



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Motion 1: “Council recommends authorizing the award of Warm Springs Preserve Pkg 1 – Restoration contract to Aqua Terra Restoration, LLC”

Motion 2: “Council recommends authorizing the award of Warm Springs Preserve Pkg 2 - Irrigation contract to Western State Reclamation, LLC”

Motion 3: “Council recommends authorizing the award of Warm Springs Preserve Pkg 3 – Paving and Grading scope to Conrad Brothers Construction”

Motion 4: “Council moves to authorize the mayor to execute the Memorandum of Approval between the City of Ketchum and Warm Springs Ranch Homeowners Association”

Reasons for Recommendation:

- Through an extensive qualification period and bid process the awardees to these packages have thoroughly worked with staff to ensure we are set up to provide the community with the funded features from our Warm Springs Master Plan.
- Community donations support 66.2% of total project cost
- Bureau of Reclamation grant supports 28.5% of total project cost
- Streets, Water/Wastewater CIP supports 5.8% of total project Cost
- The restoration package aims to reestablish the floodplain ecosystem while allowing access for visitors to observe and appreciate the natural habitat.
- The irrigation package scope will replace a heavily aged and inefficient legacy system to drastically reduce water consumption and automate the majority of the ongoing irrigation operations.
- The paving scope aims to bring the Warm Springs Preserve entrance road into the City road system and will greatly reduce the amount of ongoing maintenance required in maintaining the current gravel road in the summer and plowing it in the winter.
- Staff has confirmed funding for the proposed scope packages and remains eager to raise dedicated funds for the Welcome Building to complete the Warm Springs Master Plan
- Early on Staff recognized that the project would likely need to be phased due to trajectory of construction cost. Staff looks to continue fundraising efforts for funding the Welcome Building for construction in Fall 2025
- Staff has and continues to work closely with the Warm Spring Ranch HOA to ensure alignment and understanding of the planned work ahead. This agreement supports the WSP project work that borders the Warm Springs Ranch properties

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

Sustainability Impact:

This project has a very positive impact on the City's sustainability goals stated in the Warm Springs Master Plan. Including but not limited to large reduction in water usage, restoration of natural habitat.

Financial Impact:

None OR Adequate funds exist in account:

Adequate donations and grants exist to fund the initial phase of Warm Springs Master Plan. City CIP will accommodate the \$315k to bring the entrance road and building into City infrastructure system.

Attachments:

1. Purchase Order 25110 – Aqua Terra Restoration LLC
2. Purchase Order 25111 – Western States Reclamation
3. Purchase Order 25115 – Conrad Brothers Construction
4. Memorandum of Understanding 25-002 – Warm Springs Ranch HOA
5. Warm Springs Preserve Budget Summary



CITY OF KETCHUM

PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER

BUDGETED ITEM? ____ Yes ____ No

PURCHASE ORDER - NUMBER: 25110

To: 6329 AQUA TERRA RESTORATION LLC PO BOX 651 DRIGGS ID 83422	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
04/28/2025	CCHING	CCHING			

Quantity	Description	Unit Price	Total
1.00	Warm Springs Preserve Restoration 93-4900-7950	2,999,163.85	2,999,163.85
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		2,999,163.85

Authorized Signature



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Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER

BUDGETED ITEM? ____ Yes ____ No

PURCHASE ORDER - NUMBER: 25111

To: 6330 WESTERN STATES RECLAMATION 3756 IMPERIAL ST FREDERICK CO 80516	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
04/28/2025	CCHING	CCHING			

Quantity	Description	Unit Price	Total
1.00	Warm Springs Preserve Irrigation 93-4900-7950	1,300,000.00	1,300,000.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		1,300,000.00

Authorized Signature



CITY OF KETCHUM

PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER

BUDGETED ITEM? ____ Yes ____ No

PURCHASE ORDER - NUMBER: 25115

To: 1716 CONRAD BROTHERS CONSTRUCTION P.O. BOX 3432 HAILEY ID 83333	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
04/30/2025	KCHOMA	KCHOMA			

Quantity	Description	Unit Price	Total
1.00	Paving of Warm Springs Preserve Entrance and Par 93-4900-7950	180,851.00	180,851.00
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		180,851.00

Authorized Signature

MEMORANDUM OF APPROVAL

25-002

Between the City of Ketchum and Warm Springs Ranch Homeowners Association

This Memorandum of Approval (Approval) is made and entered into by and between the City of Ketchum (City) and the Warm Springs Ranch Homeowners Association (HOA). The purpose of this Approval is to document the approval of the HOA and further acknowledge and clarify the rights, responsibilities, and obligations related to the HOA approval and City activities within the riparian easement area and setbacks governed by the Development Agreement dated April 28, 2020 and the Easement Agreement dated August 26, 2021.

