15" METER VAULT LIDS	Invoice	04/15/2025	04/28/2025	1,452.48	1,452.48	220-65-41403		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 171 FERGUSON WATERWORKS #1701:						3,114.24	3,114.24				
1584 FIRST BANKCARD - BALEEDGE											
03690	1	IFCA - HOOVER	Invoice	03/13/2025	04/28/2025	500.00	500.00	100-55-41711	25.55.0002.1	425	1
111-330	1	Medipurpose Lancets	Invoice	03/16/2025	04/28/2025	17.94	17.94	100-55-41219		425	1
111-334	1	Blood Glucose Kit	Invoice	03/16/2025	04/28/2025	221.91	221.91	100-55-41219		425	1
112-98	1	Storage box	Invoice	03/11/2025	04/28/2025	21.18	21.18	100-55-41405		425	1
817117	1	Uniforms - HOOVER, CHASE	Invoice	03/04/2025	04/28/2025	125.42	125.42	100-55-41703		425	1
820648	1	Volunteer Dinner	Invoice	03/12/2025	04/24/2025	264.04	264.04	100-55-41215		425	1
Total 1584 FIRST BANKCARD - BALEEDGE:						1,150.49	1,150.49				
5457 FIRST BANKCARD - BALIS											
46HD3	1	TEST FEES	Invoice	03/04/2025	04/28/2025	25.00	25.00	200-60-41723		425	1
SO225	1	AWWA MANUALS	Invoice	03/13/2025	04/28/2025	325.98	325.98	200-60-41723		425	1
Total 5457 FIRST BANKCARD - BALIS:						350.98	350.98				
5372 FIRST BANKCARD - CONE											
452697	1	City Hall break room cabinets	Invoice	03/19/2025	04/28/2025	156.21	156.21	100-15-41211		425	1
452697	2	City Hall break room cabinets	Invoice	03/19/2025	04/28/2025	156.21	156.21	200-15-41211		425	1
452697	3	City Hall break room cabinets	Invoice	03/19/2025	04/28/2025	156.21	156.21	210-15-41211		425	1
452697	4	City Hall break room cabinets	Invoice	03/19/2025	04/28/2025	468.62	468.62	100-20-41211		425	1
452697	5	City Hall break room cabinets	Invoice	03/19/2025	04/28/2025	468.62	468.62	100-45-41215		425	1
452697	6	City Hall break room cabinets	Invoice	03/19/2025	04/28/2025	156.21	156.21	100-42-41215		425	1
452697	7	City Hall break room cabinets	Invoice	03/19/2025	04/28/2025	156.21	156.21	200-42-41215		425	1
452697	8	City Hall break room cabinets	Invoice	03/19/2025	04/28/2025	156.20	156.20	210-42-41215		425	1
E0100	1	E0100VPCI0 Microsoft Licenses	Invoice	03/20/2025	04/28/2025	2.67	2.67	100-15-41215		425	1
E0100	2	E0100VPCI0 Microsoft Licenses	Invoice	03/20/2025	04/28/2025	2.67	2.67	200-15-41215		425	1
E0100	3	E0100VPCI0 Microsoft Licenses	Invoice	03/20/2025	04/28/2025	2.66	2.66	210-15-41215		425	1
E0I00V	1	E0100VPCI1 Microsoft Licenses	Invoice	03/20/2025	04/28/2025	39.45	39.45	100-15-41215		425	1
E0I00V	2	E0100VPCI1 Microsoft Licenses	Invoice	03/20/2025	04/28/2025	39.45	39.45	200-15-41215		425	1
E0I00V	3	E0100VPCI1 Microsoft Licenses	Invoice	03/20/2025	04/28/2025	39.46	39.46	210-15-41215		425	1
IDRIVE	1	Idrive Storage charge	Invoice	03/15/2025	04/28/2025	6.67	6.67	100-15-41711		425	1
IDRIVE	2	Idrive Storage charge	Invoice	03/15/2025	04/28/2025	6.67	6.67	200-15-41711		425	1
IDRIVE	3	Idrive Storage charge	Invoice	03/15/2025	04/28/2025	6.66	6.66	210-15-41711		425	1
INV-99	1	WASABI CLOUD STORAGE	Invoice	03/17/2025	04/28/2025	6.21	6.21	100-15-41711		425	1
INV-99	2	WASABI CLOUD STORAGE	Invoice	03/17/2025	04/28/2025	6.21	6.21	200-15-41711		425	1
INV-99	3	WASABI CLOUD STORAGE	Invoice	03/17/2025	04/28/2025	6.21	6.21	210-15-41711		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
INV-US	1	STARLINK MONTHLY SUBS 3/24/25-4/24/25	Invoice	03/24/2025	04/28/2025	55.00	55.00	100-15-41215		425	1
INV-US	2	STARLINK MONTHLY SUBS 3/24/25-4/24/25	Invoice	03/24/2025	04/28/2025	55.00	55.00	200-15-41215		425	1
INV-US	3	STARLINK MONTHLY SUBS 3/24/25-4/24/25	Invoice	03/24/2025	04/28/2025	55.00	55.00	210-15-41215		425	1
MARC	1	March 2025 Adobe Sub.	Invoice	03/01/2025	04/28/2025	4.33	4.33	100-15-41711		425	1
MARC	2	March 2025 Adobe Sub.	Invoice	03/01/2025	04/28/2025	4.33	4.33	200-15-41711		425	1
MARC	3	March 2025 Adobe Sub.	Invoice	03/01/2025	04/28/2025	4.33	4.33	210-15-41711		425	1
ZOOM	1	Zoom Phone	Invoice	03/09/2025	04/28/2025	6.45	6.45	100-15-41711		425	1
ZOOM	2	Zoom Phone	Invoice	03/09/2025	04/28/2025	6.45	6.45	200-15-41711		425	1
ZOOM	3	Zoom Phone	Invoice	03/09/2025	04/28/2025	6.45	6.45	210-15-41711		425	1
Total 5372 FIRST BANKCARD - CONE:						2,236.82	2,236.82				
5618 FIRST BANKCARD - DAVIS (9902)											
43793	1	Robyn Clas USU Extension	Invoice	03/06/2025	04/28/2025	100.00	100.00	100-20-41723		425	1
521498	1	Comp Plan Lunch Meeting	Invoice	03/12/2025	04/28/2025	90.10	90.10	100-20-41313		425	1
Total 5618 FIRST BANKCARD - DAVIS (9902):						190.10	190.10				
5429 FIRST BANKCARD - DREWIEN											
000000	1	Author Dinner	Invoice	03/13/2025	04/28/2025	214.68	214.68	100-45-41724		425	1
126791	1	library posters	Invoice	03/24/2025	04/28/2025	72.00	72.00	100-45-41319		425	1
18444	1	splitter -livestream TCW	Invoice	03/19/2025	04/28/2025	31.68	31.68	100-45-41411		425	1
430666	1	Facilities - furniture	Invoice	03/16/2025	04/28/2025	773.79	773.79	100-45-41549	24.45.0002.1	425	1
613542	1	Voter Reg Report	Invoice	02/28/2025	04/28/2025	20.00	20.00	100-45-41319		425	1
613542	1	Voter Reg Report Serv Fee	Invoice	02/28/2025	04/28/2025	1.95	1.95	100-45-41323		425	1
Total 5429 FIRST BANKCARD - DREWIEN:						1,114.10	1,114.10				
5417 FIRST BANKCARD - ELLSWORTH											
A590T1	1	WWC2 TEST MR WW	Invoice	03/17/2025	04/28/2025	106.00	106.00	210-70-41723		425	1
RENE	1	RENEWAL J.S. WW	Invoice	03/17/2025	04/28/2025	60.00	60.00	210-70-41711		425	1
Total 5417 FIRST BANKCARD - ELLSWORTH:						166.00	166.00				
5789 FIRST BANKCARD - ENGLAND											
118490	1	COFFEE FOR HPD	Invoice	03/31/2025	04/28/2025	42.02	42.02	100-25-41215		425	1
118490	1	COFFEE MAKER FOR HPD	Invoice	03/31/2025	04/28/2025	62.28	62.28	100-25-41215		425	1
427429	1	WARFAIR - SGT. DESK	Invoice	03/06/2025	04/28/2025	339.19	339.19	100-25-41215		425	1
506987	1	CAR WASH PATROL VEHICLE	Invoice	03/04/2025	04/28/2025	10.00	10.00	100-25-41415		425	1
506987	1	CAR WASH PATROL VEHICLE	Invoice	03/04/2025	04/28/2025	10.00	10.00	100-25-41415		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
600123	1	CROXFORD DUTY BELT SAFE LIFE	Invoice	03/04/2025	04/28/2025	127.58	127.58	100-25-41703		425	1
753028	1	COFFEE FOR HPD	Invoice	03/07/2025	04/28/2025	38.14	38.14	100-25-41215		425	1
Total 5789 FIRST BANKCARD - ENGLAND:						629.21	629.21				
1588 FIRST BANKCARD - HOROWITZ											
364332	1	GOTO MEETING	Invoice	03/16/2025	04/28/2025	25.33	25.33	100-15-41711		425	1
364332	2	GOTO MEETING	Invoice	03/16/2025	04/28/2025	25.33	25.33	200-15-41711		425	1
364332	3	GOTO MEETING	Invoice	03/16/2025	04/28/2025	25.34	25.34	210-15-41711		425	1
MARC	1	March 2025 Idaho Stateman Sub	Invoice	03/01/2025	04/28/2025	12.00	12.00	100-15-41711		425	1
MARC	2	March 2025 Idaho Stateman Sub	Invoice	03/01/2025	04/28/2025	12.00	12.00	200-15-41711		425	1
