



City of Ketchum

May 11, 2026

RECOMMENDATION TO APPROVE UNDERGROUNDING OF EXISTING OVERHEAD POWER LINES WITHIN THE WASHINGTON AVENUE PARKING LOT

Background

- Utility poles and overhead lines will be removed from the parking lot, improving circulation, visibility, and overall functionality of the site.
- Eliminating visual clutter associated with overhead utilities will enhance public views and aesthetics within the downtown core.
- This project supports the city's continued effort to underground power infrastructure where feasible to improve safety and reduce conflicts with vehicular and pedestrian movement.
- Project helps facilitate future development and infrastructure improvements by removing overhead utility constraints, making future projects more efficient to design and construct.
- The initial quote is attached, but Staff has been strategizing with IDPCo for adjacent partnering with adjacent properties and expects the project cost to be reduced considerably (~\$45,000)

Available KURA Funding

- Available funds exist in the current URA's budget for the no-to-exceed price of \$183,543.
- Staff proposes to re-purpose savings from the YMCA public parking project to complete this effort making it budget neutral

Recommendation

Staff recommends the following motion:

“I motion to approve the contract with Idaho Power for the undergrounding of overhead power lines at Washington Avenue parking lot”

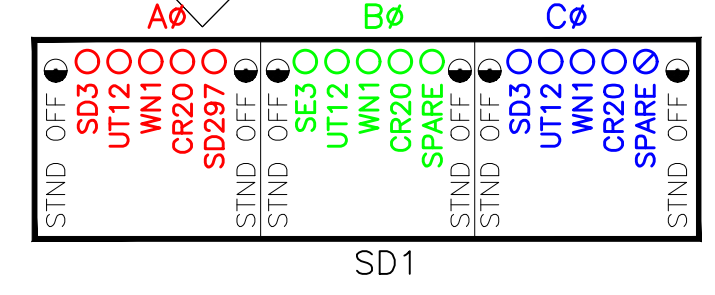
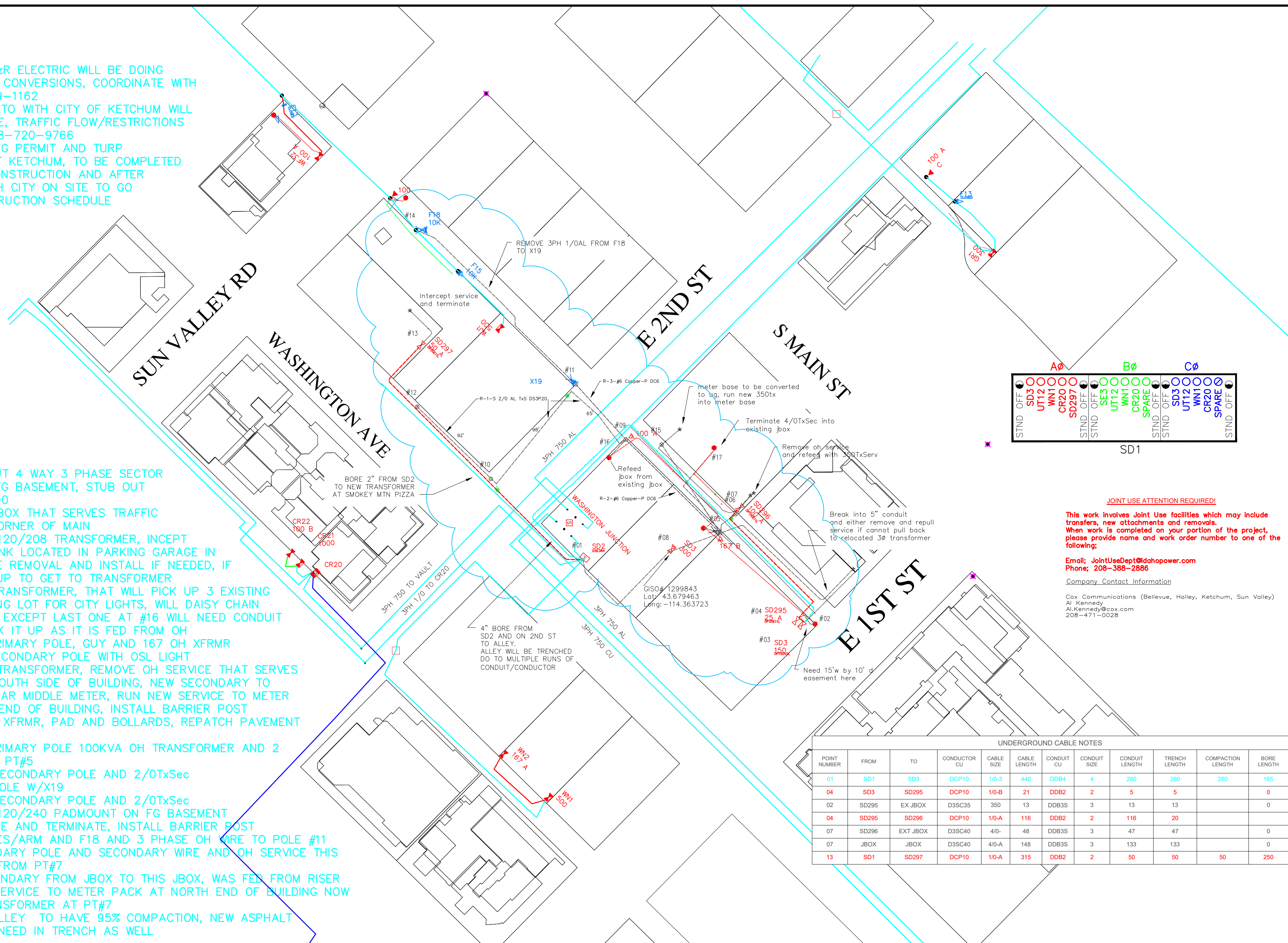
Attachments:

