



City of Ketchum

## CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:  Staff Member/Dept:

Agenda Item:

### Recommended Motion:

Motion to direct staff to schedule the readings for FY 2026 Budget Ordinance 1265.

### Reasons for Recommendation:

The annual budget workshop occurred on June 24<sup>th</sup>. Staff presented the draft budget for Mayor and City Council discussion and feedback. The publish dates were July 9<sup>th</sup> and July 16<sup>th</sup>. Additional publication also occurred on July 11<sup>th</sup> and will occur on July 18<sup>th</sup>.

### Sustainability Impact:

N/A

### Financial Impact:

Public Hearing, No financial impact.

### Attachments:

1. FY 2026 Budget Public Hearing Notice
2. FY 2026 Budget Ordinance 1265

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ketchum, Idaho City Council will meet on Monday, July 21, 2025 at 4:00pm. The meeting will take place at City Hall, 191 5th Street, Ketchum, Idaho, for the purpose of considering a final budget and making appropriations to each fund for the next fiscal year (2026). At which time any member of the public may appear and be heard on any part or parts of said budget; and the following table sets forth the amount proposed to be appropriated to each fund for the fiscal year 2026 budget, along with the current adopted budget (FY 2025) and two years of previous actuals (FY 2023 & 2024). The public hearing is in accordance with state statute 50-1002.

CITY OF KETCHUM, IDAHO

EXPENDITURES

	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED FY 2025	PROPOSED FY 2026
GENERAL FUND	13,540,922	14,655,728	14,446,021	12,343,100
GENERAL CAPITAL IMPROVEMENT FUND	2,212,444	7,513,872	3,359,750	4,298,600
ESSENTIAL SERVICES FACILITIES TRUST FUND	-	-	-	-
WAGON DAYS FUND	163,817	190,582	163,000	220,900
FIRE CONSTRUCTION FUND	285,860	-	-	-
ORIGINAL LOT FUND	3,660,571	3,461,887	3,578,226	3,670,000
ADDITIONAL 1%-LOT FUND	3,938,594	3,059,370	2,447,253	2,900,000
FIRE GO BOND DEBT SERVICE FUND	611,769	630,078	617,019	617,019
COMMUNITY HOUSING IN-LIEU FUND	768,449	1,451,982	1,214,874	2,000,000
COMMUNITY HOUSING (CITY/COUNTY)	1,017,595	2,584,199	1,761,798	1,876,017
WATER FUND	2,151,786	2,720,258	2,814,908	3,100,493
WATER CAPITAL IMPROVEMENT FUND	623,249	759,641	1,015,000	700,000
WASTEWATER FUND	2,462,819	3,323,320	3,470,836	4,010,844
WASTEWATER CAPITAL IMP. FUND	586,786	2,897,281	4,729,135	5,242,086
POLICE TRUST FUND	-	-	7,500	7,500
PARKS & RECREATION TRUST FUND	223,680	72,166	1,130,650	1,137,653
DEVELOPMENT TRUST FUND	1,078,252	-	650,000	650,000
Total Expenditures	33,326,590	43,320,363	41,405,970	42,774,212