MARC	3	March 2025 Idaho Stateman Sub	Invoice	03/01/2025	04/28/2025	11.99	11.99	210-15-41711		425	1
MC163	1	MC16368209 MAILCHIMP	Invoice	03/03/2025	04/28/2025	45.00	45.00	100-15-41711		425	1
MC163	2	MC16368209 MAILCHIMP	Invoice	03/03/2025	04/28/2025	45.00	45.00	200-15-41711		425	1
MC163	3	MC16368209 MAILCHIMP	Invoice	03/03/2025	04/28/2025	45.00	45.00	210-15-41711		425	1
Total 1588 FIRST BANKCARD - HOROWITZ:						246.99	246.99				
1267 FIRST BANKCARD - YEAGER											
01131	1	IRPA membership Savage	Invoice	03/11/2025	04/28/2025	50.00	50.00	100-50-41723		425	1
01138	1	IRPA CONF/CERTIFICATION MAY 2025 SAVAGE	Invoice	03/17/2025	04/28/2025	545.00	545.00	100-50-41723		425	1
01140	1	IRPA CONF MAY 2025 Bain	Invoice	03/17/2025	04/28/2025	175.00	175.00	100-50-41723		425	1
01141	1	IRPA membership Bain	Invoice	03/17/2025	04/28/2025	50.00	50.00	100-50-41723		425	1
Total 1267 FIRST BANKCARD - YEAGER:						820.00	820.00				
828 GEM STATE PAPER & SUPPLY COMPA											
113867	1	UPRIGHT VACUUM	Invoice	04/08/2025	04/28/2025	779.84	779.84	100-40-41413		425	1
113888	1	CITY HALL CLEANING SUPPL	Invoice	04/08/2025	04/28/2025	15.39	15.39	100-42-41413		425	1
113888	2	CITY HALL CLEANING SUPPL	Invoice	04/08/2025	04/28/2025	15.39	15.39	200-42-41413		425	1
113888	3	CITY HALL CLEANING SUPPL	Invoice	04/08/2025	04/28/2025	15.40	15.40	210-42-41413		425	1
113893	1	CITY HALL CLEANING SUPPL CR	Invoice	04/10/2025	04/28/2025	10.05-	10.05-	100-42-41413		425	1
113893	2	CITY HALL CLEANING SUPPL CR	Invoice	04/10/2025	04/28/2025	10.05-	10.05-	200-42-41413		425	1
113893	3	CITY HALL CLEANING SUPPL CR	Invoice	04/10/2025	04/28/2025	10.06-	10.06-	210-42-41413		425	1
113923	1	VACUUM BAGS	Invoice	04/15/2025	04/28/2025	34.59	34.59	100-40-41413		425	1
Total 828 GEM STATE PAPER & SUPPLY COMPA:						830.45	830.45				
50707 GERRISH, Trustee, KATHLEEN											
04/22/2	1	Refund - 1031 Foxmoor Dr	Invoice	04/22/2025	04/28/2025	92.94	92.94	100-00-15110		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 50707 GERRISH, Trustee, KATHLEEN:						92.94	92.94				
4947 GILLS POINT S - HAILEY											
223741	1	OIL CHANGE - RANGER	Invoice	04/07/2025	04/28/2025	74.95	74.95	100-50-41719		425	1
Total 4947 GILLS POINT S - HAILEY:						74.95	74.95				
5410 HDR ENGINEERING INC											
120071	1	MISC. WATER RIGHTS TASK oRDER #5	Invoice	04/10/2025	04/28/2025	340.69	340.69	200-60-41313		425	1
120071	1	HEADWORKS IMPR. PROJ. BILLING #14	Invoice	04/14/2025	04/28/2025	48,316.55	48,316.55	235-78-41549	24.70.0001.1	425	1
Total 5410 HDR ENGINEERING INC:						48,657.24	48,657.24				
268 HIAWATHA CANAL COMPANY											
2025-7	1	2025-7 PER INCH ASSESSMNT	Invoice	04/10/2025	04/28/2025	3,783.45	3,783.45	200-60-41711		425	1
2025-7	2	2025-7 MIN. ASSESSMNT FOR WTR	Invoice	04/10/2025	04/28/2025	100.00	100.00	200-60-41711		425	1
2025-8	1	2025-8 PER INCH ASSESSMNT	Invoice	04/10/2025	04/28/2025	379.50	379.50	200-60-41711		425	1
2025-8	2	2025-8 MIN. ASSESSMNT FOR WTR	Invoice	04/10/2025	04/28/2025	100.00	100.00	200-60-41711		425	1
Total 268 HIAWATHA CANAL COMPANY:						4,362.95	4,362.95				
8606 HRA VEB A TRUST											
SEMIA	1	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	2,500.00	2,500.00	100-15-41126		425	1
SEMIA	2	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	2,500.00	2,500.00	200-15-41126		425	1
SEMIA	3	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	2,500.00	2,500.00	210-15-41126		425	1
SEMIA	4	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	5,000.00	5,000.00	100-20-41126		425	1
SEMIA	5	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	5,000.00	5,000.00	100-55-41126		425	1
SEMIA	6	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	16,250.00	16,250.00	100-25-41126		425	1
SEMIA	7	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	8,750.00	8,750.00	100-45-41126		425	1
SEMIA	8	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	1,666.67	1,666.67	100-42-41126		425	1
SEMIA	9	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	1,666.67	1,666.67	200-42-41126		425	1
SEMIA	10	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	1,666.66	1,666.66	210-42-41126		425	1
SEMIA	11	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	1,250.00	1,250.00	100-50-41126		425	1
SEMIA	12	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	8,750.00	8,750.00	100-40-41126		425	1
SEMIA	13	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	5,000.00	5,000.00	200-60-41126		425	1
SEMIA	14	SEMIANNUAL APRIL 2025	Invoice	04/17/2025	04/28/2025	7,500.00	7,500.00	210-70-41126		425	1
Total 8606 HRA VEB A TRUST:						70,000.00	70,000.00				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
671 IDAHO LUMBER & HARDWARE											
25032	1	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/04/2025	04/28/2025	4.86	4.86	100-42-41413		425	1
25032	2	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/04/2025	04/28/2025	4.86	4.86	200-42-41413		425	1
25032	3	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/04/2025	04/28/2025	4.86	4.86	210-42-41413		425	1
25038	1	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/04/2025	04/28/2025	7.66	7.66	100-42-41413		425	1
25038	2	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/04/2025	04/28/2025	7.66	7.66	200-42-41413		425	1
25038	3	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/04/2025	04/28/2025	7.67	7.67	210-42-41413		425	1
25120	1	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/06/2025	04/28/2025	12.85	12.85	100-42-41413		425	1
25120	2	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/06/2025	04/28/2025	12.86	12.86	200-42-41413		425	1
25120	3	CITY HALL HALLWAY PAINTING SUPPL	Invoice	04/06/2025	04/28/2025	12.86	12.86	210-42-41413		425	1
25408	1	DBL SIDED TAPE	Invoice	04/08/2025	04/28/2025	13.99	13.99	200-60-41415		425	1
25453	1	WATER NOZZLE WW	Invoice	04/09/2025	04/28/2025	16.99	16.99	210-70-41421		425	1
25465	1	SAW BLADES	Invoice	04/09/2025	04/28/2025	41.98	41.98	100-40-41405		425	1
25530	1	DUSTER	Invoice	04/09/2025	04/28/2025	14.99	14.99	100-55-41405		425	1
25636	1	HEX PLUG #4007	Invoice	04/10/2025	04/28/2025	5.18	5.18	100-40-41405		425	1
25640	1	landscaping supplies	Invoice	04/10/2025	04/28/2025	36.71	36.71	100-45-41215		425	1
25908	1	duct tape, brush, scraper	Invoice	04/14/2025	04/28/2025	36.93	36.93	100-50-41405		425	1
25955	1	LADDER AND CLEANER FOR SOLAR AT TRUCK FI	Invoice	04/14/2025	04/28/2025	100.57	100.57	200-60-41401		425	1
26131	1	Supplies	Invoice	04/15/2025	04/28/2025	29.03	29.03	100-50-41405		425	1
26179	1	BATTERIES	Invoice	04/16/2025	04/28/2025	15.18	15.18	100-25-41215		425	1
26278	1	llne, stakes	Invoice	04/16/2025	04/28/2025	60.66	60.66	100-50-41405		425	1
26311	1	TOOL SUPPLIES	Invoice	04/16/2025	04/28/2025	7.92	7.92	100-55-41405		425	1

