



CITY OF IDAHO CITY

AGENDA

REGULAR CITY COUNCIL MEETING

Wednesday, August 26, 2026

6:00 P.M.

City Hall, 511 Main Street, Idaho City, ID 83631

Join Team's Meeting

[Idaho City Council Regular Meeting](#) | [Meeting-Join](#) | [Microsoft Teams](#)

CALL MEETING TO ORDER
ROLL CALL TO ESTABLISH QUORUM
PLEDGE OF ALLEGIANCE

I. CONSENT AGENDA

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it is discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items, and any contingencies are part of the approval.

- A. APPROVAL OF MINUTES: AUGUST 12, 2026 **ACTION ITEM**
- B. IDAHO CITY EVENT CHECKLIST: **ACTION ITEM**
 - 1. 2026-14 IDAHO CITY CHAMBER OF COMMERCE – IDAHO CITY DAYS OCTOBER 3 & 4, 2026
- C. BILLS/PAYABLES: AUGUST 13, 2026 THROUGH AUGUST 26, 2026 **ACTION ITEM**

II. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially as a matter of law subject to applicable legal requirements; the Council may enter executive session to discuss such matters. **ACTION ITEM**

III. PUBLIC HEARINGS

Items listed as public hearings allow citizen comment on the subject matter before the Council. Residents or visitors wishing to comment upon the item before the Council should follow the procedural steps. In order to testify, individuals must sign up in advance, providing sufficient information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for presentation by the applicant, submission of information from City staff, followed by public testimony. **ACTION ITEM**

- A. ESTABLISHING FEES FOR 2027
- B. 2026/2027 FISCAL YEAR BUDGET HEARING

IV. ENGINEER'S REPORT

V. ORDINANCES AND RESOLUTIONS

Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. **ACTION ITEM**

- A. ORDINANCE NO. 396 RV ORDINANCE
- B. RESOLUTION 2026-03 WATER AND SEWER RATES 2027
- C. RESOLUTION 2026-04 SCHEDULE OF FEES FOR 2027
- D. RESOLUTION 2026-05 RESERVING THE FORGONE AMOUNT FOR FISCAL YEAR 2027
- E. ORDINANCE NO 401 FY 2026-2027 ANNUAL APPROPRIATION

VI. OLD BUSINESS

- A. BOISE COUNTY PROSECUTING ATTORNEY POTENTIAL CONTRACT **ACTION ITEM**

VII. NEW BUSINESS

- A. 204 MONTGOMERY BUSINESS FRONTIER **ACTION ITEM**
- B. 2027-6 DIAMOND LIL'S LIQUOR LICENSE RENEWAL **ACTION ITEM**
- C. 2027-8 CHICORY & SAGE LIQUOR LICENSE RENEWAL **ACTION ITEM**
- D. 2027-7 TRUDY'S KITCHEN LIQUOR LICENSE RENEWAL **ACTION ITEM**
- E. LISA KIRKLAND - BUENA VISTA BAR MOUNTAIN APIARY - LETTER OF SUPPORT
- F. 3886 HIGHWAY 21 WATER BILL **ACTION ITEM**
- G. CENTERVILLE ROAD RESURFACING – BOISE COUNTY **ACTION ITEM**

VIII. COMMITTEE REPORTS

- A. PARKS & RECREATION COMMISSION
- B. HISTORIC PRESERVATION COMMISSION
- C. PLANNING & ZONING COMMISSION
- D. IDAHO CITY CHAMBER OF COMMERCE
- E. COMMUNITY COMMITTEE

IX. EMPLOYEE UPDATES

- A. PUBLIC WORKS
- B. LAW ENFORCEMENT
- C. CLERK/TREASURER'S OFFICE
 - 1. WATER AND SEWER UPDATES, **ACTION ITEM**
 - 2. CLEARWATER UPDATE
- D. CITY ATTORNEY

X. COUNCIL UPDATES

XI. MAYOR UPDATES

XII. CITIZEN COMMENTS

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. To ensure adequate public notice, Idaho Law provides that any item requiring Council action must be placed on the agenda of an upcoming Council meeting, except for emergency circumstances. Comments related to future public hearings should be held for that public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Persons wishing to speak will have 5 minutes. Comments regarding performance by city employees are inappropriate at this time and should be directed to the mayor, either by subsequent appointment or after tonight's meeting, if time permitting.

XIII. UPCOMING MEETINGS

- A. NEXT REGULAR MEETING: SEPTEMBER 9, 2026

ADJOURNMENT

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 511 Main Street or call 208-392-4584.

Mayor:

Ryan Heffington

idahocitymayor1@cityofic.org

Council members:

Tom Secor Jr

Ashley M Elliott

Mari Adams

Bobby Mathews

Chief of Police:

Brent Watson

idahocitypd.194@cityofic.org

City officers:

Jake Nye

Public Works Director:

Nick Mancera

idahocitypublicworks@cityofic.org

Public Works:

Jaden Howell

City Clerk-Treasurer:

Nancy L Keeton

idahocityclerk@cityofic.org

Deputy Clerk

Kaleb Goodlett

idahocityoffice@cityofic.org

511 Main Street

PO Box 130

Idaho City, ID 83631

(208)392-4584

operating hours

Monday- Thursday

8 am – 4:30 pm

Friday by Appointment



CITY OF IDAHO CITY

AGENDA

REGULAR CITY COUNCIL MEETING

Wednesday, August 12, 2026

6:00 P.M.

City Hall, 511 Main Street, Idaho City, ID 83631

MINUTES

Join Team's Meeting

Idaho City Council Regular Meeting | Meeting-Join | Microsoft Teams

CALL MEETING TO ORDER: Mayor Heffington called the regular city council meeting to order at 6:00 PM.

ROLL CALL TO ESTABLISH QUORUM: Clerk Keeton called roll. Mathews, Elliott, Adams, Secor in attendance.

PLEDGE OF ALLEGIANCE: Mayor Heffington led the pledge of allegiance.

I. CONSENT AGENDA

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it is discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items, and any contingencies are part of the approval.

A. APPROVAL OF MINUTES: JULY 22, 23, 28, & AUGUST 5, 2026 **ACTION ITEM**

Councilor Elliott made a motion, seconded by Mathews, to approve the minutes July 22, 23, 28 & August 5, 2026. 4 ayes. Motion carried.

B. IDAHO CITY EVENT CHECKLIST: **ACTION ITEM**

C. BILLS/PAYABLES: JULY 23, 2026 THROUGH AUGUST 12, 2026 **ACTION ITEM**

Councilor Secor made a motion, seconded by Adams, to approve the bills dated July 23, 2026, through August 12 2026 in the amount of \$34,965.48. 4 ayes. Motion carried.

II. ENGINEER'S REPORT

A. TASK ORDER NO. 4 – WIG PUMPS **ACTION ITEM**

Councilor Secor made a motion, seconded by Adams, to authorize the Mayor to sign Task Order No. 4 from Consor. 4 ayes. Motion carried.

III. EXECUTIVE SESSION

Certain City-related matters may need to be discussed confidentially as a matter of law subject to applicable legal requirements; the Council may enter executive session to discuss such matters. **ACTION ITEM**

IV. PUBLIC HEARINGS

Items listed as public hearings allow citizen comment on the subject matter before the Council. Residents or visitors wishing to comment upon the item before the Council should follow the procedural steps. In order to testify, individuals must sign up in advance, providing sufficient information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for presentation by the applicant, submission of information from City staff, followed by public testimony. **ACTION ITEM**

A. PROPOSED SALE OF CITY-OWNED REAL PROPERTY

Councilor Secor made a motion, seconded by Adams to open the public hearing for the proposed sale of city-owned real property. 4 ayes. Motion carried. Public Hearing opened at 6:06pm. Councilor Elliott read the information regarding the proposed sale, and explained the need for the public hearing. Councilor Secor made a motion, seconded by Adams to close the public hearing. 4 ayes. Motion carried. Public Hearing closed at 6:09pm.

V. ORDINANCES AND RESOLUTIONS

Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. **ACTION ITEM**

A. ORDINANCE NO. 399 AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN CITY-OWNED REAL PROPERTY TO THE IDAHO CITY FIRE PROTECTION DISTRICT

Counselor Elliott made a motion, seconded by Adams, pursuant to section 50-902, Idaho Code, the rule requiring that ordinances be read on three different days, two readings of which may be by title only and one reading of which shall be in full, shall be dispensed with and that Ordinance No. 399 be considered immediately. Mathews aye, Elliott aye, Adams aye,

Secor nay. Motion carried. Counselor Elliott made a motion, seconded by Mathews, Ordinance No. 399 now before the council to be approved. Mathews aye, Elliott aye, Adams aye, Secor nay. Motion carried. The Ordinance will be effective upon publication in the newspaper.

B. ORDINANCE NO. 400 DISSOLVING OR DISCONTINUING THE CITY LAW ENFORCEMENT DEPARTMENT

Counselor Secor made a motion, seconded by Mathews, pursuant to section 50-902, Idaho Code, the rule requiring that ordinances be read on three different days, two readings of which may be by title only and one reading of which shall be in full, shall be dispensed with and that Ordinance No. 400 be considered immediately. Secor aye, Adams aye, Elliott nay, Mathews aye. Motion carried. Counselor Secor made a motion, seconded by Adams, Ordinance No. 400 now before the council to be approved. Mathews aye, Elliott nay, Adams aye, Secor aye. Motion carried. The Ordinance will be effective upon publication in the newspaper.

VI. OLD BUSINESS

A. PROPERTY SWAP WITH SECOR ACTION ITEM

Gary Secor questioned when the swap would happen. City Attorney Williams explained that the deeds have been sent and the quick claim is all that is left to complete. Williams added that he had informed the surveyor that the city is not responsible for the invoice of the survey and it should be sent to Secor. Discussion on who is responsible for the surveys ensued. Mayor Heffington explained that the city is not responsible and it will fall to Secor to pay the cost.

B. VISITOR CENTER LEASE AGREEMENT WITH IDAHO CITY CHAMBER AND BBIA ACTION ITEM

Council agreed with the lease agreements and asked that they be forwarded to the Chamber and BBIA for review. City Attorney Williams explained that the agreement should be a license to use the space instead of an actual lease agreement. Mayor Heffington added that the Clerk would send it over for him to review before sending it to the Chamber & BBIA.

VII. NEW BUSINESS

A. IDAHO POWER UPDATE

Steven Jenkins with Idaho Power provided an update and paper copies of his presentation for Council.

B. 316 WALULLA WATER BILL ACTION ITEM

Council agreed that once the bill is paid in full to waive the late fees. Councilor Elliott made a motion, seconded by Mathews, to waive the \$275.08 late fees for 316 Walulla, once the bill is paid in full. 4 ayes. Motion carried.

C. 2027-1 GOLD MINE RESTAURANT & EATERY LIQUOR LICENSE RENEWAL ACTION ITEM

D. 2027-2 GOLD MINE GAS STATION LIQUOR LICENSE RENEWAL ACTION ITEM

E. 2027-3 IDAHO CITY GROCERY LIQUOR LICENSE RENEWAL ACTION ITEM

F. 2027-4 HARLEYS PUB LIQUOR LICENSE RENEWAL ACTION ITEM

G. 2027-5 LEON'S CAFÉ & GENTRY'S OUTPOST LIQUOR LICENSE RENEWAL ACTION ITEM

Councilor Elliott made a motion, seconded by Adams to approve the liquor license renewal 2027-1 Gold Mine Restaurant & Eatery, 2027-2 Gold Mine Gas Station, 2027-3 Idaho City Grocery, 2027-4 Harley's Pub, & 2027-5 Leon's Café & Gentry's Outpost. Mathews aye, abstain from 2027-3, Elliott aye, Adams aye, Secor aye, abstain from 2027-5. Motion carried.

H. LOCAL GOVERNMENT OPTIONS TAX FOR LODGING REVISIT

Clerk Keeton explained that she is still working on the information. The process is lengthy and probably would not be done for this upcoming budget year, but worth looking into for lodging. Council requested the Clerk pursue the information for adding an options tax for lodging.

I. BOISE COUNTY PROSECUTING ATTORNEY POTENTIAL CONTRACT ACTION ITEM

No information. Item was tabled.

VIII. EMPLOYEE UPDATES

A. PUBLIC WORKS

Public Works Director Mancera explained that the city is on a waiting list for the water plant fencing. Mancera will be meeting with a contractor for a quote for the repaving on the Highway. The water leak repair on the Highway has significantly reduced the water loss and improved efficiency. The football field tank will be drained and cleaned so Public Works can begin filling that tank as well. Mancera recently completed training on Cla-Val and PRV's and has also had a meeting with the engineers on the water project and at this time we are awaiting DEQ approval for the re-sanding project.

B. LAW ENFORCEMENT

C. CLERK/TREASURER'S OFFICE

1. BUDGET UPDATES

Clerk Keeton explained the budget update in the packet.

2. WATER AND SEWER UPDATES, ACTION ITEM

Clerk Keeton went over the water sewer update in the Council packet.

3. CLEARWATER UPDATE

D. CITY ATTORNEY

City Attorney Williams explained that the law enforcement agreement is done and waiting on signatures.

IX. COUNCIL UPDATES

Councilor Mathews thanked everyone for being patient and to please keep showing up. Councilor Elliott explained her position on the vote for the Boise County Law Enforcement Contract and her reasoning behind it.

X. MAYOR UPDATES

Mayor Heffington explained that the board behind him will be updated with items that are bring worked on as well as item that have been completed. Mayor Heffington added that he spoke with Bob Callihan with the County in regard to the pavement in front of the school. Council requested the item be added to a future agenda.

XI. CITIZEN COMMENTS

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Steve Shay thanked Mayor and Council for all they are doing.

XII. UPCOMING MEETINGS

A. NEXT REGULAR MEETING: AUGUST 26, 2026

ADJOURNMENT 7:14 PM

ATTEST:

Date approved:

Nancy L Keeton, City Clerk-Treasurer

Ryan Heffington, Mayor

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 511 Main Street or call 208-392-4584.

Mayor: Ryan Heffington idahocitymayor1@cityofic.org	Chief of Police: Brent Watson Idahocitypd.194@cityofic.org	Public Works Director: Nick Mancera idahocitypublicworks@cityofic.org	City Clerk-Treasurer: Nancy L Keeton idahocityclerk@cityofic.org	511 Main Street PO Box 130 Idaho City, ID 83631 (208)392-4584
Council members: Tom Secor Jr Ashley M Elliott Mari Adams Bobby Mathews	City officers: Jake Nye	Public Works: Jaden Howell	Deputy Clerk Kaleb Goodlett idahocityoffice@cityofic.org	operating hours Monday- Thursday 8 am - 4:30 pm Friday by Appointment



Idaho City Clerk's Office
 Monday-Thursday 8:00am to 4:30pm
 Friday 9:00am to 3:00pm
 511 Main St. Idaho City, ID 83631
 PO Box 130 Idaho City, ID, 83631
 (208) 392-4584
idahocityclerk@citvofic.org
idahocityoffice@citvofic.org

Event Checklist Application

*Must be submitted at a minimum of 20 days prior to event.

There is a \$52.50
 (\$26.25 for nonprofit, \$15.75 for student)
 Application Fee for each Event Checklist

Event Overview	
Event Name:	Idaho City Days
Event Sponsor:	Idaho City Chamber
Address of Event:	Main Street Idaho City, ID 83631
Time(s) and Date(s) of Event:	October 3rd 11-6PM October 4th 11-5PM
Person in charge:	Contact Number:
Number of Attendees:	Email:
Event Set-Up and Take Down Times and Dates:	8AM-10AM October 3rd 4PM-7PM October 4th
Type of Event (what event encompasses):	Outdoor Street Festival w/ music, vendors, food trucks
List any entrance or participation fees that will be charged (if applicable) or N/A: N/A	
General Questions	
Is your event charitable / nonprofit?	YES ☒ NO ☐
Event sponsor has read the Idaho City Park Policy and/or the Historical Foundation Policy & agrees to comply?	YES ☒ NO ☐
Is the event free?	YES ☒ NO ☐
Is this a ticketed event?	YES ☐ NO ☒
Will your event have food (either provided or available for purchase)? (If yes, please fill out Food Section)	YES ☒ NO ☐
Will your event have vendors (food, cottage industry, service provider, etc.)? (If yes, fill out Vendor Section)	YES ☒ NO ☐
Will there be promotional signage at your event? (If yes, please provide examples)	YES ☒ NO ☐
Will your event have alcohol (either provided or available for purchase)? (If yes, fill out Alcohol Section) *Fee required	YES ☒ NO ☐
Will your event require a park reservation (John Brogan Memorial, Naylor Park, Rodeo Grounds, etc.)? *Fee may be required	YES ☒ NO ☐
Will your event have road closure or parade?	YES ☒ NO ☐
Will your event be held after hours (between dusk to dawn)? *Fee required	YES ☐ NO ☒
Site Plan Attached? (site plan showing exact locations of all the different function of the event (I.E. show performance spaces; vendor areas; alcohol serving area; emergency services; first aid stations; trash receptacles; porta potties; proposed parking uses, etc.)	YES ☒ NO ☐
Are you proposing to use electrical generators or amplified sound systems? (If yes, show their locations on your site plan and describe below what they will be used for & what precautions will be taken to see they are used properly and safely. If amplified sound will take place after 11pm a noise variance will be required.) *Fee may be required	YES ☒ NO ☐
See Attached Map - Music & Entertainment Park & Main Street.	

A fee for council approved events will be set at \$25.00 an hour per officer to cover the additional coverage of law enforcement if deemed necessary. The number of hours for events will be determined by the Idaho City Chief of Police. If after-hours work is required the fee shall be \$37.50 an hour per officer for those times. Those hours will be determined by the Idaho City Chief of Police.

Emergency Service, Security, and Lost Child Plans

All Events are required to provide security, and emergency service plans to ensure the safety of event attendees. Some events may be allowed to provide private security. Plans must include location of services during the event, signature from security and emergency service provider, date(s), and times the services will be provided, and contact information for the security and emergency services). All emergency service and security plans must receive approval by the Idaho City Police Department.

This form must be completed and then signed by both EMS & ICPD prior to submitting to the city.

The number of required private security staff is based on the number of event attendees:

- For 0-1,000 attendees – at least two (2) security staff are required at all times.
- For each additional 1,000 attendees – one (1) additional security staff is required at all times.

YES	NO
☐	☐
☒	☐
☒	☐

Have you scheduled security with ICPD?

Have you scheduled emergency services (EMS)?

Have you scheduled private security?

Based on expected attendance, how many security staff will be staffed at all times?

6-8

Security Company:

Company Contact Person:

Alan Rutzmann (2) 24/1 hr overnight shifts

Company Email:

Phone:

208-724-7627

EMS Company:

EPICAD / Search & Rescue

Phone:

Dates & Times of service:

Oct 3 11-6

Oct 4 11-4

Onsite Contact Name:

Mari Adams

Phone:

Detailed Security Plan:

We have hired private security for both days of the event including overnight.

Detailed security plan for dealing with lost child(ren):

Code Adam. See attached

Detailed EMS Plan:

Ambulance & First Aid at Walulla & Main Street.
Walulla blocked off for through traffic.

First Aid/Information Table

Location(s) of First-Aid Station:

Walulla & Main Street

Type(s) of First-Aid Provided:

Ambulance

Location(s) of Information Table:

Walulla & Main Street

Parking

Primary Parking Location: Secor Lot + Highway Overflow Parking Location: Senior Center, Ray Robinson Hal
 List parking fees that will be charged (if applicable): W/ permission School
 Parking Plan Description: Parking attendants + signage Traffic drums + posts along highway and Montgomery for no parking.

Traffic Control

Has the city and/or county been contacted about road closures?

YES NO

☒ ☐

Traffic Control Company: Community Volunteers / Chamber Members

Company Contact Person:

Company Email:

Phone:

Traffic Control & Road Closure Description: Main Street Closed @ Highway 21 to school Street.
Detour to Montgomery

Signs posted to residents + businesses 48 hrs before event

Parade Formation Location & Hours: N/A

Parade Dispersal Location & Hours: N/A

Alcohol

- We need to obtain permit and submit this later if/when obtained.

Will alcohol be a part of your event? (If so an alcohol variance will be required.)

YES

NO

☒

☐

Will alcohol be consumed or possessed at the event, but not offered for sale? (If so, if more than a keg or three (3) cases are possessed but not offered for sale, a permit must be secured from the city.)

☐

☐

Will alcohol be offered for sale? (If yes, proper permits must be secured from the State of Idaho and the City of Idaho City, and a designated area for sale and consumption is required. Show the location of this designated area on your site plan.) Alcohol catering permits must be obtained and presented with this event checklist for approval.

