



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- The Main Street project requires work to be performed on portions of 18 private properties along Main Street.
- Construction Access Agreements will be entered into with each property and are expected to be submitted back to the city at varying times.
- Enabling the City Administrator to approve the agreements would streamline the process, saving time compared to bringing each individual agreement to the Council for approval as they are received.

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

Financial Impact:

Attachments:

1. Construction Access Agreement 24904 with Aspen Skiing Company, LLC (Limelight Hotel)
2. Main Street Private Properties

CITY OF KETCHUM
CONSTRUCTION ACCESS AGREEMENT
24904

This Construction Access Agreement (**Agreement**) is entered into as of _____, by and between _____, (**Property Owner**) as owner of _____ (**Property**) and the City of Ketchum, an Idaho municipal corporation (**City**).

- 1. Purpose:** Property Owner grants to City the limited use and access to portions of the Property as reasonably needed for the purpose of performing construction activities as described in Exhibit A attached hereto (**Construction Activities**).
- 2. Access Period:** The access and use period shall commence on _____ and terminate on or before _____, unless extended by mutual agreement of the parties. Reasonable extensions shall be granted by Property Owner as reasonably necessary to sufficiently complete the Construction Activities so long as not due to unreasonable delays by City.
- 3. Minimize Disruption:** City agrees to conduct Construction Activities in a manner that seeks to minimize disruption to the Property and complies with all applicable laws and regulations.
- 4. Insurance:** City will maintain adequate and appropriate insurance coverage, including but not limited to liability insurance, to cover any damages or injuries that may occur during the construction activities. City will provide proof of insurance upon request of Property Owner.
- 5. Responsibility:** City will maintain sole responsibility for the construction activities and associated use by City and its agents, except to the extent caused by the Property Owner's negligence.
- 6. Restoration:** Upon completion of the construction activities, City will reasonably restore the Property to a similar pre-construction condition or better, reasonable wear and tear excepted.
- 7. Compliance with Laws:** City shall comply with all applicable laws, regulations, and permits in connection with the Construction Activities.
- 8. Termination:** If Property Owner believes City to be in breach of this Agreement, Property Owner will notify City and City will have fourteen days to dispute or reasonably pursue a cure of the alleged breach. Either party may terminate this Agreement with written notice if the other party breaches and fails to cure any material term of this Agreement.
- 9. Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of Idaho. Venue for any dispute shall be in Blaine County, Idaho.
IN WITNESS WHEREOF, the parties hereto have executed this Construction Access Agreement as of the effective date above.

Property Owner
[Property Owner]

City of Ketchum
[City Administrator]

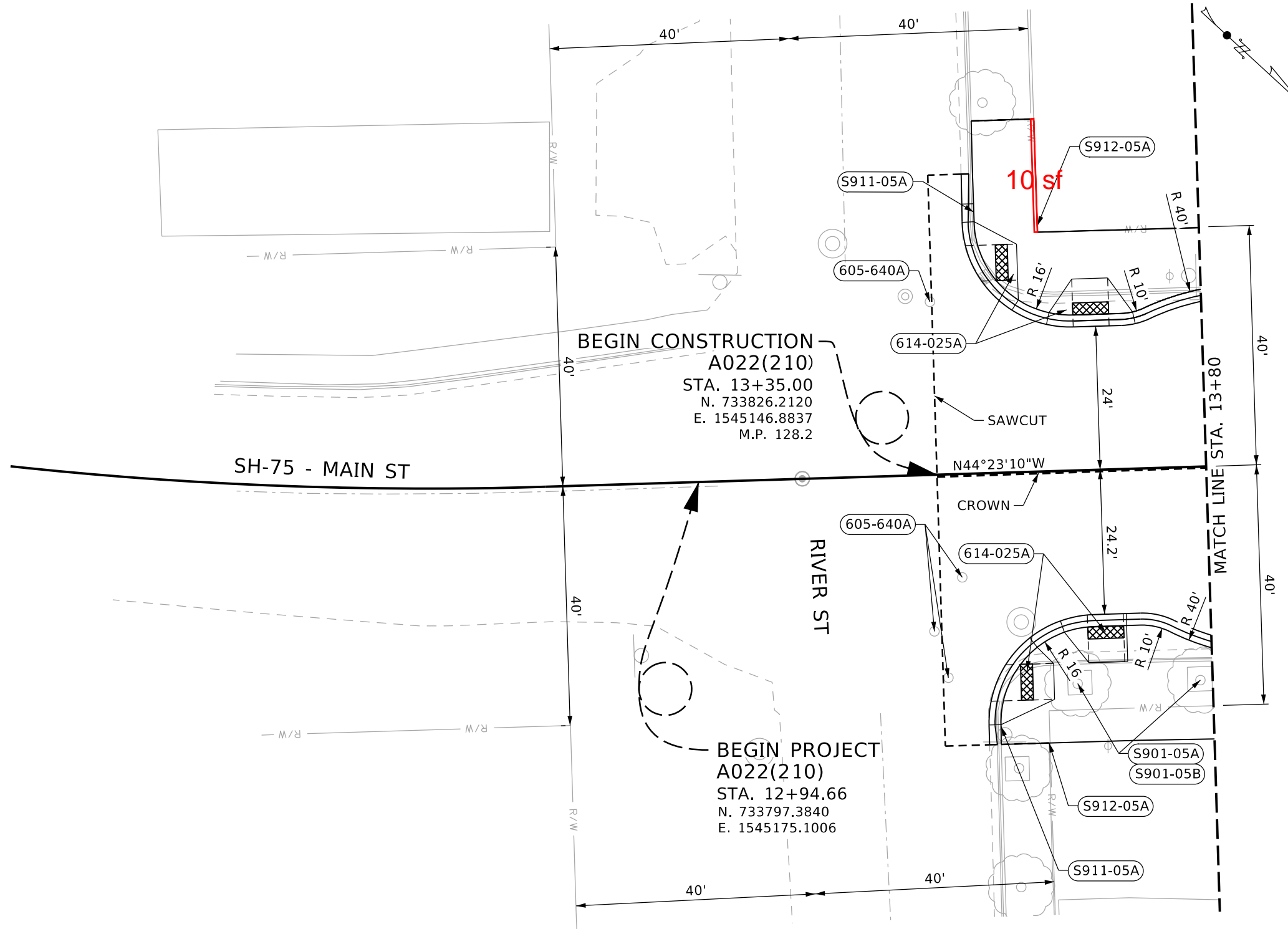
Exhibit A: Description of Construction Activities