Attachment A: Project Drawings

Attachment B: Idaho Power Company Quote

DANIEL - C&R ELECTRIC WILL BE DOING METER BASE CONVERSIONS, COORDINATE WITH HIM 208-309-1162
 LISA ENOURATO WITH CITY OF KETCHUM WILL NEED OUTAGE, TRAFFIC FLOW/RESTRICTIONS ETC 208-208-720-9766
 WILL NEED DIG PERMIT AND TURP WITH CITY OF KETCHUM, TO BE COMPLETED PRIOR TO CONSTRUCTION AND AFTER MEETING WITH CITY ON SITE TO GO OVER CONSTRUCTION SCHEDULE

- PT#1: CHANGE OUT 4 WAY 3 PHASE SECTOR TO 5 WAY, NEW FG BASEMENT, STUB OUT NEW 2" AND 4" 90
 - PT#2: EXISTING JBOX THAT SERVES TRAFFIC LIGHTS AT THE CORNER OF MAIN
 - PT#3: I-150KVA 120/208 TRANSFORMER, INCEPT 350QxServ TO BANK LOCATED IN PARKING GARAGE IN SW CORNER. GAVE REMOVAL AND INSTALL IF NEEDED, IF CANNOT PICK IT UP TO GET TO TRANSFORMER
 - PT#4: I-25KVA TRANSFORMER, THAT WILL PICK UP 3 EXISTING JBOXES IN PARKING LOT FOR CITY LIGHTS, WILL DAISY CHAIN INSTEAD OF NEW, EXCEPT LAST ONE AT #16 WILL NEED CONDUIT AND WIRE TO PICK IT UP AS IT IS FED FROM OH
 - PT#5: REMOVE PRIMARY POLE, GUY AND 167 OH XFRMR
 - PT#6: REMOVE SECONDARY POLE WITH OSL LIGHT
 - PT#7: I-100KVA TRANSFORMER, REMOVE OH SERVICE THAT SERVES DUAL PACK ON SOUTH SIDE OF BUILDING, NEW SECONDARY TO EXISTING JBOX NEAR MIDDLE METER, RUN NEW SERVICE TO METER BANK AT NORTH END OF BUILDING, INSTALL BARRIER POST
 - PT#8: R-300KVA XFRMR, PAD AND BOLLARDS, REPATCH PAVEMENT REMOVE SERVICE
 - PT#9: REMOVE PRIMARY POLE 100KVA OH TRANSFORMER AND 2 PHASES BACK TO PT#5
 - PT#10: REMOVE SECONDARY POLE AND 2/0TxSec
 - PT#11: REMOVE POLE W/X19
 - PT#12: REMOVE SECONDARY POLE AND 2/0TxSec
 - PT#13: I-50KVA 120/240 PADMOUNT ON FG BASEMENT INTERCEPT SERVICE AND TERMINATE, INSTALL BARRIER POST
 - PT#14: R SWITCHES/ARM AND F18 AND 3 PHASE OH WIRE TO POLE #11
 - PT#15: R-SECONDARY POLE AND SECONDARY WIRE AND OH SERVICE THIS WILL BE FED UG FROM PT#7
 - PT#16: NEW SECONDARY FROM JBOX TO THIS JBOX, WAS FED FROM RISER
 - PT#17: NEW UG SERVICE TO METER PACK AT NORTH END OF BUILDING NOW FED OUT OF TRANSFORMER AT PT#7
- ALL TRENCH IN ALLEY TO HAVE 95% COMPACTION, NEW ASPHALT COX CABLE WILL NEED IN TRENCH AS WELL