☐

☐

Catering OR Benevolent, Charitable, and Public Purpose Events Permit Holder:

Type(s) of alcohol to be served at event:

Serving times for alcohol (to/from):

Type(s) of serving containers:

* Alcohol catering permit required from the Idaho City Clerk OR Alcohol Permit for Benevolent, Charitable, and Public Purpose Events from Idaho State Police (ISP)

Detailed plan for age verification (wristbands, ID check, etc.):

Detailed alcohol security plan:

- ☒ Attach photos of alcohol area signage that will be displayed at event.
- ☐ Attach detailed map of serving location (including entrances and exits).
- ☐ Attach photo of wrist band.
- ☐ Attach completed/approved Alcohol Catering Permit -

https://idahocity.municipalimpact.com/documents/170/Alcohol_Catering_Application.pdf OR Approved Alcohol Permit for Benevolent, Charitable, and Public Purpose Events from Idaho State Police (ISP)

Food/Vendors

How many vendors will need electricity? N/A

List vendor fees that will be charged (if applicable) or N/A: _____

If food is being served, the proper permits from Central District Health (CDH) & Idaho City Clerk must be secured & submitted. *Required

Has the Public Works Department been contacted to schedule vendor electrical inspections, etc.?*

***Electrical inspection required for events – please contact the Public Works Department at (208) 392-4584**

YES	NO
☐	☐
☐	☐

If you will have vendors at event:

☐ Provide a complete list of participating vendors prior to your event.

Restrooms

Will you be bringing in additional Porto-Potties?

Number of Restrooms: 7

Number of ADA Restrooms: 1

Location of Restrooms: Please see map

Porto-Potty Company: GoPotty

Phone: 208-365-4257

YES	NO
☒	☐

Refuse

Have you contacted Idaho City Public Works (208) 392-4584?

Describe below your plans for trash disposal. What are your plans for trash collection and containment, receptacle locations and after-event cleanup?

Location of trash carts: BOGO Sant. Trailer @ Visitor Center

YES	NO
☐	☒

Detailed refuse plan for collection, containment, and after event clean-up:

Have 24 trash bins through-out event. Will check trash during event, after event

Event and Promotional Signage

☒ Attach photos of signage as well as dimensions of each sign (required at least 10 days prior to event).

Miscellaneous

***Required for all events:** Detailed public notification plan (how will you be letting the public know your event is happening and how street closures, noise, etc. might affect them)

Social Media, prints at local businesses, signs for Main Street closure to be posted on businesses/personal property 48 hrs in advance.

Attachment Checklist

	YES	N/A
Limited Liability Insurance Plan (\$1,000,000 in the name of City of Idaho City).....	☒	☐
Event Location Map – Site Plan (all areas identified).....	☒	☐
Schedule of Events.....	☒	☐
Detailed Security Plan Requiring Approval by the Idaho City Police Department.....	☒	☐
Detailed Emergency Services Plan Approval by the Idaho City Police Department.....	☒	☐
Traffic Control & Parking Plan	☒	☐
Complete List of Participating Vendors.....	☒	☐
Vendor Permits & Fees.....	☒	☐
Confirmation of Event Registration with Central District Health (CDH).....	☒	☐
Photos of Event and Promotional Signage with Dimensions.....	☒	☐
Approved Alcohol Catering Permit/Permit for Benevolent, Charitable, and Public Purpose Events.....	☒	☐
Photos of Alcohol Area Signage.....	☒	☐
Map of Alcohol Serving Area (including entrances and exits).....	☒	☐
Photo of alcohol wristbands (if applicable).....	☒	☐
Public Notification Letter.....	☒	☐
Park Reservation Receipt.....	☒	☐
Other Pass-Through Cost Receipt(s).....	☐	☐
Refuse Plan.....	☒	☐
Community Hall and/or Rodeo Grounds Reservation Information.....	☒	☐
Noise Variance Application.....	☐	☒

Event Fees: https://idahocity.municipalimpact.com/documents/170/2024-25_Fee_Chart.pdf

- ☐ **Rodeo Grounds / Amphitheatre fee schedule:**

 - **Non-profit groups \$82.50/day plus (\$4.95) 6% use tax**
 - **City Residents, Groups, & Local Government \$185.00/day plus (\$11.10) 6% use tax**
 - **Non-City Residents, & Groups \$370.00/day plus (\$22.20) 6% use tax**
 - **The following security deposit is required, refundable if rental requirements are completed: \$150.00**
Cleaning deposit will be forfeited if the grounds/ Amphitheatre / parking area are not in same condition as found or better, and the key (if used) is not returned. Exceptions may be set by the City Council based on recommendation from the Idaho City Parks and Recreation Commission.....

☐ **Alcohol Catering Permit.....\$20/day (3-day limit).....**

☐ **Food Vendor Permit Fee.....\$16.50/day (3-day limit).....**

☐ **Mobile Food Truck Fee.....\$26.25 application fee & \$21.00/day / \$200/year (5-day limit).....**

☐ **Vendor License Daily Fee.....\$16.50 (Non-profit \$7.50).....**

☐ **Vendor License Yearly Fee (Non-refundable) \$55.00 (Non-profit \$25.00)**

☐ **Carnival or public entertainment with less than 10 concessions, rides, or sideshows, daily fee \$220.50.....**

☐ **Carnival or public entertainment with more than 10 concessions, rides, or sideshows, daily fee shall be \$22.00 per concession, ride, or sideshow.....**

 - An additional event license fee may be required for carnivals, public entertainment, or sponsored events in an amount approved by the City Council as meeting the city's expenses related to the activity, including but not limited to the provision of Public Works and Police
 - A permittee for a carnival, public entertainment, or sponsored event shall establish financial responsibility in the form of an insurance policy issued jointly to the owner and the City of Idaho City in the minimum amount of one million dollars, single limit.

☐ **Pass through Costs (Electricity, Safety Services, Public Notification, Other).....**

☐ **Law Enforcement Fee \$25/hr. per officer (determined by Chief of Police)**

 - ♦ **After Hours Fee \$37.50/hr. per officer (determined by chief of Police)**

☐ **Community Hall Fees**

 - **Nonprofit groups \$44.00/day plus (\$2.64) 6% use tax**
 - **City Residents, Groups, & Local Government \$165.25 plus (\$9.92) 6% use tax**
 - **Non-City Residents, & Groups \$330.50 plus (\$19.83) 6% use tax**
 - **A \$150.00 deposit required; refundable if rental agreement requirements are completed.....**

The council can waive a portion of the fee or set a monthly use fee for groups desiring to use the hall and a set schedule for a class or multi-day event

☐ **Temporary Noise Ordinance Application / Noise Variance. \$52.50 profit, \$26.25 non-profit, \$15.75 student.....**

☒ **Event Checklist Fee (\$52.50 profit; \$26.25 non-profit; \$15.75 student).....**

TOTAL:.....

[illegible]

ICPD & EMS Use Only

Number of daytime officer hours needed @\$25/hr
 Number of After-Hours officer hours needed @\$37.5/hr

Is this Event Checklist Security & EMS Plan approved by ICPD?

Is this Event Checklist Security & EMS Plan approved by EMS?

YES	NO
☐	☐
☐	☐

Chief of Police, City of Idaho City

U. DeJ Ems 01
 EMS

Boise County Sheriff's Office (if applicable)

Idaho City Fire Protection District (if applicable)

Office Use Only

Event Checklist application fee collected? Card ☐ Cash ☐ Check ☒ Receipt # 4# 10033

All applicable fees collected?

Have all applicable attachments been received and reviewed?

Is this Special Event Plan approved?

Alcohol variance approved?

Noise variance approved, & fee collected? Card ☐ Cash ☐ Check ☐ Receipt # _____ NA ☐

EC Application #: 2026-14 Date of Approval: _____

Special Comments/Instructions

City Clerk

Parks Director (if applicable)

City of Idaho City Seal

For Questions or to Submit:

Contact the Idaho City Clerk's Office
 Monday-Thursday 8:00am to 5:00pm
 Friday 9:00am to 3:00pm
 511 Main St, Idaho City, ID 83631
 PO Box 130, Idaho City, ID, 83631
 (208) 392-4584
idahocityclerk@cityofic.org
idahocityoffice@cityofic.org

Contact Information:

Idaho City Historical Foundation: Phone: (208)-392-4550

Email: president@idahocityhf.org

Idaho City Police Department: Chief Brent Watson Phone: 208-392-4596

Email: idahocitypd.194@cityofic.org

East Boise County Ambulance District: Phone: (208) 392-6644

Email: ebcaddirector@co.boise.id.us

OFFICE USE ONLY

Rodeo Grounds Walk Through:

Initial walk through performed with public works?

☐ YES ☐ NO

Comments:

Final walk through performed with Public Works?

☐ YES ☐ NO

Comments:

After event comments:

Was the site cleaned up properly in a timely fashion?

☐ YES ☐ NO

Comments:

Did the event sponsor meet all of their obligations and responsibilities?

☐ YES ☐ NO

Comments:

Should this party be allowed to use the city property again?

☐ YES ☐ NO

Comments:

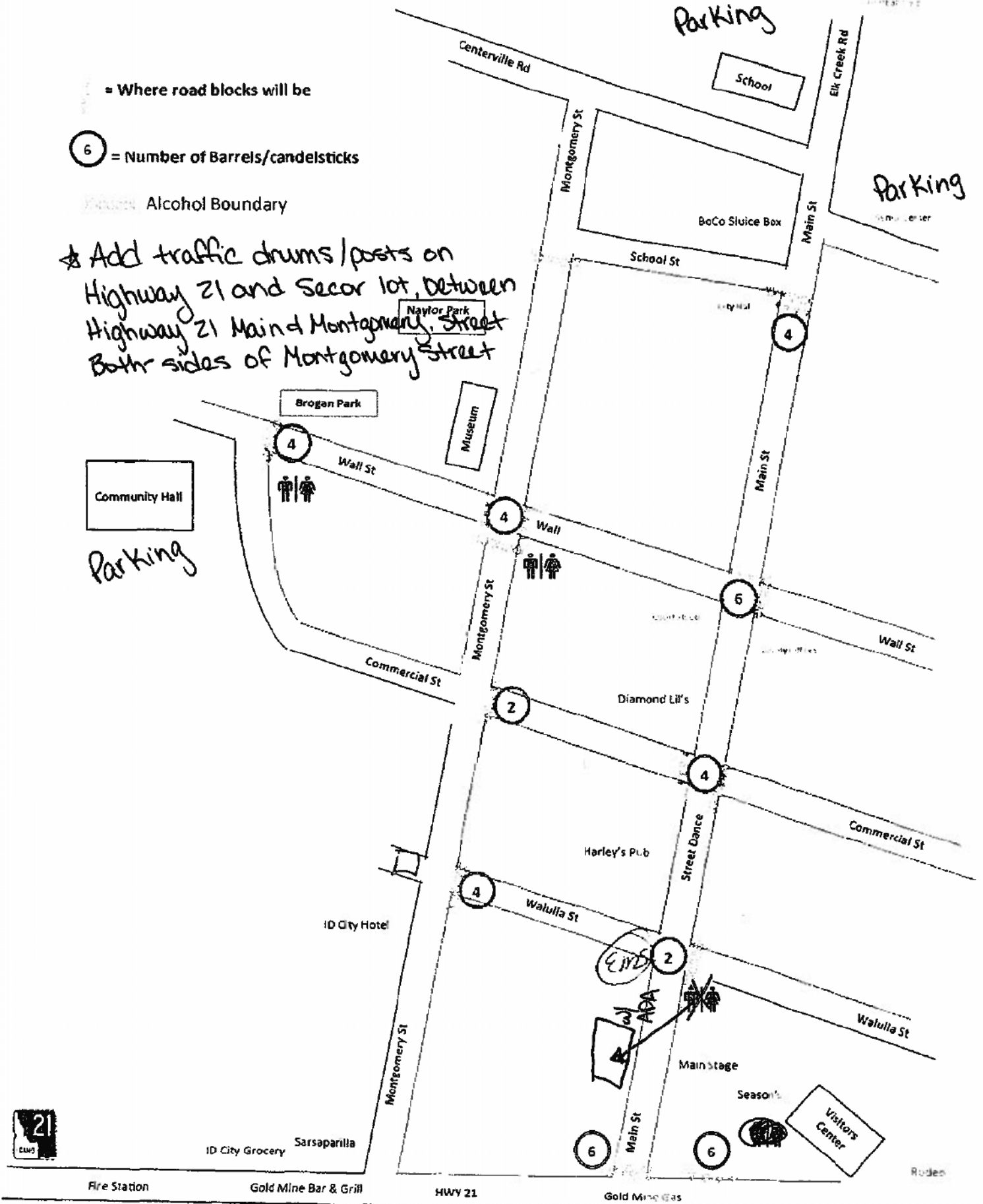
Signed: _____

= Where road blocks will be

6 = Number of Barrels/candelsticks

Alcohol Boundary

★ Add traffic drums/posts on
Highway 21 and Secor lot, between
Highway 21 Main & Montgomery Street
Both sides of Montgomery Street



— ★ ★ ★ —
ATTENTION!

**MAIN STREET
CLOSED**

— *for* —
★ **IDAHO CITY DAYS** ★



**OCTOBER 3RD, 2026
8:00 AM**

TO



**OCTOBER 4TH, 2026
7:00 PM**



**NO ALCOHOL
BEYOND THIS
POINT**

DATE _____ TIME _____

CODE ADAM PROCEDURE If a Parent/Guardian approaches a staff member and reports a child missing, follow these steps:

1. Ask the following: a. What is the child's name? _____ b. How long ago did you see the child? _____ c. Where was the last place you saw the child? _____ d.

Did you check the area where the child was last seen? YES / NO

e. Are there any parental custody issues that we should know about? YES / NO

f. Get a detailed description of the child

g. Name _____ Age _____ ii. Hair Color/Style _____ Eye color _____ iii. Approximate Height _____ and Weight _____ iv. What is the child wearing? (remember to ask shoe color and style) _____

2. Initiate CODE ADAM (provide the complete description of the child). Alert all staff.

3. Attention, may I have your attention please. Staff please initiate CODE ADAM – I repeat CODE ADAM; we have a lost child named _____, age _____, with _____ hair, and _____ eyes, is approximately _____ feet tall and weighs approximately _____ pounds, last seen wearing _____.

When notified that a child is missing, the Chamber Member in charge calls the local police department immediately. Provide as much information as available to the emergency dispatcher.

4. If the child is found and appears to have just been lost and unharmed, the child is reunited with the parent/guardian at the Chamber Booth on Main Street. (Notify the Police Department immediately)

5. If the child is found accompanied by someone other than the parent/guardian, use reasonable efforts to prevent or delay their departure without placing the child, staff, or other customers at risk. **Notify the police immediately and give a detailed description of the person, vehicle, direction of travel, etc.

6. The CODE ADAM page is cancelled after the child is found or when advised by the police. Notify the Chamber Members in Charge and all staff.

7. The Chamber Member in Charge or the on-duty Security Officer will complete an Incident Report

A vibrant, hand-drawn style poster for Idaho City Days 2026. The background features a scenic view of a town street with wooden buildings, evergreen trees, and mountains under a blue sky with stylized sun rays. The text is bold and colorful, with a mix of serif, sans-serif, and script fonts. Icons for shopping, food trucks, live music, arts & crafts, and family fun are arranged in a row. The dates and times are clearly marked for Saturday and Sunday. A circular logo in the center reads 'IDAHO CITY LET'S CELEBRATE OUR MOUNTAINTOWN'. The bottom section includes a slogan, a large 'DON'T MISS IT!' call to action, and a website link for more details.

You're Invited!

JOIN US FOR

IDAHO CITY

Days!

SHOP ★ EAT ★ PLAY ★ ENJOY

A WEEKEND OF FUN FOR THE WHOLE FAMILY!

SHOP LOCAL

FOOD TRUCKS

LIVE MUSIC

ARTS & CRAFTS

FAMILY FUN!

OCTOBER 3-4, 2026

SATURDAY, OCTOBER 3

11AM - 6PM

SUNDAY, OCTOBER 4

11AM - 4PM

IDAHO CITY LET'S CELEBRATE OUR MOUNTAINTOWN

Great People. Great Community. Great Time!

DON'T MISS IT!

MORE DETAILS & VENDOR INFO:

IDAHO CITY CHAMBER OF COMMERCE

BROUGHT TO YOU BY THE IDAHO CITY CHAMBER OF COMMERCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/03/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Sean Liang
947 East Winding Creek Drive, Ste 100
Eagle, ID 83616

CONTACT NAME: Sean Liang
PHONE (A/C No. Ext): 208-871-2339 FAX (A/C No.):
E-MAIL ADDRESS: sliang@idfbins.com

ID

INSURED
Idaho City Chamber of Commerce Inc
PO Box 507
Idaho City, ID 83631-0607

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Western Community Insurance Company	39519
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	Y	N	02/03/2026	02/03/2027	EACH OCCURRENCE \$ 1,000,000 CSL DAMAGE TO RENTED PREM SES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY Excluded GENERAL AGGREGATE \$ 2,000,000 CSL PRODUCTS - COMP/OP AGG Included
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
A	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTIONS					EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City Of Idaho City was added or changed as an Additional Insured Effective 02/03/2026.

CERTIFICATE HOLDER

City Of Idaho City
PO Box 130
Idaho City, ID 83631-0130

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Charles McDermott



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED NOTICE OF CANCELLATION

It is agreed:

This policy is subject to the following condition:

If this policy is cancelled or nonrenewed, the designated person(s) or organization(s) shown in the SCHEDULE below shall be notified at least:

1. 10 days prior to the effective date of cancellation if we cancel for nonpayment of premium; or
2. The number of days shown in the SCHEDULE prior to the effective date if we cancel for any other reason.

SCHEDULE

1. Name Of Designated Person(s) Or Organization(s): City Of Idaho City

Mailing Address: PO Box 130 Idaho City, ID 83631-0130

2. Number of Days Notice: 35 days

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

All other policy terms and conditions apply.



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – MANAGERS OR
LESSORS OF PREMISES**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designation Of Premises (Part Leased To You):

100 Main St Idaho City Idaho

Name Of Person(s) Or Organization(s) (Additional Insured):

City Of Idaho City

Additional Premium: \$45

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by you or those acting on your behalf in connection with the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person(s) or organization(s) shown in the Schedule.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:**

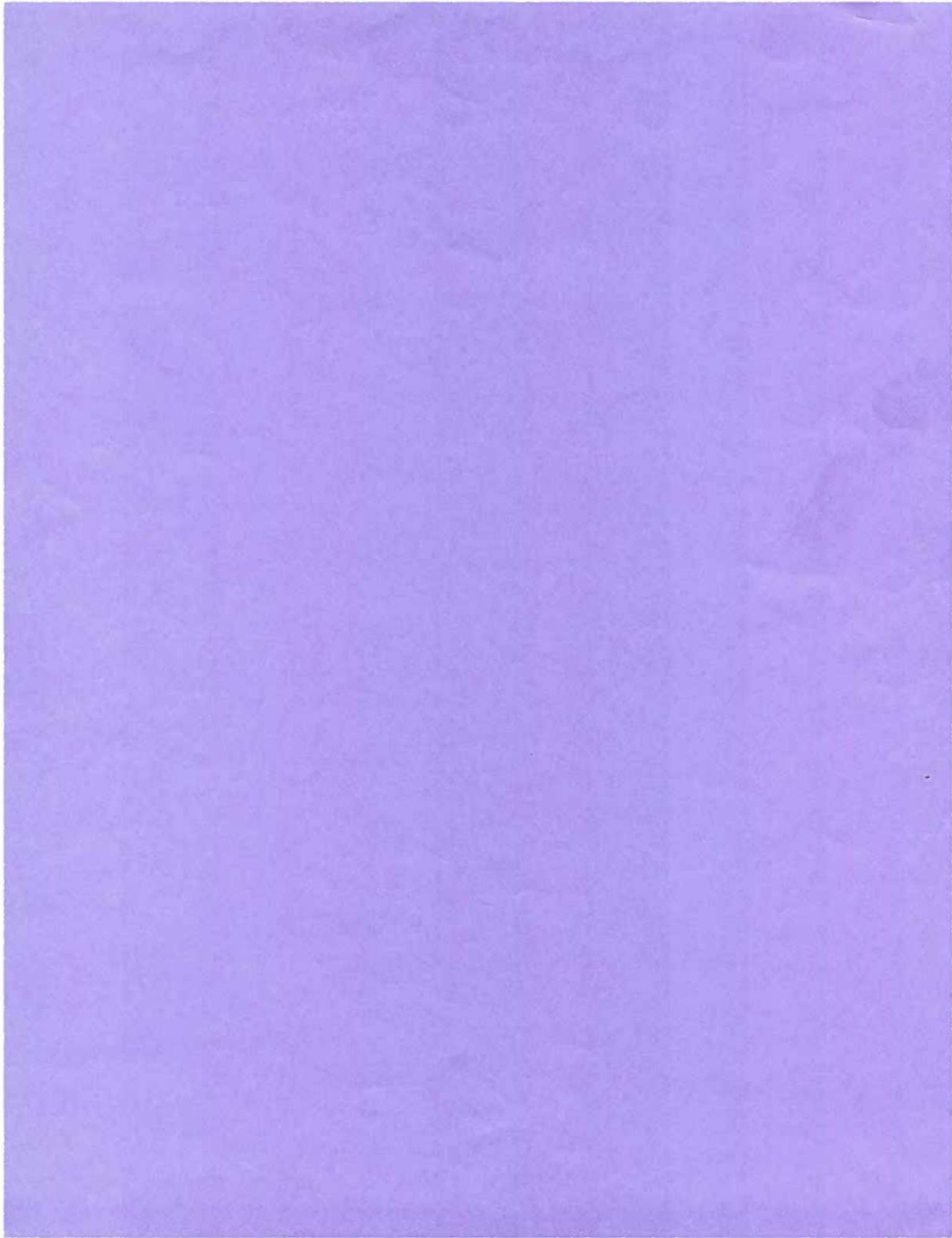
If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.





