

Dawn Hofheimer

From: James Hungelmann <jim.hungelmann@gmail.com>
Sent: Wednesday, November 19, 2025 4:52 PM
To: James Hungelmann
Subject: Fwd: PUBLIC COMMENT / CEASE AND DESIST DEMAND/ NOTICE OF FILING OF ETHICAL GRIEVANCES

Follow Up Flag: Follow up
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De: James Hungelmann <jim.hungelmann@gmail.com>

Date: mié, 19 nov 2025 a las 14:02

Subject: PUBLIC COMMENT / CEASE AND DESIST DEMAND/ NOTICE OF FILING OF ETHICAL GRIEVANCES

To: Neil Bradshaw <nbradshaw@ketchumidaho.org>, Amanda Breen <abreen@ketchumidaho.org>, Courtney Hamilton <chamilton@ketchumidaho.org>, Spencer Cordovano <scordovano@ketchumidaho.org>, Participate <participate@ketchumidaho.org>

For the record and

GENERAL PUBLIC COMMENT for KETCHUM CC MEETING DEC 1 2025

RE: Immediate Cease-and-Desist Demand — Conflicted Fire-Department Transfer

Dear Mayor and Council Members:

This letter serves as formal notice that as a senior member of the Idaho Bar and Ketchum resident, **I have filed atoday an Ethics Grievance** with the Idaho State Bar against the City's contracted **law firm WHITE PETERSON** concerning its dual representation in connection with Resolution 25-025 and the proposed transfer of the Ketchum Fire Department and its assets to the newly formed Fire District.

As indicated therein, **Council Member Breen** has also been charged with ethical violations for her role in facilitating the transaction while an active member of the Idaho Bar.

As has been repeatedly stated on the public record, the law firm's simultaneous representation of both entities creates a non-waivable conflict of interest that has tainted every step of this transaction. Any continued reliance on that conflicted advice, or further action toward implementing this transfer, exposes the City and its officials to significant legal risk, including breach of fiduciary duty, constitutional violations, and personal liability.

Accordingly, **I hereby demand that the City immediately cease and desist from taking any further action on Resolution 25-025 or any related asset transfer until independent, conflict-free legal counsel has reviewed the matter.**

Respectfully,

James Hungelmann

Dawn Hofheimer

From: Maya JB Burrell <bhathorraj@fastmail.fm>
Sent: Sunday, November 23, 2025 1:12 PM
To: Participate
Cc: press@5BGazette.com; news@mtexpress.com
Subject: Hyperborean Condos

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tripp and spencer,

here is more possible ammunition for you to 'dig' deeper into the Hyperborean Condo project.

a number of years ago, i lived in the Ketchum Condos, downhill from Hyperborean. during harsh winters, many units in the Ketchum Condos would have their sewer lines backup when the temps got very low and there was little snow. we would have sewage come up through our shower drains and toilets unable to flush for days. it was disgusting and a major health hazard.

turns out the problem was caused by the Hyperborean sewer line and the way it was connected to the city sewer and Ketchum Condos sewer line. the combination of low temps and no snow froze the ground between the two condo units so that the sewage couldn't drain to the city system and instead flowed into the Ketchum Condos. why was Hyperborean's system even connected to the Ketchum Condos' line in the first place? that is the key.

Sweet's Septic and Backhoe Service was the company called in to handle the emergency. they explained to me that the Hyperborean sewer line wasn't graded properly and needed to be dug out and reconstructed. they said the issue was very serious because the grade needed between the Hyperborean building and the city sewer for proper drainage would be difficult if not impossible to achieve, given the shallowness of the line itself.

this is why Hyperborean tied into the Ketchum Condos line, because they were at a lower grade. that is how they solved their grade problem. this is also why the more shallow Hyperborean line was freezing when there wasn't enough snow to help insulate the ground. the other major problem Sweet's explained is that the two condo complexes, Hyperborean and Ketchum Condos, should never have been connected in the first place.

obviously the construction work needed to fix the issue couldn't be accomplished in the middle of winter, so Sweet's handled the emergency by thawing the backed up sewer line without doing the backhoe and construction work needed to solve the problem. Ketchum Condos would have also needed to construct a new independent sewer line connection with the city for the units affected, or at least terminate the connection with Hyperborean.

i moved out of the Ketchum Condos before the problem was fixed, so i don't know what the current status is on the Hyperborean Condo sewer system. however, it seems obvious that this problem is the reason for the flooring issues on the ground floor unit of Hyperborean. the toxic clean up issues for that unit may be more of a problem and more costly than the city realizes. Sweet's would definitely have more accurate information about the current state of affairs.

there seems to be many more financial issues with Hyperborean than just this, but the sewer system is a big one.

maya burrell
ketchum

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Maya JB Burrell
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RICARDO DELGADO, M.D., LLC.
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To whom it may concern:

October 21, 2025

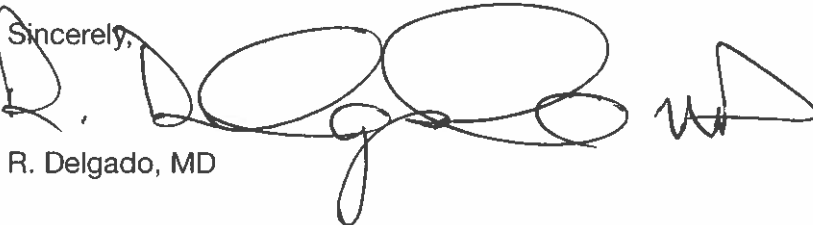
I have been a tenant and business owner at 333 S. Main Street since 2016. I am writing in regard to the city considering widening the street in front of our location and potentially eliminating the parking spaces on the street.

We are already short of parking at our complex and many times my clients are forced to park in the street. With our population expanding locally losing those spaces would negatively impact all of the business at our location.

Our sidewalks do not need to be widened in lieu of losing our parking spaces.

It is my hope these spaces are retained as our population will inevitably increase in the future. Less spaces with more population seems counterintuitive and not forward thinking.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Delgado', followed by a small, stylized mark.

R. Delgado, MD