[Detailed description of the access area and construction activities on the Property.]

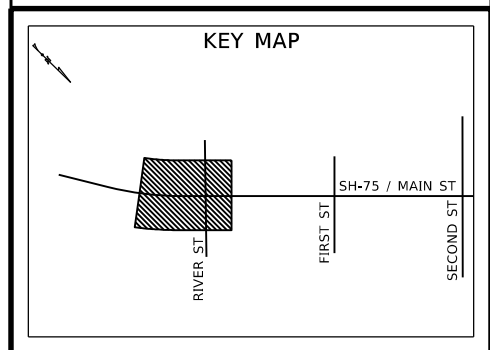
The City of Ketchum will extend the pavers being installed on Main Street between River and 1st streets totaling 33 square feet onto the private property of Aspen Skiing Company's Limelight Hotel as shown in attached drawings.

**Total Area Within
Property:
33 SqFt**

T.4N., R.18E., B.M.
NW⁴ SW⁴ SEC. 18



- 605-640A** ADJUST VALVE COVERS
 - 1 EA STA 13+33.77, 26.15' RT
 - 1 EA STA 13+34.71, 28.90' LT
 - 1 EA STA 13+35.86, 33.96' RT
 - 1 EA STA 13+38.70, 17.28' RT
- 614-025A** CURB RAMP
 - 6 SY STA 13+42.50, 42.07' LT TO STA 13+49.48, 28.75' LT
 - 8 SY STA 13+44.41, 42.07' RT TO STA 13+50.86, 29.34' RT
 - 7 SY STA 13+54.54, 26.47' LT TO STA 13+68.50, 26.17' LT
 - 6 SY STA 13+55.47, 26.96' RT TO STA 13+65.90, 26.18' RT
- S901-05A** SP TREE IRRIGATION ADJUSTMENT
 - 1 EA STA 13+57.42, 35.62' RT
 - 1 EA STA 13+77.93, 35.67' RT
- S901-05B** SP ELECTRICAL RECEPTACLE ADJUSTMENT
 - 1 EA STA 13+57.42, 35.62' RT
 - 1 EA STA 13+77.93, 35.67' RT
- S911-05A** SP 6" ROLLED CURB & GUTTER
 - 57 FT STA 13+42.48, 50.07' LT TO STA 13+80.00, 29.60' LT
 - 51 FT STA 13+44.33, 45.38' RT TO STA 13+80.00, 30.32' RT
- S912-05A** SP PAVER SIDEWALK
 - 60 SY STA 13+42.53, 58.89' LT TO STA 13+80.00, 39.89' LT
 - 55 SY STA 13+44.33, 45.43' RT TO STA 13+80.00, 45.55' RT