08/26/26
13:15:17

CITY OF IDAHO CITY
Claim Details
For the Accounting Period: 8/26

Page: 1 of 4
Report ID: AP100

For Pay Date = 08/26/26, Cash - Checking
* ... Over spent expenditure

Claim Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
3745	28453S 999999 SUNDANCE LAND SURVEYS		6,000.00					
1	144 07/28/26 Rodeo Grounds survey		6,000.00*			10 41500	930	10100
3746	28454S 999999 JENNIFER MACKENZIE		65.00					
1	2025-2 08/03/26 Police decal replacement		65.00*			10 42100	640	10100
3747	28455S 999999 CALIBER COLLISION		1,500.00					
1	259006337 07/31/26 F150 Police Vehicle		1,500.00*			10 42100	640	10100
3748	28456S 999999 T2 TRAFFIC & TECH INC.		862.51					
1	002 08/21/26 Traffic Control - Highway Proj		862.51			51 43400	720	10100
3749	28457S 119 HANSON JANITORIAL SUPPLY, INC		71.92					
1	797828 08/17/26 TP - Visitor Center		71.92*			10 41500	611	10100
3750	28458S 309 Corporate Technologies, LLC		795.00					
IT Services								
IT Services								
1	247829 08/15/26 IT Service		108.00*			10 41500	350	10100
2	247829 08/15/26 IT Service		360.00*			51 43400	350	10100
3	247829 08/15/26 IT Service		252.00*			52 43500	350	10100
4	247528 08/15/26 0365 Backup		11.25*			10 41500	350	10100
5	247528 08/15/26 0365 Backup		37.50*			51 43400	350	10100
6	247528 08/15/26 0365 Backup		26.25*			52 43500	350	10100
3751	28459S 296 PURCELL TIRE AND RUBBER		91.81					
1	43109058 08/14/25 F150 Oil Change		91.81*			10 42100	640	10100
3752	28460S 48 IDAHO WORLD PUBLISHING LLC		187.80					
Publishing								
1	9990 08/10/26 3rd Quarter Fin Report		17.89			10 41500	440	10100
2	9990 08/10/26 3rd Quarter Fin Report		7.45			20 43200	440	10100
3	9990 08/10/26 3rd Quarter Fin Report		41.73			51 43400	440	10100
4	9990 08/10/26 3rd Quarter Fin Report		7.45			52 43500	440	10100
5	10009 08/10/26 Public Hearing - Prop Sale		70.08			10 41500	440	10100
6	10008 08/10/26 Ord 395 - Building Codes		43.20			10 41500	440	10100
3753	28461S 202 NANCY KEETON		500.13					
Training								
1	55098783 08/12/26 ICCTFOA Conf Hotel		100.02			10 41500	470	10100
2	55098783 08/12/26 ICCTFOA Conf Hotel		20.01*			20 43200	470	10100
3	55098783 08/12/26 ICCTFOA Conf Hotel		265.07*			51 43400	470	10100
4	55098783 08/12/26 ICCTFOA Conf Hotel		115.03*			52 43500	470	10100

08/26/26
13:15:17

CITY OF IDAHO CITY
Claim Details
For the Accounting Period: 8/26

Page: 2 of 4
Report ID: AP100

For Pay Date = 08/26/26, Cash - Checking
* ... Over spent expenditure

Claim Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
3754	284625	115 CORE & MAIN	3,034.29					
1	61058	08/19/26 Water Meter inst parts	3,034.29*			51 43400	630	10100
3755	284635	268 Wood Brothers Trucking, LLC	4,975.00					
1	30863	08/25/26 HWY 21 Asphalt prep	4,975.00			51 43400	720	10100
3756	284645	23 IDAHO RURAL WATER ASSOCIATION	1,000.00					
1	2870	07/31/26 Responsible Charge Operator	1,000.00			52 43500	113	10100
# of Claims 12 Total:			19,083.46					

08/26/26
13:15:17

CITY OF IDAHO CITY
Fund Summary for Claims
For the Accounting Period: 8/26

Page: 3 of 4
Report ID: AP110

Fund/Account	Amount
10 GENERAL FUND	
10100 Checking-Cash in Bank	8,079.17
20 STREET FUND	
10100 Checking-Cash in Bank	27.46
51 WATER FUND	
10100 Checking-Cash in Bank	9,576.10
52 SEWER FUND	
10100 Checking-Cash in Bank	1,400.73
Total:	19,083.46

08/26/26
13:15:17

CITY OF IDAHO CITY
Claim Approval Signature Page
For the Accounting Period: 8 / 26

Page: 4 of 4
Report ID: AP100A

City of Idaho City
PO Box 130
511 Main Street
Idaho City, Idaho 83631-0130

CASH VOUCHERS

Authorized by: _____ Date: _____

Notice of Public Hearing

Public Notice and Hearing on New Fees—Idaho Code 63-1311 & 63-1311A

The City of Idaho City is proposing to establish new Administrative Fees for Events and Rental Fees.

A meeting will be held on Wednesday, August 26, 2026, at 6 p.m. at City Hall, 511 Main Street, Idaho City. Verbal and written comments will be accepted prior to and at the meeting.

EVENT CHECKLIST FOR 2027:

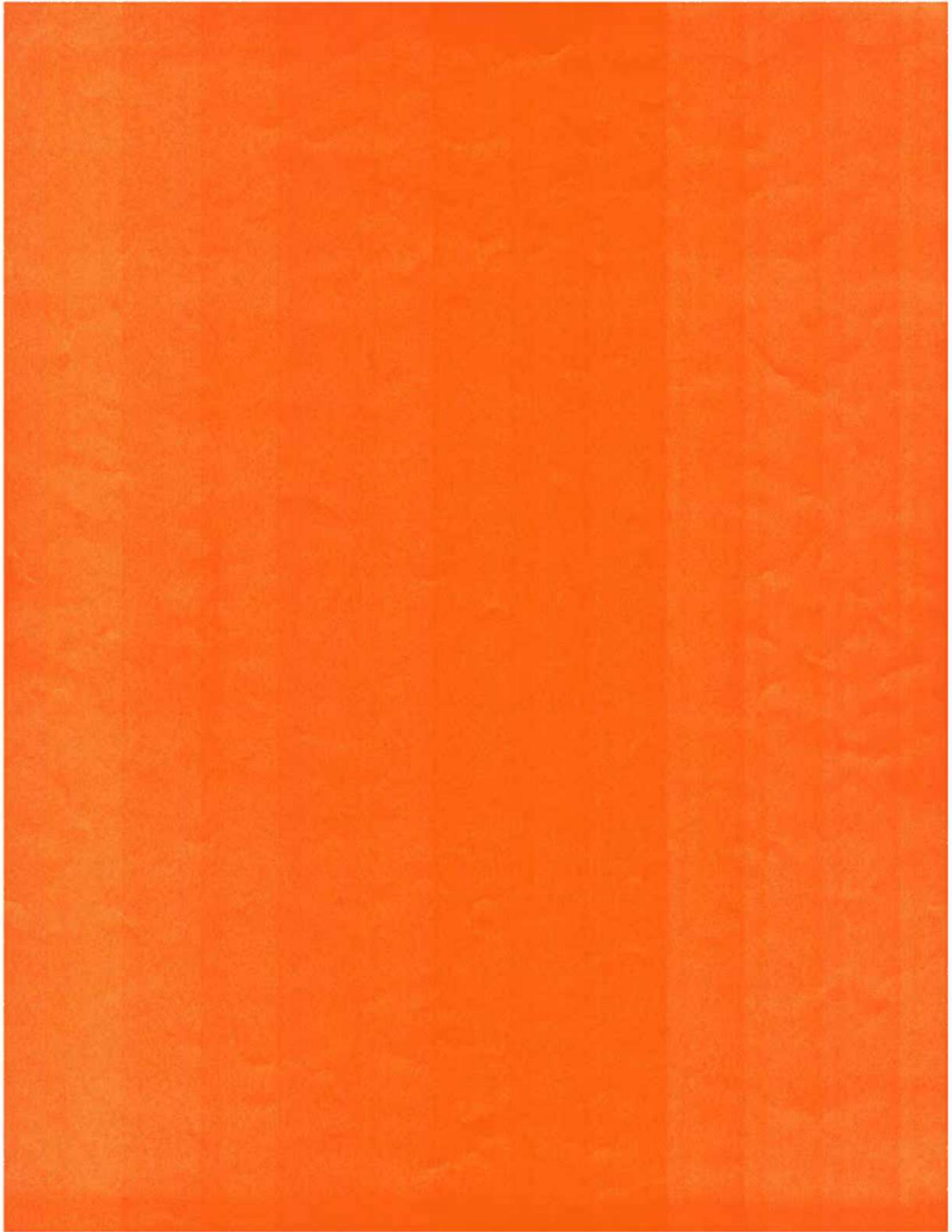
1. Event Fee for events over 150 people - \$150.00

RODEO ARENA & AMPHITHEATRE FEE SCHEDULE (formerly known as parks and recreation) FOR 2027

1. Non-rodeo events, groups, and government agencies \$185.00 per day plus 6% use tax
2. Rodeo Events \$370 per day plus 6% use tax

The meeting will be held in a facility that is accessible to persons with disabilities. Special accommodation will be available, upon request, five (5) days prior to the hearing in a format that is usable for persons with disabilities. For more information, contact the Idaho City Clerk, 392-4584.

Published in the *Idaho World* August 12, 2026 and August 19, 2026



NOTICE OF PUBLIC HEARING ON PROPOSED FY 2026/2027 BUDGET

CITY OF IDAHO CITY, IDAHO

A public hearing, pursuant to Idaho Code 50-1002, will be held for consideration of the proposed budget for the fiscal year from October 1, 2026, to September 30, 2027 and pursuant to Idaho Code §63-802(1)(f) requires that the City adopt an annual resolution to reserve additional forgone amount in order to utilize that amount in subsequent years; and, WHEREAS, the City intends to reserve \$9291 of its current year's increase in allowable forgone amount. The public hearing will be held at City Hall, 511 Main Street, Idaho City, ID during a Regular Council Meeting on August 26, 2026, at 6:00 PM. All interested persons are invited to appear and show cause, if any, why such budget should or should not be adopted. Copies of the proposed City budget in detail are available at City Hall during regular office hours (Monday – Thursday 8AM – 4:30PM.) City Hall is accessible to persons with disabilities. Anyone desiring accommodations for disabilities related to the documents or to the hearing, please contact the city clerk, 392-4584 at least 48 hours prior to the meeting/public hearing. The proposed FY 2026/2027 budget is shown below as FY 2026/2027 proposed expenditures and revenues.

CITY OF IDAHO CITY	FY 23/24	FY 23/24	FY 24/25	FY 24/25	FY 25/26	FY 25/26	FY 26/27
	BUDGETED	FINAL	BUDGETED	FINAL	BUDGETED	YTD 7/26	PROPOSED
REVENUES							
Property Taxes	\$108,647	\$108,872	\$138,781	\$132,383	\$144,721	\$148,953	\$144,292
Taxes and Court Revenue	\$22,375	\$7,273	\$16,375	\$7,666	\$23,795	\$9,035	\$12,300
Licenses and Permits	\$36,159	\$26,854	\$22,978	\$14,414	\$23,432	\$32,874	\$32,980
Intergovernmental Revenues	\$149,659	\$104,536	\$135,589	\$114,794	\$116,750	\$48,131	\$96,879
Charges for Services	\$11,325	\$3,172	\$7,425	\$8,373	\$7,660	\$3,612	\$6,475
Miscellaneous	\$48,747	\$1,511	\$536	\$2,718	\$1,855	\$39,219	\$52,355
Special Assessment Financing	\$10,147	\$12,988	\$12,693	\$12,056	\$14,264	\$7,426	\$17,055
Other Financing Sources	\$2,500	\$3,960	\$2,500	\$31,404	\$3,500	\$1,000	\$26,392
TOTAL General Fund	\$389,559	\$269,166	\$336,877	\$323,808	\$335,977	\$290,250	\$388,728
STREET FUND							
Boise County-Property Taxes	\$50,475	\$47,412	\$26,435	\$26,487	\$28,886	\$31,116	\$41,867
Intergovernmental Revenues	\$37,692	\$48,671	\$45,258	\$42,857	\$43,788	\$20,790	\$32,082
Other Financing Sources	\$7,845	\$6,117	\$7,845	\$13,318	\$13,639	\$12,358	\$8,959
TOTAL Street Fund	\$96,012	\$102,200	\$79,538	\$82,662	\$86,313	\$64,264	\$82,908
SEWER FUND							
Charges for Services	\$215,226	\$176,530	\$238,040	\$223,171	\$242,320	\$181,298	\$251,262
Other Financing Sources	\$3,000	\$6,159	\$5,000	\$8,548	\$4,000	\$4,241	\$3,500
TOTAL Sewer Fund	\$218,226	\$182,689	\$243,040	\$231,719	\$246,320	\$185,539	\$254,762
WATER FUND							
Charges for Services	\$370,278	\$306,742	\$371,282	\$360,287	\$372,313	\$281,141	\$392,515
Miscellaneous	\$17,754	\$20,250	\$8,075	\$7,012	\$4,000	\$2,732	\$7,075
DEQ GRANT DW2405LF 23/24	\$2,450,000	\$263,499	\$3,085,428	\$158,083	\$2,876,154	\$18,630	\$2,857,884
TOTAL Water Fund	\$2,838,032	\$590,491	\$3,464,785	\$525,382	\$3,252,467	\$302,503	\$3,257,474
DEQ Water Bond DW1104/ Repayment starting 23/24	\$0	\$80,000	\$80,000	\$67,919	\$80,000	\$60,578	\$80,000
GRAND TOTAL Revenue	\$3,541,829	\$1,224,546	\$4,204,240	\$1,231,490	\$4,001,077	\$903,134	\$4,063,872
EXPENDITURES							
General Administration	\$182,061	\$126,338	\$124,372	\$118,788	\$137,948	\$93,906	\$196,728
Public Safety - Law Enforcement	\$207,498	\$192,802	\$212,505	\$232,913	\$198,029	\$201,970	\$192,000
Total General Fund	\$389,559	\$319,140	\$336,877	\$351,701	\$335,977	\$295,876	\$388,728
Street Fund	\$96,012	\$147,812	\$79,538	\$98,558	\$86,313	\$57,104	\$82,908
Sewer Fund	\$218,226	\$241,703	\$243,040	\$278,374	\$246,320	\$191,222	\$254,762

Water Fund	\$388,032	\$371,897	\$379,357	\$455,773	\$375,953	\$395,794	\$399,590
DEQ GRANT DW2405LF 23/24	\$2,450,000	\$263,499	\$3,085,428	\$158,083	\$2,876,514	\$18,630	\$2,857,884
DEQ Water Bond DW1104/ Repayment starting 23/24		\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Total Other Fund Expenditures	\$3,152,270	\$1,104,911	\$3,867,363	\$1,070,788	\$3,665,100	\$742,750	\$3,675,144
Grand Total All Expenditures	\$3,541,829	\$1,424,051	\$4,204,240	\$1,422,489	\$4,001,077	\$1,038,626	\$4,063,872

The proposed expenditures and revenues for fiscal year 2026/2027 have been tentatively approved by the City Council. Publication dates for the notice of Public Hearing are August 12, 2026, and August 19, 2026, in the *Idaho World*.

Nancy L. Ptak

City Clerk-Treasurer

Idaho Residency Rules After 28 Days in an RV

In Idaho, **you cannot claim residency simply by spending 28 days in an RV spot.** Idaho's residency rules are based on **domicile** (your true, fixed, permanent home) and, if you are not domiciled in Idaho, on a **statutory residency test** that requires both a **year-round abode** and **more than 270 days of physical presence** in the state www.ireside.ai+1.

Key Points

- **Domicile test:** If you are domiciled in Idaho (your true, fixed, permanent home), you are a resident at any day count, unless you qualify for Idaho's 445-day absence safe harbor www.ireside.ai.
- **Statutory residency test:** If you are not domiciled in Idaho, you must:
 1. Maintain a place of abode in Idaho for the entire taxable year.
 2. Spend **more than 270 days** in Idaho in aggregate during the year www.ireside.ai+1.
- **Day counting:** Any part of a day in Idaho counts as a full day unless you can prove it was for a temporary or transitory purpose (e.g., a layover) www.domicile365.com.
- **RV spot alone is not enough:** An RV spot is not considered a "place of abode" for residency purposes unless it is your primary residence and you maintain it year-round. A short-term RV stay does not meet the 270-day threshold www.ireside.ai.

Practical Implications

- **28 days is far below** the 270-day threshold, so you would not meet the statutory residency test.
- To claim Idaho residency, you would need to:
 - Live in Idaho year-round (including in an RV if it is your primary residence).
 - Keep a day-by-day record of your presence to prove you met the 270-day requirement.
- For licenses, permits, or other benefits, Idaho generally requires **at least 6 months of continuous residency** before you can claim resident status [Idaho Fish and Game](#).

CITY OF IDAHO CITY

ORDINANCE NO. 396

AN ORDINANCE OF THE CITY OF IDAHO CITY, BOISE COUNTY, IDAHO, REPEALING AND REPLACING TITLE 4, CHAPTER 4 OF THE IDAHO CITY CODE REGARDING RECREATIONAL VEHICLES; ESTABLISHING CLEAR DEFINITIONS, LIMITATIONS, EXCEPTIONS, STANDARDS FOR PLACEMENT AND USE, ENFORCEMENT PROCEDURES, PENALTIES, SEVERABILITY, SAVINGS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Idaho City finds that recreational vehicles are designed and intended primarily for temporary travel, camping, recreation, and vacation use and are not generally constructed or regulated as permanent residential dwellings; and

WHEREAS, unregulated occupancy, placement, and servicing of recreational vehicles within city limits may create concerns related to sanitation, fire safety, emergency access, snow load, utility protection, neighborhood impacts, and the orderly development of residential property; and

WHEREAS, the City intends to provide clear, reasonable, and enforceable standards for temporary recreational vehicle use while preserving lawful existing uses and allowing limited temporary housing during construction or other approved circumstances;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO CITY, IDAHO:

Section 1. REPEAL AND REPLACEMENT. Title 4, Chapter 4 of the City Code of Idaho City, currently known as the Short-Term Recreational Vehicle Use Ordinance No. 367, is hereby repealed and replaced in its entirety as set forth below.

Section 2. TITLE 4, CHAPTER 4 CREATED. A new Chapter 4 of Title 4 of the City Code of Idaho City shall read as follows:

4-4-1: SHORT TITLE. This chapter shall be known as the "Recreational Vehicle Use Ordinance."

4-4-2: PURPOSE. The purpose of this chapter is to regulate the occupancy, placement, storage, and servicing of recreational vehicles within the city limits in order to protect public health, safety, sanitation, emergency access, utility systems, neighborhood character, and the orderly use of property.

4-4-3: DEFINITIONS. For purposes of this chapter, the following terms shall have the meanings stated below:

Campground: A parcel, tract, area, or facility made available for temporary recreational camping by tents, recreational vehicles, or similar camping units, where occupancy is intended to be short-term, transient, seasonal, or recreational in nature. A campground may include individual campsites, shared sanitation facilities, water service, fire rings, picnic areas, internal roads, or other camping-related amenities. A campground is not, solely by being a campground, a

recreational vehicle park, mobile home park, residential subdivision, dwelling development, or permanent residential use.