JOINT USE ATTENTION REQUIRED!
 This work involves Joint Use facilities which may include transfers, new attachments and removals. When work is completed on your portion of the project, please provide name and work order number to one of the following:
 Email: JointUseDept@idahopower.com
 Phone: 208-388-2886
 Company Contact Information
 Cox Communications (Bellevue, Hailey, Ketchum, Sun Valley)
 Al Kennedy
 Al.Kennedy@cox.com
 208-471-0028

UNDERGROUND CABLE NOTES											
POINT NUMBER	FROM	TO	CONDUCTOR CU	CABLE SIZE	CABLE LENGTH	CONDUIT CU	CONDUIT SIZE	CONDUIT LENGTH	TRENCH LENGTH	COMPACTION LENGTH	BORE LENGTH
01	SD1	SD3	DCP10	1/0-3	440	DDB4	4	260	260	260	165
04	SD3	SD295	DCP10	1/0-B	21	DDB2	2	5	5		0
02	SD295	EX JBOX	D3SC35	350	13	DDB3S	3	13	13		0
04	SD295	SD296	DCP10	1/0-A	116	DDB2	2	116	20		0
07	SD296	EXT JBOX	D3SC40	4/0-	48	DDB3S	3	47	47		0
07	JBOX	JBOX	D3SC40	4/0-A	148	DDB3S	3	133	133		0
13	SD1	SD297	DCP10	1/0-A	315	DDB2	2	50	50	50	250

By: CLP8023 Date: 5/4/2026 4:50 PM Path: C:\Users\clp8023\AppData\Local\Temp\iprcd\27698721\127698721-1

Work Order Description: CITY OF KETCHUM - 230 E 2ND ST/KET RELOC EXISTING OH TO UG		Customer Signature:		Date:	
Additional Description:		Feeder Name: KCHM14		Avian Zone: NONE	
Additional Description:		City: KETCHUM		Arc Flash Rating: NA	
Additional Description:		Cadastral Code: 1041818		Wildfire Zone: NA	
Additional Description:		State: BLAINE		Joint Use Attachment:	
Additional Description:		County: BLAINE		Cutover:	
Additional Description:		Coordinate System: IPTM		PreBuilt Date: 5/4/2026	
Additional Description:		Designer: CLP8023		Built as Designed:	
Additional Description:		Design No: 0000181791		Construction Date:	
Additional Description:		Design Version: 1		Operating Voltage:	
Additional Description:		Work Order No: 27698721		Work Order Revision:	