Total 671 IDAHO LUMBER & HARDWARE:

456.27 456.27

584 IDAHO MATERIAL HANDLING, INC.

304695	1	OVERHEAD CRANE INSPECTION WW	Invoice	04/15/2025	04/28/2025	999.05	999.05	210-70-41401		425	1
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Total 584 IDAHO MATERIAL HANDLING, INC.:

999.05 999.05

22433 IDAHO POWER

04/10/2	1	IP 2204414540 - Street Lights	Invoice	04/10/2025	04/28/2025	164.92	164.92	100-40-41717		425	1
04/10/2	2	IP 2222783132 - HPD	Invoice	04/10/2025	04/28/2025	476.54	476.54	100-25-41717		425	1
04/10/2	3	IP 2204935643 - STR 1811 Merlin Lp	Invoice	04/10/2025	04/28/2025	948.47	948.47	100-40-41717		425	1
04/10/2	4	IP 2204935643 - 116 S River St	Invoice	04/10/2025	04/28/2025	125.48	125.48	100-50-41718		425	1
04/10/2	5	IP 2204935643 - HFD 617 3rd Ave S	Invoice	04/10/2025	04/28/2025	372.72	372.72	100-55-41717		425	1
04/10/2	6	IP 2204935643 - 7 W Croy Library	Invoice	04/10/2025	04/28/2025	594.45	594.45	100-45-41717		425	1
04/10/2	7	IP 2204935643 - 115 Main St 2nd Floor	Invoice	04/10/2025	04/28/2025	352.16	352.16	100-42-41717		425	1
04/10/2	8	IP 2204935643 - 115 Main St 2nd Floor	Invoice	04/10/2025	04/28/2025	352.16	352.16	200-42-41717		425	1
04/10/2	9	IP 2204935643 - 115 Main St 2nd Floor	Invoice	04/10/2025	04/28/2025	352.16	352.16	210-42-41717		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
04/10/2	10	IP 2208519450 - 410 N RIVER ST LIGHT	Invoice	04/10/2025	04/28/2025	13.74	13.74	100-40-41715		425	1
04/10/2	11	IP 2207893211 - Blaine Manor Apt	Invoice	04/10/2025	04/28/2025	34.37	34.37	100-40-41715		425	1
04/10/2	12	IP2207611134 Street - 89 Croy Rd	Invoice	04/10/2025	04/28/2025	32.86	32.86	100-40-41715		425	1
04/10/2	13	IP 2200663470 - Control Elm Alley	Invoice	04/10/2025	04/28/2025	26.34	26.34	100-40-41717		425	1
04/10/2	14	IP 2220558908 - Heagle Park	Invoice	04/10/2025	04/28/2025	26.34	26.34	100-40-41717		425	1
04/10/2	15	IP 2226639884 - Parks - Arboratum	Invoice	04/10/2025	04/28/2025	28.88	28.88	100-50-41717		425	1
Total 22433 IDAHO POWER:						3,901.59	3,901.59				
138 IDAHO RURAL WATER ASSOC.											
E7213	1	TRENCH SAFETY CLASS- Vincent, Major, Phillips	Invoice	04/09/2025	04/28/2025	375.00	375.00	200-60-41723		425	1
Total 138 IDAHO RURAL WATER ASSOC.:						375.00	375.00				
50352 IDAHO TRANSPORTATION DEPT											
VIN# 3	1	2008 Ford F350 VIN#3836 - Exempt Plates	Invoice	04/07/2025	04/28/2025	48.00	48.00	100-55-41415		425	1
Total 50352 IDAHO TRANSPORTATION DEPT:						48.00	48.00				
229 INTEGRATED TECHNOLOGIES											
259107	1	PRINTER INK	Invoice	04/01/2025	04/28/2025	127.60	127.60	100-55-41211		425	1
Total 229 INTEGRATED TECHNOLOGIES:						127.60	127.60				
386 L.L. GREENS											
A76563	1	cITY HALL REPAIR SUPPL	Invoice	04/07/2025	04/25/2025	.92	.92	100-42-41413		425	1
A76563	2	cITY HALL REPAIR SUPPL	Invoice	04/07/2025	04/25/2025	.92	.92	200-42-41413		425	1
A76563	3	cITY HALL REPAIR SUPPL	Invoice	04/07/2025	04/25/2025	.92	.92	210-42-41413		425	1
B46761	1	RATCHET STRAPS WW	Invoice	04/07/2025	04/28/2025	49.98	49.98	210-70-41423		425	1
B46767	1	Pipe cap	Invoice	04/08/2025	04/28/2025	7.49	7.49	100-50-41405		425	1
B46778	1	TOOLS FOR WRF WW	Invoice	04/09/2025	04/28/2025	28.97	28.97	210-70-41423		425	1
B46779	1	cITY HALL REPAIR SUPPL	Invoice	04/09/2025	04/28/2025	6.16	6.16	100-42-41413		425	1
B46779	2	cITY HALL REPAIR SUPPL	Invoice	04/09/2025	04/28/2025	6.16	6.16	200-42-41413		425	1
B46779	3	cITY HALL REPAIR SUPPL	Invoice	04/09/2025	04/28/2025	6.16	6.16	210-42-41413		425	1
D82980	1	# WHITE PAINT AND KEYS	Invoice	04/17/2025	04/28/2025	17.97	17.97	100-25-41215		425	1
D82986	1	TCW STORAGE, WC KEY DUPLICATES	Invoice	04/18/2025	04/28/2025	5.32	5.32	100-42-41413		425	1
D82986	2	TCW STORAGE, WC KEY DUPLICATES	Invoice	04/18/2025	04/28/2025	5.32	5.32	200-42-41413		425	1
D82986	3	TCW STORAGE, WC KEY DUPLICATES	Invoice	04/18/2025	04/28/2025	5.32	5.32	210-42-41413		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 386 L.L. GREENS:						141.61	141.61				
227 L.N. CURTIS AND SONS											
INV931	1	UNIFORM BOOT- YEAGER	Invoice	03/27/2025	04/28/2025	217.42	217.42	100-55-41703		425	1
Total 227 L.N. CURTIS AND SONS:						217.42	217.42				
366 LES SCHWAB TIRE CENTER											
117009	1	TRAILER TIRES WW	Invoice	04/07/2025	04/28/2025	447.88	447.88	210-70-41415		425	1
117009	1	C51 VEHICLE MAINTENANCE	Invoice	04/08/2025	04/28/2025	1,067.80	1,067.80	100-55-41415		425	1
Total 366 LES SCHWAB TIRE CENTER:						1,515.68	1,515.68				
390 METROQUIP, INC.											
P31518	1	TUBE BROOM #KUBOTA	Invoice	03/31/2025	04/28/2025	593.59	593.59	100-40-41405		425	1
P31687	1	8X21 POLY C WAFERS #KUBOTA	Invoice	04/10/2025	04/28/2025	359.18	359.18	100-40-41405		425	1
P31831	1	VC CABLE WW	Invoice	04/17/2025	04/28/2025	443.69	443.69	210-70-41415		425	1
Total 390 METROQUIP, INC.:						1,396.46	1,396.46				
1009 MINERT & ASSOCIATES,INC.											
338547	1	COLLECTION FEE, DOT DRUG TEST - STS	Invoice	02/26/2025	04/28/2025	190.00	190.00	100-40-41747		425	1
340741	1	training - amy	Invoice	04/11/2025	04/28/2025	95.00	95.00	100-50-41723		425	1
Total 1009 MINERT & ASSOCIATES,INC.:						285.00	285.00				
2367 MSC INDUSTRIAL SUPPLY CO.											
898901	1	PARTS/EQUIPMENT FOR PLANT WW	Invoice	04/08/2025	04/28/2025	346.43	346.43	210-70-41421		425	1
Total 2367 MSC INDUSTRIAL SUPPLY CO.:						346.43	346.43				
251 NAPA AUTO PARTS											
221495	1	RADIATOR HOSE	Invoice	04/22/2025	04/28/2025	6.64	6.64	210-70-41415		425	1
Total 251 NAPA AUTO PARTS:						6.64	6.64				
1255 NAPA AUTO PARTS - STREETS #1228											
219830	1	CABIN AIR FILTER CR	Invoice	04/07/2025	04/28/2025	19.98-	19.98-	100-40-41405		425	1
220096	1	lamp for #4096	Invoice	04/09/2025	04/28/2025	66.00	66.00	100-40-41405		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
220251	1	fuse block #4096	Invoice	04/10/2025	04/28/2025	23.99	23.99	100-40-41405		425	1
220252	1	Terminal #4096	Invoice	04/10/2025	04/28/2025	14.24	14.24	100-40-41405		425	1
220359	1	trailer cable #4096	Invoice	04/10/2025	04/28/2025	432.00	432.00	100-40-41405		425	1
220583	1	safety glasses	Invoice	04/14/2025	04/28/2025	34.65	34.65	100-40-41423		425	1
220590	1	CABLe cutter	Invoice	04/14/2025	04/28/2025	30.99	30.99	100-40-41423		425	1
221023	1	CARlyle socket set	Invoice	04/17/2025	04/28/2025	228.99	228.99	100-40-41405		425	1
221301	1	ext rearview mirror #4001	Invoice	04/19/2025	04/28/2025	46.95	46.95	100-40-41405		425	1
221395	1	incorrect charge	Invoice	04/21/2025	04/28/2025	228.99-	228.99-	100-40-41405		425	1
500544	1	BATTERY	Invoice	04/17/2025	04/28/2025	199.98	199.98	100-40-41405		425	1
Total 1255 NAPA AUTO PARTS - STREETS #1228:						828.82	828.82				
257 NORTHWEST EQUIPMENT SALES, INC											
XA102	1	TRUCK VIBRATOR, FREIGHT	Invoice	04/10/2025	04/28/2025	693.88	693.88	100-40-41405		425	1
Total 257 NORTHWEST EQUIPMENT SALES, INC:						693.88	693.88				
1156 NS CONSULTING PLLC											
HAILE	1	INDIAN CRK WATER LINE	Invoice	04/16/2025	04/28/2025	2,200.00	2,200.00	200-60-41313		425	1
Total 1156 NS CONSULTING PLLC:						2,200.00	2,200.00				
401 OHIO GULCH TRANSFER STATION											
003177	1	TRANSFER WASTE	Invoice	04/10/2025	04/28/2025	13.00	13.00	100-15-41403		425	1
003177	2	TRANSFER WASTE	Invoice	04/10/2025	04/28/2025	13.00	13.00	200-15-41403		425	1
003177	3	TRANSFER WASTE	Invoice	04/10/2025	04/28/2025	13.00	13.00	210-15-41403		425	1
003177	1	TRANSFER WASTE	Invoice	04/10/2025	04/28/2025	3.33	3.33	100-15-41403		425	1
003177	2	TRANSFER WASTE	Invoice	04/10/2025	04/28/2025	3.33	3.33	200-15-41403		425	1
003177	3	TRANSFER WASTE	Invoice	04/10/2025	04/28/2025	3.34	3.34	210-15-41403		425	1
Total 401 OHIO GULCH TRANSFER STATION:						49.00	49.00				
50298 O'REILLY AUTO PARTS											
4635-1	1	OIL FILTER HPD 9	Invoice	03/27/2025	04/28/2025	7.93	7.93	100-25-41415		425	1
4635-1	1	VEHICLE PART HPD	Invoice	04/10/2025	04/28/2025	10.99	10.99	100-25-41415		425	1
4635-1	1	CLEANING	Invoice	04/10/2025	04/28/2025	7.99	7.99	100-55-41413		425	1
4635-1	1	DIESEL ADDITIVE WW	Invoice	04/15/2025	04/28/2025	39.96	39.96	210-70-41415		425	1
4635-4	1	BRAKE PADS HPD 7	Invoice	03/12/2025	04/28/2025	45.00	45.00	100-25-41415		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 50298 O'REILLY AUTO PARTS:						111.87	111.87				
755 O'REILLY AUTO PARTS - STREETS #2883989											
4635-1	1	OIL FILTER, GLOW FUSE	Invoice	03/24/2025	04/28/2025	12.08	12.08	100-40-41405		425	1
4635-1	1	MOTOR OIL, OIL FILTER	Invoice	04/01/2025	04/28/2025	11.78	11.78	100-40-41405		425	1
4635-1	1	MOTOR OIL INCORRECT CHARGE	Invoice	04/02/2025	04/28/2025	6.49-	6.49-	100-40-41405		425	1
4635-1	1	ENGINE HEATER	Invoice	04/03/2025	04/28/2025	114.92	114.92	100-40-41405		425	1
4635-1	1	CORE RETURN	Invoice	04/03/2025	04/28/2025	20.00-	20.00-	100-40-41405		425	1
4635-1	1	OIL FILTER, #4000	Invoice	04/03/2025	04/28/2025	5.29	5.29	100-40-41405		425	1
4635-1	1	7 POLE TRAIL, CONNECTOR	Invoice	04/03/2025	04/28/2025	39.93	39.93	100-40-41405		425	1
4635-1	1	CONNECTORS #4096	Invoice	04/09/2025	04/28/2025	26.47	26.47	100-40-41405		425	1
4635-1	1	COOLANT HOSE	Invoice	04/09/2025	04/28/2025	19.42	19.42	100-40-41405		425	1
4635-1	1	FUSE BLOCK RESTOCK	Invoice	04/10/2025	04/28/2025	23.78	23.78	100-40-41405		425	1
4635-1	1	FEMALE SPADE #4096	Invoice	04/10/2025	04/28/2025	17.98	17.98	100-40-41405		425	1
4635-1	1	ADAPTERS, FEMALE SPADE, #4096	Invoice	04/14/2025	04/28/2025	41.14	41.14	100-40-41405		425	1
4635-1	1	PRIMARY WIRE #4096	Invoice	04/14/2025	04/28/2025	11.99	11.99	100-40-41405		425	1
Total 755 O'REILLY AUTO PARTS - STREETS #2883989:						298.29	298.29				
6217 OVERDRIVE											
03040C	1	Ebook purch 041125	Invoice	04/11/2025	04/28/2025	114.33	114.33	100-45-41535		425	1
Total 6217 OVERDRIVE:						114.33	114.33				
979 PERSI											
CONTR	1	EMPLOYEE CONTRIB - HUSBANDS XX-0095	Invoice	04/15/2025	04/28/2025	9.10	9.10	100-00-20305		425	1
CONTR	2	EMPLOYER CONTRIB - HUSBANDS XX-0095	Invoice	04/15/2025	04/28/2025	15.10	15.10	100-45-41122		425	1
Total 979 PERSI:						24.20	24.20				
2941 PET PICK-UPS											
34567	1	DOG waste bags	Invoice	04/10/2025	04/28/2025	905.73	905.73	100-50-41405		425	1
Total 2941 PET PICK-UPS:						905.73	905.73				
377 PITNEYBOWES GLOBAL FINANCIAL SERVICE LLC											
332061	1	0011223268 2/27/2025 - 5/27/2025 billing	Invoice	04/08/2025	04/28/2025	147.33	147.33	100-15-41775		425	1
332061	2	0011223268 2/27/2025 - 5/27/2025 billing	Invoice	04/08/2025	04/28/2025	147.33	147.33	200-15-41775		425	1
332061	3	0011223268 2/27/2025 - 5/27/2025 billing	Invoice	04/08/2025	04/28/2025	147.33	147.33	210-15-41775		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 377 PITNEYBOWES GLOBAL FINANCIAL SERVICE LLC:						441.99	441.99				
438 PLATT											
6E1241	1	ELECTRICAL SUPPL	Invoice	04/07/2025	04/28/2025	25,598.00	25,598.00	120-40-41549	18.40.0001.1	425	1
6E8128	1	ELECTRICAL SUPPL	Invoice	04/16/2025	04/28/2025	57.23	57.23	120-40-41549	18.40.0001.1	425	1
6E8141	1	ELECTRICAL SUPPL	Invoice	04/16/2025	04/28/2025	5,990.60	5,990.60	120-40-41549	18.40.0001.1	425	1
Total 438 PLATT:						31,645.83	31,645.83				
4665 PREMIER TRUCK GROUP											
786173	1	AIR ELECTR	Invoice	04/15/2025	04/28/2025	40.27	40.27	100-40-41405		425	1
Total 4665 PREMIER TRUCK GROUP:						40.27	40.27				
338 RANCHER'S SUPPLY											
23687/	1	LIVE BURN SUPPLIES	Invoice	04/01/2025	04/28/2025	60.00	60.00	100-55-41217		425	1
Total 338 RANCHER'S SUPPLY:						60.00	60.00				
4694 ROB BECK LLC											
7854	1	TREE TRIMMING/REMOVAL	Invoice	04/17/2025	04/28/2025	4,000.00	4,000.00	100-40-41402		425	1
Total 4694 ROB BECK LLC:						4,000.00	4,000.00				
159 ROBERTS ELECTRIC INC.											
13223	1	Facilities Grant-Computer Area	Invoice	03/20/2025	04/28/2025	2,471.58	2,471.58	100-45-41549	24.45.0002.1	425	1
Total 159 ROBERTS ELECTRIC INC.:						2,471.58	2,471.58				
4635 ROPES END PROPERTY SERVICES LLC											
16108	1	RODENT CONTROL	Invoice	03/31/2025	04/28/2025	95.00	95.00	100-55-41413		425	1
Total 4635 ROPES END PROPERTY SERVICES LLC:						95.00	95.00				
6276 SAVAGE, JAMES											
25TRA	1	PER DIEM - cpsi training	Invoice	03/11/2025	04/28/2025	253.75	253.75	100-50-41724		425	1
Total 6276 SAVAGE, JAMES:						253.75	253.75				