REVENUE

GENERAL FUND				
GENERAL PROPERTY TAXES	4,894,483	5,110,417	5,228,549	4,763,368
OTHER REVENUE	10,162,194	10,191,716	9,217,472	7,579,732
FUND BALANCE APPLIED	-	-	-	-
TOTAL GENERAL FUND	15,056,677	15,302,134	14,446,021	12,343,100
GENERAL CAPITAL IMPROVEMENT FUND	2,049,733	9,706,462	2,027,500	3,998,600
FUND BALANCE APPLIED	-	-	1,332,250	300,000
TOTAL GENERAL CAPITAL IMPRVMNT FUND	2,049,733	9,706,462	3,359,750	4,298,600
WAGON DAYS FUND	158,935	182,874	163,000	220,900
FUND BALANCE APPLIED	-	-	-	-
TOTAL WAGON DAYS FUND	158,935	182,874	163,000	220,900
FIRE CONSTRUCTION FUND	5,800	-	-	-
FUND BALANCE APPLIED	-	-	-	-
TOTAL FIRE CONSTRUCTION FND	5,800	-	-	-
ORIGINAL LOT FUND FUND	3,961,098	3,792,244	3,244,835	3,670,000
FUND BALANCE APPLIED	-	-	333,391	
TOTAL ORIGINAL LOT FUND FUND	3,961,098	3,792,244	3,578,226	3,670,000
ADDITIONAL 1%-LOT FUND	3,315,442	3,010,151	2,447,253	2,900,000
FUND BALANCE APPLIED	-	-	-	-
TOTAL ADDITIONAL 1% LOT FUND	3,315,442	3,010,151	2,447,253	2,900,000
FIRE GO BOND DEBT SERVICE FUND	611,880	630,078	617,019	617,019
COMMUNITY HOUSING IN-LIEU FUND	694,050	939,788	1,214,874	800,000
FUND BALANCE APPLIED	-	-	-	1,200,000
TOTAL COMMUNITY HOUSING IN-LIEU FND	694,050	939,788	1,214,874	2,000,000
COMMUNITY HOUSING (CITY/COUNTY)	770,954	2,408,390	1,761,798	1,876,017
FUND BALANCE APPLIED	-	-	-	-
TOTAL COMMUNITY HOUSING IN-LIEU FND	770,954	2,408,390	1,761,798	1,876,017
WATER FUND	2,646,518	3,327,932	2,758,722	3,410,500
FUND BALANCE APPLIED	-	-	56,186	-
TOTAL WATER FUND	2,646,518	3,327,932	2,814,908	3,410,500
WATER CAPITAL IMPROVEMENT FUND	722,000	925,175	1,015,000	830,000
FUND BALANCE APPLIED	-	-	750,000	-
TOTAL WATER CAPITAL IMP. FUND	722,000	925,175	1,765,000	830,000
WASTEWATER FUND	3,501,846	3,230,401	3,621,609	4,158,293
FUND BALANCE APPLIED	-	-	-	-
TOTAL WASTEWATER FUND	3,501,846	3,230,401	3,621,609	4,158,293
WASTEWATER CAPITAL IMP. FUND	262,435	2,086,494	2,417,068	3,246,043
FUND BALANCE APPLIED	-	-	2,312,068	1,996,043
TOTAL WASTEWATER CAPITAL IMP. FUND	262,435	2,086,494	4,729,135	5,242,086
POLICE TRUST FUND	263	374	-	-
FUND BALANCE APPLIED	-	-	7,500	7,500
TOTAL POLICE TRUST FUND	263	374	7,500	7,500
PARKS & RECREATION TRUST FUND	195,866	164,540	1,130,650	40,000
FUND BALANCE APPLIED	-	-	-	1,097,653
TOTAL PARKS & RECREATION TRUST FUND	195,866	164,540	1,130,650	1,137,653
DEVELOPMENT TRUST FUND	1,078,252	-	650,000	650,000
Total Revenue	35,031,748	45,707,035	42,306,743	43,361,668

ORDINANCE NO. 1265

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, APPROPRIATING TO THE VARIOUS BUDGETARY FUNDS, SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES WITHIN EACH FUND FOR THE ENSUING FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and City Council of the City Ketchum, Blaine County, Idaho:

SECTION 1: That the sum of \$42,774,212 be raised and appropriated to defray the necessary expenses and liabilities of the City of Ketchum, Blaine County, Idaho for the fiscal year beginning October 1, 2025.

SECTION 2: That the City Council hereby appropriates each Fund as an independent fiscal and accounting group with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

SECTION 3: That the appropriation for the General Fund is made in the following amount to each specific division or function:

Legislative and Executive, Administrative, Legal, Community Planning and Development, Law Enforcement, Fire and Rescue, Street and Facility Maintenance, and Non-Departmental.