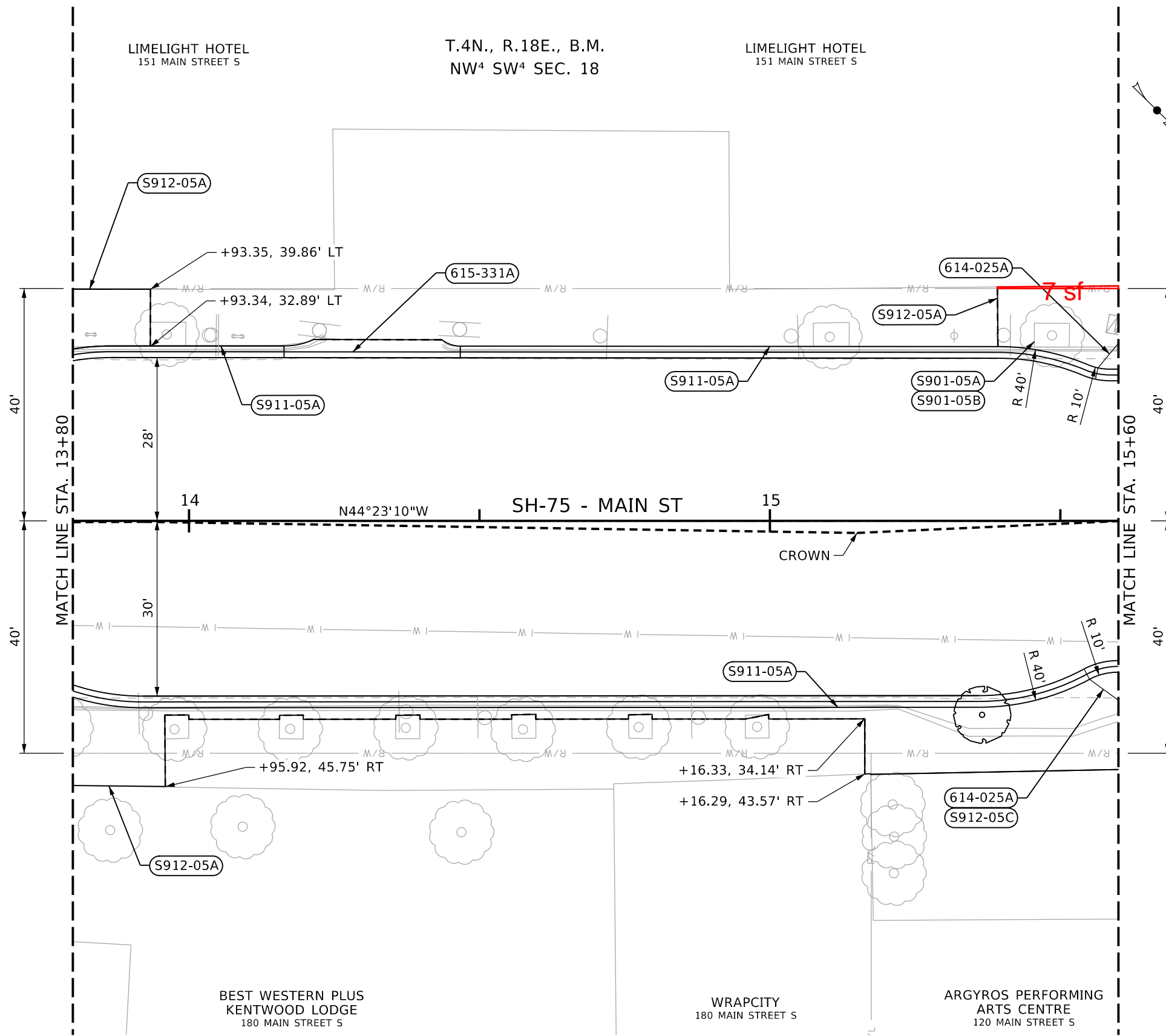
REVISIONS			
NO	DATE	BY	DESCRIPTION

DESIGNED M. FRANZOIA	SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY CADD FILE NAME 22210 PLAN 002.dgn DRAWING DATE: February 23, 2024
DESIGN CHECKED C. GUTHRIE	
DETAILED H. JOHNSON	
DRAWING CHECKED M. FRANZOIA	

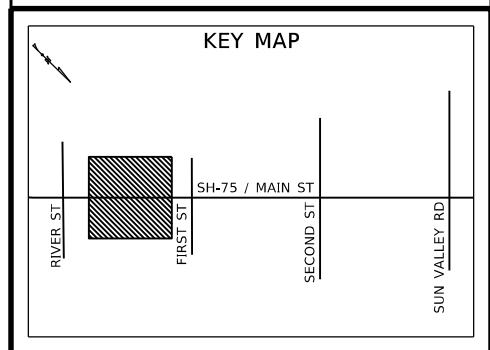
IDAHO TRANSPORTATION DEPARTMENT
 YOUR Safety → YOUR Mobility → YOUR Economic Opportunity