Recreational Vehicle Park or RV Park: A lawfully approved or lawfully established parcel, tract, area, or facility designed, arranged, or operated primarily for the placement and occupancy of recreational vehicles within designated RV spaces, sites, or pads, and served by internal access, utility connections, sanitation facilities, management, or other improvements customarily associated with RV park use. An RV park may allow occupancy only to the extent authorized by its lawful approval, lawful nonconforming status, this chapter, and other applicable law.

Private Residential Property: Real property within the city limits that is privately owned or lawfully possessed and used or zoned for residential purposes, including a parcel containing a dwelling, an approved residential building site, or a lawful residential use. The term does not include public property, City-owned property, public streets, alleys, sidewalks, rights-of-way, parking areas, utility easements, drainage easements, commercial or industrial property, recreational vehicle parks, campgrounds, mobile home parks, or any property not owned, leased, or otherwise lawfully controlled by the recreational vehicle owner, occupant, host, or responsible person.

Occupancy or Occupied: The use of a recreational vehicle as temporary living quarters, shown by overnight sleeping or by regular and continuing use for living activities commonly associated with habitation. Incidental or brief activities, including eating, working, cooking, maintenance, inspection, cleaning, loading, unloading, or temporary shelter during travel preparation, shall not by themselves constitute occupancy unless accompanied by overnight sleeping or regular and continuing habitation.

Recreational Vehicle (RV): A motorized or towable vehicle, including a travel trailer, fifth-wheel trailer, camping trailer, truck camper, motorhome, or similar unit, designed, constructed, and intended primarily for temporary recreational, travel, camping, seasonal, or transient use. An RV may be occupied only as expressly allowed by this chapter. Longer-term occupancy or approved utility connection under this chapter shall not, by itself, reclassify an otherwise qualifying RV as a Tiny House on Wheels or other dwelling.

A recreational vehicle does not include any Tiny House on Wheels (THOW), park model home, manufactured home, mobile home, modular dwelling, or other structure that is designed and constructed as a residential dwelling rather than as a vehicle or trailer for temporary travel or recreational use. Classification shall not depend solely on the duration of lawful occupancy allowed by this chapter or on temporary or City-approved utility connections.

Classification shall be based on objective evidence of the unit's design, construction, certification, marketing, intended purpose, and actual use. State motor vehicle registration, title, certification, or licensing may be considered but shall not be conclusive where the unit's design and construction demonstrate that it is a dwelling or residential structure for land use purposes.

Tiny House on Wheels (THOW): A structure constructed on a wheeled chassis or trailer that is designed and constructed primarily as a dwelling unit or residential structure, rather than as a motor vehicle, travel trailer, camping trailer, truck camper, motorhome, or similar recreational vehicle. A THOW commonly includes residential-style construction or systems such as permanent sleeping, cooking, sanitation, climate control, storage, utility, or building-envelope features associated with a dwelling.

A structure may be classified as a THOW based on the totality of objective circumstances, including whether it was designed, advertised, sold, or constructed as a residence; whether it is used as a primary residence, accessory dwelling unit, guest house, or long-term rental outside an approval granted under this chapter; whether it contains residential-style construction not typical of an RV; or whether it has been placed or modified in a manner inconsistent with mobility. Lawful longer-term RV occupancy approved under Section 4-4-7 shall not be the sole basis for THOW classification.

A THOW shall be regulated as a dwelling or residential structure and shall not be considered a Recreational Vehicle, regardless of registration, title, certification, or mobility. No THOW shall be permitted where only Recreational Vehicles are authorized unless specifically approved as a dwelling in compliance with all applicable zoning, building, health, sanitation, and permitting requirements.

Stored Recreational Vehicle: A recreational vehicle parked or kept on property that is not occupied, not connected for habitation, and not being used for sleeping, living, cooking, or other human habitation.

Longer-Term Occupancy: Occupancy of an RV for an extended period when expressly approved under Section 4-4-7. Occupancy on private residential property shall not be considered longer-term occupancy solely because of the number of days occupied, provided the use complies with this chapter and all other applicable law.

Safe and Operable Condition: A condition in which the RV is capable of being lawfully moved on public roads when required by law, is structurally sound for its intended temporary use, and does not present an observable fire, electrical, sanitation, structural, or emergency-access hazard.

Unsafe Accumulation: Snow, ice, refuse, materials, or other conditions that obstruct safe ingress or egress, impair emergency access, create a fire or sanitation hazard, damage or threaten utility connections, or create a risk of collapse, injury, or unlawful discharge.

Lawfully Established Recreational Vehicle Park: A recreational vehicle park that was lawfully approved, permitted, established, operated, or recognized under applicable City ordinances or approvals at the time of establishment or operation, including any lawful nonconforming recreational vehicle park use. The term includes recreational vehicle parks that may not hold a current conditional use permit or modern approval document if the park or use was otherwise lawfully established and has not been abandoned.

4-4-4: GENERAL RULE; PRIVATE RESIDENTIAL PROPERTY USES. A property owner may keep, park, store, maintain, repair, prepare for travel, load, unload, clean, inspect, and otherwise make ordinary non-occupied use of a recreational vehicle on private residential property, provided the recreational vehicle is located outside public rights-of-way and is not kept or used in a manner that creates an unlawful discharge, nuisance, obstruction of emergency access, fire hazard, sanitation hazard, unsafe utility connection, or other condition prohibited by this chapter or other applicable law.

Occupancy of a recreational vehicle on private residential property is allowed for temporary guest, travel, camping, seasonal, caretaker, or similar use without a fixed stay limit under this chapter, provided the use complies with Section 4-4-5 and does not create an unlawful discharge, nuisance, obstruction of emergency access, fire hazard, sanitation hazard, unsafe utility connection, or other condition prohibited by this chapter or other applicable law. The City shall not require a separate permit for occupancy allowed by this section unless another City Code provision independently requires approval.

City approval under Section 4-4-7 is required for longer-term occupancy only when this chapter expressly requires such approval, including where City-approved utility connections are requested or required, where the use is associated with construction or repair under Section 4-4-6 and requires longer-term occupancy approval, where the use is located outside private residential property unless otherwise authorized, or where another applicable City approval requires review. Nothing in this section authorizes a Tiny House on Wheels, park model home, manufactured home, mobile home, modular dwelling, or other dwelling or residential structure where only recreational vehicles are authorized, and nothing in this section waives applicable zoning, fire, sanitation, utility, building, health, or Title 10 requirements.

4-4-4A: SHORT-TERM OCCUPANCY NOT ON PRIVATE RESIDENTIAL PROPERTY. Short-term occupancy of a recreational vehicle on public property, City-owned property, public streets, alleys, sidewalks, rights-of-way, parking areas, utility easements, drainage easements, commercial or industrial property, recreational vehicle parks, campgrounds, mobile home parks, or any other property that is not private residential property is prohibited unless expressly authorized in writing by the City Council or its designee, allowed by a City-issued permit for a specific event or temporary use, allowed within a lawfully approved or lawfully established recreational vehicle park or campground, or otherwise authorized by applicable law.

Authorization under this section shall be limited to the specific location, use, and conditions stated in the written authorization, permit, lawful approval, or lawful existing status. No fixed occupancy duration shall apply under this chapter unless a specific duration is stated in the written authorization, permit, lawful approval, applicable facility rules, or other applicable law. Occupancy is allowed only to the extent the use is otherwise lawful, approved where required, and compliant with applicable health, safety, sanitation, utility, fire, emergency-access, nuisance, zoning, and other requirements of this chapter and other applicable law. This section does not create any right to occupy public property or property owned or controlled by another person.

4-4-5: STANDARDS FOR ALL OCCUPIED RECREATIONAL VEHICLES. Any recreational vehicle lawfully occupied under this chapter shall comply with all of the following standards:

- A. Except as expressly authorized under Section 4-4-4A or within a lawfully approved or lawfully established recreational vehicle park or campground, the recreational vehicle shall be located entirely on private residential property and shall not be placed in a public street, alley, sidewalk, right-of-way, utility easement, drainage easement, or area needed for emergency access.
- B. The recreational vehicle shall comply with applicable zoning setbacks, fire separation requirements, and any other placement requirements of the City Code.
- C. The recreational vehicle shall maintain current registration, licensing, and safe and operable condition if registration is required by law, and shall not be converted into a permanent structure. Ordinary leveling blocks, wheel chocks, stabilizing jacks, temporary skirting needed for weather protection, and temporary removal of wheels or running gear for lawful repair or maintenance shall not be prohibited if the RV remains capable of being returned to mobile condition and the work does not create a nuisance, safety hazard, or unapproved permanent installation.
- D. Wastewater, gray water, sewage, and refuse shall be disposed of only through approved sanitary facilities. No person shall discharge, drain, or allow the release of sewage, gray water, wastewater, or other waste onto the ground, into streets, ditches, storm drains, waterways, or any unapproved location.
- E. Any connection to City water or sewer service shall be approved by the City and shall be protected from freezing, leakage, cross-connection, backflow, damage, and unauthorized use.
- F. During the months of October through May, the owner or occupant shall take reasonable measures to prevent unsafe accumulation of snow or ice on or around the recreational vehicle, utility connections, exits, and access routes, and to maintain safe access for emergency responders.
- G. Existing lawful recreational vehicle parks or campgrounds shall not be deemed noncompliant solely because an existing site, setback, utility connection, access route, spacing, or internal layout does not satisfy a newly stated standard in this section, provided the condition was lawful when established or is otherwise protected as a lawful nonconforming use and does not create an imminent fire, sanitation, utility, emergency-access, or public safety hazard. Expansion, relocation, increased density, or material alteration of an approved or lawful layout shall remain subject to applicable City review and approval.

4-4-6: TEMPORARY USE DURING CONSTRUCTION OR REPAIR. A recreational vehicle may be occupied as temporary housing on the same property where a permitted permanent

dwelling is being constructed, substantially remodeled, repaired after casualty damage, or otherwise made habitable, provided that:

- A. A valid building permit or other City approval has been issued for the permanent dwelling or repair work;
- B. The permanent dwelling is not habitable or not yet available for occupancy;
- C. The recreational vehicle is occupied only by the property owner, tenant, contractor, or person directly associated with the construction, repair, or remodeling work;
- D. The temporary use shall not continue beyond the expiration, suspension, revocation, or completion of the applicable permit or approval, unless extended in writing by the City Council or its designee; and
- E. All standards in Section 4-4-5 are met.
- F. This temporary-use allowance applies only to a unit that remains classified as a recreational vehicle under Section 4-4-3 and does not authorize use of a Tiny House on Wheels or other dwelling or residential structure unless separately approved in compliance with applicable requirements.

4-4-7: LONGER-TERM OCCUPANCY WITH APPROVED UTILITIES. A recreational vehicle may be occupied with City-approved utility connections, or under any other circumstance requiring longer-term occupancy approval under this chapter, only with written approval by the City Council or its designee. Occupancy on private residential property shall not require approval under this section solely because of the number of days occupied. Longer-term occupancy associated with construction or repair under Section 4-4-6 shall comply with Section 4-4-6 and shall also comply with this section when City-approved utility connections or longer-term occupancy approval are required. The following conditions shall apply:

- A. The recreational vehicle is connected to City water and sewer service through City-approved connections, or to other lawful utility service approved by the City where City service is not available;
- B. The use complies with zoning, building, fire, utility, nuisance, and health requirements applicable to the property;
- C. The recreational vehicle shall maintain current registration and licensing if required by law, shall remain in safe and operable condition, and shall remain capable of being returned to mobile condition;
- D. Except as expressly authorized under Section 4-4-4A or allowed within a lawfully approved or lawfully established recreational vehicle park or campground, the recreational vehicle shall not be located in a right-of-way, easement, drainage area, or access route;

- E. The unit remains classified as a recreational vehicle under Section 4-4-3 and is not a Tiny House on Wheels, park model home, manufactured home, mobile home, modular dwelling, or other dwelling or residential structure; and
- F. The applicant shall provide written documentation showing the proposed location, owner consent if the applicant is not the property owner, utility connection approval, sanitation arrangements, expected duration, and contact information for the responsible person; and
- G. The City may impose written conditions reasonably related to sanitation, emergency access, utility safety, setbacks, fire separation, snow and ice management, nuisance prevention, and other requirements of this chapter. Conditions shall be stated with sufficient clarity to allow the applicant to understand and comply with them.
- H. For a recreational vehicle located within a lawfully approved or lawfully established recreational vehicle park or campground, ordinary tenant turnover, replacement of a recreational vehicle within an existing lawful space, and continued occupancy consistent with the park's or campground's lawful approval or lawful nonconforming status shall not, by themselves, constitute expansion, relocation, abandonment, or a material change of use.

4-4-8: EXISTING LAWFUL OCCUPANCY, EXISTING RV PARKS, AND EXISTING CAMPGROUNDS. A recreational vehicle lawfully used for residential or longer-term occupancy before the effective date of this ordinance may continue in the same location and under substantially the same physical placement, utility connection, occupancy, and use conditions existing on that date, provided that the use does not expand, relocate to another property, create a public nuisance, or violate other applicable law. For purposes of this section, "substantially the same conditions" means no material increase in occupancy intensity, number of sites, utility demand, footprint, duration beyond the lawful pre-existing use, or adverse impact. Lawful existing occupancy within a lawfully approved or lawfully established recreational vehicle park or campground, including any lawful nonconforming use, may continue consistent with the park's or campground's lawful status. Ordinary tenant turnover, sale or transfer of an individual recreational vehicle, replacement of a recreational vehicle with a comparable recreational vehicle within the same lawful space, and continued use of an existing lawful space shall not, by themselves, terminate lawful use rights or constitute abandonment, expansion, relocation, or material change of use. Routine maintenance, repair, modernization, utility repair, hookup repair, road repair, snow-management improvements, safety improvements, and like-for-like replacement within the existing footprint or lawful layout shall not be treated as expansion or relocation, provided the work does not increase the number of spaces, materially alter the approved or lawful layout, create a nuisance, or create an imminent safety, sanitation, utility, fire, or emergency-access hazard. This protection applies only to lawful pre-existing recreational vehicle occupancy, lawful existing recreational vehicle park use, or lawful existing campground use and does not authorize any Tiny House on Wheels, park model home, manufactured home, mobile home, modular dwelling, or other dwelling or residential structure unless such structure is separately lawful and approved under applicable zoning, building, health, sanitation, and

permitting requirements. This protection shall terminate only upon abandonment, relocation to another property, material expansion or material change of use, or replacement with a unit or structure that is not a recreational vehicle or is not comparable to the prior lawful recreational vehicle use.

A recreational vehicle that was lawfully used as permanent or residential housing before the effective date of Ordinance No. 367 in 2022 may be repaired, maintained, modernized, or replaced with another recreational vehicle without loss of lawful existing or grandfathered status, provided the repaired or replacement recreational vehicle remains within the same lawful space or footprint, does not increase the number of occupied spaces, does not materially expand or relocate the use, remains classified as a recreational vehicle under this chapter, and does not create an imminent fire, sanitation, utility, emergency-access, or public safety hazard. Replacement of such a grandfathered recreational vehicle with another recreational vehicle under this paragraph shall not require discretionary City approval solely because the individual unit is replaced.

A change in ownership, management, operator, tenant, or responsible party shall not require a new approval or terminate lawful status solely because of the change, so long as the lawful use continues on the same parcel and remains consistent with the applicable approval, lawful establishment, or lawful nonconforming status.

4-4-9: PROHIBITED CONDITIONS. No person shall occupy, permit occupancy of, or maintain a recreational vehicle under any condition that creates a nuisance, unsafe structure, fire hazard, sanitation hazard, obstruction of emergency access, illegal utility connection, unlawful discharge of waste, or violation of any other provision of the City Code.

4-4-10: ENFORCEMENT. The City may enforce this chapter through inspection, written notice of violation, citation, civil enforcement, utility enforcement, nuisance abatement, or any other remedy available under the City Code or Idaho law. Except where an immediate threat to public health, safety, sanitation, utility systems, or emergency access exists, the City shall provide written notice describing the violation, the corrective action required, and a reasonable correction period of not less than seven (7) calendar days before issuing a citation or pursuing penalties. The City may allow a shorter correction period when necessary to address an urgent condition and may extend the correction period for good cause shown.

A property owner, recreational vehicle owner, occupant, or other responsible person may be held responsible only if that person owns, occupies, controls, permits, maintains, causes, or knowingly allows the violation after receiving notice or after the violation is otherwise known to that person. Nothing in this section shall limit the City's ability to take immediate action to abate an imminent threat or unlawful discharge as allowed by law.

4-4-11: PENALTIES. A first violation of this chapter shall be an infraction punishable by a penalty not to exceed fifty dollars (\$50). A second violation within three (3) years shall be an infraction punishable by a penalty not to exceed one hundred dollars (\$100). A third or subsequent violation within three (3) years may be prosecuted as a misdemeanor punishable as provided by Idaho law, provided that the responsible person received notice and a reasonable

opportunity to correct the first and second violations unless an immediate threat or unlawful discharge justified immediate enforcement. Each twenty-four (24) hour period that a violation continues after the applicable correction period expires may be treated as a separate violation for purposes of daily penalties and enforcement remedies, but continuous noncompliance arising from the same initial notice shall not, by itself, escalate the matter to a second, third, or subsequent violation unless the City issues a separate notice for a new or repeated violation after the responsible person has corrected, ceased, or had a reasonable opportunity to correct the prior violation.

4-4-12: COMPLIANCE WITH BUILDING CODES AND OTHER REGULATIONS. Nothing in this chapter shall be construed to waive, modify, or supersede any requirement of the building codes, fire codes, zoning regulations, floodplain regulations, utility standards, public health requirements, dwelling or residential structure classification requirements, or other regulations adopted by the City, including the 2018 International Building Code as adopted and amended by the City or the State of Idaho, where applicable.

Nothing in this chapter shall be interpreted to require a lawfully approved or lawfully established recreational vehicle park or campground to obtain new approval solely because of this chapter's adoption, a change in ownership or management, ordinary tenant turnover, ordinary recreational vehicle turnover, or ordinary maintenance or repair, provided the use remains on the same parcel and does not materially expand, relocate, increase the number of spaces, or create an imminent public health or safety hazard.

Nothing in this chapter shall be interpreted to prohibit or unreasonably restrict ordinary operations within a lawfully approved or lawfully established recreational vehicle park or campground, including short-term recreational camping, weekly guest stays, seasonal camp hosts, and temporary occupancy by workers engaged in construction, utility, emergency response, wildfire, road, telecommunications, infrastructure, seasonal, migrant, agricultural, or contract work, provided such use remains consistent with the facility's lawful status and does not create an imminent fire, sanitation, utility, emergency-access, nuisance, or public safety hazard.

Section 3. SAVINGS CLAUSE. The repeal or replacement of any prior ordinance shall not affect any enforcement action, penalty, violation, right, duty, or liability that accrued before the effective date of this ordinance

Section 4. SEVERABILITY. If any section, sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. EFFECTIVE DATE. This ordinance shall be in full force and effect upon passage, approval, and publication according to law.