Total General Fund	12,343,100
--------------------	------------

SECTION 4: That the appropriation for the Water and Wastewater Funds is made in the following amounts to each specific Fund, department, or function:

Water Fund	3,100,493
Water Capital Improvement Fund	700,000
Wastewater Fund	4,010,844
Wastewater Capital Improvement Fund	5,242,086
Total Water and Wastewater Funds	13,053,423

SECTION 5: That the appropriation for all Other Funds is made in the following amounts to each specific Fund, department, or function:

General Capital Improvement Fund	4,298,600
Wagon Days Fund	220,900
Original LOT Fund	3,670,000
Additional 1%-LOT Fund	2,900,000
GO Bond Debt Fire Fund	617,019
Community Housing In-Lieu Fund	2,000,000
Community Housing Fund	1,876,017
Police Trust Fund	7,500
Parks & Recreation Trust Fund	1,137,653
Development Trust Fund	650,000
Total Other Funds	17,377,689

SECTION 6: That a general tax levy on all taxable property within the City of Ketchum be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2024.

SECTION 7: All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force upon its passage, approval, and publication in one issue of the Idaho Mountain Express, a newspaper of general circulation in the City of Ketchum, and the official newspaper of said City.

PASSED by the City Council and APPROVED by the Mayor of Ketchum this 1st day of September 2025.

ATTEST:



---

TRENT DONAT, CITY CLERK

---

NEIL BRADSHAW, MAYOR

Publish: Idaho Mountain Express  
September 10, 2025




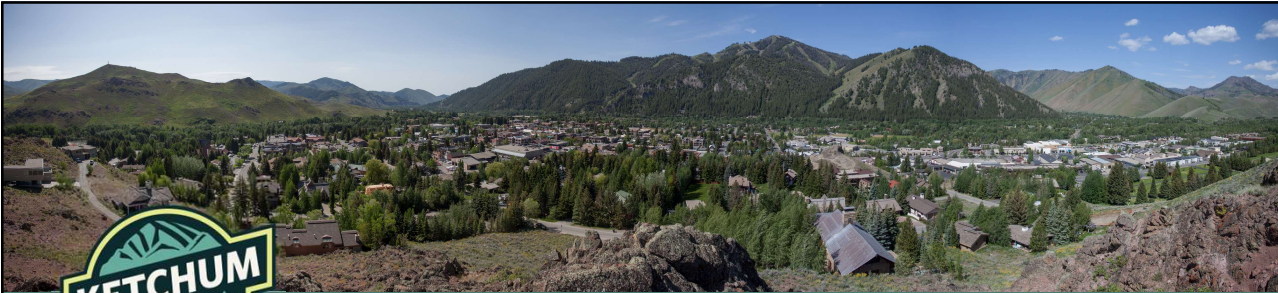
## Budget & Fee Hearings

FY 2026 Fee & Charges  
FY 2026 Proposed Budget

July 21, 2025

1

1



## Public Hearing: Fees & Charges Hearing

Noticed per State Code 63-1311A  
Hard copies provided

2

2



## Fee & Charges Hearing & Resolution

- Public Hearing Required for “New” fees and fee increases over 5%
  - Highlighted items on City of Ketchum Fee List
- Resolution adopts the Comprehensive City of Ketchum Fee List

### Fees & Charges Highlights:

- General Government & Planning & Building
  - New fee established based on business need
- Planning & Building
  - New fees based on business need
  - Increased In-Lieu Fee based on updated calculation
- Enterprise Funds (Water & Wastewater)
  - User Fee Increases (Wastewater) to support long-term financial stability
  - Connection Fee Increases (both) to update calculation to ensure an equitable fee for new connections to each of the systems

