CITY OF IDAHO CITY

AGENDA
REGULAR CITY COUNCIL MEETING
Wednesday, October 14, 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: SEPTEMBER 23, 2026 ***ACTION ITEM***
B. IDAHO CITY EVENT CHECKLIST: ***ACTION ITEM***
C. BILLS/PAYABLES: SEPTEMBER 24, 2026 THROUGH OCTOBER 14, 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***

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***

VI. OLD BUSINESS

A. VISITOR CENTER LICENSE AGREEMENT WITH BBIA PROPOSED CHANGES ***ACTION ITEM***
B. VISITOR CENTER LICENSE AGREEMENT WITH IDAHO CITY CHAMBER OF COMMERCE ***ACTION ITEM***

VII. NEW BUSINESS

A. 116 COTTONWOOD ZONING VARIANCE ***ACTION ITEM***
B. MARISA YOUNG – 101 WALULLA VARIANCE AND ZONING AMENDMENT ***ACTION ITEM***
C. JULISSA SPEER –BULMER - 204 MONTGOMERY – NEXT STEPS ***ACTION ITEM***
D. 400 MAIN STREET WATER BILL ADJUSTMENT ***ACTION ITEM***
E. TRANSPORTAION PLAN ***ACTION ITEM***
F. EBCED BUILDING

VIII. EMPLOYEE UPDATES

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

IX. COUNCIL UPDATES

X. MAYOR UPDATES

XI. 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.

XII. UPCOMING MEETINGS

A. NEXT REGULAR MEETING: OCTOBER 28, 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

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
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operating hours
Monday- Thursday
8 am – 4:30 pm
Friday by Appointment

CITY OF IDAHO CITY

AGENDA
REGULAR CITY COUNCIL MEETING
Wednesday, September 23, 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 6:11 PM.
ROLL CALL TO ESTABLISH QUORUM: Deputy Clerk Goodlett called roll. Mathews, Adams, Secor in attendance. Secor joined via Phone. Elliott absent.
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: SEPTMEBER 9 & 21, 2026 ***ACTION ITEM***

Councilor Adams made a motion, seconded by Mathews, to approve the minutes September 9 & 21, 2026. 3 ayes. Motion carried.

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

C. BILLS/PAYABLES: SEPTEMBER 10, 2026 THROUGH SEPTEMBER 23, 2026 ***ACTION ITEM***

Councilor Adams made a motion, seconded by Mathews, to approve the bills dated September 10, 2026, through September 23, 2026 in the amount of $10,493.22. 2 ayes, Secor abstain. Motion carried.

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***

IV. ENGINEER'S REPORT

Mayor Heffington explained he has been working with Consor on a timeline for the current projects.

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***

VI. OLD BUSINESS

A. VISITOR CENTER LICENSE AGREEMENT WITH BBIA & IDAHO CITY CHAMBER OF COMMERCE ***ACTION ITEM***

Rhonda Jameson explained that she has some amendments to suggest but could not do that until after the BBIA board meeting where she would present to the board. Council requested that the BBIA have a special meeting beginning of October so that the items could be discussed at the next regular Council meeting October 14th.

VII. NEW BUSINESS

A. WATER OPERATOR CONTRACT ***ACTION ITEM***

Kenny Everhart explained that his current contract runs with the city fiscal year and will expire the end of September. This contract would be for the next fiscal year October 2026 through September 2027. Councilor Secor made a motion, seconded by Adams, to approve the contract with Kenny Everhart as the water operator. 3 ayes. Motion carried.

VIII. COMMITTEE REPORTS

A. PARKS & RECREATION COMMISSION
B. HISTORIC PRESERVATION COMMISSION
C. PLANNING & ZONING COMMISSION

DRAFT

D. IDAHO CITY CHAMBER OF COMMERCE
E. COMMUNITY COMMITTEE
F. BBIA

Rhonda Jameson explained they will have a special meeting beginning of October for the Visitor Center Agreement. Jameson explained some of the BBIA's financials and things they have done at the Visitor Center. The BBIA is looking at digging out the Visitor Center pond to have it stocked for fishing. Jameson explained some of the suggestions for the agreement that she would bring the board for the next meeting.

IX. EMPLOYEE UPDATES

A. PUBLIC WORKS

Mayor Heffington explained they have been working with Kenny to get the football field tank filled. Councilor Secor added that Trudy Jackson's water sewer connection was installed and in doing so found an existing stub for fire hydrant that Public Works should look into installing a new hydrant.

B. LAW ENFORCEMENT

Chief Watson explained they are have had 108 calls for the month. Idaho City Days is coming up, and Watson has been in contact with the Sheriff's office regarding that weekend. Chief Watson added that he had a conversation with the Mayor and had submitted a letter of resignation from the Idaho City Police Department. Watson thanked Council and Mayor for all their support.

C. CLERK/TREASURER'S OFFICE

1. WATER AND SEWER UPDATES, ***ACTION ITEM***

Deputy Clerk Goodlett explained the water sewer updates in the packet and added that there was an adjustment report for Council to sign.

2. CLEARWATER UPDATE

Mayor Heffington explained they are working on the engineer RFQ.

D. CITY ATTORNEY

City Attorney Williams explained he just received a draft back on the Fire Department sale that he will be looking over.

X. COUNCIL UPDATES

Councilor Mathews explained his frustration with the Chamber and the issues with bathrooms. Councilor Adams explained there will be a Health Fair on October 3rd at Community Hall.

XI. MAYOR UPDATES

XII. CITIZEN COMMENTS

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Kenny Everhart wanted to thank Chief Watson for all his work with the city.
Rhonda Jameson had done work on the bathrooms for the Chamber but will no longer do so for the Chamber.
Brad Koster explained that he and his wife did a deep cleaning on the Visitor Center bathrooms and surrounding area.
Steve Shay thanked the Foster's for their volunteer work and also thanked Chief Watson for all has done.

XIII. UPCOMING MEETINGS

A. NEXT REGULAR MEETING: OCTOBER 14, 2026

ADJOURNMENT 6:54 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
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Tom Secor Jr
Ashley M Elliott
Mari Adams
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Public Works Director:
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Monday- Thursday
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For Pay Date = 10/14/26, 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
3790	28515S	253 International League of Cities	300.00								
1	01042-631C 09/18/26 26/27 Annual Membership		60.00			10	41500		460		10100
2	01042-631C 09/18/26 26/27 Annual Membership		135.00			51	43400		460		10100
3	01042-631C 09/18/26 26/27 Annual Membership		105.00			52	43500		460		10100
3791	28516S	58 ASSOCIATION OF IDAHO CITIES	400.00								
Dues & Subscriptions											
Dues & Subscriptions											
1	13549 07/01/26 FY27 AIC Membership		80.00			10	41500		460		10100
2	13549 07/01/26 FY27 AIC Membership		180.00			51	43400		460		10100
3	13549 07/01/26 FY27 AIC Membership		140.00			52	43500		460		10100
3792	28517S	30 ICRMP	14,322.50								
1	02086-2027 08/24/26 2027 Insur Prem - 1st		2,148.36			10	41500		420		10100
2	02086-2027 08/24/26 2027 Insur Prem - 1st		2,148.38			20	43200		420		10100
3	02086-2027 08/24/26 2027 Insur Prem - 1st		5,012.88			51	43400		420		10100
4	02086-2027 08/24/26 2027 Insur Prem - 1st		5,012.88			52	43500		420		10100
3793	28518S	17 Idaho Department of	1,132.00								
1	20270897 08/24/26 FY 26/27 Fee Assessment		1,132.00			51	43400		460		10100
3794	28519S	17 Idaho Department of	40,000.00								
1	09/08/26 Drinking water loan DW1104		40,000.00			51	43400		850		10100
3800	28525S	303 tickioT, Inc.	105.83								
1	149-2900 10/02/26 City Hall Phones		21.17			10	41500		490		10100
2	149-2900 10/02/26 City Hall Phones		47.62			51	43400		490		10100
3	149-2900 10/02/26 City Hall Phones		37.04			52	43500		490		10100
3801	28526S 999999	CENTRAL DISTRICT HEALTH	150.00								
1	10/03/26 Com Hall Dep Refund		150.00			10	41500		360		10100
3802	28527S	152 GEM COUNTY	3,000.00								
1	10-12/2026 10/05/26 Prosecuting Attorney		3,000.00			10	42100		570		10100

of Claims 8 Total: 59,410.33

Fund/Account	Amount
10 GENERAL FUNL	
10100 Checking-Cash in Bank	5,459.53
20 STREET FUND	
10100 Checking-Cash in Bank	2,148.38
51 WATER FUND	
10100 Checking-Cash in Bank	46,507.50
52 SEWER FUND	
10100 Checking-Cash in Bank	5,294.92
Total:	**59,410.33**

CITY OF IDAHO CITY
Claim Approval Signature Page
For the Accounting Period: 10 / 26

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

CASH VOUCHERS

Authorized by: _____ Date: _____

For Pay Date = 10/14/26, 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
3787	28512S	81 OXARC	1,369.24								
1		32657306 09/18/26 Sodium Hypochlorite	1,262.68			52	43500		680		10100
2		62359836 09/30/26 Cylinder Rent	106.56			52	43500		680		10100
3788	28513S	182 XEROX FINANCIAL	121.30								
1		42794685 09/24/26 Copier Lease	42.45			10	41500		330		10100
2		42794685 09/24/26 Copier Lease	48.52			51	43400		330		10100
3		42794685 09/24/26 Copier Lease	30.33			52	43500		330		10100
3789	28514S	311 BCWSM, Inc.	2,350.00								
1		505 09/30/26 Water Sys Contract	1,500.00			51	43400		113		10100
2		505 09/30/26 Rep & Main - HWY 21 Leak repai	510.00			51	43400		113		10100
3		505 09/30/26 Per & Main - Football tank	340.00			51	43400		113		10100
3795	28520S	48 IDAHO WORLD PUBLISHING LLC	391.56								
Publishing											
1		10060 09/26/26 Ord 400	52.80*			10	41500		440		10100
2		10059 09/26/26 Ord 399	37.44*			10	41500		440		10100
3		10052 09/26/26 Ord 401 Annual Approp	72.32*			10	41500		440		10100
4		10052 09/26/26 Ord 401 Annual Approp	30.13			20	43200		440		10100
5		10052 09/26/26 Ord 401 Annual Approp	168.74*			51	43400		440		10100
6		10052 09/26/26 Ord 401 Annual Approp	30.13			52	43500		440		10100
3796	28521S	265 T-Mobile	939.94								
Council Ipads											
Cell Phones											
Internet - City Hall											
Phones / VOIP - T-Mobile											
1		Sept 2026 09/20/26 Council iPads	38.73*			10	41500		493		10100
2		Sept 2026 09/20/26 Council iPads	44.26*			51	43400		493		10100
3		Sept 2026 09/20/26 Council iPads	27.66*			52	43500		493		10100
4		Sept 2026 09/20/26 Cell Phones	133.63*			10	41500		492		10100
5		Sept 2026 09/20/26 Cell Phones	152.72*			51	43400		492		10100
6		Sept 2026 09/20/26 Cell Phones	95.46*			52	43500		492		10100
7		Sept 2026 09/20/26 Law Enforcement	194.30*			10	42100		492		10100
8		Sept 2026 09/20/26 City Hall Int	34.27			10	41500		491		10100
9		Sept 2026 09/20/26 City Hall Int	39.17			51	43400		491		10100
10		Sept 2026 09/20/26 City Hall Int	24.48			52	43500		491		10100
11		Sept 2026 09/20/26 City Hall Phones	18.59*			10	41500		494		10100
12		Sept 2026 09/20/26 City Hall Phones	21.24*			51	43400		494		10100
13		Sept 2026 09/20/26 City Hall Phones	13.27*			52	43500		494		10100
14		Sept 2026 09/20/26 Water Plant Int	40.46			51	43400		491		10100
15		Sept 2026 09/20/26 Water Plant Phone	10.62*			51	43400		494		10100
16		Sept 2026 09/20/26 Sewer Plant Int	40.46			52	43500		491		10100

For Pay Date = 10/14/26, 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
17		Sept 2026 09/20/26 Sewer Plant Phone	10.62*			52	43500		494		10100
3797	28522S	242 THE BANCORP BANK	1,471.77								
Ram 3500 Payments											
1		750639 09/30/26 Ram 3500 lease	220.77*			20	43200		744		10100
2		750639 09/30/26 Ram 3500 lease	809.47*			51	43400		744		10100
3		750639 09/30/26 Ram 3500 lease	441.53*			52	43500		744		10100
3798	28523S	119 HANSON JANITORIAL SUPPLY, INC	316.76								
1		800579 09/25/26 Visitor Center Bathrm	316.76*			10	41500		611		10100
3799	28524S	28 IDAHO CITY GROCERY	8.97								
1		09/21/26 Samples	5.98			52	43500		610		10100
2		09/22/26 Samples	2.99			52	43500		610		10100
3803	28528S	247 ANDERSON HARDWARE SUPPLY	220.95								
Shop Supplies											
Shop Supplies											
Shop Supplies											
1		54453 09/09/26 DEF	3.00*			20	43200		612		10100
2		54453 09/09/26 DEF	10.99*			51	43400		612		10100
3		54453 09/09/26 DEF	6.00*			52	43500		612		10100
4		54479 09/09/26 Rodeo Grounds plunger	17.99*			10	41500		622		10100
5		54499 09/09/26 Supplies - Football field	41.67			51	43400		610		10100
6		54540 09/10/26 Marking paint	1.65*			20	43200		612		10100
7		54540 09/10/26 Marking paint	6.04*			51	43400		612		10100
8		54540 09/10/26 Marking paint	3.30*			52	43500		612		10100
9		54817 09/16/26 Hardware	34.74			51	43400		610		10100
10		54873 09/17/26 45 Elbow	4.59			52	43500		610		10100
11		54892 09/17/26 Bolt Cutter	6.90*			20	43200		612		10100
12		54892 09/17/26 Bolt Cutter	25.29*			51	43400		612		10100
13		54892 09/17/26 Bolt Cutter	13.80*			52	43500		612		10100
14		54893 09/17/26 Storage key mount	44.99			10	41500		621		10100
3804	28529S	171 US BANK	371.47								
Office Supplies											
Dues & Subscriptions											
1		1436109779 08/29/26 HP Ink	24.99*			10	41500		305		10100
2		1436109779 08/29/26 Sales tax	1.50*			10	41500		590		10100
3		5448265 08/25/26 Envelopes & Planner	17.13*			10	41500		305		10100
4		5448265 08/25/26 Envelopes & Planner	19.58			51	43400		305		10100
5		5448265 08/25/26 Envelopes & Planner	12.24			52	43500		305		10100
6		5448265 08/25/26 Sales tax	2.94*			10	41500		590		10100
7		1436844018 09/02/26 HP Ink	24.99*			10	41500		305		10100
8		1436844018 09/02/26 Sales tax	1.50*			10	41500		590		10100