PROJECT NO.	PLAN SHEET
A022(210)	SH-75 - MAIN ST KETCHUM STA 11+80 TO STA 13+80

ENGLISH
COUNTY BLAINE
KEY NUMBER 22210
SHEET 40 OF 176



- 614-025A** CURB RAMP
 1 SY STA 15+55.02, 27.27' RT TO STA 15+60.00, 30.88' RT
 1 SY STA 15+56.47, 26.33' LT TO STA 15+60.00, 30.56' LT
- 615-331A** GUTTER TYPE 1
 31 FT STA 14+16.37, 30.10' LT TO STA 14+46.68, 30.08' LT
- S901-05A** SP TREE IRRIGATION ADJUSTMENT
 1 EA STA 15+48.57, 31.93' LT
- S901-05B** SP ELECTRICAL RECEPTACLE ADJUSTMENT
 1 EA STA 15+48.57, 31.93' LT
- S911-05A** SP 6" ROLLED CURB & GUTTER
 42 FT STA 13+80.00, 29.60' LT TO STA 15+60.00, 26.11' LT
 182 FT STA 13+80.00, 30.32' RT TO STA 15+60.00, 26.07' RT
 117 FT STA 15+39.26, 30.01' LT TO STA 15+60.00, 40.44' LT
- S912-05A** SP PAVER SIDEWALK
 15 SY STA 13+80.00, 39.89' LT TO STA 13+93.34, 30.12' LT
 108 SY STA 13+80.00, 45.55' RT TO STA 15+60.00, 42.80' RT
 27 SY STA 15+39.26, 30.01' LT TO STA 15+60.00, 40.44' LT
- S912-05C** SP ADJUST EXISTING SNOWMELT
 60 SY STA 15+63, 43.57' RT TO STA 15+60.00, 42.80' RT



REVISIONS			
NO	DATE	BY	DESCRIPTION

DESIGNED	M. FRANZOIA	SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
DESIGN CHECKED	C. GUTHRIE	
DETAILED	H. JOHNSON	CADD FILE NAME 22210 PLAN 003.dgn
DRAWING CHECKED	M. FRANZOIA	DRAWING DATE: February 23, 2024

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Jacobs

PROJECT NO.
A022(210)

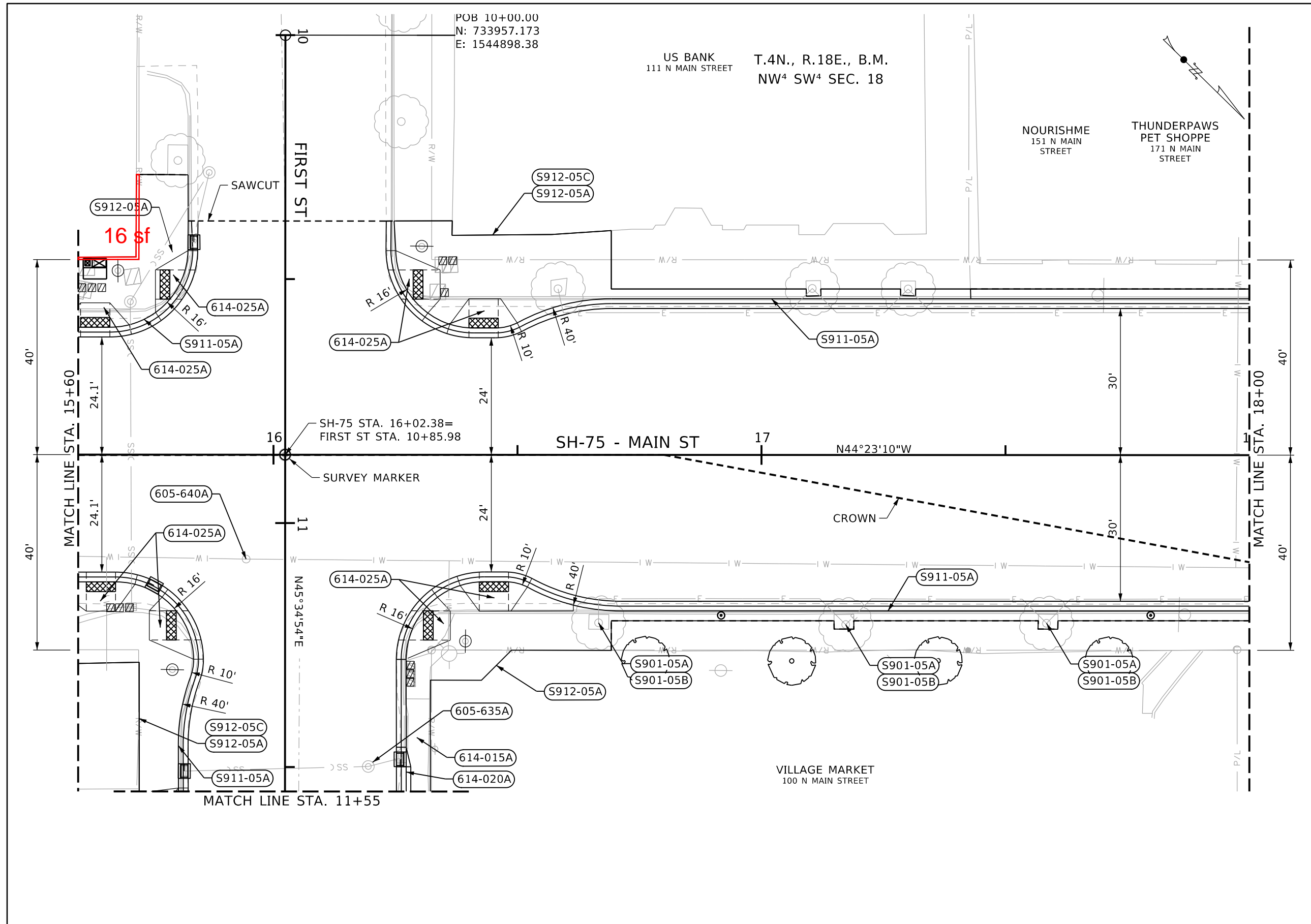
PLAN SHEET
**SH-75 - MAIN ST
 KETCHUM
 STA 13+80 TO STA 15+60**