NO WATER USER FEE INCREASE

WASTEWATER USER FEE INCREASE  
1% LESS THAN ORIGINALLY PLANNED

3

3



## Housing In-Lieu Fee

City of Ketchum In-lieu Fee Calculation Worksheet (Affordability Gap Method)	
Market Rate Median Price* (Studios - 3 BR)	\$1,090,000
Market Rate Median Size (Livable sq. ft., Studios - 3 BR)*	<b>1,313</b>
Market Rate Median Price per Square Foot* (Studios - 3 BR)	\$922
Affordable Purchase Price	\$211,451
Target Square Footage for Community Housing	<b>817</b>
Affordable Price Per Square Foot	\$259
Affordability Gap (Purchase Price)	\$878,549
Affordability Gap (Price per Livable sq.ft.)	\$663
Administrative Fee (15%)	\$99
<b>FY26 Payment In-lieu (per sq.ft.)</b>	<b>\$762</b>
*MLS Sold Data June 2024 - May 2025	

4

4


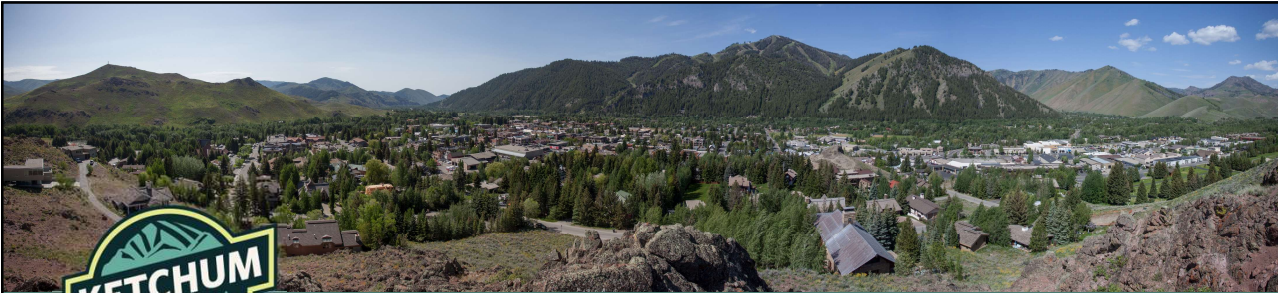




## Open Public Hearing

5

5





## Council Action:

*Motion to adopt Resolution 26-001, a revised fee schedule for the City of Ketchum, Idaho effective October 1, 2025.*