For Pay Date = 10/14/26, 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
9	0003	09/03/26 Fireflies	1.75*			10	41500		460		10100
10	0003	09/03/26 Fireflies	2.00*			51	43400		460		10100
11	0003	09/03/26 Fireflies	1.25*			52	43500		460		10100
12	95705594	09/03/26 Rodeo Grnds Faucet	246.79*			10	41500		622		10100
13	95705594	09/03/26 Sales tax	14.81*			10	41500		590		10100
3805	28530S	10 ANALYTICAL LABORATORIES, INC	2,100.00								
1	2607731	09/30/26 Wastewater Monitoring	2,100.00*			52	43500		683		10100
3806	28531S	17 Idaho Department of	500.00								
1	rw-2027-00	10/01/26 re use permit	500.00			52	43500		630		10100

of Claims 12 Total: 10,161.96

Fund/Account	Amount
10 GENERAL FUND	
10100 Checking-Cash in Bank	1,340.67
20 STREET FUND	
10100 Checking-Cash in Bank	252.45
51 WATER FUND	
10100 Checking-Cash in Bank	3,825.51
52 SEWER FUND	
10100 Checking-Cash in Bank	4,733.33
Total:	**10,161.96**

CITY OF IDAHO CITY
Claim Approval Signature Page
For the Accounting Period: 9 / 26

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

CASH VOUCHERS

Authorized by: _____ Date: _____

Proposed changes to both the BBIA/Visitor Center contracts and the Chamber contract:

1) The BBIA board would like to request that the $100/month rent payment be accepted in the form of in-kind services, in lieu of cash, as shown in abundance in the chart above. The BBIA has not been asked to pay cash for rent since its inception in the 1980's.
2) The BBIA board also requests to take over the Chamber lease, including the $100/month rent.
3) The BBIA board would like the option to negotiate separately with the chamber board to determine what furniture, storage buckets, or electronics that could like to be left in the office for public and/or BBIA use, at no cost to them. It would all remain as property of the chamber and be marked as such. The BBIA is currently self-sufficient with our own phone service and wifi, so we do not require anything of the Chamber. This would have nothing to do with the City.
4) In order to keep the use of the Chamber space business, community, and visitor oriented, the board would like to reserve the *option* to sub-let some of the space, charge an optional, small fee for using the room for any community meetings, including the Chamber, of course, and keeping the space available for any Arts displays or any other uses beneficiaL to the community.
5) Instead of the BBIA taking over the Chamber's complete responsibility of cleaning the bathrooms, we would like to share the responsibility with the City, as negotiated in a separate contract section. The BBIA is willing to order supplies and clean and stock the bathrooms and keep the closet organized with volunteers, 1 day/week. That one day/week is NOT expected to be adequate to keep the bathrooms clean, so City help for 1-2 days/week would be expected.
6) The BBIA board requests that the City go back to taking out the trash, from the can, so dogs don't get into it when it is placed on the side of the building. Volunteers will put it on the side of the building for pick up only if it gets full. Another easy solution would be to put two trash cans out to cover one week of trash.
7) The BBIA is willing to split the electric bill 50-50 (not 2 thirds) with the City. We expect the total bill to go down significantly if the BBIA controls electricity usage, so 1/2 should be less than 1/3.
8) The BBIA board would like to keep their monthly reporting slot on the City agenda. We will use this time to report on our plans and progress on big projects which might include: Digging out the pond to get it stocked with fish again and/or contributing to the Community Hall Renovation. In any case we are committed to using a large percentage of our cash profits for Community use.

The BBIA requests that the City Council consider each of these proposed changes separately and let them know of their decision including any counter proposed changes as soon as possible, so they can be voted on at their October 16th meeting.

BBIA	September 2026
Cash	$17,090.00
Inventory cost	$7279.00
Inventory retail	
Improvements	airconditioner& heater
	Paint inside
	Displays
	Code door lock
	Lights
	Copies
Sales	$25,000/year+
Visitors served	8,000/year
Donations	$800+ average
Handouts	5,000+/year
Volunteer hours	1500+/year
Open	352 days/year
Services	Distribute Boise county guide
	Share business posts and visitor information
	Manned phone
	Grants w/chamber

Signed respectfully by BBIA board Members,

Rhonda Jameson Rhonda Jameson

Meaghan Bedal Meaghan Bedal

Anna Foster Foster

Date 9-28-26

VISITOR'S CENTER LICENSE AGREEMENT

BOISE BASIN INTERPRETIVE ASSOCIATION, INC.

This Visitor's Center License Agreement ("Agreement") is entered into by and between the City of Idaho City (hereinafter referred to as the City or Licensor), and the Boise Basin Interpretive Association, Inc. (hereinafter referred to as the Association or Licensee).

A. **Purpose**

The purpose of this Agreement is to establish the terms under which the Association may use designated space within the Idaho City Visitor's Center for interpretive exhibits, visitor information, approved sales items, storage of materials, historical education, and related Association activities ("Designated Space").

B. **Facility Use**

The Association may maintain displays, interpretive exhibits, bookshelves, informational handouts, storage materials, and approved items for sale at fair market value in the Designated Space of the Idaho City Visitor's Center. Businesses shall not advertise or sell products within the Association's office space unless approved by the City in writing. The Association understands and agrees that its use of the Visitor's Center is non-exclusive.

C. **Operations and Staffing**

The Association shall support visitor services at the Idaho City Visitor's Center when feasible, including volunteer or employee staffing, public assistance, historical interpretation, and visitor information. Individuals working in the facility should maintain a professional appearance and be prepared to assist the public in a courteous and informed manner.

D. **Maintenance and Responsibilities**

The City shall be responsible for major building repairs, structural issues, water lines, heating systems and vandalism repairs unless otherwise agreed in writing. The Association shall keep its designated area clean and orderly, assist in maintaining a safe visitor environment throughout the Visitor's Center, and promptly notify the City of safety concerns or needed repairs.

E. **Inventory, Records, and Costs**

The Association shall maintain appropriate records for inventory, purchases, sales, visitor information materials, and day-to-day operational activity related to its use of the facility. The Association shall pay the City a licensee fee of $100.00 per month for the use of the designated space. Payment shall be due on or before the 5th day of each month. The monthly fee is separate from power, utilities, or other agreed operating costs. The Licensee shall be responsible for one-third of the power bill and will be invoiced by the City on a quarterly basis, with prompt payment expected upon receipt of invoice.

F. **Term and Termination**

This Agreement shall be effective between October 1, 2026, and September 30, 2027. The parties will review the Agreement annually and upon written request by either party. Either party may terminate this Agreement with seven days' written notice. Any amendment shall be in writing and approved by the City and the Association.

Presented to the City during the City Council Meeting of September 9, 2026.

_____ _____

President, Boise Basin Interpretive Association, Inc. Date

_____ _____

Mayor, City of Idaho City Date

_____ _____

Attest by City Clerk Date

VISITOR'S CENTER LICENSE AGREEMENT

IDAHO CITY CHAMBER OF COMMERCE

This Visitor's Center License Agreement ("Agreement") is entered into by and between the City of Idaho City (hereinafter referred to as the City or Licensor), and the Idaho City Chamber of Commerce (hereinafter referred to as the Chamber or Licensee).

A. **Purpose**

The purpose of this Agreement is to establish the terms under which the Chamber may use designated space within the Idaho City Visitor's Center for visitor information, community promotion, storage of approved materials, and related Chamber activities ("Designated Space")

B. **Facility Use**

The Chamber may maintain displays, informational materials, office materials, and other approved items in the Designated Space of the Idaho City Visitor's Center. The Chamber may coordinate with the City and other local organizations to support visitor services, community events, and activities consistent with the public purpose of the facility. The Chamber understands and agrees that its use of the Visitor's Center is non-exclusive.

C. **Maintenance and Responsibilities**

Chamber Responsibilities

1. The Chamber shall keep its Designated Space clean and orderly, assist in maintaining a safe visitor environment throughout the entire Visitor's Center, and promptly notify the City of any safety concerns or needed repairs.
2. The Chamber is solely responsible for cleaning and maintaining the Visitor's Center adjacent bathrooms ("Bathroom Facilities"), which shall include: daily cleaning of toilets, sinks, floors, and mirrors; restocking paper products and soap; and trash removal and disposal. The Chamber acknowledges and agrees that the Boise Basin Interpretive Association is not responsible for such cleaning and maintenance of the Bathroom Facilities.
3. The Chamber shall promptly report maintenance issues, including plumbing, electrical, or structural concerns, promptly to the City.
4. The Chamber shall ensure the Bathroom Facilities remain safe, sanitary, and accessible to the public during reasonable operating hours determined by the Chamber, provided that the Bathroom Facilities will not be open twenty-four hours per day, seven days per week. Notwithstanding the Chamber's determination of operating hour of the Bathroom Facilities, the City retains its discretion to override any such determination and set different operating hours of the Bathroom Facilities if it deems necessary.
5. The Chamber shall secure the facility outside of operating hours.
6. The Chamber acknowledges that Bathroom Facilities cleanliness and orderliness have in the past required its closure. The Chamber understands and agrees that its

use of the Visitor's Center is conditioned on the Chamber's appropriate care and maintenance of its Designated Space and the Bathroom Facilities.

City Responsibilities

The City will provide necessary Bathroom Facilities supplies, including paper products, soap, and cleaning agents. Alternatively, it may reimburse the Chamber for such expenses. The City will also handle all repairs and major maintenance beyond routine cleaning and maintenance.

D. **Utilities and Costs**

The Chamber shall pay the City a licensee fee of $100.00 per month for the use of the designated space. Payment shall be due on or before the 5th day of each month. The monthly fee is separate from power, utilities, or other agreed operating costs. The Licensee shall be responsible for one-third of the power bill and will be invoiced by the City on a quarterly basis, with prompt payment expected upon receipt of invoice. Bathroom supplies provided by the City or reimbursed to the Chamber are separate from monthly rent, power costs, and any other agreed utility or operating cost share.

E. **Term and Termination**

This Agreement shall be effective between October 1, 2026, and September 30, 2027. The parties will review the Agreement and scope of work annually and upon written request by either party. Either party may terminate this Agreement with seven days' written notice. Upon termination, the Chamber shall return all keys and any City-provided supplies or equipment.

Presented to the City during the City Council Meeting of September 9, 2026.

Carter E Elliott _____ 2026-10-14

President, Idaho City Chamber of Commerce Date

_____ _____

Mayor, City of Idaho City Date

_____ _____

Attest by City Clerk Date

Audit trail

Details

FILE NAME	Visitor's Center License agreement - IC Chamber - 10/14/26, 3:47 PM.pdf
STATUS	● Signed
STATUS TIMESTAMP	2026/10/14 21:48:14 UTC

Activity

SENT	president@idahocitychamber.org **sent** a signature request to: • Carter E Elliott (president@idahocitychamber.org)	2026/10/14 21:47:41 UTC
SIGNED	**Signed** by Carter E Elliott (president@idahocitychamber.org)	2026/10/14 21:48:14 UTC
COMPLETED	This document has been signed by all signers and is **complete**	2026/10/14 21:48:14 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.

REQUEST TO APPEAR ON AGENDA

Today's Date: 10-1-26

Name: AJ Hammond

Subject: Zoning variance at 116 Cottonwood Rd.

Will this be an action item? **YES** X **NO** _____

To ensure that you appear on the agenda, please return this form to City Hall no later than <u>ONE WEEK PRIOR</u> to the meeting you wish to appear.