Idaho Power Company
Service Request

Service Request Number: 00549460

CITY OF KETCHUM - 230 E 2ND ST/KET RELOC EXISTING OH TO UG

Work Order Number:	27698721	Eng Hours:	
Request Type:	CS	Eng Fee Amount(Att98):	0.00
Rate Sch.:		Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	2271130466
Feeder:	KCHM14B		
Service Location:	230 E 2ND ST KETCHUM, ID 83340		
Required in Service Date:	6/8/2026		
Planning Center/Team:	HAILEY		

Contact Detail:

CUST	CITY OF KETCHUM	208 721 4943	bwhipple@ketchumidaho.org
	PO BOX 2315, KETCHUM ID 83340		
IPCO	CHERYL BENNETT	208 788 8058	CBennett2@idahopower.com
	SR DISTRIBUTION DESIGNER, HAILEY ID 83333		
RFND	CITY OF KETCHUM	208 721 4943	
	PO BOX 2315, KETCHUM ID 83340		

Attribute Information
RES/COM

Service Voltage	120/240 & 120/208	No. Of Meters	
Number of Phases	THREE	Meter Location	
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	UG
1 Phase KW Demand	N/A	Service OH/UG	UG
3 Phase KW Demand	N/A	Srv Owner	IPCP
Vested Int. Connected Load	N/A	Panel Amp Size	N/A
Commercial Deposit Amount		Service Pole Riser	
SIC Number			

Description

IPCO TO RELOCATE 3 PHASE POWER IN MIDDLE OF PARKING LOT AND REFEED SERVICE TO THE BANK AND REMOVE ALL OVERHEAD POWER LINES/POLES IN ALLEY. IPCO WILL NEED 10X15 EASEMENT IN SE PROPERTY CORNER OF PARKING LOT. CITY TO HAVE SURVEYOR DRAW UP LEGAL DESCRIPTION OF EASEMENT AND MAP OF LEGAL DESCRIPTION AND IPCO WILL PUT INTO IPCO FORM FOR SIGNATURE - IPCO WILL RECORD DOCUMENT. TRANSFORMER ON KETCHUM CORNER LLC PROPERTY WILL NOT REQUIRE EASEMENT AS TRANSFORMER WILL ONLY SERVE THEIR BUILDING (TENANTS). IPCO WILL BORE WASHINGTON AND SECOND STREETS AND TRENCH IN ALLEY, AS THERE ARE MULTIPLE CONDUITS. WILL REQUIRE TURP/DIG PERMIT WITH THE CITY OF KETCHUM AND THERE WILL HAVE TO BE AFTERHOURS OUTAGE FOR BUSINESSES. IPCO AND CITY TO COMMUNICATE REGARDING STREET/SIDEWALK CLOSURES FOR PUBLIC NOTIFICATION. CITY RESPONSIBLE FOR ANY CONTRACTS WITH COX CABLE. THERE ARE UNUSUAL CONDITIONS INCLUDED IN PROJECT AND COST OF METER BASE CONVERSIONS, IF THERE ARE ANY UNUSED FUNDS, THEY WILL BE REFUNDED BACK TO THE CUSTOMER.



Idaho Power Company
Service Request

Service Request Number: 00549460

CITY OF KETCHUM - 230 E 2ND ST/KET RELOC EXISTING OH TO UG

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Customer Signature

Date

Cheryl L Bennett

5/4/2026

Idaho Power Representative Signature

Date



CUSTOMER COST QUOTE FOR IDAHO POWER FACILITIES

Customer or Project Name: CITY OF KETCHUM - 230 E 2ND ST/KET RELOC EXISTING OH TO UG