6

6

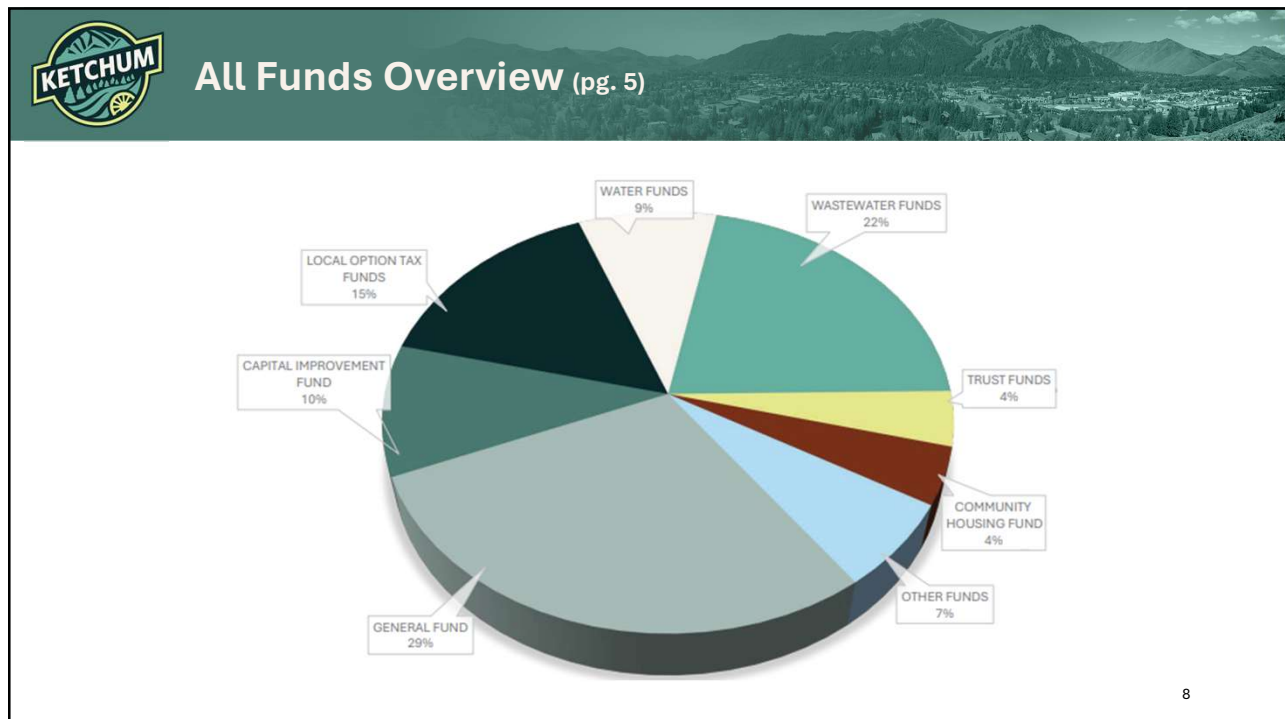



## Public Hearing: FY 2026 Proposed Budget

Noticed per State Code 50-1002  
Hard copies provided

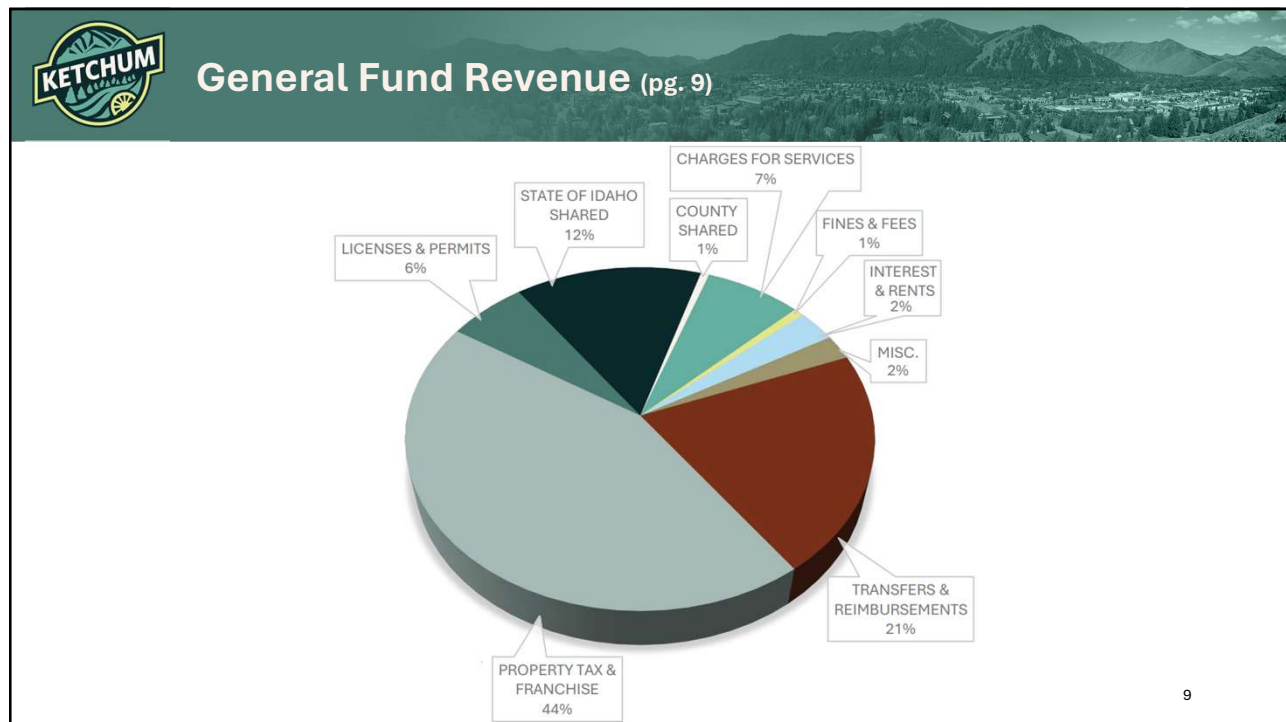
7

7

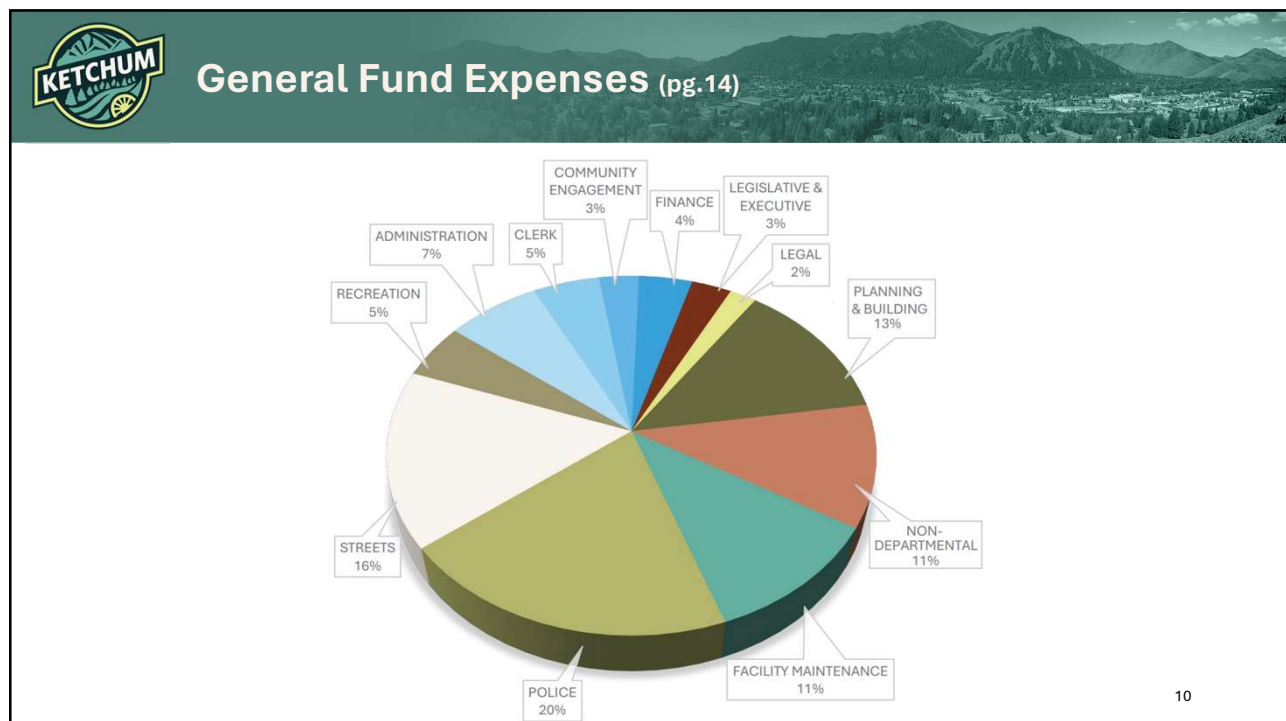


8

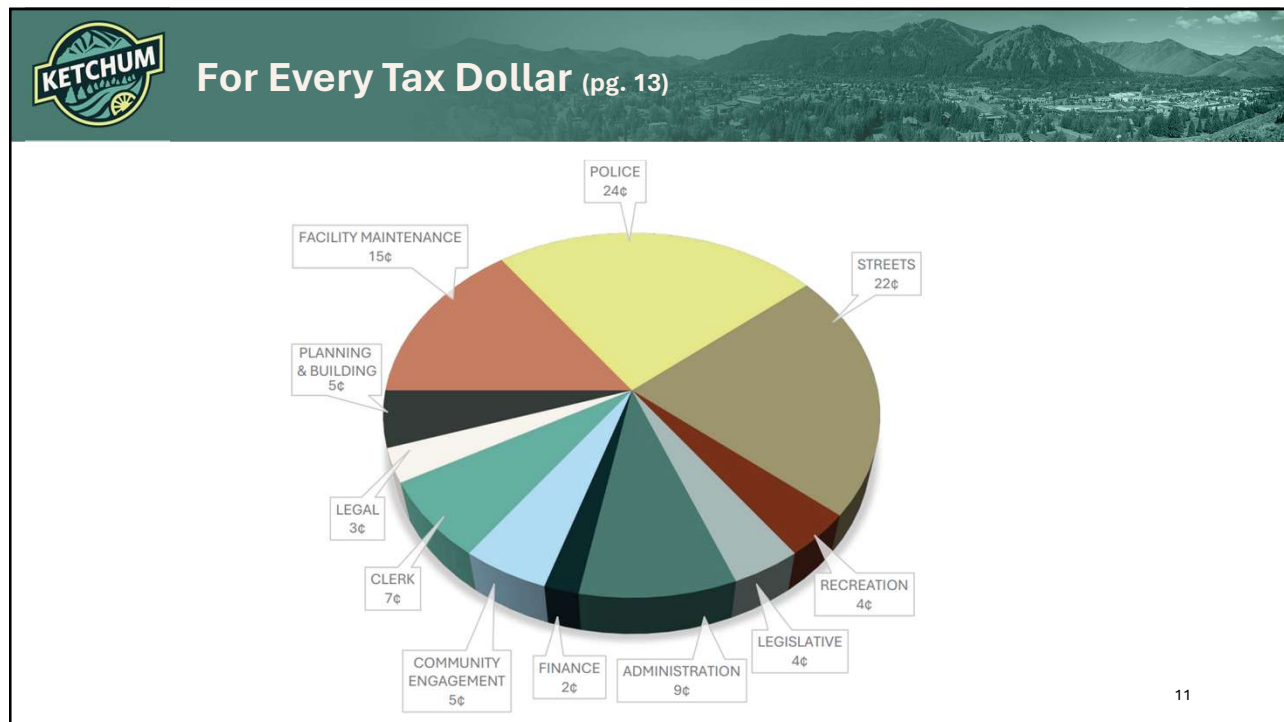




9



10



11