Date of city council meeting you wish to appear on the agenda:
10/14/26

Date of ICHC meeting you wish to appear on the agenda:

Date of ICP&Z meeting you wish to appear on the agenda:

Date of ICP&R meeting you wish to appear on the agenda:

Questions? Please call City Hall at 208-392-4584 or email idahocityclerk@cityofic.org or idahocityoffice@cityofic.org

City of Idaho City

511 Main St. | PO Box 130 | Idaho City, ID 83631
Phone (208) 392-4584
www.idahocity.municipalimpact.com
idahocityclerk@cityofic.org | idahocityoffice@cityofic.org | 4cityfolk@cityofic.org

IDAHO CITY PLANNING AND ZONING
VARIANCE APPLICATION

{please include with this application any supporting documentation required, noting its inclusion where appropriate}

Applicant Information

1. **Applicant *(print)*:** Alma & Esther Hammond

Mailing Address: [redacted] **Street Address:** _____

City: Nampa **State:** ID **Zip Code:** 83651 **Contact Name and Title:** _____

Phone: [redacted] **Alt. Phone:** _____ **E-mail:** [redacted]

2. **Is Applicant the owner of the Subject Property? Yes** [X] **No** [ ] **If not, please state the name and address of the owner together with the relationship of the applicant to the owner and include a notarized *Affidavit of Proprietary Interest* with this application.**

3. **Address and Legal Description of Subject Property:** 116 Cottonwood Rd. Idaho City Idaho 83631

4. **Zoning of Subject Property:** Residential

5. **Description of Variance from zoning sought:** would like to place building with 8' Left setback 0' Right setback and 25' front and rear

6. **Proposed site plans for the property on which the Variance is sought including, at a minimum:**
   - *a.* **Location of all buildings;**
   - *b.* **Easements;**
   - *c.* **Property lines;**
   - *d.* **Setbacks;**
   - *e.* **A key describing scale and orientation.**

7. **Narrative statement describing why, given the unique characteristics of the site, a literal enforcement of Idaho City's zoning ordinance would result in unnecessary hardship denying reasonable use of the land** Between location of powerlines and mature trees Buildable size is currently 10x56

8. **Narrative statement describing why the public interest would not be harmed by the granting if this variance:** property would match neighbors. Currently has Buildings sitting on 3/4 of the property lines. We would be removing those structures and building farther from neighbors houses.

9. **A list of names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered:**

Kevin Gallagher - 114 Cottonwood
Cynthia Kniesl - 112 Cottonwood
John Brown - 207 Walulla St
Chuck Johnson - 109 Cottonwood
Ysendra Lanham - 111 Cottonwood

10. **Application fee as established by City Council resolution:** $157.50 **Date Paid:** _____

11. **Additional direct costs of Idaho City to process application, including publication, copying and mailing expenses:** _____ **Date Paid:** _____

12. **Five (5) copies of the application and one (1) electronic version.**

Submitted By: _____

Signature: _____ **Title:** _____ **Date:** _____

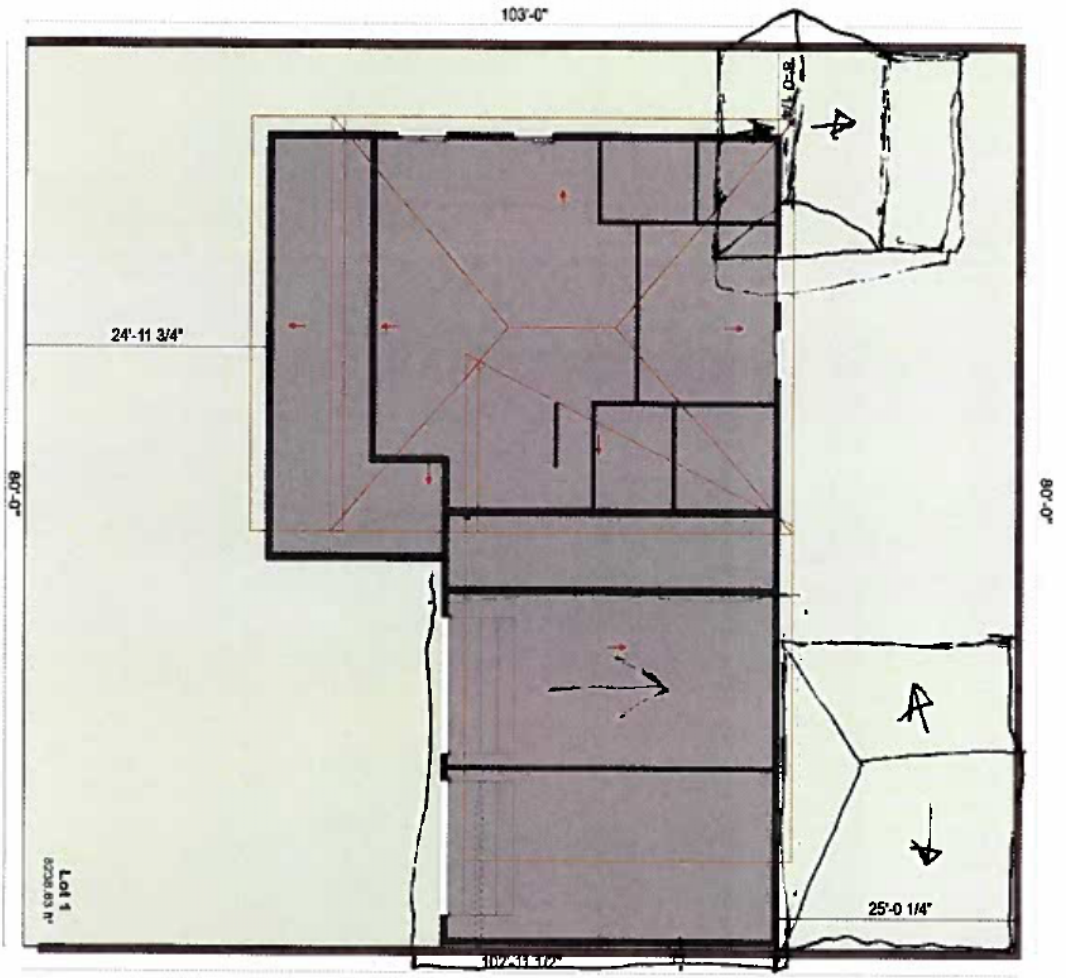
Internal Use Only:

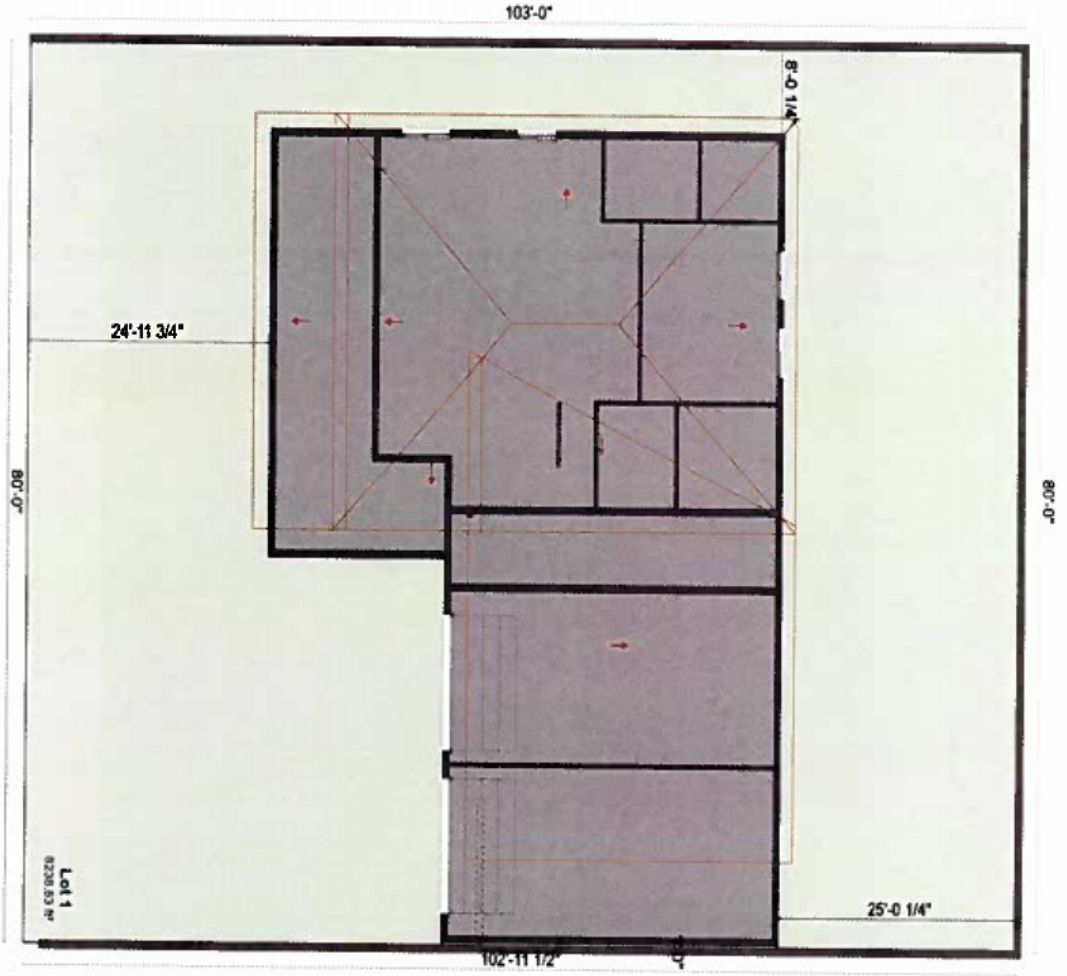
Application No. : _____

Date Received by Clerk: _____

Application: Complete / Incomplete

Date Completed:: _____


103'-0"
24'-11 3/4"
80'-0"
80'-0"
25'-0 1/4"
Lot 1


103'-0"
8'-0 1/4"
24'-11 3/4"
80'-0"
80'-0"
Lot 1
8238.83 ft²
25'-0 1/4"
102'-11 1/2"

Idaho City Planning & Zoning

Variance Application

Complete all applicable fields. Attach supporting documents, site plans, and required copies with your submission. Incomplete applications may delay review.

Applicant Information

Applicant Name: Marisa Young	**Contact Person/Title:** Owner
Mailing Address: [redacted]	
City: Melba **State:** Id **ZIP:** 83641	**Property Address, if different:** 101 E. Walulla Rd
Phone [redacted] **Alt. Phone:**	**Email:** [redacted]

Property Ownership

Are you the property owner?	☒ Yes ☐ No	**If no, owner name:**

Owner mailing address / relationship to owner:

If applicant is not the owner, include a notarized Affidavit of Proprietary Interest.

Property Information

Property Address and Legal Description: 101 E. Walulla Rd Idaho City, Id 83631	**Current Zoning:** [redacted] Commercial **Parcel No.:**

Variance Request

Describe the variance requested, including ordinance section or standard involved, if known:

Removal of "Set backs" dlx to lot diminsions.

Site Plan Requirements

Attach a site plan showing: ☐ existing/proposed buildings ☐ easements ☐ property boundaries ☐ setbacks ☐ scale/north arrow

Required Statements

1. Hardship Statement

Explain the unique property characteristics and why strict application of the zoning ordinance would limit reasonable use.

The lot is 25' x 70' creating it useless w/ 20' Set back ordinance.

2. Public Interest Statement

Explain why granting the variance would not negatively affect the public interest or surrounding community.

The lot does not touch any other property/parcel.

Neighbor Notification List

Provide names and mailing addresses of all property owners and residents within 300 feet of the property boundaries. Attach additional pages if needed.

1. _____ 2. _____

3. _____ 4. _____

Fees

Application Fee: $157.50	**Date Paid:** _____	**Receipt No.:** _____

Additional processing costs, if applicable: publication, mailing, copying, or other direct costs.
Date paid: _____

Submission Checklist

☐ Completed application ☐ Supporting documentation
☐ Site plan ☐ Neighbor/property owner list
☐ Five (5) paper copies ☐ One (1) electronic copy
☐ Required fees paid ☐ Affidavit, if applicable

Applicant Certification

I certify that the information provided in this application is accurate and complete to the best of my knowledge.

Applicant Signature:	Title, if applicable:	Date:
		10/13/2016

For City Use Only

Application No.:	Date Received:	Received By:
Status: ☐ Complete ☐ Incomplete	Date Completed:	Hearing Date:

BOISE COUNTY TREASURER
BOISE COUNTY
PO BOX 1300
IDAHO CITY ID 83631
TELEPHONE: (208) 392-4441

TAX MASTER INQUIRY

PARCEL NUMBER
RPI000100T006A

TAX CODE AREA
001-001

LEGAL DESCRIPTION
T6N R5E SEC 26
IC TOWNSITE
BLK T TAX 272

PRIMARY PROPERTY ADDRESS
101 E WALULLA ST
IDAHO CITY ID 83631

YOUNG MARISA KARI
YOUNG TODD R
[redacted]
MELBA ID 83641

BALANCE DUE	INTEREST DATE 08/13/2026
Paid in Full	BALANCE AS OF 08/13/2026 3:26 pm
TOTAL	

Tax Year Assessment Roll
2025 PRIMARY

Bill Number: 269132

	FIRST HALF	SECOND HALF	FULL YEAR
TAX / CERTIFICATION			
Charges	$ 57.55	$ 57.55	$ 115.10
Adjustments	$ 0	$ 0	$ 0
Payments	$ -57.55	$ -57.55	$ -115.10
LATE CHARGE			
Charges/Adjustments	$ 0	$ 0	$ 0
Payments	$ 0	$ 0	$ 0
FEES			
Charges/Adjustments	$ 0	$ 0	$ 0
Payments	$ 0	$ 0	$ 0
INTEREST			
Charges/Adjustments	$ 0	$ 0	$ 0
Payments	$ 0	$ 0	$ 0
AMOUNT DUE	$ 0	$ 0	$ 0

VALUATION

TAXABLE VALUE:	$ 18,290

CHARGES

Tax Code Area:	001-001	Levy:	0.005651945
Tax Charge:		$	103.40
Certifications:		$	11.70
TOTAL CHARGES:		$	115.10

City of Idaho City

Planning & Zoning Department

Zoning Map Amendment / Zoning Upon Annexation Application

Property Address	101 E. Walulla Rd.	
Application Type	Zoning Map Amendment	Zoning Upon Annexation

Instructions: Complete all applicable sections. Attach required supporting documents before submitting. If a section does not apply, write "N/A."

1. Applicant Information

Applicant Name	Marisa Young	Phone [redacted]	
Contact Person		Alternate Phone	
Title / Organization	Owner	Email	[redacted]
Mailing Address	Street: [redacted]	City: Melba	State: Id ZIP: 83641

Property Ownership

X Yes, I am the owner of the subject property.	No, I am not the owner of the subject property.
Owner Name	
Owner Address	
Relationship to Owner	

If the applicant is not the owner, include a notarized Affidavit of Proprietary Interest.