ENGLISH

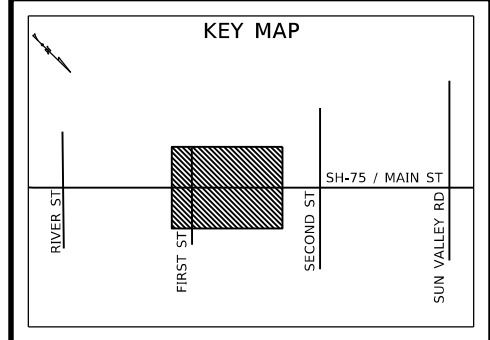
COUNTY **BLAINE**

KEY NUMBER **22210**

SHEET **42 OF 176**



- (605-640A) ADJUST VALVE COVERS
1 EA STA 15+94.40, 21.39' RT
- (614-015A) SIDEWALK
13 SY STA 15+72.53, 69.03' RT TO
STA 15+80.57, 68.32' RT
- (614-020A) DRIVEWAY
3 SY STA 16+27.22, 59.94' RT TO
STA 16+28.16, 69.00' RT
- (614-025A) CURB RAMP
5 SY STA 15+60.00, 30.56' LT TO
STA 15+70.43, 26.61' LT
6 SY STA 15+60.00, 30.88' RT TO
STA 15+71.62, 26.56' RT
5 SY STA 15+75.82, 29.14' LT TO
STA 15+82.45, 41.82' LT
8 SY STA 15+77.19, 29.22' RT TO
STA 15+83.66, 41.94' RT
8 SY STA 16+25.05, 41.85' LT TO
STA 16+31.62, 29.05' LT
7 SY STA 16+27.19, 41.94' RT TO
STA 16+33.61, 29.20' RT
7 SY STA 16+36.13, 26.75' LT TO
STA 16+49.92, 27.04' LT
7 SY STA 16+38.25, 26.80' RT TO
STA 16+52.04, 27.10' RT
- (S901-05A) SP TREE IRRIGATION
ADJUSTMENT
1 EA STA 16+66.63, 34.42' RT
1 EA STA 17+17.27, 34.75' RT
1 EA STA 17+58.42, 34.47' RT
- (S901-05B) SP ELECTRICAL RECEPTACLE
ADJUSTMENT
1 EA STA 16+66.63, 34.42' RT
1 EA STA 17+17.27, 34.75' RT
1 EA STA 17+58.42, 34.47' RT
- (S911-05A) SP 6" ROLLED CURB & GUTTER
39 FT STA 15+60.00, 26.07' RT TO
STA 15+80.55, 69.03' RT
62 FT STA 15+60.00, 26.11' LT TO
STA 15+82.50, 47.89' LT
193 FT STA 16+24.71, 47.91' LT TO
STA 18+00.00, 32.07' LT
212 FT STA 16+27.23, 69.01' RT TO
STA 18+00.00, 31.93' RT



REVISIONS			
NO	DATE	BY	DESCRIPTION

DESIGNED	M. FRANZOIA	SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY CADD FILE NAME 22210 PLAN 004.dgn DRAWING DATE: February 23, 2024
DESIGN CHECKED	C. GUTHRIE	
DETAILED	H. JOHNSON	
DRAWING CHECKED	M. FRANZOIA	