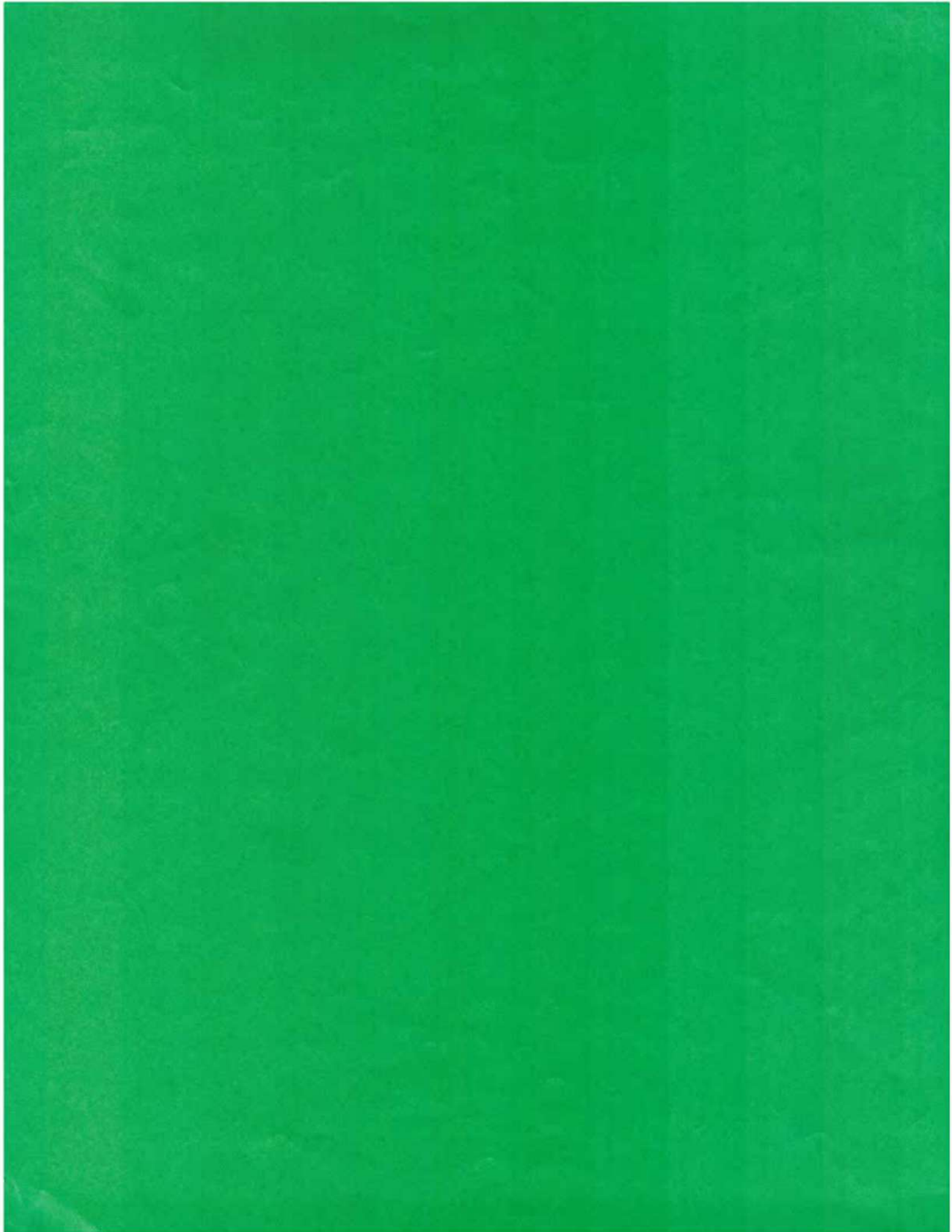
PASSED BY THE COUNCIL of the City of Idaho City this ____ day of _____ 2026.

APPROVED BY THE MAYOR of the City of Idaho City this ____ day of _____ 2026.

Ryan Heffington, Mayor

ATTEST:

Nancy L Keeton, City Clerk



RESOLUTION NO. 2026-03

A RESOLUTION OF THE CITY OF IDAHO CITY, IDAHO, A MUNICIPAL CORPORATION OF IDAHO, ADOPTING A SCHEDULE OF FEES FOR WATER AND SEWER USER RATES AND HOOK UP FEES IN ACCORDANCE WITH CITY OF IDAHO CITY WATER AND SEWER ORDINANCES.

WHEREAS, the City of Idaho City deems it advisable to adopt revised, existing, and new water and sewer rates and fees in this Resolution; and

WHEREAS, Ordinance No. 286 & 386 requires that such fees be set by resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Idaho City as follows:

1. That the fees set forth in Exhibit "A" & "B" attached hereto and made a part hereof, be in full force effective the 1st day of October 2026.
2. That any resolution or provision thereof which is inconsistent with this Resolution is hereby repealed.

PASSED BY THE CITY COUNCIL of the City of Idaho City this 26th day of August, 2026

APPROVED BY THE MAYOR of the City of Idaho City this 26th day of August, 2026

Ryan Heffington, Mayor

ATTEST:

Nancy L Keeton, City Clerk/Treasurer

EXHIBIT A	
Residential Water Rate	
¾" meter non-multiple living units	
\$67.49/month base rate (zero gallons); plus \$1.53 for each 1000 gallons.	
¾" meter multiple living units	
\$67.49/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
1" meter non-multiple living units	
\$83.43/month base rate (zero gallons); plus \$1.53 for each 1000 gallons.	
1" meter multiple living units	
\$67.49/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
1 ½" meter non-multiple living units	
\$127.18/month base rate (zero gallons); plus \$1.53 for each 1000 gallons.	
1 ½" meter multiple living unit	
\$67.49/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
2" meter non-multiple living units	
\$186.88/month base rate (zero gallons); plus \$1.53 for each 1000 gallons.	
2" meter multiple living units	
\$67.49/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
3" meter non-multiple living units	
\$365.98/month base rate (zero gallons); plus \$1.53 for each 1000 gallons	
3" meter multiple living units	
\$67.49/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
Water Vacancy Rate: \$10.27/month per edu* (purchased but not connected)	
Water Historic Rate: \$10.41/ month per edu*	
There will be a charge for water consumption year-round with winter use averaged from the prior winter's use and charged during the non-metered months. A credit or additional charge is then recorded at the first meter reading.	
There will be a charge of \$54.08 meter rent per month (1-month min. charge) plus \$10.82 per thousand gallons (rounding up to the next thousand)	
Residential Sewer Rate	
\$38.55/month per edu*	\$5.77/month Historic rate
Sewer Vacancy Rate: \$6.12/month per edu* (purchased but not connected)	
There will be a base rate charge of \$27.04 for Gray Water dumping plus \$10.82 per thousand gallons (based on size of truck).	
Water Sewer Hook-Up Fees	
Water hook-up fee \$3974.50 per connection	
Sewer hook-up fee \$3974.50 per connection	
Idaho City DW1104 Water Bond Repayment Rates	
Residential Customer Rate: \$21.75 base rate	

EXHIBIT B	
Commercial Water Rate	
¾" meter non-multiple living units	
\$101.23/month base rate (zero gallons); plus \$1.53 for each 1000 gallons.	
¾" meter multiple living units	
\$101.23/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
1" meter non-multiple living units	
\$83.43/month base rate (zero gallons); plus \$1.53 for each 1000 gallons.	
1" meter multiple living units	
\$101.23/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
1 ½" meter non-multiple living units	
\$127.18/month base rate (zero gallons); plus \$1.53 for each 1000 gallons.	
1 ½" meter multiple living unit	
\$101.23/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
2" meter non-multiple living units	
\$186.88/month base rate (zero gallons); plus \$1.53 for each 1000 gallons.	
2" meter multiple living units	
\$101.23/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
3" meter non-multiple living units	
\$365.98/month base rate (zero gallons); plus \$1.53 for each 1000 gallons	
3" meter multiple living units	
\$101.23/month base rate (zero gallons); plus \$1.53 for each 1000 gallons. Per edu*	
Water Vacancy Rate: \$15.97/month per edu* (purchased but not connected)	
Water Historic Rate: \$10.41/ month per edu*	
There will be a charge for water consumption year-round with winter use averaged from the prior winter's use and charged during the non-metered months. A credit or additional charge is then recorded at the first meter reading.	
There will be a charge of \$54.08 meter rent per month (1-month min. charge) plus \$10.82 per thousand gallons (rounding up to the next thousand)	
Commercial Sewer Rate	
\$57.83/month per edu*	\$5.77/month Historic rate
Sewer Vacancy Rate: \$16.45/month per edu* (purchased but not connected)	
There will be a base rate charge of \$27.04 for Gray Water dumping plus \$10.82 per thousand gallons (based on size of truck).	
Water Sewer Hook-Up Fees	
Water hook-up fee \$3974.50 per connection	
Sewer hook-up fee \$3974.50 per connection	
Idaho City DW1104 Water Bond Repayment Rates	
Commercial Customer Rate: \$29.75 base rate	

RESOLUTION NO. 2026-04

A RESOLUTION SETTING FEES FOR VARIOUS CITY FEES FOR PERMITS AND USE

ADMINISTRATON FEES FOR 2027

WHEREAS, the City Council wishes to set fees for administration related directly to the costs incurred, the fees are as follows:

PUBLIC RECORDS REQUEST FOR 2027

1. (10) (a) Except for fees that are authorized or prescribed under other provisions of Idaho law, no fee shall be charged for the first two (2) hours of labor in responding to a request for public records, or for copying the first one hundred (100) pages of paper records that are requested. For responses that exceed the above, the following fees shall apply:

COPYING FEES

Black .10 per page

Color .50 per page

Copies of City information or data held in any, but written form will be calculated as to the direct costs incurred in copying such information or data.

NFS FEES FOR 2027

1. Returned checks shall be subject to a charge of \$25.00.

ALCOHOLIC BEVERAGE LICENSE FEES FOR 2027

WHEREAS, Idaho City Ordinance No. 260 provides that license fees for the sale of alcoholic beverages be set by resolution of the City Council each year.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council as follows:

1. Beer to be consumed on premises: The 2027 license fee for retail sale of beer to be consumed on the premises where sold shall be \$150.00
2. Beer not to be consumed on premises: The 2027 license fee for retail sale of beer, none of which is to be consumed on the premises where sold, shall be \$50.00.
3. Wine to be consumed on premises: The 2027 license fee for retail sale of wine to be consumed on the premises where sold shall be \$150.00.
4. Wine not to be consumed on premises: The 2027 license fee for retail sale of wine, none of which is to be consumed on the premises where sold, shall be \$75.00.
5. Liquor: The 2027 license fee for retail sale of liquor by the drink shall be \$300.00.
6. License name transfer \$25.00.

BUSINESS AND VENDOR LICENSE FEES FOR 2027

WHEREAS, Idaho City Ordinance No. 273 provides that business and vendor license fees be set by resolution of the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council as follows:

1. Business license application fee (non-refundable) \$75.00.
2. Business license annual renewal fee \$63.00.
3. Business license late fee \$25.00.
4. Idaho City Filming permit application fee \$27.00
5. Idaho City Filming permit daily fee \$27.00
6. Idaho City Filming permit daily fee (nonprofit org.) \$10.75
7. Mobile food truck application fee \$27.00
8. Mobile food truck permit daily fee \$21.50 (5-day limit in one location)

9. Mobile food truck annual permit \$206.00 (5-day limit in one location)
10. Vendors license daily fee \$17.00.
11. Vendors license daily fees (nonprofit org.) \$7.75.
12. Vendors license yearly fee (non-refundable) \$56.50.
13. Vendors license yearly fees (nonprofit org.) \$25.75
14. Door-to-Door Solicitation Permit \$56.50 per year & \$25.75 per solicitor
15. Carnival or public entertainment with less than 10 concessions, rides, or sideshows, daily fee \$227.00.
16. Carnival or public entertainment with more than 10 concessions, rides, or sideshows, daily fee shall be \$22.50 per concession, ride, or sideshow.

An additional event license fee may be required for carnivals, public entertainment, or sponsored events in an amount approved by the City Council as meeting the City's expenses related to the activity, including but not limited to the provision of public works and police.

A permittee for a carnival, public entertainment, or sponsored event shall establish financial responsibility in the form of an insurance policy issued jointly to the owner and the City of Idaho City in the minimum amount of one million dollars, single limit.

CEMETERY FEES FOR 2027

WHEREAS, Idaho City Ordinance No. 356 provides that cemetery fees be set by resolution of the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council as follows:

- | | |
|--|-----------|
| 1. Burial Lot Sales-nonresident shall be | \$800.00. |
| 2. Burial Lot Sales-resident shall be | \$400.00. |
| 3. Opening and Closing Lots Weekdays shall be | \$375.00. |
| 4. Opening and Closing Lots Saturday shall be | \$425.00. |
| 5. Cremations Buried in Lots Weekday shall be | \$150.00. |
| 6. Cremations Buried in Lots Saturday shall be | \$200.00. |
| 7. Transfer of Ownership fee shall be | \$25.00. |

COMMUNITY HALL RENTAL FEES FOR 2027

WHEREAS, the City Council wishes to set use fees for the Community Hall as follows:

1. Non-profit groups \$44.00 per day plus 6% use tax
2. City citizens, groups and local government agencies \$165.25 per day plus 6% use tax
3. Non city citizens and groups \$330.50 per day plus 6% use tax

A \$150.00 deposit required; refundable if rental agreement requirements are completed.

The Council can waive a portion of the fee or set a monthly use fee for groups desiring to use the Hall on a set schedule for a class or multi-day event.

DOG AND LIVESTOCK LICENSE FEES FOR 2027

WHEREAS, the City of Idaho City has adopted a Regulation of Dogs and Livestock Ordinance; and

WHEREAS, the Regulation Ordinance provides for the setting of fees for Dog Licenses, Kennel Licenses and Seizure/Boarding/Disposal fees by resolution of the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council as follows:

1. Fees for dog licenses shall be \$11.00 for spayed or neutered dogs and \$27.50 for dogs that have not been spayed or neutered. If a renewal license is not purchased by January 31, 2024, the cost of the license shall be \$22.00 for spayed or neutered dogs and \$55.00 for dogs that have not been spayed or neutered.
2. Fee for replacement tag shall be \$5.25 per tag.
3. Fees for kennel licenses shall be \$66.00.
4. Fees for seizure of a dog at large shall be \$82.50.

5. Disposal fees shall be actual costs incurred.

EVENT CHECKLIST APPLICATION FEE SCHEDULE 2027

1. Event Checklist Applications shall be subject to a filing fee
 - a. \$52.50 for profit organizations
 - b. \$26.25 for non-profit organizations
 - c. \$15.75 for students
2. Noise Variance Applications shall be subject to a filing fee
 - a. \$52.50 for profit organizations
 - b. \$26.25 for non-profit organizations
 - c. \$15.75 for students
3. Event fee for events with more than 150 people \$150.00

PARKING VIOLATION FINE FOR 2027

WHEREAS, Idaho City Code 6-1-5 provides that the City Council shall establish a schedule of fines for parking violations by Resolution, the fine for violation of any parking restriction set forth in Chapter 1, Title 6 of the Idaho City Code shall be \$15.00. Imposition of such fine shall not affect or limit the power of the City to impound or remove vehicles pursuant to the provisions of Idaho City Code 6-1-1-E, 6-1-8, or other provision of law.

RODEO ARENA & AMPHITHEATRE FEE SCHEDULE (FORMERLY KNOWN AS PARKS AND RECREATION) FOR 2027

WHEREAS, the City Council wishes to set use fees for City Recreation Facilities as follows:

1. Non-rodeo events, groups, and government agencies \$185.00 per day plus 6% use tax
2. Rodeo Events \$370 per day plus 6% use tax

A \$150.00 deposit required; refundable if rental agreement requirements are completed.

Exceptions may be set by the City Council based on recommendation from the Idaho City Parks and Recreation Commission.

PLANNING AND ZONING ADMINISTRATIVE FEES 2027

WHEREAS, the City Council wishes to set fees for Idaho City Planning and Zoning as follows:

1. Lot Line Adjustment \$52.50
2. Property Lot Line Split \$52.50
3. Amendment to Comprehensive Plan and/or map \$525.00
 - + a) Processing fee per photocopy page, black and white \$0.10
 - + b) Postage, Publication, Recording fees & Legal Notices
4. Amendment to Idaho City Development Code \$525.00
 - + a) Processing fee per photocopy page \$0.10
 - + b) Postage, Publication, Recording fees & Legal Notices
5. Annexation \$525.00
 - + a) Processing fee per photocopy page \$0.10
 - + b) Postage, Publication, Recording fees & Legal Notices
6. Annexation (minor) \$262.50
7. Large Scale Development \$1575.00
 - + a) Processing fee per photocopy page \$0.10
 - + b) Postage, Publication, Recording fees & Legal Notices
8. Subdivision, creating not more than 3 lots or parcels \$525.00
 - + a) Processing fee per photocopy page \$0.10
 - + b) Postage, Publication, Recording fees & Legal Notices
9. Subdivision, creating 4 to 10 lots or parcels \$1,050.00

	+ a) Processing fee per photocopy page	\$0.10
	+ b) Postage, Publication, Recording fees & Legal Notices	
	+ c) any additional fees incurred by an independent engineering and/or surveying consultant retained by the City for further professional review and approval necessary to verify compliance of final construction plans which substantially conform to final subdivision plans approve by City Council.	
	+d) After three (3) additional Inspections of project	\$105.00
10.	Conditional Use Permit	\$525.00
	+ a) Processing fee per photocopy page	\$0.10
	+ b) Postage, Publication, Recording fees & Legal Notice	
11.	Special Use Permit	\$525.00
	+ a) Processing fee per photocopy page	\$0.10
	+ b) Postage, Publication, Recording fees & Legal Notices	
12.	Vacation of Public Right of Way	\$525.00
	+ a) Processing fee per photocopy page	\$0.10
	+ b) Postage, Publication, Recording fees & Legal Notices	
13.	Variance	\$157.50
	+ a) Processing fee per photocopy page	\$0.10
	+ b) Postage, Publication, Recording fees & Legal Notices	
14.	Zoning Map Change (Rezoning)	\$525.00
	+ a) Processing fee per photocopy page	\$0.10
	+ b) Postage, Publication, Recording fees & Legal Notices	
15.	City Engineer and or Attorney Fees	ACTUAL COST

NOW, THEREFORE, the fees set forth above are hereby adopted and in full force and effect.

PASSED BY THE COUNCIL of the City of Idaho City this 26th day of August, 2026.

APPROVED BY THE MAYOR of the City of Idaho City this 26th day of August, 2026.

Ryan Heffington, Mayor

ATTEST:

Nancy L Keeton, City Clerk/Treasurer

ORDINANCE NO. 401
ANNUAL APPROPRIATION ORDINANCE
FOR FISCAL YEAR 2026-2027

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, APPROPRIATING THE SUM OF \$4,063,872 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF IDAHO CITY FOR SAID 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.

BE IT ORDAINED by the Mayor and City Council of the City of Idaho City, Boise County, Idaho.

SECTION 1. That the sum of \$4,063,872 be, and the same is appropriated to defray the necessary expenses and liabilities of the City of Idaho City, Boise County, Idaho for the fiscal year beginning October 1, 2026.

SECTION 2. The objects and purposes for which such appropriation is made, and the amount of each object and purpose is as follows:

CITY OF IDAHO CITY	FY 23/24	FY 23/24	FY 24/25	FY 24/25	FY 25/26	FY 25/26	FY 26/27
	BUDGETED	FINAL	BUDGETED	FINAL	BUDGETED	YTD 7/26	PROPOSED
REVENUES							
Property Taxes	\$108,647	\$108,872	\$138,781	\$132,383	\$144,721	\$148,953	\$138,498
Taxes and Court Revenue	\$22,375	\$7,273	\$16,375	\$7,666	\$23,795	\$9,035	\$18,094
Licenses and Permits	\$36,159	\$26,854	\$22,978	\$14,414	\$23,432	\$32,874	\$32,980
Intergovernmental Revenues	\$149,659	\$104,536	\$135,589	\$114,794	\$116,750	\$48,131	\$96,879
Charges for Services	\$11,325	\$3,172	\$7,425	\$8,373	\$7,660	\$3,612	\$6,475
Miscellaneous	\$48,747	\$1,511	\$536	\$2,718	\$1,855	\$39,219	\$52,355
Special Assessment Financing	\$10,147	\$12,988	\$12,693	\$12,056	\$14,264	\$7,426	\$17,055
Other Financing Sources	\$2,500	\$3,960	\$2,500	\$31,404	\$3,500	\$1,000	\$26,392
TOTAL General Fund	\$389,559	\$269,166	\$336,877	\$323,808	\$335,977	\$290,250	\$388,728
STREET FUND							
Boise County-Property Taxes	\$50,475	\$47,412	\$26,435	\$26,487	\$28,886	\$31,116	\$41,867
Intergovernmental Revenues	\$37,692	\$48,671	\$45,258	\$42,857	\$43,788	\$20,790	\$32,082
Other Financing Sources	\$7,845	\$6,117	\$7,845	\$13,318	\$13,639	\$12,358	\$8,959
TOTAL Street Fund	\$96,012	\$102,200	\$79,538	\$82,662	\$86,313	\$64,264	\$82,908
SEWER FUND							
Charges for Services	\$215,226	\$176,530	\$238,040	\$223,171	\$242,320	\$181,298	\$251,262
Other Financing Sources	\$3,000	\$6,159	\$5,000	\$8,548	\$4,000	\$4,241	\$3,500
TOTAL Sewer Fund	\$218,226	\$182,689	\$243,040	\$231,719	\$246,320	\$185,539	\$254,762
WATER FUND							
Charges for Services	\$370,278	\$306,742	\$371,282	\$360,287	\$372,313	\$281,141	\$392,515
Miscellaneous	\$17,754	\$20,250	\$8,075	\$7,012	\$4,000	\$2,732	\$7,075
DEQ GRANT DW2405LF 23/24	\$2,450,000	\$263,499	\$3,085,428	\$158,083	\$2,876,154	\$18,630	\$2,857,884
TOTAL Water Fund	\$2,838,032	\$590,491	\$3,464,785	\$525,382	\$3,252,467	\$302,503	\$3,257,474
DEQ Water Bond DW1104/ Repayment starting 23/24	\$0	\$80,000	\$80,000	\$67,919	\$80,000	\$60,578	\$80,000

GRAND TOTAL Revenue	\$3,541,829	\$1,224,546	\$4,204,240	\$1,231,490	\$4,001,077	\$903,134	\$4,063,872
EXPENDITURES							
General Administration	\$182,061	\$126,338	\$124,372	\$118,788	\$137,948	\$93,906	\$196,728
Public Safety - Law Enforcement	\$207,498	\$192,802	\$212,505	\$232,913	\$198,029	\$201,970	\$192,000
Total General Fund	\$389,559	\$319,140	\$336,877	\$351,701	\$335,977	\$295,876	\$388,728
Street Fund	\$96,012	\$147,812	\$79,538	\$98,558	\$86,313	\$57,104	\$82,908
Sewer Fund	\$218,226	\$241,703	\$243,040	\$278,374	\$246,320	\$191,222	\$254,762
Water Fund	\$388,032	\$371,897	\$379,357	\$455,773	\$375,953	\$395,794	\$399,590
DEQ GRANT DW2405LF 23/24	\$2,450,000	\$263,499	\$3,085,428	\$158,083	\$2,876,514	\$18,630	\$2,857,884
DEQ Water Bond DW1104/ Repayment starting 23/24		\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Total Other Fund Expenditures	\$3,152,270	\$1,104,911	\$3,867,363	\$1,070,788	\$3,665,100	\$742,750	\$3,675,144
Grand Total All Expenditures	\$3,541,829	\$1,424,051	\$4,204,240	\$1,422,489	\$4,001,077	\$1,038,626	\$4,063,872

SECTION 3. That a general tax levy on all taxable property within the City of Idaho City be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2026.