2. Subject Property Information

Property Address	101E. Walulla Rd
Current Zoning District	Residential
Requested Zoning	Commercial

District	

Legal Description (attach additional pages if needed)

3. Request Justification

A. Purpose of the Request

Describe why the zoning change is being requested and how it supports the goals of the Idaho City Comprehensive Plan.

The majority of this City block is Commercial currently. Changing this lot over will allow a boisness to be add to the block.

B. Public Benefits

Describe any public benefits or community purposes served by the proposed zoning change.

wrapping up a much needed update this blocks current issues.

C. Impacts on Public Services

Describe any anticipated impacts on public service providers (such as schools, fire protection, utilities, roads, or other governmental services).

Business is always a plus. This zoning and lot adjustment will correct a city easment issue and the business coming in will benifet the town without any add stress on the towns infestructure.

4. Nearby Property Owners

Attach a list of all property owners and residents located within 300 feet of the subject property's external boundaries.

List attached	Prepared by: _____ Date: _____

5. Required Submittals Checklist

Please include all required items before submitting the application.

	Required Item
	Completed application form
	Supporting documentation
	Affidavit of Proprietary Interest, if applicable
	List of property owners/residents within 300 feet
	Five (5) paper copies of the application
	One (1) electronic copy of the application

6. Fees

Application Fee	$525.00	Date Paid	
Additional Processing Costs		**Date Paid**	

7. Applicant Certification

I certify that the information provided in this application and all attached materials is true and correct to the best of my knowledge.

Applicant Signature		Date	
Printed Name		**Title**	

Internal Use Only

Application Number		Date Received	
Received By		**Date Determined Complete**	
Application Status	Complete	Incomplete	

Instrument # 294278
IDAHO CITY, BOISE COUNTY, IDAHO
07-28-2026 13:01:27 PM No. of Pages: 2
Recorded for: ALLIANCE TITLE - BOISE PRODUCT
MARY T. PRISCO Fee: $15.00
Ex-Officio Recorder Deputy shirley george
Index to: DEEDS
Electronically Recorded by Simplifile

ALLIANCE
TITLE & ESCROW

WARRANTY DEED

Order No.: 1098061

FOR VALUE RECEIVED

Rachel O'Brien and Cariton Childs, wife and husband

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Marisa K. Young and Todd R. Young, wife and husband

whose current address is:
5147 Track Road
Melba, ID 83641

the grantee(s), the following described premises, in Boise County, Idaho,
TO WIT:

Lot 6 of Block T of the filing plat of Idaho City situated in the Northeast 1/4, of the Southwest ¼, of Section 26, Township 6 North, Range 5 East, Boise Meridian, Idaho City, Boise County, Idaho, being further described as follows:
BASIS OF BEARING:
The Centerline of Main Street between Walulla Street and the South line of the Southwest ¼, taken as South 08°49'45" West and distance between monuments found to be 432.05 feet.
COMMENCING at a brass cap monument marking the centerline intersection of Walulla Street and Main Street, from which a brass cap monument marking the intersection of said Main Street and the South line of the Northeast ¼ of the Southwest ¼ of said Section 26 bears South 08°49'45" West a distance of 432.05 feet; Thence, along the centerline of said Walulla Street, South 81°10'15" East a distance of 140.00 feet; Thence leaving said centerline, South 08°49'45" West a distance of 10.00 feet to a 5/8-inch rebar marking the POINT OF BEGINNING; Thence, South 81°10'15" East a distance of 70.00 feet to a 5/8-inch rebar; Thence, South 08°49'45" West a distance of 25.00 feet to a 5/8-inch rebar; Thence, North 81°10'15" West a distance of 70.00 feet to a 5/8-inch rebar; Thence, North 08°49'45" East a distance of 25.00 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: July 24, 2026

Rachel O'Brien

Carlton Childs

State of Idaho } ss
County of Ada }

On this 28 day of July, 2026, before me, the undersigned , a Notary Public in and for said state, personally appeared Rachel O'Brien and Carlton Childs, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Idaho
Residing at:
Commission Expires:

Commission Expires: 05/31/2029
Residing in: Meridian, Idaho

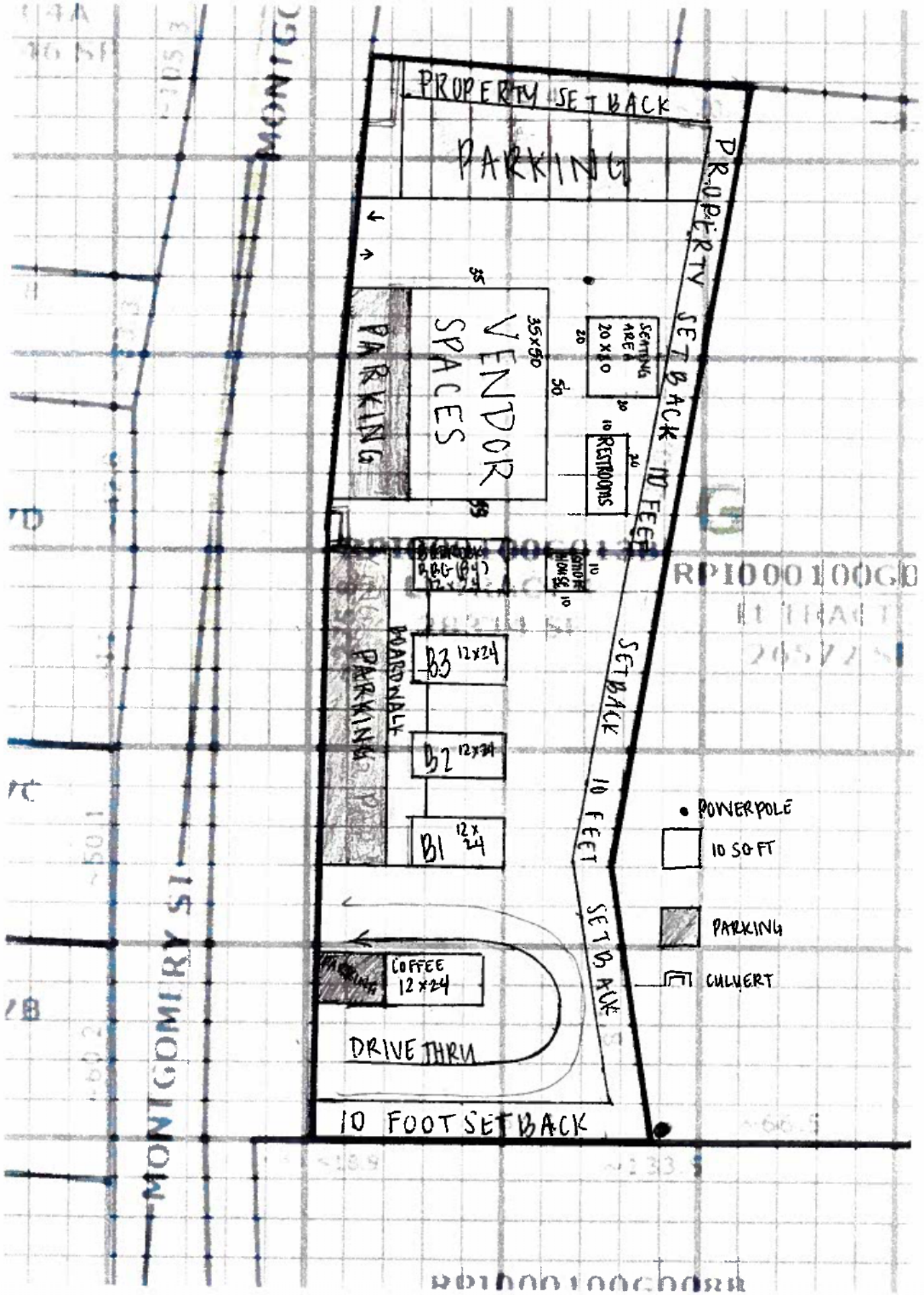
MICHELLE TURNER
COMMISSION #44409
NOTARY PUBLIC
STATE OF IDAHO

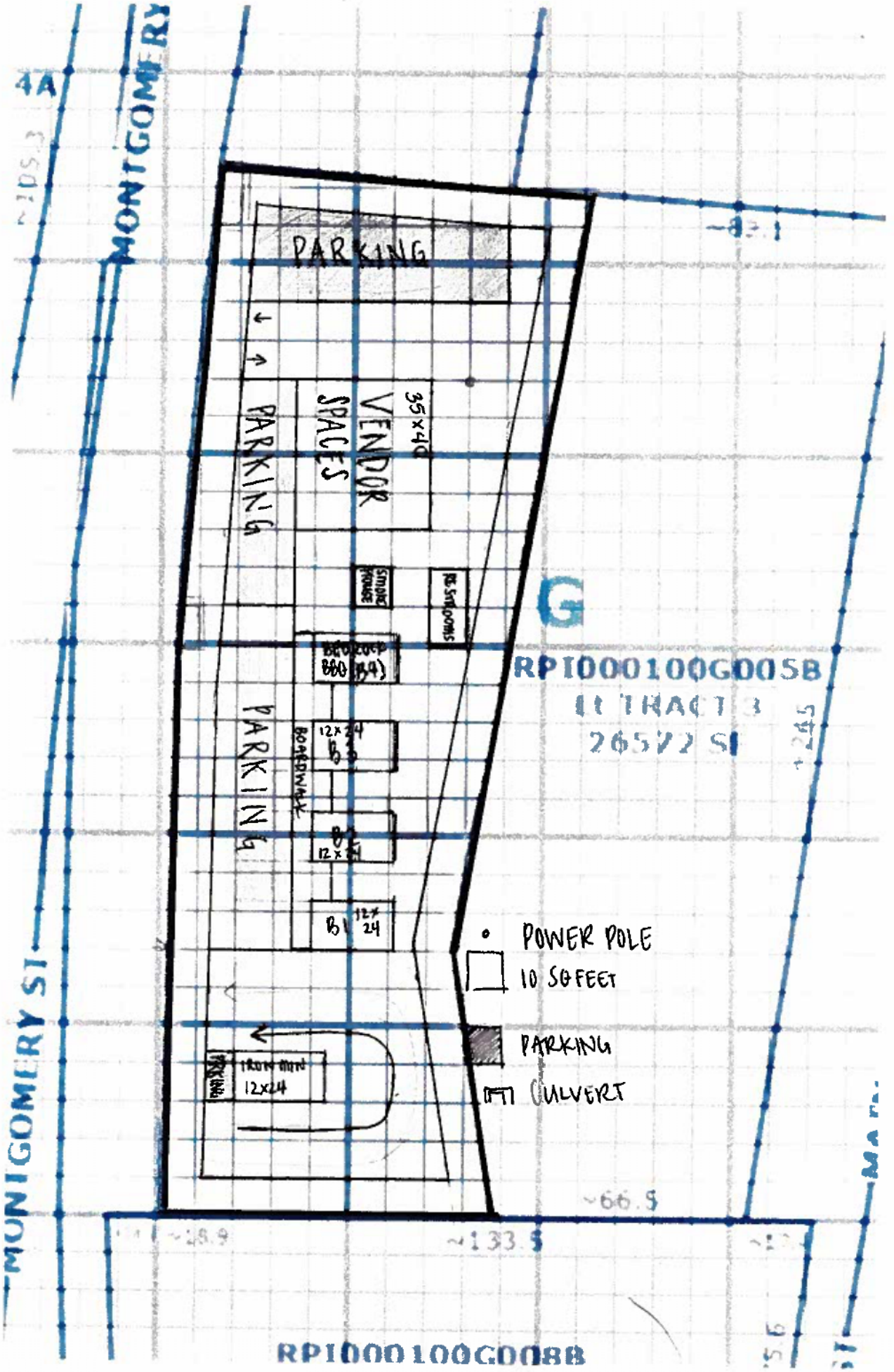
Idaho City Opportunities 204

BUSINESS FRONTIER



204 Montgomery
Idaho City, Idaho


PROPERTY SETBACK
PARKING
PROPERTY SETBACK 10 FEET
VENDOR SPACES
35x50
PARKING
SEATING AREA 20x20
RESTROOMS
BOARDWALK
PARKING
B3 12x24
B2 12x24
B1 12x24
SETBACK 10 FEET
SETBACK
POWERPOLE
10 SQ FT
PARKING
CULVERT
COFFEE 12x24
DRIVE THRU
10 FOOT SETBACK
MONTGOMERY ST
OPTION 1


MONTGOMERY
MONTGOMERY ST
PARKING
VENDOR SPACES
35x40
PARKING
PARKING
BOARDWALK
12x24
B1
12x24
B1
12x24
B1
12x24
POWER POLE
10 SQ FEET
PARKING
CULVERT
RP1000100GD05B
RP1000100GD08B
~66.9
~133.5

OPTION 2

City of Idaho City

511 Main St. | PO Box 130 | Idaho City, ID 83631
Phone (208) 392-4584
www.idahocity.municipalimpact.com
idahocityclerk@cityofic.org | 4cityfolk@cityofic.org | idahocityoffice@cityofic.org

BUILDING PERMIT APPLICATION

APPLICANT: Please submit as a digital document such as pdf to speed up the processing and 2 (two) hard copies: site plan, foundation plans and details, floor plan, wall sections, cross sections, specifications for all materials (for wood this includes the size, grade and species), insulations locations and r values, attic and crawl space ventilation, location of smoke and carbon dioxide alarms, window sizes, window u factors, location of safety glazing, details of connection between structural members and wall bracing information and truss packages. Engineered stamped plans and other information may be required.