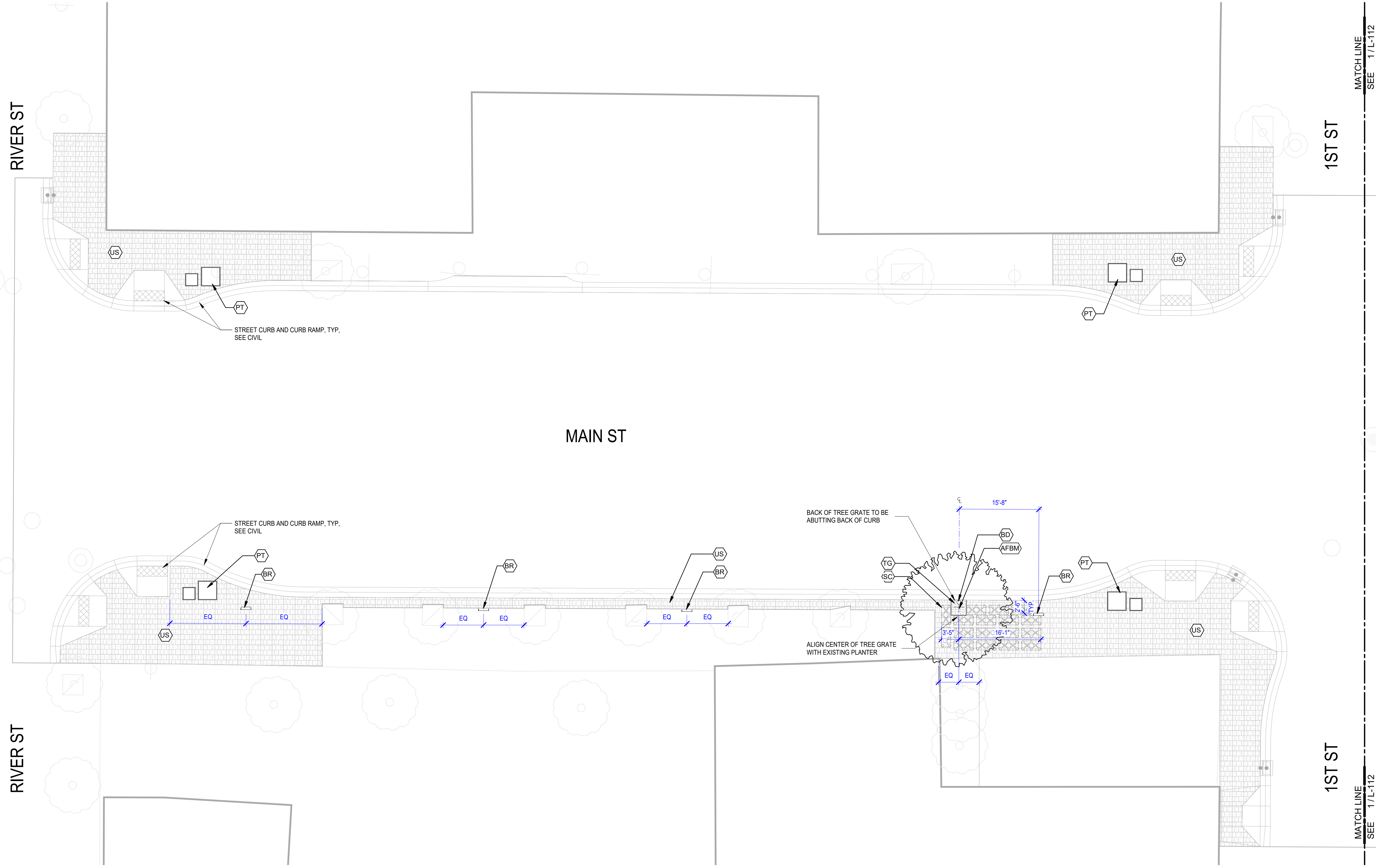
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PROJECT NO.
A022(210)

PLAN SHEET
**SH-75 - MAIN ST
KETCHUM
STA 15+60 TO STA 18+00**

ENGLISH
COUNTY
BLAINE
KEY NUMBER
22210
SHEET 44 OF 176



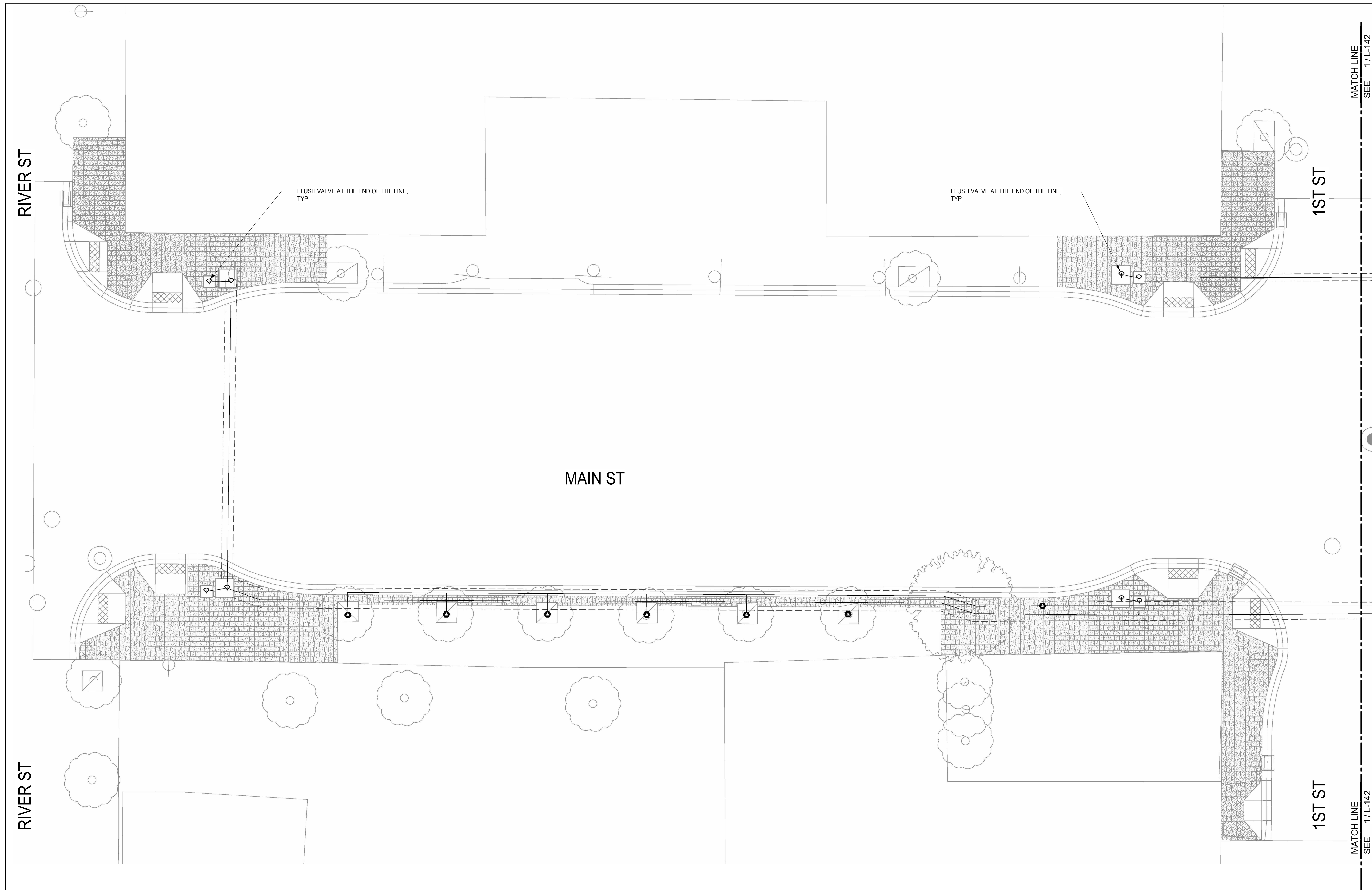
TAG	BOTANICAL NAME	COMMON NAME
AFBM	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE