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	Net Period	Separate Check
214 SAWTOOTH WOOD PRODUCTS											
000015	1	Service honda generator	Invoice	04/09/2025	04/28/2025	95.67	95.67	100-50-41405		425	1
Total 214 SAWTOOTH WOOD PRODUCTS:						95.67	95.67				
5494 SILVER CREEK SUPPLY											
002007	1	LEAD FREE BRASS	Invoice	04/07/2025	04/28/2025	38.61	38.61	120-40-41539	18.40.0001.1	425	1
Total 5494 SILVER CREEK SUPPLY:						38.61	38.61				
1212 SPRONK WATER ENGINEERS INC											
HLY - 0	1	414.01 HLY WATER RIGHT CONSULTING	Invoice	03/30/2025	04/28/2025	612.50	612.50	200-60-41313		425	1
Total 1212 SPRONK WATER ENGINEERS INC:						612.50	612.50				
4110 SWEET'S SEPTIC TANK & BACKHOE											
WO-01	1	septic pumping	Invoice	04/18/2025	04/28/2025	1,117.00	1,117.00	120-10-41549	25.10.0002.1	425	1
Total 4110 SWEET'S SEPTIC TANK & BACKHOE:						1,117.00	1,117.00				
50520 THE HOUSING COMPANY											
111	1	Housing Stipend Evaluation: Leos	Invoice	04/11/2025	04/28/2025	133.33	133.33	100-10-41547		425	1
111	2	Housing Stipend Evaluation: Leos	Invoice	04/11/2025	04/28/2025	133.33	133.33	200-10-41547		425	1
111	3	Housing Stipend Evaluation: Leos	Invoice	04/11/2025	04/28/2025	133.34	133.34	210-10-41547		425	1
Total 50520 THE HOUSING COMPANY:						400.00	400.00				
6072 THE RIVERSIDE HOTEL											
579580	1	waster water ce - jim	Invoice	04/07/2025	04/28/2025	507.00	507.00	210-42-41724		425	1
Total 6072 THE RIVERSIDE HOTEL:						507.00	507.00				
2817 UNITED OIL											
CL8292	1	HFD FUEL	Invoice	04/15/2025	04/28/2025	373.88	373.88	100-55-41719		425	1
CL8417	1	PUMPED FUEL WW	Invoice	04/15/2025	04/28/2025	103.86	103.86	210-70-41719		425	1
CL8417	1	PUMPED VEHICLE FUEL W.	Invoice	04/15/2025	04/28/2025	354.73	354.73	200-60-41719		425	1
CL8417	1	FUEL CHARGES PARKS	Invoice	04/15/2025	04/28/2025	105.11	105.11	100-50-41719		425	1
CL8417	1	FUEL CHARGES STS	Invoice	04/15/2025	04/28/2025	765.17	765.17	100-40-41719		425	1
CL8417	1	HPD FUEL	Invoice	04/15/2025	04/28/2025	1,512.80	1,512.80	100-25-41719		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
Total 2817 UNITED OIL:						3,215.55	3,215.55				
6935 UNIVAR SOLUTIONS USA INC.											
529453	1	BULK COAGULANT WW	Invoice	04/18/2025	04/28/2025	22,080.40	22,080.40	210-70-41791		425	1
Total 6935 UNIVAR SOLUTIONS USA INC.:						22,080.40	22,080.40				
22444 USA BLUE BOOK											
INV006	1	PRESSURE GAUGE	Invoice	04/08/2025	04/28/2025	69.95	69.95	200-60-41401		425	1
INV006	1	CL2 QUILL O-RING KIT	Invoice	04/09/2025	04/28/2025	54.17	54.17	200-60-41401		425	1
Total 22444 USA BLUE BOOK:						124.12	124.12				
2020 VALLEY WIDE COOPERATIVE											
087419	1	HITCH ADAPTOR	Invoice	04/10/2025	04/28/2025	13.65	13.65	100-40-41405		425	1
87532/	1	2 LITER COKE FOR FIRE HYDRATN MAINT.	Invoice	04/14/2025	04/28/2025	12.00	12.00	200-60-41403		425	1
Total 2020 VALLEY WIDE COOPERATIVE:						25.65	25.65				
6032 VALLEY WINDOW CLEAN											
385919	1	WELCOME CENTER - EXTERIOR WINDOWS, PWR	Invoice	04/10/2025	04/28/2025	1,270.00	1,270.00	100-50-41603		425	1
385920	1	CITY HALL - POWERWASH SIDEWALK, CLEAN EX	Invoice	04/09/2025	04/28/2025	1,033.33	1,033.33	100-42-41413		425	1
385920	2	CITY HALL - POWERWASH SIDEWALK, CLEAN EX	Invoice	04/09/2025	04/28/2025	1,033.33	1,033.33	200-42-41413		425	1
385920	3	CITY HALL - POWERWASH SIDEWALK, CLEAN EX	Invoice	04/09/2025	04/28/2025	1,033.34	1,033.34	210-42-41413		425	1
Total 6032 VALLEY WINDOW CLEAN:						4,370.00	4,370.00				
762 VERIZON WIRELESS											
762	1	MONTHLY CELL PHONE BILL STREETS	Invoice	04/07/2025	04/28/2025	179.27	179.27	100-40-41713		425	1
762	2	MONTHLY CELL PHONE BILL WATER	Invoice	04/07/2025	04/28/2025	136.94	136.94	200-60-41713		425	1
762	3	MONTHLY CELL PHONE BILL WASTE WATER	Invoice	04/07/2025	04/28/2025	248.71	248.71	210-70-41713		425	1
762	4	CELL PHONE BILL PARKS	Invoice	04/07/2025	04/28/2025	64.65	64.65	100-50-41713		425	1
Total 762 VERIZON WIRELESS:						629.57	629.57				
367 WALKER SAND AND GRAVEL											
147496	1	CANAL IMPORTED CLEAN FILL	Invoice	04/18/2025	04/28/2025	191.48	191.48	100-40-41403		425	1
147592	1	COM. RDBASE	Invoice	04/09/2025	04/28/2025	733.27	733.27	100-40-41403		425	1
147793	1	IMPORTED DIRTY FILL	Invoice	04/14/2025	04/28/2025	68.44	68.44	100-40-41403		425	1

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number	Job Number	GL Period	Separate Check
147952	1	CANAL IMPORTED DIRTY FILL	Invoice	04/16/2025	04/28/2025	39.38	39.38	100-40-41403		425	1
Total 367 WALKER SAND AND GRAVEL:						1,032.57	1,032.57				
4004 WAXIE SANITARY SUPPLY											
828091	1	library restroom soap	Invoice	10/21/2024	01/27/2025	119.12	119.12	100-45-41215		125	1
828091	1	Ref-restroom soap	Invoice	01/16/2025	01/27/2025	119.12-	119.12-	100-45-41215		125	1
Total 4004 WAXIE SANITARY SUPPLY:						.00	.00				
106 WHITEHEAD LANDSCAPING, INC.											
67064	1	move trees from park and ride	Invoice	04/10/2025	04/28/2025	12,000.00	12,000.00	120-40-41549		425	1
67094	1	Irrigation for relocated trees	Invoice	04/22/2025	04/28/2025	6,416.76	6,416.76	120-40-41549		425	1
Total 106 WHITEHEAD LANDSCAPING, INC.:						18,416.76	18,416.76				
1223 XYLEM WATER SOLUTIONS USA, INC											
3556D6	1	UV REPLACEMENT EQUIPMENT WW	Invoice	03/31/2025	04/28/2025	10,220.83	10,220.83	210-70-41401		425	1
3556D6	1	ELECTRA PUMP 2 REBUILD	Invoice	04/02/2025	04/28/2025	15,379.05	15,379.05	210-70-41403		425	1
Total 1223 XYLEM WATER SOLUTIONS USA, INC:						25,599.88	25,599.88				
6181 YSI INC.											
113329	1	YSI NEW/REPLACEMENT SENSORS WW	Invoice	04/08/2025	04/28/2025	31,980.14	31,980.14	210-70-41401		425	1
Total 6181 YSI INC.:						31,980.14	31,980.14				
Total :						391,714.68	391,714.68				
Grand Totals:						391,714.68	391,714.68				

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-15110	536.03	.00	536.03
100-00-20305	9.10	.00	9.10

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-00-31001	785.80	.00	785.80
100-10-41547	133.33	.00	133.33
100-15-41126	2,500.00	.00	2,500.00
100-15-41211	156.21	.00	156.21
100-15-41215	128.26	.00	128.26
100-15-41403	16.33	.00	16.33
100-15-41711	122.66	.00	122.66
100-15-41713	1.85	.00	1.85
100-15-41775	147.33	.00	147.33
100-20-41126	5,000.00	.00	5,000.00
100-20-41211	503.48	.00	503.48
100-20-41313	90.10	.00	90.10
100-20-41315	41,790.83	.00	41,790.83
100-20-41713	1.85	.00	1.85
100-20-41723	100.00	.00	100.00
100-25-41126	16,250.00	.00	16,250.00
100-25-41215	705.74	.00	705.74
100-25-41415	83.92	.00	83.92
100-25-41703	127.58	.00	127.58
100-25-41713	1.85	.00	1.85
100-25-41717	476.54	.00	476.54
100-25-41719	1,512.80	.00	1,512.80
100-25-41724	283.00	.00	283.00
100-40-41126	8,750.00	.00	8,750.00
100-40-41402	4,000.00	.00	4,000.00
100-40-41403	1,032.57	.00	1,032.57
100-40-41405	3,372.07	275.46-	3,096.61
100-40-41413	10,889.43	.00	10,889.43
100-40-41415	171.90	.00	171.90
100-40-41423	65.64	.00	65.64
100-40-41713	181.12	.00	181.12
100-40-41715	80.97	.00	80.97
100-40-41717	1,166.07	.00	1,166.07
100-40-41719	765.17	.00	765.17
100-40-41747	190.00	.00	190.00
100-42-41126	1,666.67	.00	1,666.67
100-42-41215	172.84	.00	172.84
100-42-41413	1,321.05	10.05-	1,311.00