Construction Costs

Line Installation Costs		
1. Line Installation/Upgrade Charge		\$116,273
2. Customer Credits (Betterment, Metering, Salvage)		\$(481)
3. Customer Performed Construction Work Credit		\$0
4. Net Line Installation Cost		\$115,792
Unusual Conditions		
5. Unusual Conditions		\$44,870
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)		\$0
7. Net Unusual Conditions		\$44,870
Terminal Facilities Costs		
8. Terminal Facilities		\$35,323
9. Terminal Facilities Allowances		\$0
10. Terminal Facilities Salvage		\$(8,056)
11. Net Terminal Facilities Cost		\$27,267
12. Underground Service and Attachment Charges		\$0
13. Engineering Charge		\$0
14. Permits		\$0
15. Relocation or Removal		\$7,617
16. Miscellaneous Charges/Adjustments		\$0
17. Net Construction Costs (Line Items 4, 7, 11, 12, 13, 14, 15, 16)		\$195,546
18. Prepaid Charges (Engineering, Permits & Right-of-Way)	\$2,619	
19. Vested Interest Charge		\$0
20. Customer Payment Due Prior to Construction Scheduling		\$195,546

This cost may not include all construction costs, see page 3 if additional service charges apply.

Notes: Please note that continual supply chain issues outside of Idaho Power's control may cause a shortage of certain materials and equipment necessary to complete the Work (as defined below) and may delay the timing of facilities being installed/constructed. Idaho Power shall keep the customer reasonably apprised of any anticipated delays in the Work.

Customer understands that charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Customer understands that Idaho Power determines the metering requirements at such time that Customer submits a service request and requested electrical load during final design of the Project as contemplated herein.

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use				Page 1 of 3	
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:	
00549460	2271130466	27698721	0000181791	001	

By Initialing below, Customer acknowledges and agrees to the following:

N/A The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the information available online at <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

Customer initials **Final Grade:** Customer understands that as of ^{Date} the above-named project will be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and sub grading completed by this date. The project must be properly referenced and have grade stakes installed at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths for Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

Customer initials **Unusual Conditions:** As defined in Idaho Power’s line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Internal use				Page 2 of 3	
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:	
00549460	2271130466	27698721	0000181791	001	

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants)

\$0

Customer Payment Due Prior to Scheduling Construction

\$195,546

Underground Service Attachment Charges to be billed separately

N/A
Customer
initials

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY
11831 Highway 75
Hailey, ID 83333

Customer Signature _____ Date _____

Idaho Power Representative Cheryl L Bennett Quote Date 05/04/2026

Internal use				Page 3 of 3	
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:	
00549460	2271130466	27698721	0000181791	001	

Certificate Of Completion

Envelope Id: 1A2C385A-30D0-8886-82E5-3A9C01ECE6F5	Status: Sent
Subject: Idaho Power- Complete with Docusign - Power Cost Quote - City Parking Lot - Washington/2nd	
Source Envelope:	
Document Pages: 6	Signatures: 0
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Cheryl Bennett
Time Zone: (UTC-07:00) Mountain Time (US & Canada)	1221 W. Idaho Street
	Boise, ID 83702
	CBennett2@idahopower.com
	IP Address: 204.76.191.249

Record Tracking

Status: Original	Holder: Cheryl Bennett	Location: DocuSign
5/5/2026 8:02:06 AM	CBennett2@idahopower.com	

Signer Events

Signature	Timestamp
Jade Riley jriley@ketchumidaho.org Security Level: Email, Account Authentication (None)	Sent: 5/5/2026 8:23:52 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events

Editor Delivery Events

Agent Delivery Events

Intermediary Delivery Events

Certified Delivery Events

Carbon Copy Events

Signature	Timestamp
Amber McFarland amcfarland@idahopower.com Security Level: Email, Account Authentication (None)	Sent: 5/5/2026 8:23:53 AM

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Electronic Record and Signature Disclosure:
Not Offered via Docusign

Ben Whipple bwhipple@ketchumidaho.org Security Level: Email, Account Authentication (None)	Sent: 5/5/2026 8:23:54 AM Viewed: 5/5/2026 12:15:26 PM
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

Vicky Kotiga VSalfeld-Kotiga@idahopower.com Security Level: Email, Account Authentication (None)	Sent: 5/5/2026 8:23:53 AM
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Electronic Record and Signature Disclosure:
Not Offered via Docusign

Witness Events

Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	5/5/2026 8:23:54 AM
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Payment Events	Status	Timestamps
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