OWNER: JULISSA SPEER BULMER PHONE: [redacted]

ADDRESS: 204 MONTGOMERY STREET EMAIL: [redacted]

MAILING ADDRESS [redacted]

CONTRACTOR: OLD HICKORY SHED PHONE:

ADDRESS: EMAIL:

JOB ADDRESS: 204 MONTGOMERY STREET IDAHO CITY, IDAHO 83631

LEGAL DESCRIPTION: T6N R5E SEC 26 IC ORIG. TS LOT #: 9, 10, 11, 12, 13, 14 TRACT 4 BLOCK: G

NAME OF SUBDIVISION OR SECTION, TOWNSHIP AND RANGE: 06N/05E/26

IF YOU ARE IN A SUBDIVISION, HAVE YOU RECEIVED APPROVAL FROM THE HOA? ☐ YES ☒ NO

PARCEL NO. RP#: RPI 0001006013B IN FLOOD PLAIN? ☐ YES ☐ NO

ARE YOU IN THE HISTORIC DISTRICT? ☒ YES ☐ NO

MANUFACTURED HOME: ☐ YES ☒ NO MODEL: YEAR:

STRUCTURE: ☒ NEW ☐ REMODEL ☐ ADDITION ☐ REPAIR ☐ RENEWAL ☐ FIRE DAMAGE

CIRCLE ONE

TYPE: COMMERCIAL • EDUCATIONAL • GOVERNMENT • RELIGIOUS • AWNING
• FENCE • PATIO • CARPORT/GARAGE • RESIDENCE

CIRCLE ONE

- FOOTINGS: CONCRETE MASONRY
- EXTERIOR WALLS: WOOD MASONRY CONCRETE VENEER METAL STUCCO
- INTERIOR WALLS: WOOD MASONRY CONCRETE DRYWALL PLASTER TILE
- CEILING: WOOD DRYWALL PLASTER TILE ACOUSTIC OPEN
- ROOF: BUILT UP WOOD SHINGLES COMP. SHINGLES TILE ROLL ROOF METAL
- FOUNDATION: CONCRETE MASONRY
- BASEMENT: PARTIAL FULL NONE
- HEAT: GAS OIL COAL FIREPLACE ELECTRIC
- INSULATED: WALLS CEILINGS FLOOR PERIMETER
- FLOORS: WOOD CONCRETE OTHER: _____
- SQUARE FOOTAGE OF NEW CONSTRUCTION (INCLUDING GARAGE): _____

ESTIMATED VALUATION OF WORK: $ 13,056 ESTIMATED COMPLETION DATE: OCT 31, 2026

(Valuation will be double checked by the Idaho City building inspector.)

ADDITIONAL COMMENTS:

PRE-FAB SHED. BARN GABLE, 7FT WALLS, 2x4 FRAMING, 140 SNOW LOAD, 16" ON CENTER STUDS, SONOTUBE FOUNDATION, 12" FLOOR JOISTS. NO NEW CONNECTIONS, USING PRIOR SYSTEM. REPLACING SINGLE WIDE TRAILER.

WATER & SEWER SERVICE:

A PROPERTY WITHIN THE CITY LIMITS AND SERVED BY CITY WATER AND/OR SEWER MUST COMPLETE A WATER AND/OR SEWER SERVICES APPLICATION & CONTRACT FOR NEW CONNECTIONS AND PAY ALL WATER AND SEWER CONNECTION FEES IN FULL PRIOR TO THE CITY ISSUING THE BUILDING PERMIT.

WATER AND SEWER CONNECTION FEES TO THE CITY ARE AS FOLLOWS, $3785.25 FOR WATER CONNECTION AND $3785.25 FOR SEWER CONNECTION.

NOTICE

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION OR AIR CONDITIONING.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED.

ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLETED WHETHER SPECIFIED HEREIN OR NOT.

THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATINGCONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT (208) 392-4584 Nancy L Ptak or Jon Watkins at (208)781-8565
Or email jwatkins@co.boise.id.us

Julissa Spear Bulmer 9/28/26

SIGNATURE DATE

OFFICIAL USE ONLY

***PLAN REVIEW FEE: _____

***PERMIT FEE: _____

WATER SEWER HOOK-UP FEE: _____

TOTAL FEE: _____

PERMIT NUMBER: _____

RECEIVED BY: _____

DATE: _____

APPROVED FOR ISSUANCE DATE

***SEE ATTACHED FEE SCHEDULE

Prepared by: Jeff Smith : 09/28/2026 17:20pm (CDT)

Old Hickory Sheds
Cust. Service: (615) 890-8075
www.oldhickorysheds.com

Twin Oaks Farms Inc
12700 Horseshoe Bend Rd
Eagle.ID 83616

Scan Me!

Purchase Type: **ORDER-SHOP BUILT**
Building Type: **Lofted Barn (7' Walls)**
Size: **12x24**
Reference #: **7109225**

Date:**09/28/2026**
Salesman: **Jeff Smith**

*Revisions on Custom Orders subject to fee, see below for details

All Sizes Nominal *12' wide measured eave to eave* *7' & 8' Tall Walls Measured on Outside*

NOTES/COMMENTS
We would love to have the posts changed out for old western style posts if possible.

Customer Name
(Name must match ID) **Julissa Speer Bulmer**

Delivery Address: **204 Montgomery Street**
(City) **Idaho City** (State)**ID** (Zip)**83631**
(County) **Boise**
Primary Phone: **(208) 949-4148**
Cell Phone:

Mailing Address: **204 Montgomery St**
City: **Idaho City**
State: **ID**
ZIP: **83631**
Work Phone:
Email: **ironmountaincoffeellc@gmail.com**

Cash Sale
**Checks payable to:*
*Old Hickory Sheds, LLC**

	Amount
Sales Price	$10,875.00
Option Cost	$3,632.65
Subtotal	$14,507.65
Discount	$1,450.77
Total (Pre-Tax)	$13,056.88
Tax	$783.41
Total Cost	$13,840.29

Free setup includes leveling the building to the specifications on our blocking diagram (customer may request a copy from dealer) starting with the high corner at ground level or one four inch concrete block high. Buildings may then be leveled to a maximum of 3 feet at the highest corner. If leveling requires one (1) foot or less, pressure treated wood may be used. If placement of the building requires it to be set on concrete blocks, the customer must have them ready PRIOR to delivery OR have a clear agreement with the driver to supply the blocks at a price to be negotiated with the driver. In very rare cases, underground footers may be required by local building codes. Old Hickory Buildings does not offer digging or footer services, and these services are not included in free setup. However, we can work with Customer or a contractor when required for an additional cost. Free delivery covers one trip up to thirty (30) miles one way. Trips over thirty (30) miles are subject to a one way mileage charge based on building width: $3.50/mile (under 12ft wide), $4.00/mile (12ft wide), $5.00/mile (over 12ft wide). Customer will be responsible for any additional mileage charge as well as the cost of any additional trips. * A non-refundable fee will be charged on cancellations or revisions of custom orders as follows: 10% on cash sales of buildings up to 12ft wide, 20% on cash sales of buildings wider than 12ft, up to 50% on any build on site order; or, on rent to own sales, the security deposit plus first month's rent.

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

METAL / CUSTOM METAL - VERTICAL METAL / HOUSE WRAP

Prepared by: Jeff Smith : 09/28/2026 17:20pm (CDT)

Old Hickory Sheds, LLC - QUOTE SHEET

Quote Only - Reference #: 7109225

Sales Lot Twin Oaks Farms Inc **Date** 09/28/2026

Customer Name Julissa Speer Bulmer **Bldg Type/Size** 7' Lofted Barn (7' Walls) 12x24

Bldg Type	Metal
Flooring	Engineered Panels T&G
Roof	Black - Metal
Siding Type	Vertical Metal
Exterior Finish	Metal
Wall Color	Black - Metal
Trim Color	Black - Metal
Door Color	
Trim on Door Color	
Shutter Color	

Notes/Comments

We would love to have the posts changed out for old western style posts if possible.

Engineering Plans are to be emailed to ironmountaincoffeellc@gmail.com.
Engineering Plan is for 12x24 Lofted Barn 7 wall with Playhouse package and 140 PSF 105MPH Wind Rating
*Door Color and Door Trim Color only apply to wooden doors. Any garage or house doors will be white

** Structural Calculations are not included with custom engineering plans unless itemized separately above. Costs above are an estimate only and could be higher depending on local requirements. Revisions after completion may result in higher charges.

Item	Price	Qty	Price Total
Package			
Playhouse	1275.00 EA	1	$1275.00
Porch Post	INCLUDED		
9 Lite Door Tall	INCLUDED		
2×3 Window	140.00 EA	-3	$-420.00
Loft	INCLUDED		
Exterior & Interior Options			
7' Walls	175.00 EA	1	$175.00
Engineering Plans - Wet Ink	75.00 EA	1	$75.00
Flooring, Framing, Protective Barriers			
3/4" Flooring	0.75 / SF	240	$180.00
Tech Shield (On Roof Only)	217.50	1	$217.50
House Wrap (On Walls Only)	1.75 / SF	240	$420.00
12" On Center Floor Joists	0.55 / SF	288	$158.40
140 PSF/105 MPH Wind Rating	3.50 / SF	288	$1008.00
2x6 Floor Joists	INCLUDED		
Osb Sheathing	543.75	1	$543.75

TOTAL OPTIONS PRICE $3632.65

METAL / CUSTOM METAL - VERTICAL METAL / HOUSE WRAP

Quote Only

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Prepared by: Jeff Smith : 09/28/2026 17:20pm (CDT)

Old Hickory Sheds, LLC - Options Notice

Please send along with work order, order sheet, and drawing sheet on all custom orders - Order Number: 7109225

Sales Lot	**Twin Oaks Farms Inc**	**Date**	**09/28/2026**
Customer Name	**Julissa Speer Bulmer**	**Bldg Type/Size**	**7' Lofted Barn (7' Walls) 12x24**

CUSTOMER AGREES TO:

- WALL HEIGHT OF 7'
- UNCENTERED OPTION ON BACK

Customer Signature: _____

METAL / CUSTOM METAL - VERTICAL METAL / HOUSE WRAP

Prepared by: Jeff Smith : 09/28/2026 17:20pm (CDT)

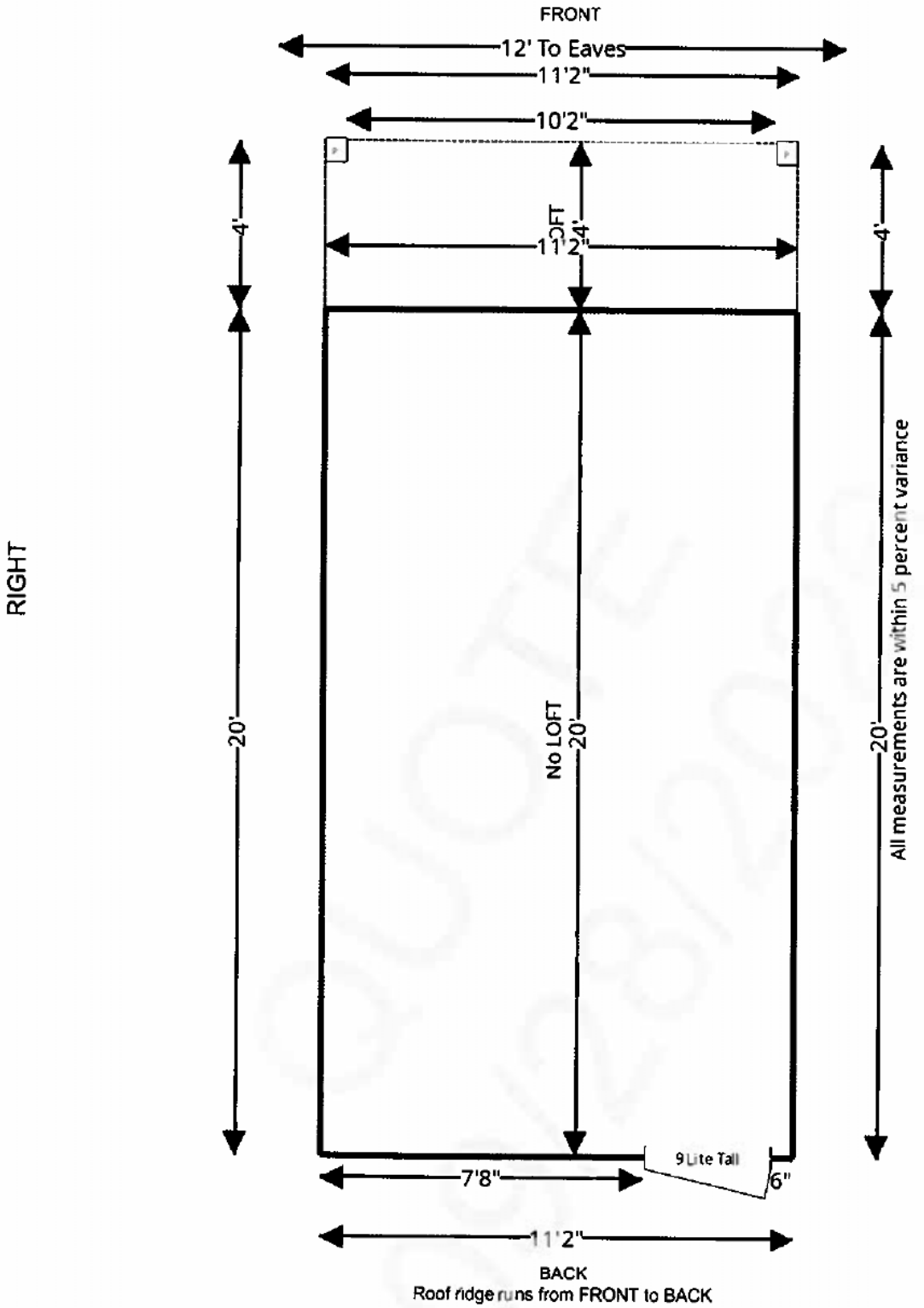
Old Hickory Sheds, LLC - DRAWING SHEET

Please send along with work order and order sheet on all custom orders - Reference #: 7109225