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-42-41713	.62	.00	.62
100-42-41717	352.16	.00	352.16
100-45-41122	15.10	.00	15.10
100-45-41126	8,750.00	.00	8,750.00
100-45-41215	706.60	119.12-	587.48
100-45-41319	92.00	.00	92.00
100-45-41323	1.95	.00	1.95
100-45-41411	31.68	.00	31.68
100-45-41413	560.00	.00	560.00
100-45-41535	114.33	.00	114.33
100-45-41549	3,245.37	.00	3,245.37
100-45-41717	594.45	.00	594.45
100-45-41724	214.68	.00	214.68
100-50-41126	1,250.00	.00	1,250.00
100-50-41325	1,230.00	.00	1,230.00
100-50-41405	1,162.09	.00	1,162.09
100-50-41603	1,270.00	.00	1,270.00
100-50-41713	64.65	.00	64.65
100-50-41717	28.88	.00	28.88
100-50-41718	125.48	.00	125.48
100-50-41719	180.06	.00	180.06
100-50-41723	915.00	.00	915.00
100-50-41724	507.50	.00	507.50
100-55-41126	5,055.00	.00	5,055.00
100-55-41211	127.60	.00	127.60
100-55-41215	264.04	.00	264.04
100-55-41217	60.00	.00	60.00
100-55-41219	368.36	.00	368.36
100-55-41405	44.09	.00	44.09
100-55-41413	102.99	.00	102.99
100-55-41415	1,115.80	.00	1,115.80
100-55-41703	342.84	.00	342.84
100-55-41711	500.00	.00	500.00
100-55-41713	1.85	.00	1.85
100-55-41717	372.72	.00	372.72
100-55-41719	373.88	.00	373.88
100-55-41741	4,973.80	.00	4,973.80
120-10-41549	1,117.00	.00	1,117.00

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
120-40-41539	12,818.61	.00	12,818.61
120-40-41549	50,062.59	.00	50,062.59
120-50-41539	7,033.40	.00	7,033.40
200-10-41547	133.33	.00	133.33
200-15-41126	2,500.00	.00	2,500.00
200-15-41211	156.21	.00	156.21
200-15-41215	128.26	.00	128.26
200-15-41403	16.33	.00	16.33
200-15-41711	122.66	.00	122.66
200-15-41713	1.85	.00	1.85
200-15-41775	147.33	.00	147.33
200-42-41126	1,666.67	.00	1,666.67
200-42-41215	172.84	.00	172.84
200-42-41413	1,211.06	10.05-	1,201.01
200-42-41713	.62	.00	.62
200-42-41717	352.16	.00	352.16
200-60-41126	5,000.00	.00	5,000.00
200-60-41313	3,153.19	.00	3,153.19
200-60-41401	224.69	.00	224.69
200-60-41403	4,113.18	.00	4,113.18
200-60-41415	13.99	.00	13.99
200-60-41711	4,362.95	.00	4,362.95
200-60-41713	137.87	.00	137.87
200-60-41719	354.73	.00	354.73
200-60-41723	725.98	.00	725.98
210-10-41547	133.34	.00	133.34
210-15-41126	2,500.00	.00	2,500.00
210-15-41211	156.21	.00	156.21
210-15-41215	128.25	.00	128.25
210-15-41403	16.34	.00	16.34
210-15-41711	122.64	.00	122.64
210-15-41713	1.85	.00	1.85
210-15-41775	147.33	.00	147.33
210-42-41126	1,666.66	.00	1,666.66
210-42-41215	172.82	.00	172.82
210-42-41413	1,266.09	10.06-	1,256.03
210-42-41713	.62	.00	.62
210-42-41717	352.16	.00	352.16

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
210-42-41724	507.00	.00	507.00
210-70-41126	7,500.00	.00	7,500.00
210-70-41401	43,937.02	.00	43,937.02
210-70-41403	15,379.05	.00	15,379.05
210-70-41411	578.08	.00	578.08
210-70-41415	938.17	.00	938.17
210-70-41421	363.42	.00	363.42
210-70-41423	78.95	.00	78.95
210-70-41703	395.86	.00	395.86
210-70-41711	60.00	.00	60.00
210-70-41713	249.64	.00	249.64
210-70-41719	103.86	.00	103.86
210-70-41723	215.99	.00	215.99
210-70-41791	22,080.40	.00	22,080.40
220-65-41403	8,637.96	.00	8,637.96
235-78-41549	48,316.55	.00	48,316.55
Grand Totals:	392,139.42	424.74-	391,714.68

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
01/25	119.12	119.12-	.00
04/25	392,020.30	305.62-	391,714.68
Grand Totals:	392,139.42	424.74-	391,714.68

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/28/2025 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Motion to conduct the 3rd Reading of Ordinance No. 1345, an Ordinance approving the First Amendment to the Sunbeam Subdivision Planned Unit Development (PUD) Agreement between Marathon Partners, LLC, and the City of Hailey, which was approved by the Hailey City Council on June 8, 2020. The Applicant is requesting an amendment to reduce the total number of lots/sublots within Phase II. The proposed amendment reduces the overall density in Phase II from 62 lots/sublots (42 lots and 20 sublots) to 59 lots/sublots (42 lots and 17 sublots). If approved, the total number of residential units, in both Phase I and Phase II, would reduce from 147 units to 144 units.

This amendment was approved in conjunction with the revised Preliminary Plat Application.

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ Hailey Municipal Code Title 17, PUD (IFAPPLICABLE)

BACKGROUND: Marathon Partners, LLC, received approval by the Hailey City Council for the Planned Unit Development (PUD) Application for Sunbeam Subdivision on May 19, 2020 (Findings of Fact signed June 8, 2020). The PUD approval was for a two-phased development, consisting of the following:

Phase I: 67 lots, 18 cottage sublots, 85 lots/sublots/units in total

- 18 Cottage Units (3 cottage parcels)
- Park Space: 4.54-acre park integrated into the existing Curtis Park, and a 6'-wide pedestrian trail across the northeast corner of Lot 32.
- Conveyance of Well Site

Phase II: 42 lots, 20 cottage sublots, 62 lots/sublots/units in total

- 20 Cottage Units (3 cottage parcels)
- Park Space: 3.34-acre park integrated into the park space developed in Phase I.

Total Number of Units Proposed (Phases I and II): 147 residential units.

Total Number of Lots Proposed (Phases I and II): 115 lots/sublots.

Total Amount of Park Space Proposed (Phase I and II): 7.88-acre Park/Open Space.

The approved Development Agreement further outlines the **Amenities** provided by the Applicant:

- First subdivision to receive a 4-star rating from the National Green Building Standards (NGBS)
- A 7.88-acre park
- 3,200 lineal feet of pathway
- 5,000 lineal feet of sidewalk
- A new municipal well site, and
- Precedent setting water conservation and solar-ready measures

The Applicant applied and received approval for a PUD, which allows for greater flexibility in land use regulations, thereby allowing the Applicant to utilize a more creative and thoughtful approach in developing the land. Under a PUD, typical zoning requirements and restrictions, such as density requirements, setbacks and other land use regulations may vary or be augmented to allow for a more desirable living environment. Varied regulations may further allow the Applicant to retain, preserve and enhance more of the unique features of the site.

The approved PUD has allowed the Applicant the ability to group varied and compatible land uses, such as housing – both small-clustered housing (cottage units) and single-family residences, and recreation

and park all within one subdivision. This PUD further supported waivers of certain city standards in exchange for one or more benefits, as outlined in the attached Staff Report.

APPLICATION: Marathon Partners, LLC, is preparing to proceed with the construction of Sunbeam Phase II. Prior to pursuing a revised Preliminary Plat approval, the Applicant is requested modifications to the approved PUD Agreement. The Applicant proposed to modify the overall density of Phase II, which includes a reduction of three (3) lots/sublots within Phase II, and an overall unit reduction of three (3) units (from 147 units to 144 units), as shown in the table below:

Sunbeam Subdivision Density Analysis				
		Single Family Lots	Cottage Townhome Lots	Total Units
Currently Entitled Unit Count	Phase I	67	3 (18 sublots)	85
	Phase II	42	3 (20 sublots)	62
	Total	109	6 (38 sublots)	147
Requested Unit Count	Phase I	67	3 (18 sublots)	85
	Phase II	42	3 (17 sublots)	59
	Total	109	3 (35 sublots)	144

To summarize, the Applicant proposed to reduce the overall density from the entitled 147 units to a new total of 144 units. This modification included three (3) less cottage townhouse sublots. No changes to the single-family residential lots/units were proposed.

With a better understanding of why the Applicant requested a reduction in density and therefore, an amendment to the PUD Agreement, Staff and the Council supported the Applicant's proposed iteration of the PUD Agreement, and the revised Preliminary Plat for Phase II. Not only does the request align with Hailey's Comprehensive Plan, but it also further maintained the compact, cohesive, and functional layout of Phase I, and complements the site design of the surrounding neighborhoods.

Based on the information presented and provided herein, the Council approved the First Amendment to the Planned Unit Development Application on March 31, 2025. The Findings of Fact, Conclusions of Law, and Decision are attached hereto.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____
 Estimated Hours Spent to Date: _____
 Staff Contact: Robyn Davis

Caselle # _____
 YTD Line-Item Balance \$ _____
 Estimated Completion Date: _____
 Phone # 788-9815 #2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ City Administrator	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	___
___ Safety Committee	___ P & Z Commission	___ Police	___
___ Streets	___ Public Works, Parks	___ Mayor	___

RECOMMENDATION FROM THE APPLICABLE DEPARTMENT HEAD:

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL: Motion to conduct the 3rd Reading of Ordinance No. 1345, an Ordinance approving the First Amendment to the Sunbeam Subdivision Planned Unit Development (PUD) Agreement between Marathon Partners, LLC, and the City of Hailey, which was approved by the Hailey City Council on June 8, 2020. The Applicant is requesting an amendment to reduce the total number of lots/sublots within Phase II. The proposed amendment reduces the overall density in Phase II from 62 lots/sublots

HAILEY ORDINANCE NO. 1345

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT WITH MARATHON PARTNERS, LLC, REGARDING THE DEVELOPMENT OF THE SUNBEAM SUBDIVISION (PHASE I AND PHASE II); PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City of Hailey desires to modify the Planned Development Agreement with Marathon Partners, LLC, regarding the development of the Sunbeam Subdivision.