**KETCHUM** **FY 2026 Proposed Budget Highlights**

Overall Highlights:

- Focuses on the delivery of essential city services
- Financial commitment to Housing
- Investing in the City's Infrastructure while continuing to identify needed base funding
- Enterprise Funds (Water & Wastewater) focus on the delivery of services to users with the goal of keeping rates as low as possible, while executing robust capital improvement plans.

12


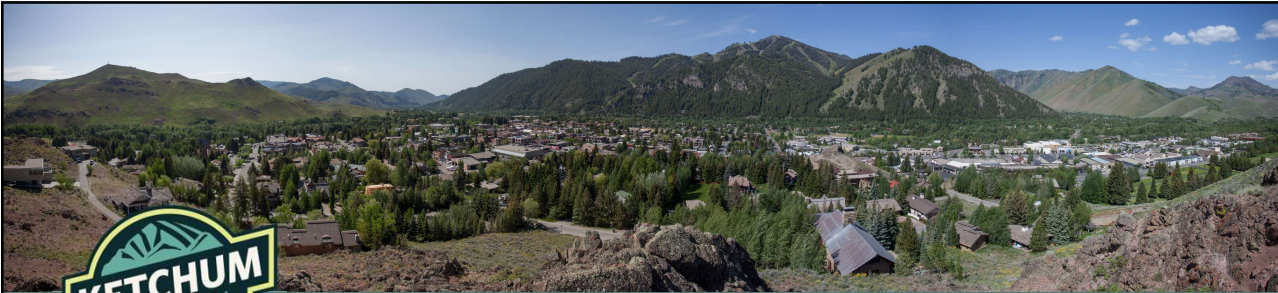
12



## Open Public Hearing

13

13



## Council Action:

*Motion to approve the FY 2026 Proposed Budget as noticed and schedule the 1<sup>st</sup> reading of Budget Ordinance #1265 for August 4<sup>th</sup>, 2025.*