Sales Lot Twin Oaks Farms Inc **Date** 09/28/2026

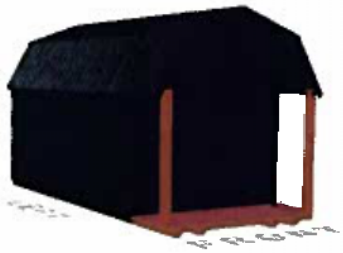
Customer Name Julissa Speer Bulmer **Bldg Type/Size** 7' Lofted Barn (7' Walls) 12x24

METAL / CUSTOM METAL - VERTICAL METAL / HOUSE WRAP

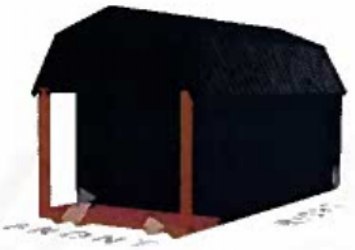


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Prepared by: Jeff Smith : 09/28/2026 17:20pm (CDT)



Left-Front View



Front-Right View



Right Side View



Right-Back View



Back-Left View



Left Side View

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

Prepared by: Jeff Smith : 09/28/2026 17:20pm (CDT)

Old Hickory Sheds, LLC - Additional Terms, Conditions, and Warranties

Please send along with work order, order sheet, and drawing sheet on all custom orders - Reference #: 7109225

Sales Lot Twin Oaks Farms Inc **Date** 09/28/2026

Customer Name Julissa Speer Bulmer **Bldg Type/Size** 7' Lofted Barn (7' Walls) 12x24

Additional Terms, Conditions and Warranties

1. SALE IS NOT FINAL. This Agreement is subject to approval and execution by Old Hickory's corporate office. Old Hickory has the right to refuse any sale up until the time when the building is set up at customer's location. Old Hickory shall have the right to correct any errors in this Agreement concerning pricing or taxes.

2. LIMITED WARRANTY. Customer will receive a limited five-year warranty. The details of this warranty can be found online at www.oldhickorysheds.com. Customer acknowledges that Customer has been provided a copy of this warranty or have had adequate time to review this warranty online. Discounted Buildings do not carry a warranty on cosmetic issues.

3. DELIVERY AND SETUP. Old Hickory strives to deliver all buildings in a timely manner consistent with our customers' expectations; however, Old Hickory does not guarantee dates or times of delivery. Customer expressly understands that inclement weather, vehicle problems, difficulties at other delivery locations, and/or other unforeseen circumstances can affect the date and time of delivery. Old Hickory is not responsible for any of Customer's lost work time associated with any delays or rescheduled deliveries. Customer represents that the delivery location will be accessible by a truck and trailer. It is the Customer's responsibility to decide if ground conditions are unsuitable or too wet for delivery. Customer is responsible for informing the delivery driver of any utility hazards or any other relevant matter prior to commencement of setup.

4. LIMITATIONS. Old Hickory is not responsible for permits, snow/wind load requirements, covenant searches, restrictions, setbacks, yard damage, or underground damage. Please contact your local building inspector and/or homeowner's association for information on requirements and restrictions. Customer shall be solely responsible for and shall obtain any necessary permits PRIOR TO installation. Customer agrees to indemnify and hold harmless Old Hickory and its independent contractor delivery drivers for any yard damage done during installations and/or any violation of any government ordinance or code resulting from the installation of any Old Hickory product at Customer's location. Customer releases Old Hickory and its independent contractor delivery drivers from any claims for punitive, indirect, incidental, special, or consequential damages.

5. PAYMENT. Drivers do not take credit cards. All balances due must be paid by cash or check on delivery. Balance due paid by credit card must be paid prior to delivery. Credit card price is 3% higher than discounted cash price listed on the work order. In the event building is not paid for before or on delivery, driver will not leave building and additional trip charges will be incurred. If delivery has not been made within 90 days, cash customers must pay balance due, rental customers must pay the rent due or other amounts as required by the rental purchase agreement, or the order is subject to cancellation and cancellation fee will be charged. All amounts not paid at delivery will be considered past due. On cash sales, customer may choose option to postpone construction start date and extend requirement to pay within 90 days for an additional 10% non-refundable fee paid at the time of sale. If customer chooses to postpone construction start date, the customer still must pay the balance due within 90 days of construction completion regardless of whether building is delivered.

6. CANCELLATIONS AND REFUNDS. If Customer is dissatisfied with the Old Hickory product upon acceptance of delivery by Customer or Customer's authorized agent, **Customer's sole recourse is to file a warranty claim.**

7. LATE PAYMENT, COSTS OF COLLECTION, AND RETRIEVAL. Unless otherwise prohibited by state law, if Old Hickory must engage in any effort to secure payment or otherwise seek to compel Customer to fulfill any of Customer's obligations under this Agreement, Customer agrees to reimburse Old Hickory for any and all reasonable attorney fees, costs, and other expenses. For cash sales, Old Hickory may charge a monthly late fee equal to 10% of the amount due or the maximum amount allowed by law. FOR CASH SALES, CUSTOMER EXPRESSLY ACKNOWLEDGES AND AGREES THAT A FAILURE TO PAY ALL AMOUNTS DUE ENTITLES OLD HICKORY THE RIGHT TO RETRIEVE THE OLD HICKORY PRODUCT AND CUSTOMER FURTHER WAIVES ANY AND ALL RIGHTS AND/OR CLAIMS FOR REFUND FOR ANY PAYMENTS MADE PRIOR TO SUCH RETRIEVAL UNLESS THE PAYMENTS MADE EXCEED THE DEPOSIT PLUS EXPENSES INCURRED BY OLD HICKORY IN RETRIEVING THE OLD HICKORY PRODUCT.

8. REPRESENTATIONS AND WARRANTIES. Customer hereby represents and warrants to Old Hickory, that Customer is the owner, or an authorized agent of the owner, of the property on which the Old Hickory product is to be delivered and set up.

9. SEVERABILITY; APPLICABLE LAW AND VENUE; CLASS ACTION WAIVER. If any provision of this Agreement is invalid, illegal, or incapable of being enforced by reason of any rule of law, public policy, or otherwise, any remaining provisions of this Agreement shall nevertheless remain in full force and effect. Unless otherwise prohibited by state law, this Agreement will be governed and construed by the laws of the State of Tennessee, without giving effect to its choice of law principles, and Customer agrees that any legal action arising out of this Agreement instituted by Customer will be brought, and consents to the jurisdiction and venue in, Rutherford County, Tennessee. Customer specifically agrees that any claims arising out of or relating to this Agreement must be brought by Customer in an individual capacity and expressly waives any right or option for Customer to bring any claim related in any way to this Agreement as a plaintiff or class member in any representative action.

10. ELECTRONIC NOTICE; CONSENT TO USE INFORMATION. Customer and Old Hickory have agreed to conduct all and/or portions of this transaction by electronic means, including, but not limited to, acceptance by Customer of any revisions regarding errors in pricing or taxes. Customer consents to Old Hickory's use of any information disclosed by Customer for the purposes of completing the transactions contemplated in this document, for providing any ongoing support and services, and otherwise in accordance with Old Hickory's privacy policy. Such consent includes the disclosure of such information to third parties which is reasonably necessary for such purposes. Customer may request a copy of Old Hickory's privacy policies and practices through the above contact information.

Customer agrees to be bound by the terms, conditions, and warranties set forth herein and expressly acknowledges that there are no agreements of any type or kind other than those set forth herein.

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

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
			Total for Transaction:	178.84	178.84
RECEIPT 116802					18924
11-2024	11/19/2024 09:10:47 AM	51 - WATER BASE	Actual Charge	-98.28	
11-2024	11/19/2024 09:10:47 AM	51 - WATER USAGE		-0.30	
11-2024	11/19/2024 09:10:47 AM	51 - DEQ - DW1104		-25.75	
11-2024	11/19/2024 09:10:47 AM	52 - SEWER		-54.51	
			Total for Transaction:	-178.84	0.00
CHARGE					
12-2024	12/04/2024 08:42:42 AM	51 - WATER BASE	15.50	98.28	Credit amount
12-2024	12/04/2024 08:42:42 AM	51 - WATER USAGE	25.75 56.75	0.30 —	121.79
12-2024	12/04/2024 08:42:42 AM	51 - DEQ - DW1104	15.50	25.75	
12-2024	12/04/2024 08:42:42 AM	52 - SEWER		54.51	
			Total for Transaction:	178.84	178.84
RECEIPT 116972					18945
12-2024	12/10/2024 08:33:08 AM	51 - WATER BASE		-98.28	
12-2024	12/10/2024 08:33:08 AM	51 - WATER USAGE		-0.30	
12-2024	12/10/2024 08:33:08 AM	51 - DEQ - DW1104		-25.75	
12-2024	12/10/2024 08:33:08 AM	52 - SEWER		-54.51	
			Total for Transaction:	-178.84	0.00
CHARGE					
1-2025	01/07/2025 09:48:22 AM	51 - WATER BASE		98.28	
1-2025	01/07/2025 09:48:22 AM	51 - WATER USAGE	56.75	0.30 —	121.79
1-2025	01/07/2025 09:48:22 AM	51 - DEQ - DW1104		25.75	
1-2025	01/07/2025 09:48:22 AM	52 - SEWER		54.51	
			Total for Transaction:	178.84	178.84
RECEIPT 117266					18970
1-2025	01/14/2025 09:13:52 AM	51 - WATER BASE		-98.28	
1-2025	01/14/2025 09:13:52 AM	51 - WATER USAGE		-0.30	
1-2025	01/14/2025 09:13:52 AM	51 - DEQ - DW1104		-25.75	
1-2025	01/14/2025 09:13:52 AM	52 - SEWER		-54.51	
			Total for Transaction:	-178.84	0.00
CHARGE					
2-2025	02/06/2025 08:49:12 AM	51 - WATER BASE		98.28	
2-2025	02/06/2025 08:49:12 AM	51 - WATER USAGE	56.75	0.30 —	121.79
2-2025	02/06/2025 08:49:12 AM	51 - DEQ - DW1104		25.75	
2-2025	02/06/2025 08:49:12 AM	52 - SEWER		54.51	
			Total for Transaction:	178.84	178.84
CHARGE					
3-2025	03/04/2025 02:12:59 PM	51 - WATER BASE		98.28	
3-2025	03/04/2025 02:12:59 PM	51 - WATER USAGE	56.75	0.30 —	121.79
3-2025	03/04/2025 02:12:59 PM	51 - DEQ - DW1104		25.75	
3-2025	03/04/2025 02:12:59 PM	52 - SEWER		54.51	
			Total for Transaction:	178.84	357.68
RECEIPT 117985					0000005004
3-2025	03/31/2025 04:27:23 PM	51 - WATER BASE		-196.56	
3-2025	03/31/2025 04:27:23 PM	51 - WATER USAGE		-0.60	
3-2025	03/31/2025 04:27:23 PM	51 - DEQ - DW1104		-51.50	
3-2025	03/31/2025 04:27:23 PM	52 - SEWER		-109.02	
			Total for Transaction:	-357.68	0.00
CHARGE					
4-2025	04/02/2025 08:24:19 AM	51 - WATER BASE		98.28	
4-2025	04/02/2025 08:24:19 AM	51 - WATER USAGE	56.75	0.30 —	121.79
4-2025	04/02/2025 08:24:19 AM	51 - DEQ - DW1104		25.75	
4-2025	04/02/2025 08:24:19 AM	52 - SEWER		54.51	
			Total for Transaction:	178.84	178.84
RECEIPT 118085					19037
4-2025	04/10/2025 03:33:33 PM	51 - WATER BASE		-98.28	
4-2025	04/10/2025 03:33:33 PM	51 - WATER USAGE		-0.30	
4-2025	04/10/2025 03:33:33 PM	51 - DEQ - DW1104		-25.75	
4-2025	04/10/2025 03:33:33 PM	52 - SEWER		-54.51	
			Total for Transaction:	-178.84	0.00
CHARGE					
5-2025	05/05/2025 10:28:59 AM	51 - WATER BASE		98.28	