WHEREAS, the City of Hailey agrees to the terms and conditions of the First Amendment to the Planned Unit Development Agreement, a copy of which is attached hereto.

WHEREAS, the parameters set forth in the First Amendment to the PUD Agreement, and this ordinance will promote the public health, safety and general welfare;

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

Section 1. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS __ DAY OF _____, 2025.

Martha Burke, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Hailey Attn: Mary Cone, City Clerk 115 South Main Street Hailey, ID 83333	
--	--

(Space Above Line For Recorder's Use)

FIRST AMENDMENT TO THE SUNBEAM SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO THE SUNBEAM SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT (hereinafter "**First Amendment**") is entered into this ___ day of _____ 2025, by and between the City of Hailey ("**City**"), a municipal corporation of Idaho, and Marathon Partners, LLC, an Idaho limited liability company ("**Owner**"). The City and Owner may be referred to in this First Amendment individually as a "**Party**", or collectively as the "**Parties**", as warranted under the circumstances.

RECITALS

- A. The City and Owner previously entered into a Planned Unit Development Agreement (the "**PUD Agreement**") dated June 18, 2020, recorded as Instrument No. 670234, records of Blaine County, Idaho, which relates to the development and improvements of certain real property (the "**Project**") in the City as described in the Agreement, and known as the Sunbeam Subdivision.
- B. The PUD Agreement details the allowable uses for the Project, zoning designation, waivers and community benefits, density, and estimated start and completion dates for construction within the Project.
- C. Findings of Fact and Conclusions of Law for the Preliminary Plat of Phase 2 were approved by the City Council on November 12, 2024.
- D. The City and Owner desire and intend to further amend the approved Preliminary Plat for Phase 2 referenced hereinbelow by adding, removing and/or amending certain provisions as herein described to reduce residential density in Phase 2.

AGREEMENT

NOW, THEREFORE, IN CONSIDERATION of the above recitals, and the mutual covenants and agreements herein, the Parties hereto agree to the following amendments to the PUD Agreement to incorporate the underlined terms and remove the ~~striketrough~~ terms as follows:

3. Right to Develop. Subject to the requirements of this PUD Agreement, the Owner and all future owners of some or all the Property shall have the right to develop, construct, improve and use the Property for single family residential purposes as depicted and described in the PUD Development Plan, including the following modification of waivers of zoning or subdivision requirements:

- (i) ~~24~~15 lots and ~~38~~35 cottage ~~units~~ sublots of less than 8,000 square foot required in the LR-1 zone;
- (ii) ~~29~~19 lots and ~~38~~35 cottage sublots of less than 75 feet wide.
- (iii) One flag lot in Phase 1 and no flag lot in Phase 2.
- (iv) ~~Private streets for ingress to and egress from the cottage lots whether or not serving more than five residential dwelling units;~~
- (v) ~~A requirement of only two parking spaces per cottage unit accessed from a private street; and~~

The remainder of Paragraph 3 is unchanged.

4. Phased Development. The Property may be developed in one or two phases at the discretion of the Owner as set forth in the PUD Development Plan consisting of ~~147~~144 residential units comprised of 109 single family lots and 6 cottage townhouse lots for ~~38~~35 residential units. The first Phase (“**Phase 1**”) shall consist of the following:

- (i) a 4.54-acre park integrated into the existing Curtis Park depicted on the PUD Development Plan as Parcel A, and a six (6) foot wide pedestrian trail across the northeast corner of Lot 32 where shown on the PUD Development Plan.
- (ii) 67 single family lots
- (iii) 3 cottage townhouse lots containing 18 cottage units and
- (iv) the well site described in paragraph 6, below.

All cottage lots depicted in the PUD Development Plan must be developed with cottage units by the Owner or its successors or assigns. Owner shall use commercially reasonable efforts to expedite the development of said cottage units. The Second Phase (“**Phase 2**”) shall consist of

all improvements not included in Phase 1, including a 3.34-acre park depicted on the PUD Development Plan as Parcel B, 42 single family lots and 3 cottage lots containing ~~20~~ 17 cottage sublots/units.

The remainder of Paragraph 4 is unchanged.

5. Water Rights and Water Conservation. Potable water and water for irrigation of the residential lots shall be provided by municipal water. Owner shall dedicate and convey to the City 0.20 cubic feet per second of Owner's surface irrigation Water Right No, 37-21112 for irrigation of 7.4 acres within park parcels A and B (the "**Park Dedicated Water Right**") to be dedicated to and maintained by the City of Hailey. A supplemental municipal connection shall be provided for these areas in the event the Dedicated Water Right is shut off or otherwise becomes completely or partially unavailable prior to the end of the irrigation season. All other irrigable areas within the Property shall be irrigated by municipal water services. ~~Owner shall construct improvements necessary to deliver Dedicated Water Right from the Hiawatha Canal through the existing diversion serving Curtis Park to the subdivision parks. The improvements shall be conveyed to the City which shall operate the irrigation system. City acknowledges receipt from Owner of the amount of money needed for a pump station to be used in conjunction with a future municipal well.~~

The remainder of Paragraph 5 is unchanged and all other provisions of the PUD Agreement not referenced above remain unchanged.

General Provisions.

- a. Construction. This First Amendment and the PUD Agreement constitute one (1) Agreement between the City and Owner. In the event of any inconsistencies between this First Amendment and the PUD Agreement, the terms of the PUD Agreement shall govern unless explicitly noted herein.
- b. Definitions. All terms used in this First Amendment which are defined in the PUD Agreement shall have the meaning set forth in the PUD Agreement.
- c. Ratification. The PUD Agreement, as amended by this First Amendment, is hereby ratified and affirmed.
- d. Counterparts. This First Amendment may be executed in counterparts.

IN WITNESS WHEREOF, the Parties have executed this First Amendment on the day and year first above written.

**Marathon Partners, LLC, an Idaho
limited liability company**

**City of Hailey, Idaho, a municipal
corporation**

By: _____
Ed Dumke, Managing Member

By: _____
Martha Burke, Mayor

ACKNOWLEDGMENTS

STATE OF IDAHO)
)ss.
County of Blaine)

Subscribed and sworn before me on this ____ day of _____, 2025, before me a Notary Public in and for said State, personally appeared MARTHA BURKE, known to me to be the Mayor of the CITY OF HAILEY, IDAHO and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City Of Hailey, Idaho.

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

Notary Public
Residing at _____
My Commission Expires _____

STATE OF IDAHO))ss.
County of Blaine)

Subscribed and sworn before me on this _____ day of _____, 2025, before me a Notary Public in and for said State, personally appeared ED DUMKE known or identified to me to be the Managing Member of MARATHON PARTNERS, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

Notary Public
Residing at _____
My Commission Expires _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 04/28/2025

DEPARTMENT: Legal/CDD

DEPT. HEAD SIGNATURE: CPS/RD

SUBJECT: Motion to waive the 2nd reading and conduct the 3rd reading of Ordinance No. 1346, an ordinance authorizing the approval of the Addendum to the Annexation, Services, and Development Agreement of the Quigley Farm Subdivision, by and between the City of Hailey and Quigley Farm and Conservation Community, LLC, recognizing the agreement reached to reallocate community housing units from Block 2 to Block 9 within the Quigley Farm Subdivision, and read by title only.

AUTHORITY: x ID Code 50-301 ☐ IAR _____ ☐ City Ordinance/Code HMC
(IFAPPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The City of Hailey, in 2017, entered into an Annexation, Services, and Development Agreement Quigley Farm with Quigley Farm and Conservation Community, LLC, and related entities. Thereafter, in compliance with said agreement, certain preliminary and final plats, and other applications, have been approved in an effort toward subdivision completion.

As part of the buildout of the subdivision, the Developer submitted an application for the reallocation of Community Housing Units within the subdivision, specifically within Block 2 of the subdivision. The Addendum to the Annexation, Services, and Development Agreement is intended to formally recognize and memorialize the reallocation of Community Housing Units from Block 2 to Block 9. No other modifications are proposed currently, and the draft Addendum is attached.

On April 14, 2025, the Hailey City Council approved Ord. 1346, an ordinance authorizing the approval of the proposed addendum to reallocate community housing units from Block 2 to Block 9 within the Quigley Farm Subdivision.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # _____	YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____	Estimated Completion Date: _____
Staff Contact: _____	Phone # _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IFAPPLICABLE)

__x__ City Attorney	___ Clerk	___ Engineer	___ Building
___ Administrator	___ Library	___ Planning	___ Fire Dept.
___ Safety Committee	___ P & Z Commission	___ Police	___
___ Streets	___ Public Works, Parks	___ Mayor	___

RECOMMENDATION FROM THE APPLICABLE DEPARTMENT HEAD: Motion to waive the 2nd reading and conduct the 3rd reading of Ordinance No. 1346, an ordinance authorizing the approval of the Addendum to the Annexation, Services, and Development Agreement of the Quigley Farm Subdivision, by and between the City of Hailey and Quigley Farm and Conservation Community, LLC, recognizing the agreement reached to reallocate community housing units from Block 2 to Block 9 within the Quigley Farm Subdivision, and read by title only.

FOLLOW-UP REMARKS:

HAILEY ORDINANCE NO. 1346

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING THE ANNEXATION, SERVICES, AND DEVELOPMENT AGREEMENT OF THE QUIGLEY FARM SUBDIVISION, BY ADDENDUM; PROVIDING FOR AN AMENDMENT TO THE BLOCK DENSITY SUMMARY TABLE AND SUBDIVISION SUMMARY TABLE INCLUDED IN THE NOTES OF THE QUIGLEY FARM LARGE BLOCK PLAT REALLOCATING TWO (2) REQUIRED COMMUNITY HOUSING UNITS FROM BLOCK 2 TO BLOCK 9; PROVIDING FOR SEVERALABILITY CLAUSE, A REPEALER CLAUSE AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, included the power to amend agreements associated with subdivision layout and design to better meet the needs of its citizenry.

WHEREAS, Quigley Farm and Conservation Community, LLC, an Idaho limited liability company (“Quigley”) received approval of annexation into the City of Hailey, by Ordinance No. 2017-083 and associated land use entitlements as reflected in an Annexation, Services and Development Agreement Quigley Farm (the “Annexation Agreement”) on August 9, 2017, and recorded as Instrument No. 645779 on August 16, 2017, in the records of Blaine County, Idaho, and

WHEREAS, Quigley is seeking approval to amend the BLOCK DENSITY SUMMARY TABLE included in the Preliminary Large Block Plat attached as Exhibit B2 to the Annexation Agreement and thereafter included as the SUBDIVISION SUMMARY TABLE in the Notes of the Quigley Farm Large Block Plat (the “Plat”) to reallocate two (2) required Community Housing Units from Block 2 to Block 9, and

WHEREAS, the City is willing to accommodate the request so long as the total number of required Community Housing Units within the Subdivision remains the same, and

WHEREAS, pursuant to Section 16.B. of the Annexation Agreement, the Agreement may be amended by means of a written instrument executed by both parties thereto, which Addendum to Annexation, Services and Development Agreement Quigley Farm is attached hereto as Exhibit A, and made a part hereof, and

WHEREAS, Idaho Code Section 67-6511A mandates that each governing board may, by ordinance adopted or amended in accordance with the notice and hearing provisions provided by Idaho Code section 67-6509, adopt or amend such Development Agreement.