SECTION 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. This ordinance shall take effect and be in full force upon its passage, approval and publication in one issue of The Idaho World, a newspaper of general circulation in the City of Idaho City, and the official newspaper of said City.

PASSED BY THE COUNCIL of the City of Idaho City this 26th day of August, 2026.

APPROVED BY THE MAYOR OF the City of Idaho City this 26th day of August, 2026.

Publish in *The Idaho World* September 2nd, 2026.

ATTEST:

Ryan Heffington, Mayor

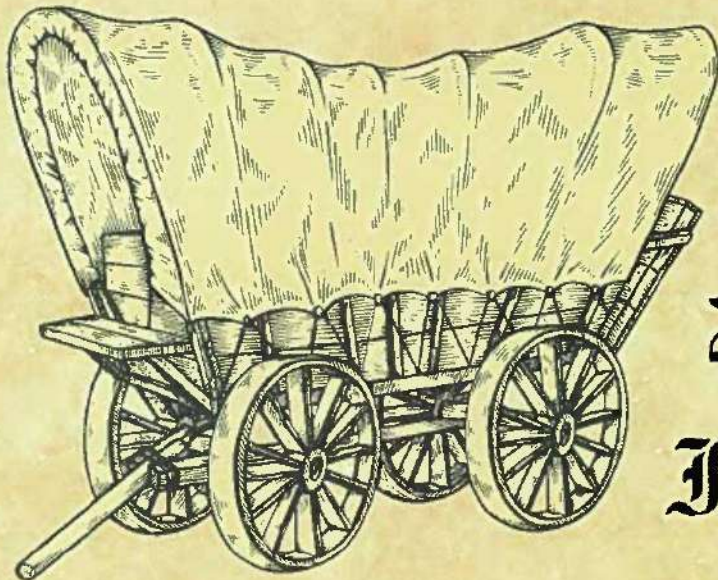
Nancy L. Keeton, City Clerk-Treasurer

Idaho City Opportunities

204

BUSINESS

FRONTIER



204 Montgomery
Idaho City, Idaho

Affordable Opportunities



BUSINESS FRONTIER

A boardwalk of affordable, smaller businesses that can increase the appeal of our town.

The rising costs of buildings and land creates a limitation on growth. With lack of growth we have a declining interest in our town.

Purchasing affordable buildings that can be designed to fit each business's needs, as well as accommodate to the old historical feel will draw people here.

Tourism feeds our local businesses which helps sustain a comfortable life for our citizens.

New businesses will accommodate our town's needs. Offering new treats, entertainment, luxury, and community. The possibilities are only limited by the business owner willing to take on the adventure.

Buildings will be designed as old western themed buildings. Inspired by vintage wagons/carriages. This will be a town attraction, as most places do not have buildings similar to these.

Business Frontier-The Design



This is an AI generated image, to better illustrate the general idea of the plan. Western/old historical style shed buildings.

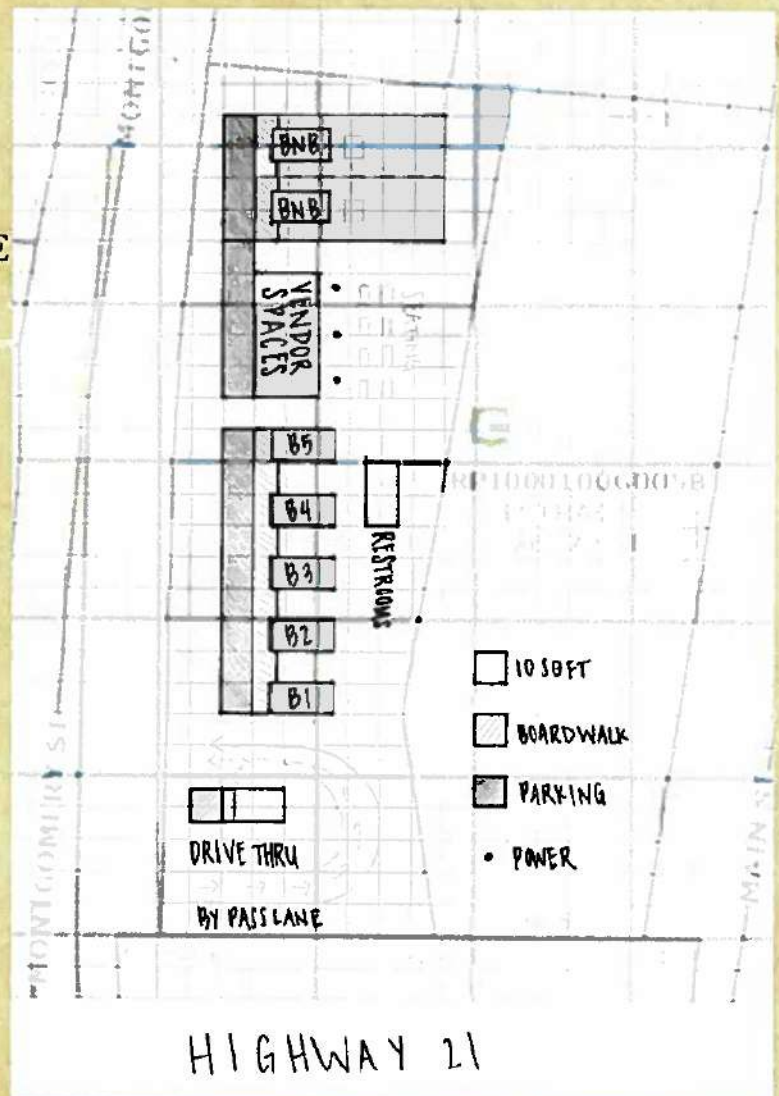
Turning barn gable shed buildings into old wagon style buildings, or using basic sheds with a historical feel by adding on a false front to generate the style of an old western building. Incorporating old barrels and a boardwalk to bring back the historical charm.

These buildings will withhold their own unique names, as well as doors/windows depending on their building layout.

Business Frontier-Site Plan

THE PLAN

- ★ (6) 10X20 (200SQFT) OR LESS BUILDING SIZES
- ★ UTILIZE CURRENT UTILITY ACCESS. 4 CURRENT HOOK UP AREAS.
- ★ DRIVE-THRU ACCESS FOR COFFEE SHOP WITH TRAFFIC ON SITE
- ★ FUTURE AIR BNB TINY HOME(S) TO KEEP OUR GUESTS COZY
- ★ VENDING SPACES WITH POWER HOOKUPS FOR LOCAL EVENTS
- ★ RESTROOMS ON SITE
- ★ BOARDWALK TO ESTABLISH FORMER AESTHETIC
- ★ ON SITE PARKING
- ★ AFFORDABLE BUSINESS OPPORTUNITIES TO ATTRACT TOURISM



Business Frontier

A WINDOW OF OPPORTUNITY

SMALLER 10X20 SPACES TO ENCOURAGE
ENTREPRENEURS WITHIN OUR COMMUNITY TO
START AND GROW THEIR OWN BUSINESS

PRE-BUILT SHEDS PLACED ONTO THE LOT

OLD WESTERN STORE FRONT ADDITIONS

POWER/SEWER/WATER CONNECTIONS

WOOD AND METAL SIDINGS

METAL ROOF TO SUPPORT SNOW LOADS

RUSTIC PAINT AND COSMETIC CHANGES TO
SUPPORT THE HISTORICAL FEEL

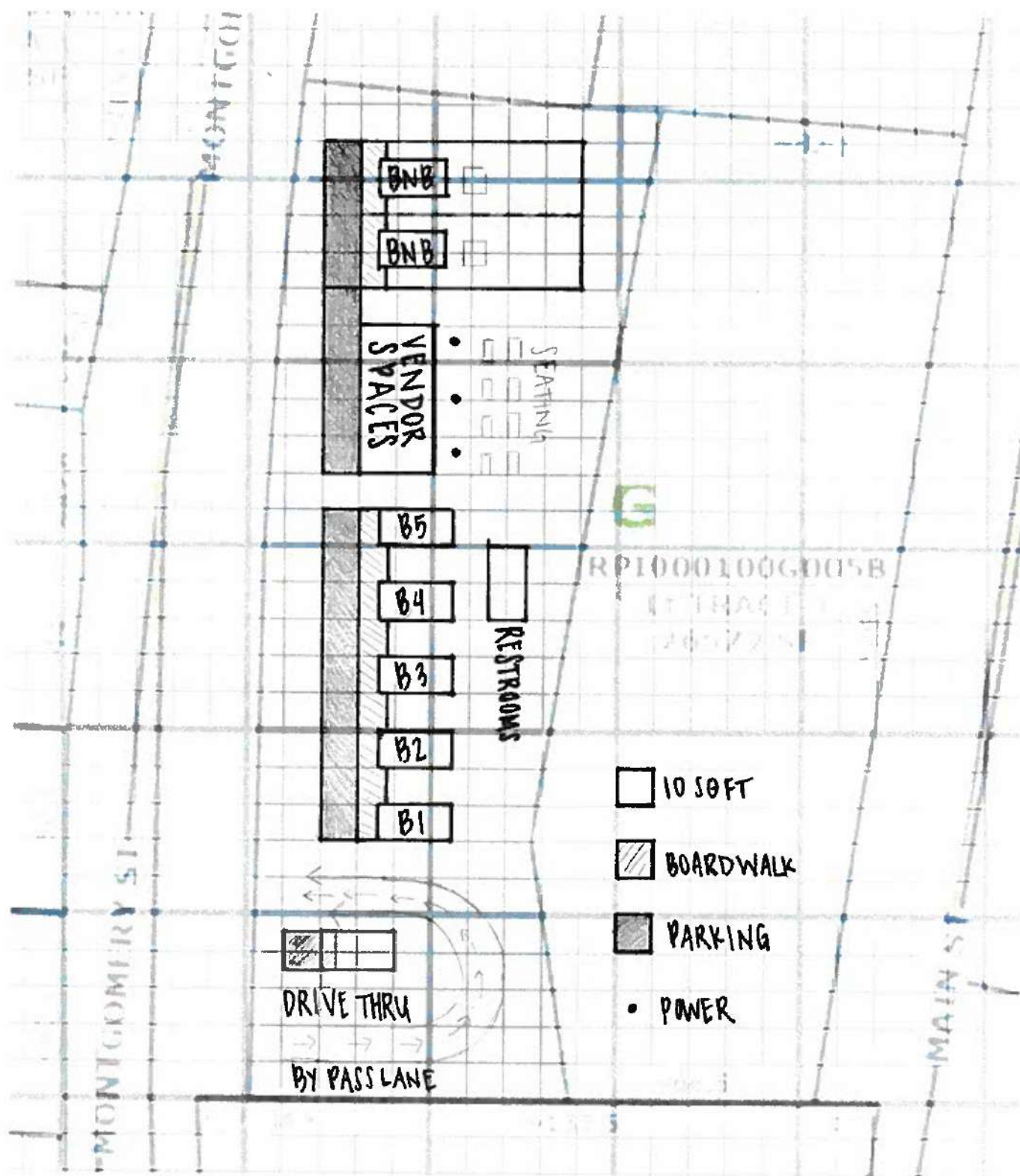
WOOD PORCH AND BOARDWALKS

WOOD SIGNS WITH LETTERING

SPACE FOR EVENTS SIMILAR TO OLD WESTERN
SHOOT OUTS

RESTROOMS ON SITE

OFFERS MORE TOWN APPEAL



HIGHWAY 21

Re: 204 Montgomery

From Nancy Keeton <idahocityclerk@cityofic.org>

Date Wed 8/12/2026 4:54 PM

To Julissa Speer 

Hi Julissa,

This is perfect, thank you! I apologize for the delay in getting back to you. I've been extremely busy with other city business lately.

I'd like to get this on the agenda for the next City Council meeting (August 26 at 6pm). One area the Council will likely want to discuss is the Montgomery Street entrance and how access to the property would be addressed.

Personally, I love the concept and the vision you've put together. I think it has great potential to add character and opportunity to Idaho City, and I hope the Council feels the same way.

Thank you again for putting this together. I look forward to discussing it further.

*Nancy L Keeton - City Clerk/Treasurer
City of Idaho City
511 Main Street
PO Box 130
Idaho City, ID 83631
(208) 392-4584*

Knowledge is knowing a tomato is a fruit. Wisdom is not putting it in a fruit salad. ~unknown~



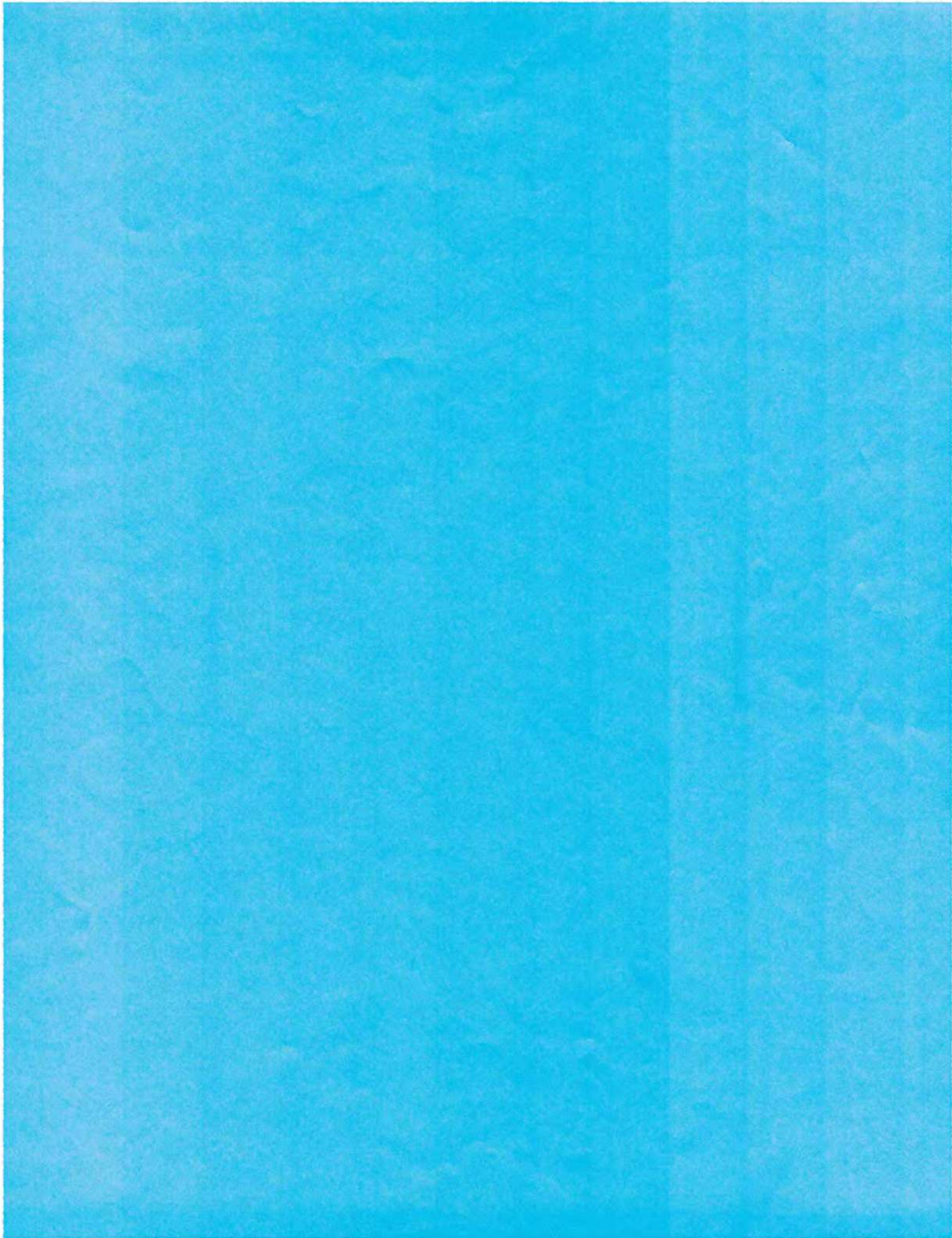
CONFIDENTIALITY NOTICE: This email may contain confidential information intended only for the recipient. If you received it in error, please notify the sender and delete it. City of Idaho City emails may be public records subject to disclosure under the Idaho Public Records Act (Idaho Code § 74-101 et seq.).

From: Julissa Speer [REDACTED]
Sent: Friday, August 7, 2026 9:12 AM
To: Nancy Keeton <idahocityclerk@cityofic.org>
Subject: 204 Montgomery

Hi!

I'm not sure if this is what you're going for, but here is the idea/plan for the lot!

Julissa Speer-Bulmer



CITY OF IDAHO CITY STATE OF IDAHO

2027 NO. 6 RETAIL ALCOHOLIC BEVERAGE LICENSE

This is to Certify that **H&R ENTERPRISES, INC.**
Doing business as **DIAMOND LIL'S STEAKHOUSE & SALOON**
At **407 & 409 MAIN STREET**
IDAHO CITY, ID 83631

a(n) Bar & Restaurant Business, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapter 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Council in regard to sale of Alcoholic Beverages and Ordinances passed by the Council of the City of Idaho City, on file in the Office of the City Clerk at the Idaho City Hall, Idaho City, Idaho, Boise County.

Beer to be consumed on the premises ☒

Expires August 31, 2027, Midnight.

Beer not to be consumed on the premises ☐

Witness my hand and seal this _____ day of

Wine to be consumed on the premises ☒

_____, 2026.

Wine not to be consumed on the premises ☐

Liquor ☒

RYAN HEFFINGTON, MAYOR

Transfer ☐

ATTEST:

NANCY L. KEETON, CLERK-TREASURER



511 Main St. | PO Box 130 | Idaho City, ID 83631 | Phone (208) 392-4584

www.idahocity.municipalimpact.com

idahocityclerk@cityofid.org

idahocityoffice@cityofid.org

4cityfolk@cityofid.org

LIQUOR LICENSE APPLICATION FOR YEAR 2027

- ☐ New (complete entire application)
☒ **Renewal (complete Section A, note only changes or modifications in the rest of the application. sign and return)**

Date Rec: 7/6/26

Receipt/check #

ck # 11338

Amt. Rcvd:

600

SECTION A:

Name of Applicant:

JHR Enterprises, Inc DBA Diamond Libs

Name of Business:

Diamond Libs S+Saloon

Describe your business: ☐ retail business ☐ bar only ☐ restaurant only ☒ bar/restaurant combination

Mailing & Physical Address:

40749 Main St Box 130

Phone No:

208 392 4400

Email:

Indicate Licenses needed:

Beer consumed on premises \$150.00 ✓

Beer not consumed on premises \$ 50.00

Wine consumed on premises \$150.00 ✓

Wine not consumed on premises \$ 75.00

Liquor \$300.00 ✓

License Transfer \$ 25.00

Total Enclosed \$ 600.00

SECTION B:

Social Security #

Federal ID #

State ID #

If premises are not owned by the applicant, attach copy of lease or other evidence whereby the applicant is entitled to possession of the property.