UTILITY BILLING SYSTEM Report ID: 1107
CUSTOMER TRANSACTIONS For 10-2026

CITY OF IDAHO CITY
11:43:34 - 10/06/2026

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	
5-2025	05/05/2025 10:28:59 AM	51 - WATER USAGE	56.75	0.30	121.79	
5-2025	05/05/2025 10:28:59 AM	51 - DEQ - DW1104		25.75		
5-2025	05/05/2025 10:28:59 AM	52 - SEWER		54.51		
			Total for Transaction:	178.84		178.84
RECEIPT 118327					18780	
5-2025	05/14/2025 04:46:14 PM	51 - WATER BASE		-98.28		
5-2025	05/14/2025 04:46:14 PM	51 - WATER USAGE		-0.30		
5-2025	05/14/2025 04:46:14 PM	51 - DEQ - DW1104		-25.75		
5-2025	05/14/2025 04:46:14 PM	52 - SEWER		-54.51		
			Total for Transaction:	-178.84		0.00
CHARGE						
6-2025	06/04/2025 01:40:56 PM	51 - WATER BASE	56.75	98.28	121.79	
6-2025	06/04/2025 01:40:57 PM	51 - DEQ - DW1104		25.75		
6-2025	06/04/2025 01:40:57 PM	52 - SEWER		54.51		
			Total for Transaction:	178.54		178.54
CHARGE						
7-2025	07/02/2025 08:04:34 AM	51 - WATER BASE	56.75	98.28	121.79	
7-2025	07/02/2025 08:04:34 AM	51 - DEQ - DW1104		25.75		
7-2025	07/02/2025 08:04:34 AM	52 - SEWER		54.51		
			Total for Transaction:	178.54		357.08
RECEIPT 118820					19422	
7-2025	07/10/2025 02:05:50 PM	51 - WATER BASE		-196.56		
7-2025	07/10/2025 02:05:50 PM	51 - DEQ - DW1104		-51.50		
7-2025	07/10/2025 02:05:50 PM	52 - SEWER		-109.02		
			Total for Transaction:	-357.08		0.00
CHARGE						
8-2025	08/05/2025 07:47:25 AM	51 - WATER BASE	56.75	98.28	121.79	
8-2025	08/05/2025 07:47:25 AM	51 - DEQ - DW1104		25.75		
8-2025	08/05/2025 07:47:25 AM	52 - SEWER		54.51		
			Total for Transaction:	178.54		178.54
RECEIPT 119134					19448	
8-2025	08/15/2025 02:25:29 PM	51 - WATER BASE		-98.28		
8-2025	08/15/2025 02:25:29 PM	51 - DEQ - DW1104		-25.75		
8-2025	08/15/2025 02:25:29 PM	52 - SEWER		-54.51		
			Total for Transaction:	-178.54		0.00
CHARGE						
9-2025	09/08/2025 08:59:09 AM	51 - WATER BASE	56.75	98.28	121.79	
9-2025	09/08/2025 08:59:09 AM	51 - DEQ - DW1104		25.75		
9-2025	09/08/2025 08:59:09 AM	52 - SEWER		54.51		
			Total for Transaction:	178.54		178.54
RECEIPT 119395					19473	
9-2025	09/16/2025 01:19:31 PM	51 - WATER BASE		-98.28		
9-2025	09/16/2025 01:19:31 PM	51 - DEQ - DW1104		-25.75		
9-2025	09/16/2025 01:19:31 PM	52 - SEWER		-54.51		
			Total for Transaction:	-178.54		0.00
CHARGE						
10-2025	10/02/2025 08:06:43 AM	51 - WATER BASE	10.50	98.28	122.96	
10-2025	10/02/2025 08:06:43 AM	51 - DEQ - DW1104	29.75 -61.22	29.75		
10-2025	10/02/2025 08:06:43 AM	52 - SEWER	15.97	56.15		
			Total for Transaction:	184.18		184.18
RECEIPT 119596					19076	
10-2025	10/09/2025 03:13:37 PM	51 - WATER BASE		-98.28		
10-2025	10/09/2025 03:13:37 PM	51 - DEQ - DW1104		-29.75		
10-2025	10/09/2025 03:13:37 PM	52 - SEWER		-56.15		
			Total for Transaction:	-184.18		0.00
CHARGE						
11-2025	11/04/2025 09:39:04 AM	51 - WATER BASE	61.22	98.28	122.96	
11-2025	11/04/2025 09:39:04 AM	51 - DEQ - DW1104		29.75		
11-2025	11/04/2025 09:39:04 AM	52 - SEWER		56.15		
			Total for Transaction:	184.18		184.18
RECEIPT 119919					19107	
11-2025	11/14/2025 01:59:36 PM	51 - WATER BASE		-98.28		

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
11-2025	11/14/2025 01:59:36 PM	51 - DEQ - DW1104		-29.75	
11-2025	11/14/2025 01:59:36 PM	52 - SEWER		-56.15	
			Total for Transaction:	-184.18	0.00
CHARGE					
12-2025	12/04/2025 08:52:04 AM	51 - WATER BASE		98.28	
12-2025	12/04/2025 08:52:04 AM	51 - DEQ - DW1104	61.22	29.75	122.96
12-2025	12/04/2025 08:52:04 AM	52 - SEWER		56.15	
			Total for Transaction:	184.18	184.18
RECEIPT 120204					19307
12-2025	12/16/2025 01:54:50 PM	51 - WATER BASE		-98.28	
12-2025	12/16/2025 01:54:50 PM	51 - DEQ - DW1104		-29.75	
12-2025	12/16/2025 01:54:50 PM	52 - SEWER		-56.15	
			Total for Transaction:	-184.18	0.00
CHARGE					
1-2026	01/06/2026 08:50:07 AM	51 - WATER BASE		98.28	
1-2026	01/06/2026 08:50:07 AM	51 - DEQ - DW1104	61.22	29.75	122.96
1-2026	01/06/2026 08:50:07 AM	52 - SEWER		56.15	
			Total for Transaction:	184.18	184.18
RECEIPT 120591					0000005005
1-2026	01/28/2026 03:49:17 PM	51 - WATER BASE		-98.28	
1-2026	01/28/2026 03:49:17 PM	51 - DEQ - DW1104		-29.75	
1-2026	01/28/2026 03:49:17 PM	52 - SEWER		-56.15	
			Total for Transaction:	-184.18	0.00
CHARGE					
2-2026	02/05/2026 08:49:21 AM	51 - WATER BASE		98.28	
2-2026	02/05/2026 08:49:21 AM	51 - DEQ - DW1104	61.22	29.75	122.96
2-2026	02/05/2026 08:49:21 AM	52 - SEWER		56.15	
			Total for Transaction:	184.18	184.18
RECEIPT 120852					0000005007
2-2026	02/26/2026 01:32:31 PM	51 - WATER BASE		-98.28	
2-2026	02/26/2026 01:32:31 PM	51 - DEQ - DW1104		-29.75	
2-2026	02/26/2026 01:32:31 PM	52 - SEWER		-56.15	
			Total for Transaction:	-184.18	0.00
CHARGE					
3-2026	03/05/2026 08:20:56 AM	51 - WATER BASE		98.28	
3-2026	03/05/2026 08:20:56 AM	51 - DEQ - DW1104	61.22	29.75	122.96
3-2026	03/05/2026 08:20:56 AM	52 - SEWER		56.15	
			Total for Transaction:	184.18	184.18
CHARGE [Penalty]					
4-2026	04/06/2026 07:55:06 AM	51 - WATER LATE FEE		9.83	
			Total for Transaction:	9.83	194.01
CHARGE [Penalty]					
4-2026	04/06/2026 07:56:15 AM	52 - SEWER LATE FEE		5.62	
			Total for Transaction:	5.62	199.63
CHARGE					
4-2026	04/06/2026 08:53:30 AM	51 - WATER BASE		98.28	
4-2026	04/06/2026 08:53:30 AM	51 - DEQ - DW1104	61.22	29.75	122.96
4-2026	04/06/2026 08:53:30 AM	52 - SEWER		56.15	
			Total for Transaction:	184.18	383.81
RECEIPT [Partial Payment] 121242					0000005009
4-2026	04/16/2026 01:20:18 PM	51 - WATER BASE		-98.28	
4-2026	04/16/2026 01:20:18 PM	51 - DEQ - DW1104		-29.75	
4-2026	04/16/2026 01:20:18 PM	52 - SEWER		-56.15	
			Total for Transaction:	-184.18	199.63
CHARGE					
5-2026	05/05/2026 08:01:03 AM	51 - WATER BASE		98.28	
5-2026	05/05/2026 08:01:03 AM	51 - DEQ - DW1104	61.22	29.75	122.96
5-2026	05/05/2026 08:01:03 AM	52 - SEWER		56.15	
			Total for Transaction:	184.18	383.81
RECEIPT [Partial Payment] 121575					0000005593
5-2026	05/20/2026 10:40:17 AM	51 - WATER BASE		-196.56	
5-2026	05/20/2026 10:40:17 AM	51 - DEQ - DW1104		-59.50	

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

AP-Year	Date & Time	Fund - Service		Amount	Check # / Running Balance	
		Transaction Description - ID Number				
5-2026	05/20/2026 10:40:17 AM	52 - SEWER		-111.50		
5-2026	05/20/2026 10:40:17 AM	51 - WATER LATE FEE		-9.83		
5-2026	05/20/2026 10:40:17 AM	52 - SEWER LATE FEE		-5.62		
			Total for Transaction:	-383.01		0.80
CHARGE [Penalty]						
6-2026	06/04/2026 02:39:02 PM	52 - SEWER LATE FEE		0.08		
			Total for Transaction:	0.08		0.88
CHARGE						
6-2026	06/04/2026 02:52:20 PM	51 - WATER BASE	61.22	98.28		
6-2026	06/04/2026 02:52:20 PM	51 - DEQ - DW1104		29.75	122.96	
6-2026	06/04/2026 02:52:20 PM	52 - SEWER		56.15		
			Total for Transaction:	184.18		185.06
RECEIPT 121948					0000005010	
7-2026	07/01/2026 08:29:52 AM	51 - WATER BASE		-98.28		
7-2026	07/01/2026 08:29:52 AM	51 - DEQ - DW1104		-29.75		
7-2026	07/01/2026 08:29:52 AM	52 - SEWER		-56.95		
7-2026	07/01/2026 08:29:52 AM	52 - SEWER LATE FEE		-0.08		
			Total for Transaction:	-185.06		0.00
CHARGE						
7-2026	07/01/2026 02:15:08 PM	51 - WATER BASE		98.28		
7-2026	07/01/2026 02:15:08 PM	51 - DEQ - DW1104	61.22	29.75	122.96	
7-2026	07/01/2026 02:15:08 PM	52 - SEWER		56.15		
			Total for Transaction:	184.18		184.18
RECEIPT 122157					5014	
7-2026	07/22/2026 09:06:10 AM	51 - WATER BASE		-98.28		
7-2026	07/22/2026 09:06:10 AM	51 - DEQ - DW1104		-29.75		
7-2026	07/22/2026 09:06:10 AM	52 - SEWER		-56.15		
			Total for Transaction:	-184.18		0.00
CHARGE						
8-2026	08/05/2026 08:09:46 AM	51 - WATER BASE		98.28		
8-2026	08/05/2026 08:09:46 AM	51 - DEQ - DW1104	61.22	29.75	122.96	
8-2026	08/05/2026 08:09:46 AM	52 - SEWER		56.15		
			Total for Transaction:	184.18		184.18
CHARGE						
9-2026	09/03/2026 10:21:13 AM	51 - WATER BASE		98.28		
9-2026	09/03/2026 10:21:13 AM	51 - DEQ - DW1104	61.22	29.75	122.96	
9-2026	09/03/2026 10:21:13 AM	52 - SEWER		56.15		
			Total for Transaction:	184.18		368.36
CHARGE [Penalty]						
10-2026	10/05/2026 08:45:16 AM	51 - WATER LATE FEE		19.66		
			Total for Transaction:	19.66		388.02
CHARGE [Penalty]						
10-2026	10/05/2026 08:46:31 AM	52 - SEWER LATE FEE		11.23		
			Total for Transaction:	11.23		399.25
CHARGE						
10-2026	10/05/2026 08:50:28 AM	51 - WATER BASE	15.97	101.23		
10-2026	10/05/2026 08:50:28 AM	51 - DEQ - DW1104	29.75 > 62.17	29.75		
10-2026	10/05/2026 08:50:28 AM	52 - SEWER	16.45	57.83		
			Total for Transaction:	188.81		588.06

Subtotal for Account 20141-00 : **Portion Past Due** **368.36** **Total Balance:** **588.06**

Total credit - $2,850.95

Hi Nancy,
Trust you are doing well!

We wanted to quickly follow up on our conversation a couple of weeks ago about an upcoming grant application deadline of December 2, 2026, for the Local Rural Highway Investment Program (LRHIP) to provide grant funding for the transportation plan that the City had on the chalkboard

I realize that the City has announced the request for qualifications, and I understand that the City is wanting to move quickly with the selection process. I am just thinking that with the deadline coming up so quickly, it may be beneficial for the City to submit the grant application in a timely manner! We are happy to help! Let us know if you would like for our team to submit the grant application. We would just do that for the City pro bono, with no costs associated with the application!

Here is the link to the grant application:
https://lhtac.org/programs/lrhip/

Thanks!

GreatWest ENGINEERING

Kristina Gillespie-Jaques
Infrastructure Funding Advisor

d: (208) 992-3044
c [redacted]

2965 E. Tarpon Drive, Suite 190
Meridian, Idaho 83642

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This email has been scanned by Inbound Shield.

Hi Kristina,

Thank you for the reminder and for the generous offer to assist with the LRHIP application.

The City is currently moving through the RFQ process, and I have been evaluating next steps for renewing our Transportation Plan. I will share this information with the Mayor and Council so we can discuss pursuing the grant. At this point, nothing seems to align particularly well with our timeline and current priorities, which makes your offer especially generous and appreciated.

I appreciate your willingness to prepare the application on the City's behalf at no cost. I'll be in touch once we've had an opportunity to discuss it internally.

Thank you again,

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~

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From: Kristina Gillespie-Jaques [redacted]
Sent: Wednesday, September 30, 2026 1:01 PM
To: Nancy Keeton <idahocityclerk@cityofic.org>
Cc: Addison Coffelt [redacted]
Subject: City of Idaho City-Local Rural Highway Investment Program (LRHIP)

REQUEST TO APPEAR ON AGENDA

Today's Date: 10/08/26

Name: CHRIS COLLINS

Subject: EBCED BUILDING REMODEL

Will this be an action item? YES_____ NO X

To ensure that you appear on the agenda, please return this form to City Hall no later than <u>ONE WEEK PRIOR</u> to the meeting you wish to appear.