1 LANDSCAPE PLAN - RIVER ST - 1ST ST
1" = 10'-0"



REVISIONS				DESIGNED	SCALES SHOWN ARE FOR 22" X 34" PRINTS ONLY IDAHO TRANSPORTATION DEPARTMENT GGLO	PROJECT NO.	LANDSCAPE PLAN	ENGLISH
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED		A022(210)	SH-75 - MAIN ST KETCHUM	COUNTY
				DETAILED				BLAINE
				DRAWING CHECKED				KEY NUMBER
					SHEET			2 of 18



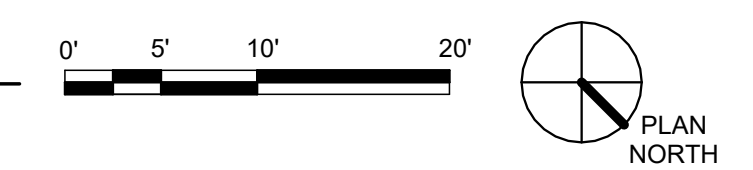


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PC2-101-25 DRIP CONTROL VALVE KIT. 1IN. PGV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION. FLOW RANGE: 0.5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER HDL-09-12-R DRIP RING
	HUNTER HS-B-STK LARGE DIAMETER UMBRELLA OF WATER. MICRO SPRAY FOR RESIDENTIAL/COMMERCIAL USE. OPERATING RANGE: 15PSI TO 30PSI. FULL 360 DEGREE SPRAY. HALO-SPRAY WITH BARS AND EN. STAKE.
	HUNTER SD-B-STK MICRO SPRAY FOR RESIDENTIAL/COMMERCIAL USE. EIGHT STREAMS OF WATER. WITH 360 DEGREE SPRAY. 15PSI TO 30PSI. SOLO-DRIP WITH BARS AND EN. STAKE.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	POINT OF CONNECTION 1" IRRIGATION WATER VAULT
	POINT OF CONNECTION 1" IRRIGATION WATER VAULT
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21
	Valve Callout Valve Number Valve Flow Valve Size

- IRRIGATION NOTES:**
- ALL PROPOSED PLANTING AREAS WILL BE WATERED WITH A COMPLETE IN-GROUND AUTOMATIC IRRIGATION SYSTEM AS SHOWN.
 - THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT INSUFFICIENT MEASURED WATER PRESSURE TO THE ARCHITECT.
 - DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
 - WHERE THE FIELD CONDITIONS REQUIRE ADJUSTMENTS, IRRIGATION SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE IRRIGATION LEGEND OR MANUFACTURER'S SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY, AND WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
 - THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL LINES FOR OPTIMUM PERFORMANCE.
 - INSTALL BACKFLOW PREVENTION DEVICE AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES, CHASES AND PENETRATIONS UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED PRIOR TO PAVING AND FORMING.
 - THE IRRIGATION SYSTEM IS DESIGNED TO BE WINTERIZED THROUGH THE DRAIN VALVE AT THE POINT OF CONNECTION. COMPRESSED AIR CAN ALSO BE USED THROUGH THE QUICK COUPLER VALVE AT THE POINT OF CONNECTION TO BLOW-OUT THE SPRINKLER ZONE.
 - FOR DRIFLINE ZONES, USE 3/4-INCH PVC PIPE IN SLEEVES TO CONNECT PLANTING AREAS.
 - COORDINATE ALL BUILDING PENETRATIONS WITH ARCHITECTURAL PLANS AND WATERPROOFING REQUIREMENTS.
 - ELECTRICAL AND IRRIGATION TO BE CITY MAINTAINED SYSTEM UNLESS PROHIBITED.