If application is for a partnership, indicate if it is a ☐ general or ☐ limited partnership.

List the names and addresses of all partners:

If application is for a corporation, list the officers, directors, and principal stockholders of the corporation.

Names and addresses of all persons who have any financial interest in the business (if not listed above):

I certify that the information supplied above is correct to the best of my knowledge. Within 30 days of the City's receipt of this application I will submit proof that the corresponding licenses from the State and County have been obtained. I further certify that the business named above will comply with all State, County and City laws, ordinances and regulations concerning said sales and in case of revocation of any State or County license the corresponding City license will be surrendered immediately to the City Clerk of Idaho City.

Jelly Call, Pres

Signature of Applicant

Pres

Title

7/31/26

Date

Cycle Tracking Number: 176263
ISLD ID: 804

Idaho State Police

Retail Alcohol Beverage License

Premises Number: 6B-4
Incorporated City

License Year: 2027
License Number: 3410

This is to certify, that H&R Enterprises Inc.
doing business as: Diamond Lil's Steakhouse & Saloon

is licensed to sell alcoholic beverages as stated below at:
407/409 Main Street, Idaho City, Boise County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

John C. Bell, President

Liquor	Yes	<u>\$300.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$350.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

H&R ENTERPRISES INC.
DIAMOND LIL'S STEAKHOUSE & SALOON
PO BOX 538

IDAHO CITY, ID 83631

Mailing Address

License Valid: 09/01/2026 - 08/31/2027

Expires: 08/31/2027

Dee L. Jordan

Director of Idaho State Police



2027

BOISE COUNTY
STATE OF IDAHO

No. 11

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT _____
doing business as _____
at _____
_____ CORPORATION _____
_____ H & R ENTERPRISES, INC DBA DIAMOND LIL'S
_____ 407 & 409 MAIN ST. IDAHO CITY, ID. 83631

HOLLY CALL

_____ is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Boise County Courthouse, Idaho City, Idaho.

dated: Beer: 08/30/2004 Retail Liquor: 08/30/2004 Retail Wine: 08/30/2004 Wine by Drink: 08/30/2004 Wine Sunday: 08/30/2004

Draft and Bottled or Canned Beer	50.00
Bottled or Canned Beer to be consumed on premises	50.00
Bottled or Canned Beer not to be consumed on premises	0.00
Retail Liquor- 11	75.00
Retail Wine	0.00
Wine by the Drink	100.00
Special Wine (Sunday)	0.00
TOTAL FEE:	275.00

(SEAL) Mary-Grace
Clerk of the Board of County Commissioners

Holly Call, Pres.
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE. VALID as of 09/01/2026 and EXPIRES 08/31/2027.

Witness my hand and seal this 4th day of August, 2026.

Chairman

Commissioner

Commissioner

Bob Callahan - AVE VIA PHONE



CITY OF IDAHO CITY STATE OF IDAHO

2027 NO. 8 RETAIL ALCOHOLIC BEVERAGE LICENSE

This is to Certify that **CHICORY & SAGE LLC**
Doing business as **CHICORY & SAGE**
At **101 MONTGOMERY ST. STE. 2**
 PO BOX 446
 IDAHO CITY, ID 83631

a(n) Retail Business, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapter 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Council in regard to sale of Alcoholic Beverages and Ordinances passed by the Council of the City of Idaho City, on file in the Office of the City Clerk at the Idaho City Hall, Idaho City, Idaho, Boise County.

Beer to be consumed on the premises ☒

Expires August 31, 2027, Midnight.

Beer not to be consumed on the premises ☒

Witness my hand and seal this _____ day of

Wine to be consumed on the premises ☒

_____, 2026.

Wine not to be consumed on the premises ☒

Liquor ☐

RYAN HEFFINGTON, MAYOR

Transfer ☐

ATTEST:

NANCY L. KEETON, CLERK-TREASURER

City of Idaho City



511 Main St. | PO Box 130 | Idaho City, ID 83631 | Phone (208) 392-4584

www.idahocity.municipalimpact.com

idahocityclerk@cityofidaho.org

idahocityoffice@cityofidaho.org

4cityfolk@cityofidaho.org

LIQUOR LICENSE APPLICATION FOR YEAR 2027

- ☐ New (complete entire application)
☒ Renewal (complete Section A, note only changes or modifications in the rest of the application. sign and return)

Date Rec: 8/13/2020
Receipt/check #
✓ #176
Amt. Rcvd:
\$ 425.00

SECTION A:

Name of Applicant:

Annie Tuft

Name of Business:

Chicory & Sage

Describe your business: ☒ retail business ☐ bar only ☐ restaurant only ☐ bar/restaurant combination

Mailing & Physical Address:

PO Box [redacted] Idaho City, ID 83631

Phone No 208 [redacted]

101 Montgomery

Email [redacted]

Indicate Licenses needed:

Beer consumed on premises	\$150.00	X
Beer not consumed on premises	\$ 50.00	X
Wine consumed on premises	\$150.00	X
Wine not consumed on premises	\$ 75.00	X
Liquor	\$300.00	
License Transfer	\$ 25.00	
Total Enclosed		\$ 425.00

SECTION B:

Social Security [redacted]

Federal ID # [redacted]

State ID # [redacted]

If premises are not owned by the applicant, attach copy of lease or other evidence whereby the applicant is entitled to possession of the property.

If application is for a partnership, indicate if it is a ☐ general or ☐ limited partnership.

List the names and addresses of all partners:

If application is for a corporation, list the officers, directors, and principal stockholders of the corporation.

Names and addresses of all persons who have any financial interest in the business (if not listed above):

I certify that the information supplied above is correct to the best of my knowledge. Within 30 days of the City's receipt of this application I will submit proof that the corresponding licenses from the State and County have been obtained. I further certify that the business named above will comply with all State, County and City laws, ordinances and regulations concerning said sales and in case of revocation of any State or County license the corresponding City license will be surrendered immediately to the City Clerk of Idaho City.

Signature of Applicant

Title

Date

Annie Tuft

Owner

8/11/20

Premises Number: 6B-37586

Idaho State Police

Cycle Tracking Number: 176262

Retail Alcohol Beverage License

License Year: 2027

License Number: 37586

This is to certify, that Chicory and Sage LLC
doing business as: Chicory and Sage

is licensed to sell alcoholic beverages as stated below at:
101 Montgomery St Ste 2, Idaho City, Boise County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

Court and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	No
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

CHICORY AND SAGE LLC
CHICORY AND SAGE
PO BOX 446

IDAHO CITY, ID 83631

Mailing Address

License Valid: 09/01/2026 - 08/31/2027

Expires: **08/31/2027**

Director of Idaho State Police



2027

BOISE COUNTY
STATE OF IDAHO

No. 10

RETAIL ALCOHOLIC BEVERAGE LICENSE

THIS IS TO CERTIFY THAT

ANNIE TUFT

doing business as

CHICORY & SAGE

at

101 MONTGOMERY ST. SUITE #2, IDAHO CITY, ID 83631

a(n)

LLC

, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Boise County Courthouse, Idaho City, Idaho.

dated: Beer: 08/30/2004 Retail Liquor: 08/30/2004 Retail Wine: 08/30/2004 Wine By Drink: 08/30/2004 Wine Sunday: 08/30/2004

Draft and Bottled or Canned Beer 0.00

Bottled or Canned Beer to be consumed on premises 50.00

Bottled or Canned Beer not to be consumed on premises 25.00

Retail Liquor- 10 0.00

Retail Wine 100.00

Wine by the Drink 100.00

Special Wine (Sunday) 0.00

TOTAL FEE: 275.00

Clerk of the Board of County Commissioners

Signature of Licensee or Officer of Corporation

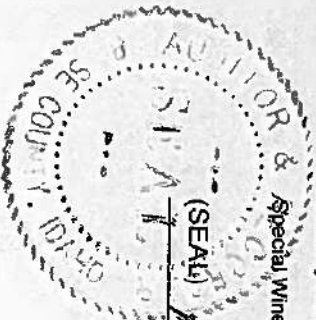
This license is TRANSFERABLE. VALID as of 09/01/2026 and EXPIRES 08/31/2027.

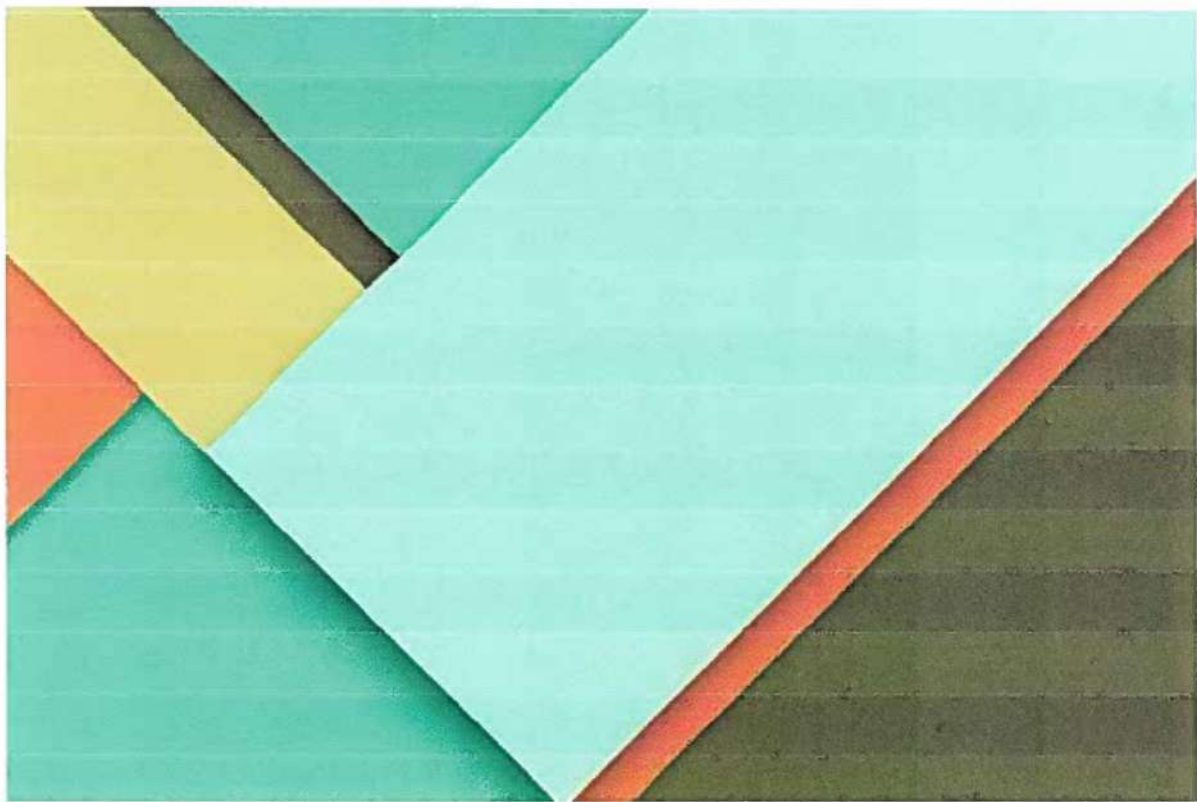
Witness my hand and seal this 4th day of August, 2026.

Chairman

Commissioner

Commissioner





Chicory & Sage Commercial Lease

12.01.2025

101 Montgomery Street
Idaho City, ID 83631

This Commercial Lease Agreement ("Lease") is made as of January 1, 2026, by and between Lasher Consulting LLC, an Idaho limited liability company ("Landlord"), whose address for notices is 10400 Overland Road #222, Boise, ID 83709, and Chicory & Sage LLC, an Idaho limited liability company ("Tenant"), whose address for notices is PO Box 446, Idaho City, ID 83631-0446. Landlord and Tenant are hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties."

1. Premises

Landlord leases to Tenant, and Tenant leases from Landlord, a portion of the real property located at 101 Montgomery Street, Idaho City, Idaho 83631 (the "Property"), more particularly described as the portion shown on Exhibit A attached hereto and made part of this Lease (the "Premises"). Exhibit A (to be attached prior to execution or attached within 10 days after execution) shall identify the exact boundaries and any included furnishings or fixtures.

2. Term

The term ("Term") of this Lease shall be five (5) years, commencing January 1, 2026 (the "Commencement Date") and ending December 31, 2030 (the "Expiration Date"), unless earlier terminated pursuant to this Lease.

3. Rent and Payment

3.1 Base Rent. Tenant shall pay to Landlord monthly base rent in the amount of Three Thousand Dollars (\$3,000.00) per month.

3.2 Payment Date. Rent shall be payable in advance on the fifth (5th) day of each calendar month, beginning January 5, 2026. Rent shall be payable to Landlord at Landlord's address set forth above, or at such other place as Landlord may designate in writing.

3.3 Annual Increases. On each anniversary of the Commencement Date (beginning January 1, 2027), the base monthly rent shall increase by five percent (5%) of the immediately preceding year's base monthly rent and continue for the remainder of the Term.

3.4 Late Fee and NSF. If any installment of rent is not received within five (5) days after its due date, Tenant shall pay a late fee of Ten Dollars (\$10.00) per day beginning on the sixth (6th) day. Tenant shall also pay Forty Dollars (\$40.00) for any check returned for insufficient funds.

4. Water Fee and Utilities

4.1 Water Fee. In addition to rent, Tenant shall pay a monthly water fee of Fifty Dollars (\$50.00) (the "Water Fee") payable together with the monthly rent. Landlord may increase the Water Fee only upon thirty (30) days' prior written notice to Tenant and upon demonstration, by reasonable written documentation, that: (a) the City or a utility provider has substantially increased water rates or charges applicable to the Property; or (b) Tenant's water usage for the Premises has increased substantially over prior usage, as evidenced by meter readings or other reasonable evidence. Any increase shall be reasonable and supported by documentation.

4.2 Other Utilities. Landlord shall be responsible for water and sewer to the property, subject to Tenant's obligation to pay the Water Fee above. Tenant shall be responsible for electricity, garbage/trash disposal services, internet, telephone, and any other utilities or services directly serving the Premises. If Tenant shares electric service or other utilities with other units, Tenant shall pay its proportionate share as reasonably determined by Landlord if an allocation agreement is not otherwise in place.

5. Security Deposit

No security deposit is required for this Lease.

6. Use of Premises

6.1 Permitted Use. Tenant may use the Premises for the business described in Exhibit A and for related lawful commercial activities, including the sale and limited on-site consumption of food and alcoholic beverages if Tenant obtains all required permits and licenses. Tenant shall not use the Premises for any unlawful purpose or in any manner that increases insurance premiums for the Property.

6.2 Compliance. Tenant shall comply with all applicable federal, state and local laws, ordinances, codes, and regulations applicable to Tenant's use of the Premises, including health and safety regulations, and shall obtain and maintain all necessary permits and licenses (including any liquor license if applicable).

7. Insurance and Additional Insured

7.1 Tenant's Insurance. During the Term Tenant shall, at Tenant's sole cost and expense, procure and maintain:

- (a) Commercial General Liability insurance (including bodily injury and property damage) with limits not less than Two Million Dollars (\$2,000,000) per occurrence and Five Million Dollars (\$5,000,000) aggregate;
- (b) Liquor Liability insurance with limits not less than Two Million Dollars (\$2,000,000) per occurrence if Tenant sells or serves alcoholic beverages on the Premises;
- (c) Business personal property insurance covering Tenant's property, trade fixtures, furnishings and improvements located on the Premises; and
- (d) Business interruption insurance insuring payment of rent for at least one (1) year if available and reasonably obtainable.

7.2 Additional Insured; Primary Coverage. Landlord shall be named as an additional insured on Tenant's liability policies. Tenant's liability policies shall be primary and non-contributory with respect to Landlord. Tenant shall provide Landlord with Certificates of Insurance and copies of the additional insured endorsements prior to occupancy and upon each renewal. Each policy shall provide Landlord with at least thirty (30) days' prior written notice of cancellation.

7.3 Coverage for Exterior/Common Areas. Tenant's liability insurance shall expressly cover the porch and any other exterior or common areas that Tenant uses in connection with its business operations.

8. Maintenance, Repairs and Alterations

8.1 Tenant's Maintenance. Tenant shall, at its sole expense, keep the interior of the Premises and any areas used exclusively by Tenant clean, safe and in good repair, including routine maintenance and repairs and snow and ice removal from walkways and entrances serving the Premises.

8.2 Landlord's Maintenance. Landlord shall be responsible for repair and maintenance of the building's structural components and major building systems (except where damage is caused by Tenant, Tenant's agents, employees or invitees), including roof and foundation.

8.3 Alterations. Tenant shall not make structural alterations to the Premises without Landlord's prior written consent (which may be withheld in Landlord's sole discretion). Tenant may make non-structural improvements or install trade fixtures with Landlord's prior written consent. Tenant may remove trade fixtures at Lease termination provided

Tenant repairs all damage caused by removal and otherwise complies with any restoration obligations set forth in Exhibit A.

9. Subletting and Assignment

Tenant shall not assign this Lease or sublet the Premises, in whole or in part, nor transfer or encumber Tenant's interest in the Premises, without Landlord's prior written consent, which consent may be granted or withheld in Landlord's sole discretion. Any assignment or sublease without Landlord's prior written consent shall be void and constitute a material breach.

10. Indemnity

To the fullest extent permitted by law, Tenant shall indemnify, defend and hold harmless Landlord and Landlord's agents, employees and representatives from and against any and all liabilities, losses, damages, claims, costs and expenses (including reasonable attorneys' fees) arising from Tenant's use or occupancy of the Premises or from Tenant's breach of this Lease, except to the extent caused by Landlord's gross negligence or willful misconduct.

11. Default and Remedies

11.1 Default. Tenant shall be in default if Tenant fails to pay rent or other sums when due and fails to cure such failure within five (5) days after written notice from Landlord, or fails to cure any other breach of this Lease within ten (10) days after written notice (or such longer time as reasonably necessary if the breach cannot reasonably be cured within ten (10) days and Tenant promptly commences and diligently pursues cure).

11.2 Remedies. In the event of default, Landlord may exercise any remedy available at law or in equity, including terminating this Lease, recovering possession, and recovering damages, including reasonable attorneys' fees and costs. No exercise of remedies shall preclude Landlord from pursuing other remedies.

12. Holdover

If Tenant remains in possession of the Premises after the Expiration Date without Landlord's written consent, Tenant shall be a month-to-month tenant and shall pay rent at one and one-half (1.5) times the monthly rent in effect on the Expiration Date, and shall otherwise continue to be bound by all obligations of this Lease.

13. Mechanics' Liens

Tenant shall not permit any mechanics' liens to be filed against the Property as a result of work performed by or for Tenant. Tenant shall promptly cause any such liens to be released or bonded off at Tenant's expense.

14. Fire, Casualty and Eminent Domain

If the Premises are destroyed or substantially damaged by fire or other casualty so that Tenant's use is substantially impaired, Landlord may elect, within ninety (90) days after the casualty, to repair the damage or to terminate this Lease by written notice to Tenant. If Landlord elects to terminate, this Lease shall expire as of the date set forth in the notice and Tenant shall vacate the Premises. In the event of an eminent domain taking that substantially impairs Tenant's use, this Lease shall terminate as of the date Tenant is required to yield possession.

15. Access

Landlord may enter the Premises for inspection, to make repairs, or to show the Premises to prospective purchasers or tenants with Tenant's consent (which shall not be unreasonably withheld except as otherwise provided herein). In emergencies, Landlord may enter without consent. During the last six (6) months of the Term, Landlord may show the Premises and display "To Let" signage.

16. Compliance with Laws

Tenant shall comply with all applicable laws, ordinances, codes and regulations relating to its use of the Premises and shall obtain, at Tenant's expense, any required permits, licenses or approvals (including liquor licenses if applicable).

17. Notices

All notices under this Lease shall be in writing and delivered by personal delivery or mailed by first-class mail, postage prepaid, to the addresses for each Party set forth at the beginning of this Lease. Notices mailed shall be deemed received three (3) days after mailing.

18. Dispute Resolution

The Parties agree to attempt to resolve disputes through friendly negotiation. If negotiation fails, disputes shall be submitted to mediation in accordance with applicable rules. If mediation does not resolve the dispute, any remaining controversy shall be submitted to final and binding arbitration under the rules of the American Arbitration Association. The arbitrator's award shall be final and binding and may be entered as a judgment in any court of competent jurisdiction.

19. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of Idaho.