1. Purpose

This Approval does not alter existing agreements, but serves to reference and address relevant HOA concerns, including coordination planning, responsibility for maintenance and repair, insurance obligations, and protection of viewsheds.

2. Acknowledgment of Responsibilities

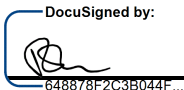
Both parties recognize, and this Approval affirms, that the applicable development approvals and agreements provide for, and this Approval is contingent upon, that:

- The City is responsible for the work and liability associated with the Warm Springs Creek Riparian Restoration Project (Project), as well as maintenance and repair within the riparian easement area.
- The City is solely responsible for the actions of the City and its agents, and maintains and/or requires appropriate and adequate insurance coverage associated with the Project and accompanying work.
- The City has provided a 95% Construction Document for Warm Springs Preserve Ketchum, Idaho issued 2/17/25 prepared by Superbloom Landscape Architecture (Plan) for the Project, upon which the HOA has had opportunity to review, provide feedback, and approve via this Approval.
- The Project anticipates riparian restoration and landscaping in the Plan-identified areas, would be reasonably anticipated for restoring and maintaining the integrity and continuity of a riparian area. As the Project progresses, the City will further reasonably communicate and coordinate with abutting property owners to the Project, so as to provide opportunity for additional input on specific landscaping plans and selections to balance the desired riparian integrity and protection with reasonable opportunity for property viewshed preservation
- The City has use of the bridge over the Creek within the City's easement rights, and acknowledges that such is at the City's own risk and with the City's acknowledgment of responsibility for maintenance and repair as would be commensurate with any such easement usage.

- The parties acknowledge that the HOA does not make or affirm any representation about the boundaries of the easement area. The parties acknowledge there may be an argument of discrepancy on the bounds of the easement area between the applicable development agreement and documentation on the plat map. The parties also understand that the Project has always been anticipated and is planned to include riparian restoration on both sides of the Creek. To the extent, if any, a third-party dispute on such arises, the City is solely responsible for handling any such that may arise connected to the City's activities.
- The City affirms to the HOA that the City has pursued and obtained separate construction access easements across individual properties for appropriate construction access to the easement area, or will be accessing the Project area via the City's own adjoining property (Warm Springs Preserve). The City is not requesting or pursuing any type of other construction access from the HOA or its members, beyond the usage already contemplated within the easement area established during the development approvals.
- Barring emergency circumstances, the City confirms that work on the Project will be performed in accordance with Ketchum Municipal Code, between the hours of 7:30 a.m. and 7:00 p.m. on weekdays and Saturdays, however weekend work is not anticipated.
- The Project contemplates a schedule for work from spring 2025 to fall 2025. Work will resume in spring 2026 and be substantially completed by fall of 2026. The City affirms that the work will be pursued in a timely fashion. The HOA will be given reasonable advance notice and opportunity for additional input if the City becomes aware that the anticipated schedule may be significantly exceeded, whether through force majeure reasons or any other reason for delay.

This Approval is a statement of understanding between the parties to ensure alignment on the pursuit of the Project and provide a framework for continued communication and cooperation. As called for in the applicable Easement Agreement, the HOA hereby approves the Restoration Plan presented by the City of Ketchum.

Approved by Warm Springs Ranch Homeowners Association

By:  _____
Robert Parker, President

Accepted by City of Ketchum

By: _____
Neil Bradshaw, Mayor

Attest: _____
Trent Donat, City Clerk

Warm Springs Preserve

Sources

		% of Total Sources
City Funds		
Water/Wastewater Infrastructure	152,319	5.3%
Streets (General CIP)	163,131	
Donations Received City	1,301,149	66.2%
Donations Received/Committed WRLT	2,639,787	
BOR Grant	1,700,000	28.5%
Total Sources	5,956,386	

Uses

Package 1 (Restoration)	3,254,137
Package 2 (Irrigation)	1,320,447
Package 3 (Building Utilities/Paving)	467,693
Other Amenities (Furishings/Trails)	711,980
Total Uses	5,754,257
Net Surplus/(Need)	202,129
Adds	
Welcome Building/Maintenance Facility	888,985
Additional Amenities	295,994
Net Surplus/(Need) With Adds	(982,850)