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

SECTION 1. The Annexation, Services and Development Agreement Quigley Farm is amended by Addendum pursuant to the Exhibit A attached hereto and made a part hereof whereby (1) The Number of Community Housing Units required in Block 2 of the Subdivision shall be reduced from 2 to 0; (2) The number of Community Housing Units required in Block 9 of the Subdivision shall be increased from 7 to 9; and (3) The changes in the allocation of required community housing units among Blocks within the Quigley Farm Subdivision shall be reflected in the plats and development plans for the impacted Blocks.

SECTION 2. Severability Clause. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such a decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 3. Repealer Clause. All City of Hailey ordinances or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ day of _____, 2025.

Martha Burke, Mayor

ATTEST:

Mary Cone
Hailey City Clerk

Publish: Idaho Mountain Express _____, 2025

Exhibit “A”

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Hailey Attn: Mary Cone, City Clerk 115 South Main Street Hailey, ID 83333	
--	--

(Space Above Line for Recorder's Use)

**ADDENDUM TO ANNEXATION, SERVICES AND DEVELOPMENT AGREEMENT
QUIGLEY FARM
(Amending Instrument #645779)
Reallocation of Location of Community Housing Units**

This Addendum to the Annexation, Services and Development Agreement of Quigley Farm, is made and entered into this _____ day of _____, 2025, by and between the City of Hailey, Idaho, a municipal corporation (the "City") and Quigley Farm and Conservation Community, LLC, an Idaho limited liability company ("Quigley"), and together with the City, the "Parties".

Recitals

- A. The City is a municipal corporation possessing all powers granted to municipalities under the applicable provisions of the Idaho Code, included the power to amend agreements associated with subdivision layout and design to better meet the needs of its citizenry.
- B. Quigley received approval of annexation into the City of Hailey and associated land use entitlements as reflected in an Annexation, Services and Development Agreement (the "Annexation Agreement") on August 9, 2017, and recorded as Instrument No. 645779 on August 16, 2017, in the records of Blaine County, Idaho.
- C. Quigley is seeking approval to amend the BLOCK DENSITY SUMMARY TABLE included in the Preliminary Large Block Plat attached as Exhibit B2 to the Annexation Agreement and thereafter included as the SUBDIVISION SUMMARY TABLE in the Notes of the Quigley Farm Large Block Plat (the "Plat") to reallocate two (2) required Community Housing Units from Block 2 to Block 9.
- D. The City is willing to accommodate the request so long as the total number of required Community Housing Units within the Subdivision remains the same.

E. Pursuant to Section 16.B. of the Annexation Agreement, the Annexation Agreement may be amended by means of a written instrument executed by both parties thereto.

NOW, THEREFORE, Quigley and the City agree that the Annexation Agreement and Exhibits are amended as follows:

1. The Number of Community Housing Units required in Block 2 of the Subdivision shall be reduced from 2 to 0.
2. The number of Community Housing Units required in Block 9 of the Subdivision shall be increased from 7 to 9.
3. The changes in the allocation of required community housing units among Blocks within the Quigley Farm Subdivision shall be reflected in the plats and development plans for the impacted Blocks.

Except as amended herein, the Annexation Agreement is hereby ratified and affirmed.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year written herein.

DATED this _____ day of _____, 2025.

CITY OF HAILEY

By _____
Martha Burke, Mayor

ATTEST:

Mary Cone
Hailey City Clerk

QUIGLEY FARM AND CONSERVATION
COMMUNITY, LLC, an Idaho limited liability
company,

By: _____
David Hennessy, its Managing Member

STATE OF IDAHO)

)ss.

County of Blaine)

Subscribed and sworn before me on this ____ day of _____, 2025, before me a Notary Public in and for said State, personally appeared MARTHA BURKE, known to me to be the Mayor of the CITY OF HAILEY, IDAHO and the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of the City Of Hailey, Idaho.

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

Notary Public
Residing at _____
My Commission Expires _____

STATE OF IDAHO)

)ss.

County of Blaine)

Subscribed and sworn before me on this ____ day of _____, 2025, before me a Notary Public in and for said State, personally appeared DAVID HENNESSY, known or identified to me to be the Managing Member of QUIGLEY FARM AND CONSERVATION COMMUNITY, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

Notary Public
Residing at _____
My Commission Expires _____

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Lawson Laski Clark, PLLC
P.O. Box 3310
Ketchum, Idaho
83340

(Space Above This Line for Recorder's Use)

**AFFIDAVIT OF OWNERS OF LAND
RE QUIGLEY FARM BLOCK 2, LOTS 1-8 (Instrument No. 677228)**

This Affidavit is made for the purpose of correcting Note 6 located on that certain PLAT for QUIGLEY FARM BLOCK 2, LOTS 1-8 recorded December 18, 2020, as Instrument # 677228 in the records of Blaine County, Idaho (the "PLAT") as it relates to community housing units. The PLAT is incorporated herein by this reference thereto. This Affidavit is authorized by Idaho Code 55-816.

Note 6 is amended to read:

6. LOT 8 MAY INCLUDE UP TO TEN (10) RESIDENTIAL UNITS, ~~TO INCLUDE TWO (2) COMMUNITY HOUSING UNITS.~~

The PLAT, as hereby corrected, is ratified in all respects.

OWNERS:

In Witness hereof, I have hereunto set my hand.

QUIGLEY FARM AND CONSERVATION COMMUNITY LLC

By: _____
David Hennessy, Managing Member

Signed this ____ day of _____, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared David Hennessy, known to me to be the managing member of QUIGLEY FARM AND CONSERVATION COMMUNITY LLC, an Idaho limited liability company and acknowledged to me that said limited liability company executed the same.

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

Owner Lot 1

By: _____
Lucas Poster

Signed this ____ day of _____, 2025

By: _____
Aline Poster

Signed this ____ day of _____, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Lucas Poster**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Aline Poster**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

Owner Lot 2

By: _____
Elliott R. Aten

Signed this ____ day of _____, 2025

By: _____
Elissa M. Aten

Signed this ____ day of _____, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Elliott R. Aten**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Elissa M. Aten**, known to me to be owner of Quigley Farm 2 Lot 1.

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

Owner Lot 3

By: _____
David Winston Lipman

Signed this ____ day of _____, 2025

By: _____
Teresa Beahen Lipman

Signed this ____ day of _____, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **David Winston Lipman**, known to me to be owner of Quigley Farm 2 Lot 1.

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Teresa Beahen Lipman**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

Owner Lot 4

By: _____
Julie Rachlin

Signed this ____ day of _____, 2025

By: _____
Richard S. Rachlin

Signed this ____ day of _____, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Julie Rachlin**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Richard S. Rachlin**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

Owner Lot 5

By: _____
Irwin F. Sentilles IV

Signed this ____ day of _____, 2025

By: _____
Rebecca L. Hornbach

Signed this ____ day of _____, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Irwin F. Sentilles IV**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Rebecca L. Hornbach**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

Owner Lot 6

By: _____
Calixta Gorman

Signed this ____ day of _____, 2025

By: _____
Paul Gorman

Signed this ____ day of _____, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Calixta Gorman**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Paul Gorman**, known to me to be owner of Quigley Farm 2 Lot 1

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

Owner Lot 7

43 North Inc.

By: _____
Tifny Lago, President

Signed this ____ day of _____, 2025

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) ss.
County of Blaine)

On this ____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said county and state, personally appeared Tifny Lago, known to me to be the President of **43 North Inc**, an Idaho non-profit corporation and acknowledged to me that said non-profit corporation executed the same.

Name: _____
Notary Public for Idaho
Residing at _____
My commission expires _____

CITY OF HAILEY APPROVAL:

The foregoing affidavit correcting the Note 6 of the Plat is approved this ____ day of _____, 2025 the Hailey City Council, Hailey, Idaho.

By: _____

/seal/

DRAFT

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AGENDA ITEM SUMMARY

DATE: 04/28/2025 **DEPARTMENT:** Community Development **DEPT. HEAD SIGNATURE:** RD

SUBJECT: Motion to waive the 2nd reading and conduct the 3rd reading of Ord. 1347, an ordinance authorizing the amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph “J”, items J.1., J.2., and J.3; which establishes provisions and/or flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure, and read by title only.

Motion to approve the associated Summary of Ord. 1347 amending Title 17, Section 17.04M.060.

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code Title 17
(IF APPLICABLE)

BACKGROUND: By allowing flexibility for specific bulk requirements within Hailey’s most historic Overlay District (Townsite Overlay District), there will be greater incentive and opportunity for historic residential and commercial buildings to be retained and expanded upon, versus demolished and rebuilt. Expansions through this historic preservation process may result in additional bedrooms, ADUs, and/or office and home occupation spaces, all of which are examples of infill development. This type of development not only deepens neighborhood connections and residents’ access to the core of Hailey, but it also carries secondary benefits of greater community walkability, efficient land use, and less potential impact from development sprawl into wildlife migration zones, intact ecosystems, and the wildland-urban fire interface (“WUI”). Simultaneously, the Hailey community has also expressed a fervent desire to retain local character and a “small town-feel”, as demonstrated through extensive community engagement in 2024 (Hailey Comprehensive Plan Update, 2024).

Historic buildings in the Townsite Overlay directly contribute to the unique local character of Hailey, offering expressions of the community from past times and the evolution of the community into the present. Incentivizing historic preservation through bulk requirement flexibility supports the protection of Hailey’s unique culture and character, while also employing best practices for resilient and sustainable community development.

The specific objective of the proposed amendment is to establish provisions for bulk requirement flexibility that incentivize the preservation and adaptive reuse of historic buildings in the Townsite Overlay District. A draft Ordinance, noting the proposed amendments and/or modifications, is attached hereto.

On April 14, 2025, the Hailey City Council unanimously approved the proposed text amendment establishing provisions and/or flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Caselle # _____

Budget Line Item _____

Estimated Hours Spent to Date: _____

Staff Contact: Robyn Davis

YTD Line-Item Balance \$ _____

Estimated Completion Date: _____

Phone # 788-9815 #2015

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney

___ City Administrator

___ Engineer

___ Building

___ Library

___ Planning

___ Fire Dept.

___ _____

____ Safety Committee ____ P & Z Commission ____ Police
____ Streets ____ Public Works, Parks ____ Mayor

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to waive the 2nd reading and conduct the 3rd reading of Ord. 1347, an ordinance authorizing the amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph "J", items J.1., J.2., and J.3; which establishes provisions and/or flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure, and read by title only.

Motion to approve the associated Summary of Ord. 1347 amending Title 17, Section 17.04M.060.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Motion Language:

Approval #1: Motion to waive the 2nd reading and conduct the 3rd reading of Ord. 1347, an ordinance authorizing the amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04M.060: Townsite Overlay Bulk Requirements, by adding paragraph "J", items J.1., J.2., and J.3; which establishes provisions and/or flexibility of maximum building height, maximum lot coverage, and the consideration of other exceptions to the bulk requirements for all development projects preserving a historic commercial or residential structure, and read by title only.

Approval #2: Motion to approve the associated Summary of Ord. 1347 amending Title 17, Section 17.04M.060.