1 IRRIGATION PLAN - RIVER ST - 1ST ST
1" = 10'-0"



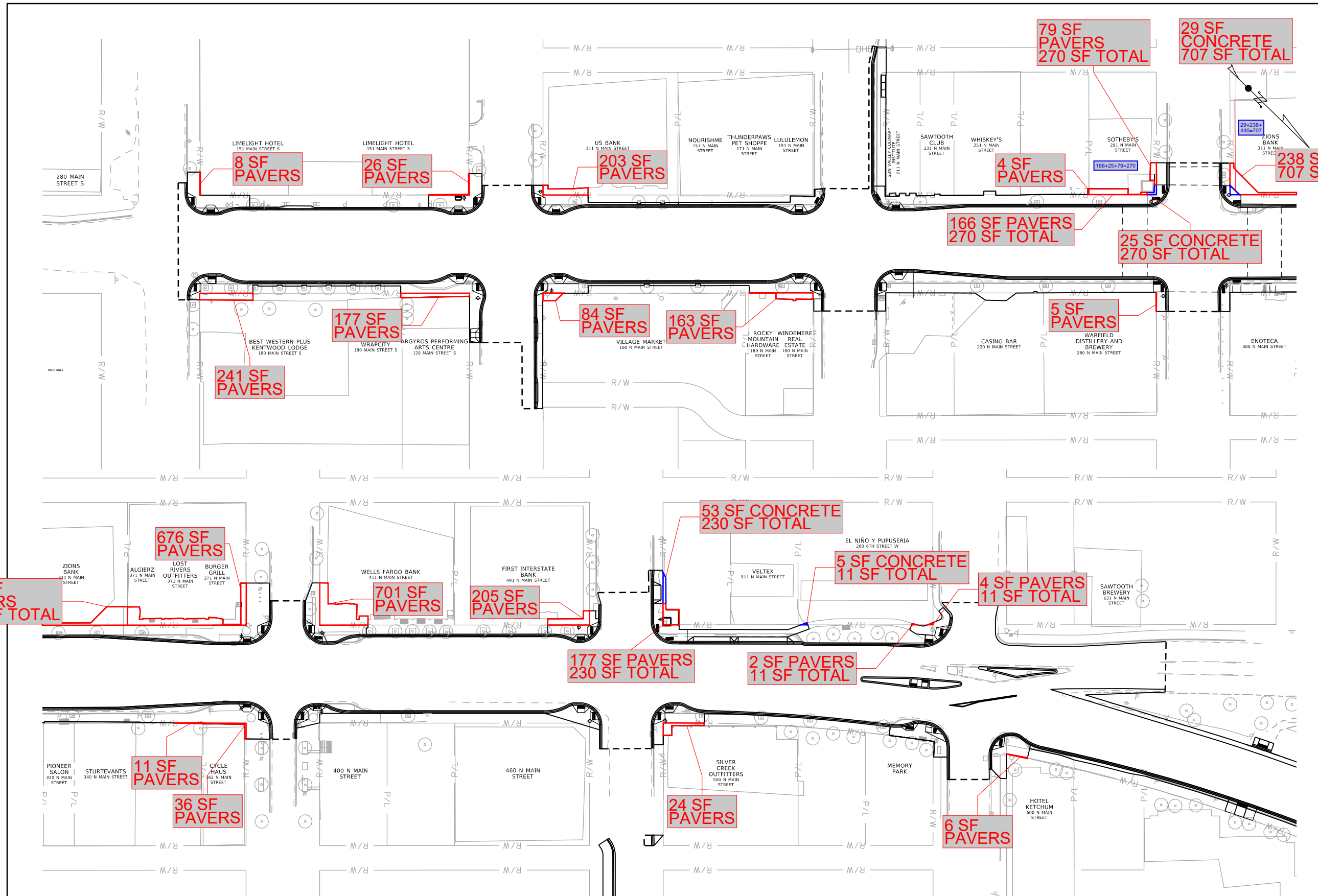
REVISIONS				DESIGNED	SCALES SHOWN ARE FOR 22" X 34" PRINTS ONLY
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED	


IDAHO TRANSPORTATION DEPARTMENT
GGLO

PROJECT NO.	A022(210)
IRRIGATION PLAN	SH-75 - MAIN ST KETCHUM

ENGLISH	
COUNTY	BLAINE
KEY NUMBER	22210
SHEET	9 of 18





REVISIONS			
NO	DATE	BY	DESCRIPTION

DESIGNED
DESIGN CHECKED
DETAILED
DRAWING CHECKED

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
CADD FILE NAME 22210 Easements.dgn
DRAWING DATE: January 17, 2024

IDAHO TRANSPORTATION DEPARTMENT
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PROJECT NO.	A022(210)
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PLAN SHEET	SH-75 - MAIN ST 10TH ST TO RIVER ST
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ENGLISH
COUNTY ADA/CANYON
KEY NUMBER 22210
SHEET OF XXX

NOT APPROVED
PRELIMINARY
 FOR CONSTRUCTION