14

14

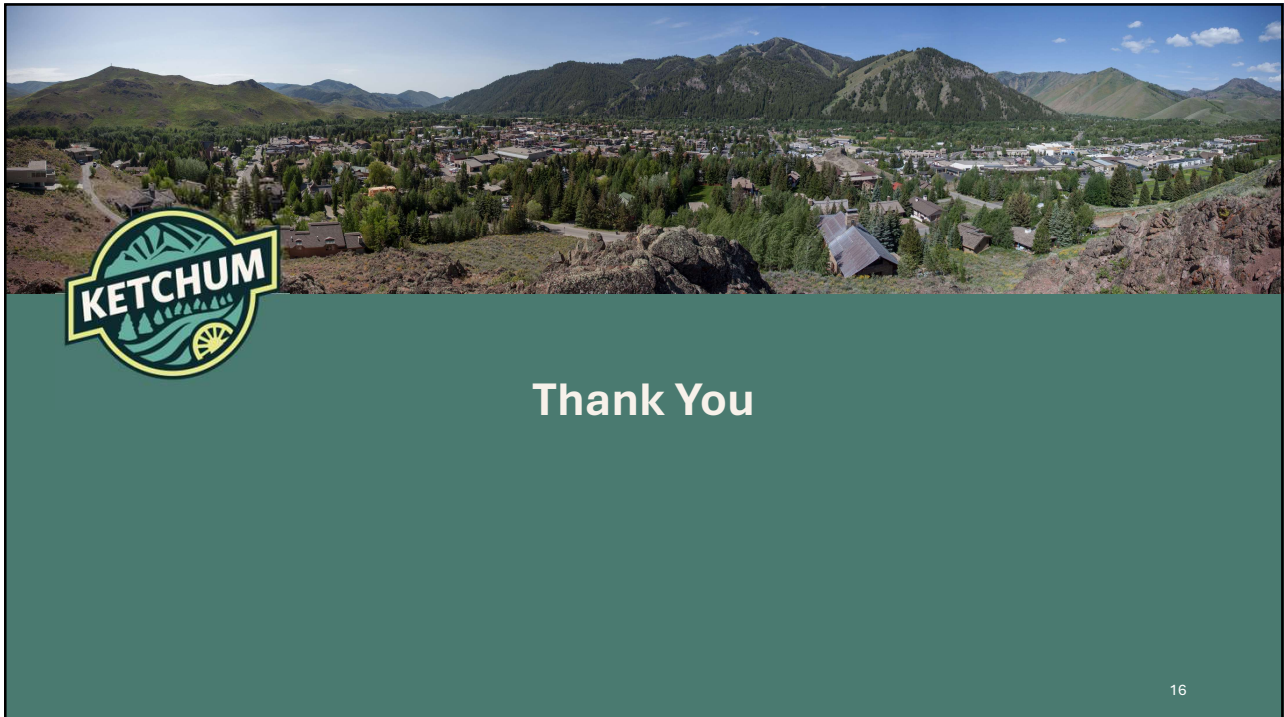


## Next Steps

- August 4 1<sup>st</sup> Reading: FY 2026 Budget Ordinance
- August 18 2<sup>nd</sup> Reading: FY 2026 Budget Ordinance
- September 1 3<sup>rd</sup> Reading: FY 2026 Budget Ordinance
- September 11 Deadline to Certify L-2 with Blaine County

15

15



## Thank You

16

16