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt. /Order Originals: *Additional/Exceptional Originals to: _____

Copies (all info.): Copies

Instrument # _____

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17: ZONING REGULATIONS, CHAPTER 17.04: ESTABLISHMENT, PURPOSES AND USES WITHIN ZONING DISTRICTS, ARTICLE M: TOWNSITE OVERLAY (TO) ZONING DISTRICT, SECTION 17.04M.060, OF THE HAILEY MUNICIPAL CODE BY ADDING PARAGRAPH “J”, ITEMS J.1., J.2., AND J.3.; PROVIDING FOR FLEXIBILITY OF MAXIMUM BUILDING HEIGHT AND/OR MAXIMUM LOT COVERAGE FOR DEVELOPMENT PROJECTS PRESERVING A HISTORIC COMMERCIAL OR RESIDENTIAL STRUCTURE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Mayor and the City Council of the City of Hailey have adopted Chapter 17.04M, of the Hailey City Code creating the Townsite Overlay District, declaring a purpose, general application, use restrictions and bulk requirements therein; and

WHEREAS, the purposes of the Townsite Overlay District include encouraging infill while retaining neighborhood character, increasing the compatibility and lessening the degree of nonconformity of existing structures; to create sufficient flexibility to allow desirable development; to conserve building resources and to enhance neighborhoods with increased pedestrian orientation, and

WHEREAS, the Townsite Overlay Districts contains commercial and residential structures constructed from the founding of the City of Hailey through the decades representing an array of American architectural styles that reflect a diversity of historic structures that together, with other attributes, contribute to the fabric of the neighborhood character in old Hailey, and

WHEREAS, the City of Hailey, through its comprehensive plan and adoption of Chapter 2.24, expressed its policy and intention to preserve its historic commercial and residential structures, and

WHEREAS, the demolition of historic commercial or residential structures is antithesis to the character of the Townsite Overlay, and it is concluded that bulk requirement limitations should be more flexible as an incentive to preserve historic commercial and residential structures in Hailey, and

WHEREAS, the Mayor and City Council wish to clarify and amend the provisions of Chapters 17.04M.060 and

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

Section 1. Section 17.04M.060 of the Hailey Municipal Code is hereby amended by the addition of the underlined language as follows:

Section 17.04M.060: Bulk Requirements:

17.04M.060.J.: Preservation of Historic Structures:

1. Bulk Requirement Flexibility

The City aims to promote the historic, architectural, archaeological and cultural heritage, features and qualities of Hailey through the identification, evaluation, designation, and protection of historic structures. Where historic commercial and residential structures are preserved, flexibility in the bulk requirements of the Townsite Overlay (TO) Zoning District may be approved by the Administrator and/or the Planning and Zoning Commission on a case-by-case basis, as follows:

- a. Maximum Building Height: When any building permit application includes the retention of a historic commercial or residential structure, the maximum building height shall be subject to the maximum building height allowed by the underlying zoning designation of the parcel(s).
- b. Maximum Lot Coverage: When any building permit application includes the retention and preservation of a historic residential structure, the maximum lot coverage may be forty percent (40%), regardless of the number of stories above grade or the existence of a garage. Where a historic residential or commercial structure is retained and preserved and located within a zoning district that allows for lot coverage greater than forty percent (40%), the underlying zoning district and/or zoning overlay shall govern.

2. Specific Standards

I. Purpose

The Hailey historic preservation and bulk requirement flexibility standards provide the required design elements for the granting of bulk requirement flexibility that may accompany the preservation of a historic residential or commercial building. Bulk requirement flexibility shall only be granted to qualifying residential or commercial structures in the Townsite Overlay Zoning District.

In general, the City of Hailey considers structures built in or prior to the year 1975 as “historic”. There is both inherent and instrumental value in the preservation of historic buildings in Hailey. However, all applications seeking to apply bulk requirement flexibility shall be reviewed on a case-by-case basis. Additionally, there may be instances where a structure is not at least fifty (50) years old, yet said structure possesses unique, significant, and/or context-specific value to the overall historic and architectural culture of Hailey.

The specific standards contained herein ensure that all bulk requirement flexibility projects – which are reviewed on a case-by-case basis by the Planning and Zoning Commission – retain a shared set of characteristics that uphold the integrity of Hailey’s historic building stock. For bulk requirement flexibility to be granted, each of the following standards must be met:

- a. The residential or commercial building was constructed in or before the year 1975, and therefore considered “historic”, according to City Standards.
- b. Any addition to a qualifying historic structure should not obscure, shield, or otherwise prohibit viewership of the primary frontage of the existing historic structure, as seen

- from public street. Additions are strongly preferred at the rear of the existing historic structure. If site conditions and/or project circumstances do not allow for rear location, the addition shall match or complement the existing historic structure with each of the following: material type, material arrangement, material color, fenestration scale and design, roof material, and roofline shape.
- c. If a project seeks to apply flexibility in maximum building height, the addition shall only be permitted behind the front wall plane, so as not to obscure viewership of existing historic structure from the primary street frontage.
 - d. Material types for new additions shall be limited to either the matching material type of the existing historic structure, or material types that are natural and/or reflective of the period in which the existing historic structure was built. This may include wood (painted or natural stain), corrugated metal, stone, and brick.
 - e. Any Applicant seeking to apply bulk requirement flexibility, in exchange for the preservation of a historic structure, shall provide a written narrative statement with their Application, to be retained in the City of Hailey Public Record. Such a narrative statement shall include:
 - i. Date of original construction of all historic structures proposed for retention.
 - ii. Date and type of any renovations for all historic structures proposed for retention, to include building square footage expansions, additions of windows and/or doors, and any other construction that substantially altered the character and scope of the structure in question. Re-roof renovations are exempt.
 - iii. Statement and timeline of preserved historic structure uses (residence, office, small business, etc.), from earliest known and leading to the present.
 - iv. Identification and description of at least two (2) distinct architectural and/or design elements from the existing historical structure that will be matched, expanded upon, and/or reflected in the proposed addition. Description should include specific element names and a brief explanation of how each element is reflective of a specific historical period (i.e. mid-century modern, post-World War II, settlement/territorial, etc.)

3. Other Requirements

The following requirements shall also govern and apply to all Design Review Applications seeking to preserve historic structures and qualify for bulk requirement flexibility:

- a. Existing Nonconforming Buildings: Where an existing building is nonconforming with respect to the bulk requirements of the Townsite Overlay (TO) Zoning District, provisions outlined in Section 17.04M.070: Nonconforming Buildings shall be met.
- b. Flexibility in the bulk requirements apply to historic commercial or residential structures only. Historic outbuildings and/or other accessory structures do not qualify. Historic outbuildings and/or other accessory structures shall meet the bulk requirements of the underlying zoning district and/or zoning overlay, whichever designation controls.
- c. For purposes of this section, historic shall mean any commercial or residential structure built in or before the year 1975.
- d. All other bulk requirements not expressly written herein shall be met.

- e. Applicants may only seek consideration of one (1) bulk requirement flexibility per Application, and only one (1) bulk requirement flexibility per Application may be granted. Additional waivers and/or flexibilities may be addressed through established City processes, including Planned Unit Developments (Section 17.10) and/or Variances (Section 17.12).

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

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY
THE MAYOR THIS _____ DAY OF _____, 2025.

Martha Burke, Mayor

Attest:

Mary Cone, City Clerk

Publish: Idaho Mountain Express _____, 2025

SUMMARY OF HAILEY ORDINANCE NO. 1347

The following is a summary of the principal provisions of Ordinance No. 1347 of the City of Hailey, Idaho, duly passed and adopted _____, 2025, by the City Council and Mayor of the City of Hailey:

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING TITLE 17: ZONING REGULATIONS, CHAPTER 17.04: ESTABLISHMENT, PURPOSES AND USES WITHIN ZONING DISTRICTS, ARTICLE M: TOWNSITE OVERLAY (TO) ZONING DISTRICT, SECTION 17.04M.060, OF THE HAILEY MUNICIPAL CODE BY ADDING PARAGRAPH “J”, ITEMS J.1., J.2., AND J.3.; PROVIDING FOR FLEXIBILITY OF MAXIMUM BUILDING HEIGHT AND/OR MAXIMUM LOT COVERAGE FOR DEVELOPMENT PROJECTS PRESERVING A HISTORIC COMMERCIAL OR RESIDENTIAL STRUCTURE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE

Hailey Ordinance No. 1347 amends Hailey Municipal Code as follows:

Sections 1 Amends Hailey Code Title 17, Zoning Regulations, Chapter 17.04, by modifying Section 17.04M.060, to include the addition of paragraph J: PRESERVATION OF HISTORIC STRUCTURES, items J.1: BULK REQUIREMENT FLEXIBILITY, J.2: SPECIFIC STANDARDS, and J.3: OTHER REQUIREMENTS.

Section 2 provides a savings and severability clause.

Section 3 provides a repealer clause.

Section 4 provides an effective date.

The full text of Ordinance No. 1347 is available at Hailey City Hall at 115 South Main Street, Suite H, Hailey, Idaho, 83333 and will be provided to any citizen upon request during regular business hours.

CERTIFICATION OF CITY ATTORNEY

I, the undersigned Attorney at Law, as attorney for the City of Hailey, Idaho, hereby certify that I have read the foregoing summary of Ordinance No. 1347 of the City of Hailey, that I have compared it to the full text of Ordinance No. 1347, and that in my opinion, the above summary is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this _____ day of _____, 2025.

Christopher P. Simms, Hailey City Attorney

Publish: Idaho Mountain Express, _____, 2025.

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April 28, 2025, 5:30 PM

Town Center West, 116 S River St., Hailey, ID

City of Hailey

FY 2026 Council Budget and Goal Setting Session

Facilitated by Jeremy Grimm, Whiskey Rock Planning + Consulting

Agenda

1. Welcome & Purpose (5 min)

- - Introduction and meeting objectives
- - Mayor's optional opening remarks
- - Overview of the session structure and expected outcomes

2. Where We've Been: 2025 Accomplishments and Trends (10 min)

- - Celebrate major accomplishments tied to 2025 goals
- - Reflect on State of the City to ground the discussion
- - Acknowledge fiscal challenges and service gains

3. Revisiting the Vision & 2025 Council Goals (10 min)

- - Review Vision Statement and 8 Council Goals
- - Discuss relevance and areas for refinement
- - Prompt: 'What's still working and what needs updating?'

4. Framing the 2026 Context (10 min)

- - Headwinds: National, State and local economic and demographic trends
- - Revenue constraints and legislative uncertainty
- - Labor force and housing stressors

5. Facilitated Council Discussion: FY 2026 Goal Refinement (40 min)

- - What new initiatives or programs should be considered?
- - What's missing or needs to change?

6. Budgeting for Values: Working off previous agenda item, what Can We Afford? (20 min)

- - Discuss tradeoffs between core services and new initiatives
- - Identify 'must-maintain' vs. 'aspirational' investments
- - Prompt: 'If funding allowed, what bold idea should we pursue?'

7. Council Prioritization & Direction Setting (20 min)

- - Each Councilor identifies top two FY 2026 priorities
- - Facilitator summarizes common themes
- - Identify where Council alignment is strong or split

8. Next Steps & Wrap-Up (5 min)

- - Clarify post-meeting actions and integration into draft budget
- - Share any final reflections or open comments

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