20. Miscellaneous

20.1 Entire Agreement. This Lease (including Exhibits) constitutes the entire agreement between the Parties and supersedes all prior agreements, written or oral, relating to the Premises.

20.2 Amendment. This Lease may be modified only by a written instrument signed by both Parties.

20.3 Severability. If any provision of this Lease is held invalid, the remaining provisions shall remain in full force and effect.

20.4 Recording. Tenant shall not record this Lease or any memorandum hereof without Landlord's prior written consent. Landlord may record a memorandum of this Lease if Landlord elects.

IN WITNESS WHEREOF, the Parties have executed this Lease as of the date first written above.

LANDLORD:

Lasher Consulting LLC

By: Cole Lasher

Name: Cole Lasher

Title: Landlord

Date: 12/29/2025

TENANT:**Chicory & Sage LLC****By:** Annie Tuft
01-01-2026 12:00:37 PM MST - 2.3.3**Name:** Annie Tuft**Title:** Tenant/Owner Chicory & Sage LLC**Date:** 12/29/2025**Exhibits:**

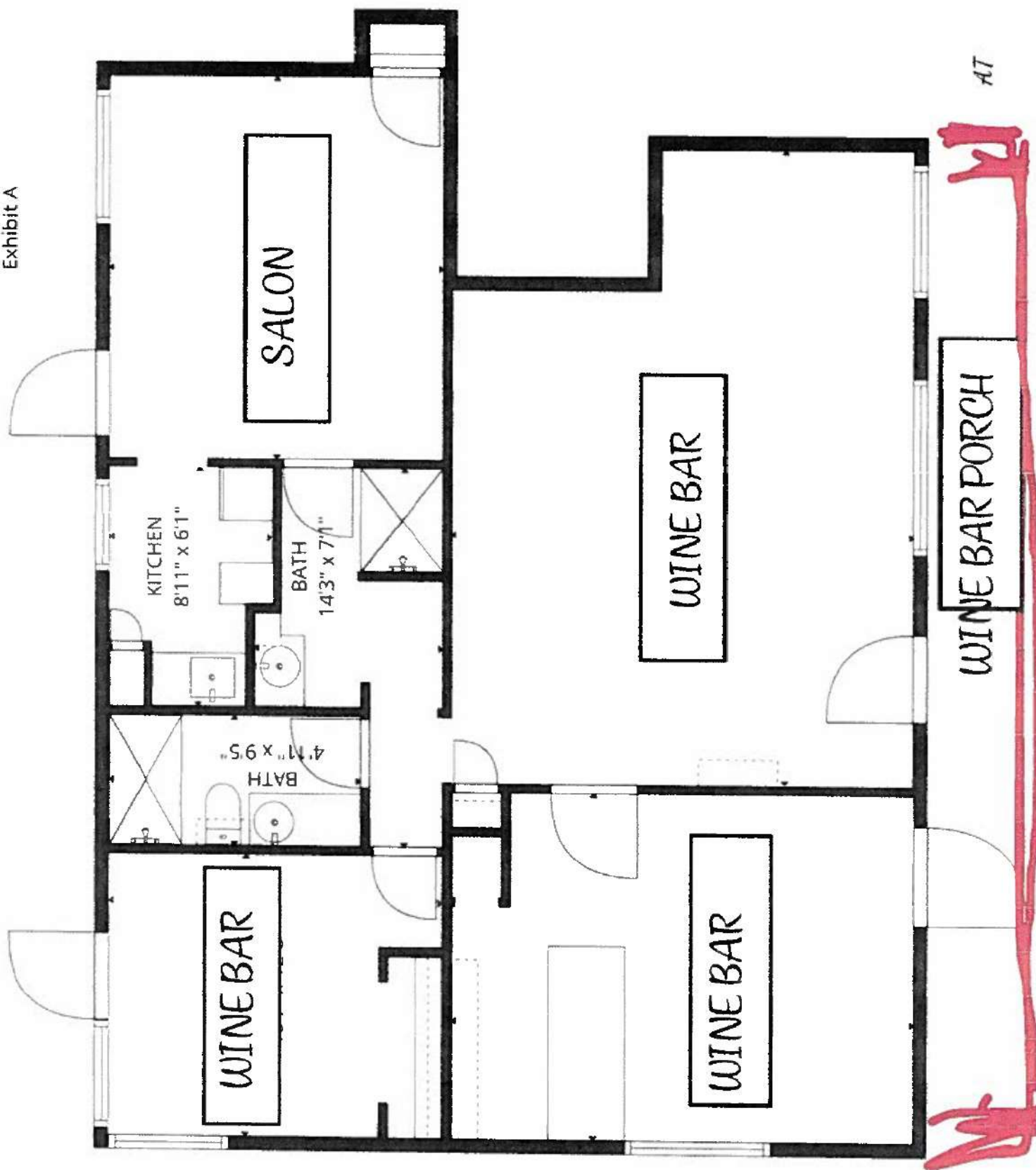
Exhibit A — Description of Premises (to be attached; placeholder language: "Portion of 101 Montgomery Street, Idaho City, Idaho 83631 as depicted on attached floor plan/sketch.")

Exhibit B — Rent Schedule

Exhibit B — Rent Schedule (monthly amounts with 5% annual step)

- 01/01/2026 – 12/31/2026: \$3,000.00 per month
- 01/01/2027 – 12/31/2027: \$3,150.00 per month (5% increase)
- 01/01/2028 – 12/31/2028: \$3,307.50 per month (5% increase)
- 01/01/2029 – 12/31/2029: \$3,472.88 per month (5% increase; rounded to nearest cent)
- 01/01/2030 – 12/31/2030: \$3,646.52 per month (5% increase; rounded to nearest cent)

Exhibit A



From: Lisa Kirkland [REDACTED]
Sent: Thursday, August 13, 2026 11:18 AM
To: Nancy Keeton <idahocityclerk@cityofic.org>
Subject: Letter of support

Good morning Nancy, my name is Lisa Kirkland and I would like to formally request to be put on the agenda for the next Idaho City council meeting. I would like to present to the board members my business plan and land acquisition proposal with the intention of getting approval and a letter of support from the community. I am in the process of trying to purchase the old Rodger Eno's property from the forest service on Buena Vista under the 2018 Farm bill and Small tracts act in correspondence with the federal land transaction facilitation act, the recreation and public purpose act and the American Farmland trust/land for the next generation program.

Please let me know if you have any questions and if my request to be put on the agenda is approved. Thank you very much

Lisa Kirkland
Buena Vista Bar Mountain Apiary owner

Acct # [REDACTED] 3886 Highway 21

Fwd: You paid an invoice! (#000306)

From Tim Hurlbut Team <[REDACTED]>
Date Thu 2026-08-20 2:28 PM
To Kaleb Goodlett <idahocityoffice@cityofic.org>

Hey Kaleb,

Here is a copy of the repair bill. I humbly request if you're able to submit this for forgiveness for the water usage it would be greatly appreciated.

Attached is the copy of the repair bill.

Tim Hurlbut

----- Forwarded message -----

From: **Secor Contracting LLC** <messenger@messaging.squareup.com>
Date: Fri, May 29, 2026 at 7:40 AM
Subject: You paid an invoice! (#000306)
To: [REDACTED]



Secor Contracting LLC

Invoice Paid

\$1,300.00

Paid with Other on May 29, 2026 at 8:40 AM

Invoice #000306
May 29, 2026

Customer
Tim Hurlbut

Tim Hurlbut Team

[Download Invoice PDF](#)

Message

We appreciate your business.

Secor Contracting LLC

P.O. box 423

[403 Montgomery Idaho City Idaho 83631](#)

Work Phone (208) 392-4443

Cell Phone (208) 861-2330

Invoice summary

Repair water leak and replace frost free	\$1,300.00
---	-------------------

Dug up frost free, had to get pump and gen. to remove ground water to make repair. Replaced fittings and installed new frost free. Backfilled with 2" rock and fix surface with road mix.

Subtotal	\$1,300.00
----------	------------

Total Paid	\$1,300.00
-------------------	-------------------

Other

05/29/26,
8:40 AM

Send estimates or invoices for your business?

Process \$1,000 in sales free when you sign up for Square.

Get Started

Secor Contracting LLC
secorcontracting@gmail.com
(208) 392-4443

**Please contact Secor Contracting LLC about its privacy
practices.**



UTILITY BILLING SYSTEM Report ID: 1107

CUSTOMER TRANSACTIONS

For 8-2026

CITY OF IDAHO CITY

14:28:07 - 08/20/2026

CITY OF IDAHO CITY
PO BOX 130
IDAHO CITY, ID 83631
208-392-4584

Transaction Description - ID Number

AP-Year	Date & Time	Fund - Service	Amount	Check # Running Balance
CHARGE				
3-2026	03/05/2026 08:20:56 AM	51 - WATER BASE	196.56	
3-2026	03/05/2026 08:20:56 AM	51 - WATER USAGE	384.79	
3-2026	03/05/2026 08:20:56 AM	51 - DEQ - DW1104	29.75	
3-2026	03/05/2026 08:20:56 AM	52 - SEWER	112.30	
Total for Transaction:			723.40	2559.11
RECEIPT (Portal Payment) 121140				
4-2026	04/03/2026 12:43:34 PM	51 - WATER BASE	-196.56	
4-2026	04/03/2026 12:43:34 PM	51 - WATER USAGE	-384.79	
4-2026	04/03/2026 12:43:34 PM	51 - DEQ - DW1104	-29.75	
4-2026	04/03/2026 12:43:34 PM	52 - SEWER	-112.30	
Total for Transaction:			-890.00	1669.11
CHARGE				
4-2026	04/08/2026 08:53:30 AM	51 - WATER BASE	196.56	
4-2026	04/08/2026 08:53:30 AM	51 - WATER USAGE	384.79	
4-2026	04/08/2026 08:53:30 AM	51 - DEQ - DW1104	29.75	
4-2026	04/08/2026 08:53:30 AM	52 - SEWER	112.30	
Total for Transaction:			723.40	2392.51
RECEIPT (Portal Payment) 121290				
4-2026	04/20/2026 04:52:16 PM	51 - WATER BASE	-196.56	
4-2026	04/20/2026 04:52:16 PM	51 - WATER USAGE	-384.80	
4-2026	04/20/2026 04:52:16 PM	51 - DEQ - DW1104	-29.75	
4-2026	04/20/2026 04:52:16 PM	52 - SEWER	-108.89	
Total for Transaction:			-890.00	1502.51
CHARGE				
5-2026	05/05/2026 08:01:03 AM	51 - WATER BASE	196.56	
5-2026	05/05/2026 08:01:03 AM	51 - WATER USAGE	2938.58	
5-2026	05/05/2026 08:01:03 AM	51 - DEQ - DW1104	29.75	
5-2026	05/05/2026 08:01:03 AM	52 - SEWER	112.30	
Total for Transaction:			3277.19	4779.70
RECEIPT (Portal Payment) 121590				
5-2026	05/20/2026 05:32:45 PM	51 - WATER BASE	-277.70	
5-2026	05/20/2026 05:32:45 PM	51 - WATER USAGE	-384.79	
5-2026	05/20/2026 05:32:45 PM	51 - DEQ - DW1104	-59.50	
5-2026	05/20/2026 05:32:45 PM	52 - SEWER	-168.01	
Total for Transaction:			-890.00	3889.70
CANCEL RECEIPT 121590C				
5-2026	05/27/2026 07:58:12 AM	51 - WATER BASE	277.70	
5-2026	05/27/2026 07:58:12 AM	51 - WATER USAGE	384.79	
5-2026	05/27/2026 07:58:12 AM	51 - DEQ - DW1104	59.50	
5-2026	05/27/2026 07:58:12 AM	52 - SEWER	168.01	
Total for Transaction:			890.00	4779.70
RECEIPT (Portal Payment) 121671				
5-2026	05/29/2026 11:22:43 AM	51 - WATER BASE	-277.70	
5-2026	05/29/2026 11:22:43 AM	51 - WATER USAGE	-384.79	
5-2026	05/29/2026 11:22:43 AM	51 - DEQ - DW1104	-59.50	
5-2026	05/29/2026 11:22:43 AM	52 - SEWER	-168.01	
Total for Transaction:			-890.00	3889.70
CANCEL RECEIPT 121671C				
5-2026	06/03/2026 09:09:42 AM	51 - WATER BASE	277.70	
5-2026	06/03/2026 09:09:42 AM	51 - WATER USAGE	384.79	
5-2026	06/03/2026 09:09:42 AM	51 - DEQ - DW1104	59.50	
5-2026	06/03/2026 09:09:42 AM	52 - SEWER	168.01	
Total for Transaction:			890.00	4779.70
CHARGE				
6-2026	06/04/2026 02:52:20 PM	51 - WATER BASE	196.56	
6-2026	06/04/2026 02:52:20 PM	51 - WATER USAGE	2.53	
6-2026	06/04/2026 02:52:20 PM	51 - DEQ - DW1104	29.75	
6-2026	06/04/2026 02:52:20 PM	52 - SEWER	112.30	
Total for Transaction:			341.14	5120.84
RECEIPT (Partial Payment) 121747				
6-2026	06/11/2026 03:55:47 PM	51 - WATER BASE	-287.70	
6-2026	06/11/2026 03:55:47 PM	51 - WATER USAGE	-384.79	
				924918595

UTILITY BILLING SYSTEM Report ID: 1107

CUSTOMER TRANSACTIONS

For 8-2026

CITY OF IDAHO CITY

14:28:07 - 08/20/2026

CITY OF IDAHO CITY
PO BOX 130
IDAHO CITY, ID 83631
208-392-4584

Transaction Description - ID Number

AP-Year	Date & Time	Fund - Service	Amount	Check # Running Balance
8-2026	08/11/2026 03:55:47 PM	51 - DEQ - DW1104	-59.50	
8-2026	08/11/2026 03:55:47 PM	52 - SEWER	-168.01	
		Total for Transaction:	-900.00	4220.84
CHARGE				
7-2026	07/01/2026 02:15:08 PM	51 - WATER BASE	196.56	
7-2026	07/01/2026 02:15:08 PM	51 - WATER USAGE	5.66	
7-2026	07/01/2026 02:15:08 PM	51 - DEQ - DW1104	29.75	
7-2026	07/01/2026 02:15:08 PM	52 - SEWER	112.30	
		Total for Transaction:	344.27	4565.11
RECEIPT (Portal Payment) 122099				
7-2026	07/21/2026 01:19:08 PM	51 - WATER BASE	-301.98	
7-2026	07/21/2026 01:19:08 PM	51 - WATER USAGE	-445.97	
7-2026	07/21/2026 01:19:08 PM	51 - DEQ - DW1104	-29.75	
7-2026	07/21/2026 01:19:08 PM	52 - SEWER	-112.30	
		Total for Transaction:	-890.00	3675.11
CHARGE				
8-2026	08/05/2026 08:09:46 AM	51 - WATER BASE	196.56	
8-2026	08/05/2026 08:09:46 AM	51 - WATER USAGE	5.66	
8-2026	08/05/2026 08:09:46 AM	51 - DEQ - DW1104	29.75	
8-2026	08/05/2026 08:09:46 AM	52 - SEWER	112.30	
		Total for Transaction:	344.20	4019.31
RECEIPT (Portal Payment) 122247				
8-2026	08/05/2026 03:23:38 PM	51 - WATER USAGE	-890.00	
		Total for Transaction:	-890.00	3129.31
RECEIPT (Portal Payment) 122400				
8-2026	08/20/2026 11:41:54 AM	51 - WATER USAGE	-890.00	
		Total for Transaction:	-890.00	2239.31
Subtotal for Account : XXXXXXXXXX			Portion Past Due 1895.11	Total Balance: 2239.31

UTILITY BILLING SYSTEM Report ID: 1020

CITY OF IDAHO CITY

PAST DUE 60 OR MORE DAYS

For target date 08/21/2026

08:19:50 - 08/26/2026

Account	Route - Meter	Customer Name	Service Address	Balance	User Type	Past Due
Fund - Service						
20002-00	02-02	[REDACTED]	305 ELK CREEK ROAD		RESIDENTIAL	
	51 - WATER BASE	Shut off		589.68		524.16
	51 - WATER USAGE					
	51 - DEQ - DW1104			186.81		165.06
	52 - SEWER			336.87		299.44
	51 - WATER LATE FEE			273.23		206.81
	52 - SEWER LATE FEE			119.55		89.61
	51 - ON/OFF FEE			140.00		140.00
	51 - OVERPAYMENT					
			Subtotal for Account 20002-00 :	1646.14		1425.68
20061-00	02-01	[REDACTED]	510 MONTGOMERY STREET		RESIDENTIAL	
	51 - WATER BASE	24 hr		196.56		131.04
	51 - WATER USAGE			29.94		25.25
	51 - DEQ - DW1104			65.25		43.50
	52 - SEWER			112.29		74.86
	51 - WATER LATE FEE			15.63		
	52 - SEWER LATE FEE			7.49		
	51 - OVERPAYMENT					
			Subtotal for Account 20061-00 :	427.16		274.65
20126-00	02-126	[REDACTED]	316 W WALULLA STREET		RESIDENTIAL	
	51 - WATER BASE	Agreement		196.56		131.04
	51 - WATER USAGE					
	51 - DEQ - DW1104			65.25		43.50
	52 - SEWER			124.42		86.99
	51 - WATER LATE FEE			145.48		145.48
	52 - SEWER LATE FEE			71.12		71.12
	51 - ON/OFF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20126-00 :	602.83		478.13
20131-00	02-131	[REDACTED]	116 COTTONWOOD STREET		RESIDENTIAL	
	51 - WATER BASE	Shut off		1506.96		1441.44
	51 - WATER USAGE					
	51 - DEQ - DW1104			448.25		424.50
	52 - SEWER			847.81		810.38
	51 - WATER LATE FEE			1670.77		1526.63
	52 - SEWER LATE FEE			1010.19		929.15
	51 - ON/OFF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20131-00 :	5481.98		5132.10
20139-00	02-139	[REDACTED]	109 COMMERCIAL STREET		RESIDENTIAL	
	51 - WATER BASE	Agreement		247.73		182.21
	51 - WATER USAGE			8.57		5.37
	51 - DEQ - DW1104			65.25		43.50
	52 - SEWER			149.72		112.29
	51 - WATER LATE FEE					
	52 - SEWER LATE FEE					
	51 - NSF FEE					
	51 - OVERPAYMENT					
			Subtotal for Account 20139-00 :	471.27		343.37
20163-00	02-163	[REDACTED]	2 SUMMERVOLD ROAD		RESIDENTIAL	
	51 - WATER BASE	Shut off		917.28		851.76
	51 - WATER USAGE			8.66		8.66
	51 - DEQ - DW1104			291.00		269.25
	51 - WATER LATE FEE			647.20		554.16
	52 - SEWER LATE FEE					
	51 - ON/OFF FEE			70.00		70.00
	51 - OVERPAYMENT					
			Subtotal for Account 20163-00 :	1934.14		1753.83

UTILITY BILLING SYSTEM Report ID: 1020

CITY OF IDAHO CITY

PAST DUE 60 OR MORE DAYS

For target date 08/21/2026

08:19:50 - 08/26/2026

Account	Route - Meter	Customer Name	Service Address	User Type	Balance	Past Due
Fund - Service						
20188-00	02-188		3886 HIGHWAY 21	COMMERCIAL		
	51 - WATER BASE	<i>Agreement</i>			589.68	393.12
	51 - WATER USAGE				1111.18	1105.99
	51 - DEQ - DW1104				89.25	59.50
	52 - SEWER				449.20	336.90
	51 - OVERPAYMENT					
Subtotal for Account 20188-00					2239.31	1895.11

Total Balance: 12802.83**Total Past Due: 11302.27**

UTILITY BILLING SYSTEM Report ID: 1086

CITY OF IDAHO CITY

08:17:21 - 08/26/2026

ADJUSTMENTS

For Postdate from 08/01/2026 to 08/26/2026 Ordered by ADJUSTMENT NUMBER from AP and Year 8 - 2026

JOURNAL - Specific

ALL ADJUSTMENT NUMBERS

Type

ALL ACCOUNTS

ADJUSTMENT TYPES:

BILLING CORRECTION

CONSUME CORRECTION

NO ADJUSTMENT TYPE

NSF FEE

ON/OFF FEE RE-READ

Adjustment Number	Customer Name	Account	Route - Meter	Type	Post Date
Description	Service			Amount	
13787		20147-00	02-147		
ADJUSTMENT	WATER USAGE			-167.03	08/03/2026
COMMENTS: Water leak that led to high usage - Council approved credit of \$167.03 on 7/22/26				Subtotal for Account 20147-00	-167.03

Grand Total of Adjustments: -167.03