Date of city council meeting you wish to appear on the agenda: 10/14/26

Date of ICHC meeting you wish to appear on the agenda: 10/21/26

Date of ICP&Z meeting you wish to appear on the agenda:

Date of ICP&R meeting you wish to appear on the agenda:

Questions? Please call City Hall at 208-392-4584 or email idahocityclerk@cityofic.org or idahocityoffice@cityofic.org

10 GENERAL FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
Revenue								
Law	31100 Property Taxes	12,742.76	81,535.85	5,025.18	51,158.80	150,462.59	144,721.00	5,741.59
	31200 Property Tax Penalty and	599.91	1,115.54	211.47	693.46	2,620.38	2,446.00	174.38
Law	31400 Court Revenue	2,273.85	1,626.75	1,751.40	3,002.85	8,654.85	14,420.00	-5,765.15
Law	32100 Beer Licenses			37.50	1,300.00	1,337.50	1,300.00	37.50
Law	32200 Liquor Licenses				900.00	900.00	900.00	
Law	32300 Wine Licenses			37.50	1,350.00	1,387.50	1,425.00	-37.50
	32400 Business Licenses	2,166.00	1,207.00	339.00	163.00	3,875.00	3,480.00	395.00
	32500 Vendors Permits	1,736.25	172.00	823.25	755.50	3,487.00	2,228.00	1,259.00
	32510 Food Truck Permits	682.50	233.00	514.50	368.00	1,798.00	824.00	974.00
	32600 Catering Permits		20.00	240.00	80.00	340.00	165.00	175.00
	32700 Building Permits	687.64	5,448.22	13,050.57	2,461.09	21,647.52	12,360.00	9,287.52
Law	32800 Animal Licenses	22.00	280.50		11.00	313.50	250.00	63.50
	32900 Idaho Power Storage Space		500.00			500.00	500.00	
Law	33500 State Liquor Appropriatio	6,566.00	6,566.00	6,566.00		19,698.00	32,040.00	-12,342.00
	33800 State Revenue Sharing	15,242.60				15,242.60	56,710.00	-41,467.40
Law	33940 Law Enforcement Grants		2,190.60	1,000.00		3,190.60	23,000.00	-19,809.40
	33950 CLG Grant (Historic)	10,000.00				10,000.00	5,000.00	5,000.00
	34140 Copy Fees						25.00	-25.00
	34200 Event Checklist Fees	26.25	78.75	236.25	78.75	420.00	330.00	90.00
Law	34210 Event Fees- Law Enforceme						1,000.00	-1,000.00
Law	34220 Noise Variance Applicatio			26.25	26.25	52.50	105.00	-52.50
	34410 Cemetery Plots			1,650.00	2,125.00	3,775.00	5,200.00	-1,425.00
	34500 PLANNING and ZONING FEES	52.50		157.50	210.00	420.00	1,000.00	-580.00

10 GENERAL FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
36100	Checking Interest	35.07		11.56		68.87		-86.13
36400	LGIP MONTHLY-reinvestment	69.36	22.24	63.22		194.40	155.00	-5.60
36500	Misc Receipts	1,000.00	61.82	104.93		1,393.60	200.00	-7,035.40
36730	Donations-Visitor's Cente		288.67			200.00	8,429.00	200.00
36760	Donations - Community Hal			5,242.14	200.00	37,663.56		37,663.56
37200	Community Hall Rentals	517.05	32,421.42	1,123.50		2,729.80		-5,270.20
37210	Rodeo Grounds Rental		429.25	350.00	660.00	864.50	8,000.00	364.50
37300	Community Hall Cleaning D	1,050.00	82.50	450.00	432.00	2,700.00	500.00	200.00
37310	Rodeo Grounds Deposit		150.00	150.00	1,050.00	750.00	2,500.00	150.00
37400	Community Hall Rental Sal		300.00	22.48	300.00	50.88	600.00	-129.12
37410	Rodeo Grounds Sales Tax		17.84	21.00	10.56	32.10	180.00	7.10
37800	Power Reimb-Visitor's Cen	663.60		1,140.10	11.10	2,640.28	25.00	181.28
					836.58		2,459.00	
	Total Revenue	56,133.34	134,747.95	40,345.30	68,183.94	299,410.53	332,477.00	-33,066.47
Expenses								
41500	Administrative							
110	Employee Salary	7,748.70	9,102.41	9,973.50	7,276.25	34,100.86	33,977.00	-123.86
111	Council Salary	1,200.00	800.00	35.60		2,000.00	7,200.00	5,200.00
112	Mayor's Expense Account					35.60	500.00	464.40
210	FICA and Medicare	684.50	757.54	763.00	556.59	2,761.63	2,599.00	-162.63
220	Health & Life Insurance	1,763.13	1,920.31	2,691.67	1,337.81	7,712.92	8,185.00	472.08
240	Retirement	1,070.25	1,184.29	1,194.98	870.23	4,319.75	3,490.00	-829.75
260	Worker's Compensation						1,545.00	1,545.00
305	Office Supplies	272.73	395.23	159.99	275.77	1,103.72	1,017.00	-86.72
310	Postage	200.00	200.00		200.00	600.00	800.00	200.00

10 GENERAL FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
320	Website - Municipal Impac			324.80		324.80		-324.80
330	Office Equipment	173.81		266.56		865.85	1,050.00	184.15
331	Software & Internet Servi	45.49	232.63		192.85	3,295.26	3,243.00	-52.26
341	Solid Waste Fees	336.47	3,249.77	163.95		855.37	910.00	54.63
342	Professional Services		159.81	2,050.20	195.14	2,069.54	2,060.00	-9.54
350	IT Services	2,415.06		357.75	19.34	4,529.25	2,223.00	-2,306.25
360	Community Hall Deposit Re	450.00	1,349.19	1,050.00	407.25	2,100.00	5,150.00	3,050.00
365	Rodeo Grounds Deposit Ref		300.00	150.00	300.00	600.00	600.00	
370	Bank Charges	558.36		532.21	450.00	1,488.28	1,656.00	167.72
390	Misc Expense		397.71				932.00	932.00
405	DIVISION of BUILDING SAFT	244.81		1,600.43		3,720.89	2,972.00	-748.89
420	Liability/Property Insura	1,123.31	316.00		1,560.65	2,246.62	2,186.00	-60.62
430	Auditor Fees		1,123.31	2,265.00		2,265.00	2,271.00	6.00
440	Publishing & Printing			40.32		753.00	515.00	-238.00
450	Travel & Mileage		129.60		583.08	102.00	361.00	259.00
460	Dues & Subscriptions	387.98		341.66	102.00	1,411.09	500.00	-911.09
470	Training		420.70		260.75	247.02	350.00	102.98
490	Telephone Services - VOIP	73.90	87.00	110.82	160.02	406.52	455.00	48.48
491	Internet services	67.84	110.82	102.46	110.98	374.87	420.00	45.13
492	CELL PHONES	158.04	101.76	238.56	102.81	873.19	956.00	82.81
493	COUNCIL IPads	75.70	237.06	115.31	239.53	420.75	455.00	34.25
494	Telephone Service / VOIP	35.42	113.55	54.87	116.19	199.16	214.00	14.84
560	Cemetery Expense		53.13		55.74	7,000.00	21,700.00	14,700.00
570	Attorney Fees	525.30	7,000.00	817.95		3,033.61	2,990.00	-43.61
590	Sales/Use Tax Payable	97.94	842.41	124.12	847.95	437.30	309.00	-128.30
			184.34		30.90			

10 GENERAL FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
	611 Supplies - Cleaning - Bui	276.18		501.50		1,419.87		-904.87
	620 Repairs - Visitor's Cente	38.96	59.56		582.63	100.63	515.00	414.37
	621 Repairs - Community Hall	463.94	23.71		37.96	463.94	515.00	51.06
	622 Repairs - Rodeo Grounds					443.97	206.00	-237.97
	623 Repairs - City Hall	156.00		164.00	443.97	702.94	4,000.00	3,297.06
	624 Renovations - Community H		214.96	100.00	167.98	100.00		-100.00
	650 Propane - City Hall	37.10				226.36	420.00	193.64
	670 Power - City Hall	215.19	189.26	238.36		1,085.77	1,545.00	459.23
	673 Power - Community Hall	783.67	451.14	1,162.38	181.08	4,458.21	4,326.00	-132.21
	674 Power - Visitor's Center	653.56	1,638.00	922.26	874.16	3,198.13	3,695.00	496.87
	910 Ordinance Codification	175.00	1,299.69		332.62	175.00	921.00	746.00
	915 PLANNING and ZONING EXPEN					63.36	500.00	436.64
	930 Parks & Rec Expenses	336.17		806.20	63.36	8,670.18	2,000.00	-6,670.18
	940 Historic District Expense		547.99		6,979.82		5,000.00	5,000.00
	Total Account	22,844.51		29,420.41		113,362.21	137,949.00	24,586.79
42100	Law Enforcement		35,181.98		25,915.41			
	110 Employee Salary	29,007.71		31,258.85		124,204.95	103,531.00	-20,673.95
	210 FICA and Medicare	2,219.06	35,785.93	2,391.29	28,152.46	9,501.60	9,680.00	178.40
	220 Health & Life Insurance	3,693.84	2,737.61	4,113.90	2,153.64	14,529.72	11,587.00	-2,942.72
	240 Retirement	3,915.48	3,979.38	4,202.23	2,742.60	16,720.78	17,262.00	541.22
	260 Worker's Compensation	2,445.00	4,807.16		3,795.91	2,445.00	3,041.00	596.00
	305 Office Supplies	53.99				53.99		-53.99
	380 Uniform Expense	319.43				319.43	650.00	330.57
	390 Misc Expense						1,000.00	1,000.00
	391 Towing Expense						200.00	200.00

10 GENERAL FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
420	Liability/Property Insura	2,667.89	2,667.89			5,335.78	5,191.00	-144.78
460	Dues & Subscriptions	200.00	322.00			522.00	250.00	-272.00
470	Training						600.00	600.00
480	Fuel & Oil	1,818.36	2,682.88	3,543.81	4,337.55	12,382.60	8,000.00	-4,382.60
492	CELL PHONES	331.39	577.08	580.78	582.88	2,072.13	1,236.00	-836.13
540	Equipment Repairs				248.00	248.00	300.00	52.00
570	Attorney Fees	3,000.00	3,000.00	3,000.00	3,000.00	12,000.00	12,000.00	
610	Supplies - Fund Specific			300.95		300.95	500.00	199.05
615	New Equipment	2,319.74			281.85	2,601.59	3,000.00	398.41
640	Vehicle Expense	488.03	17,957.23	3,269.11	1,722.79	23,437.16	20,000.00	-3,437.16
	Total Account	52,479.92	74,517.16	52,660.92	47,017.68	226,675.68	198,028.00	-28,647.68
	Total Expenses	75,324.43	109,699.04	82,081.33	72,933.09	340,037.89	335,977.00	-4,060.89
	Net Income from Operation	-19,191.09	25,048.91	-41,736.03	-4,749.15	-40,627.36		
Other Revenue								
38300	Lease Agreement Payments						500.00	-500.00
38600	Surplus Equipment						1,000.00	-1,000.00
38900	Law Contracts						1,000.00	-1,000.00
39700	Fire District Lease		1,000.00			1,000.00	1,000.00	
	Total Other Revenue		1,000.00			1,000.00	3,500.00	-2,500.00
	Net Income	-19,191.09	26,048.91	-41,736.03	-4,749.15	-39,627.36		

20 STREET FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
Revenue								
31100	Property Taxes	2,807.26	17,073.57	1,067.90	10,512.81	31,461.54	28,886.00	2,575.54
31200	Property Tax Penalty and	257.10	478.08	90.63	297.20	1,123.01	1,061.00	62.01
31300	Personal Property Tax Rep	5.25	2,407.22		2,407.22	4,819.69	4,733.00	86.69
33100	Restricted Highway Fund /	1,569.02	1,627.39	1,315.67		4,512.08	5,984.00	-1,471.92
33110	HO354 / HB308 Rebuild Ame			984.41		984.41	12,452.00	-11,467.59
33120	HB362						5,093.00	-5,093.00
33200	Highway Users Revenue / O	5,168.13	5,494.94	4,630.55		15,293.62	20,259.00	-4,965.38
36400	LGIP MONTHLY-reinvestment	140.31	125.07	127.90		393.28	300.00	93.28
	Total Revenue	9,947.07	27,206.27	8,217.06	13,217.23	58,587.63	78,768.00	-20,180.37
Expenses								
43200	Street							
110	Employee Salary	5,478.60	5,622.19	5,041.82	3,948.68	20,091.29	24,586.00	4,494.71
210	FICA and Medicare	419.17	430.02	385.69	302.09	1,536.97	1,881.00	344.03
220	Health & Life Insurance	779.18	923.77	797.44	375.92	2,876.31	6,156.00	3,279.69
240	Retirement	655.33	672.40	446.81	472.21	2,246.75	2,940.00	693.25
260	Worker's Compensation	592.00				592.00	592.00	
420	Liability/Property Insura	280.83	280.83			561.66	546.00	-15.66
430	Auditor Fees			755.00		755.00	757.00	2.00
440	Publishing & Printing				61.59	61.59	125.00	63.41
450	Travel & Mileage	145.13				145.13	100.00	-45.13
470	Training		17.40		32.01	49.41		-49.41
480	Fuel & Oil	196.49	202.90	255.76	286.79	941.94	1,643.00	701.06

20 STREET FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
540	Equipment Repairs	1,055.02		135.10		1,219.25		943.75
610	Supplies - Fund Specific			13.99	29.13	13.99	2,163.00	136.01
612	Supplies - SHOP PUBLIC WO	201.79		253.96		1,024.43	150.00	-424.43
614	Signs		465.21		103.47		600.00	250.00
615	New Equipment			8,000.00		8,995.66	250.00	-5,995.66
632	Dust Abatement		995.66				3,000.00	
633	Snow Removal - Streets				11,817.86	11,817.86	10,000.00	-1,817.86
634	Boardwalk Repairs			1,391.70		1,391.70	1,000.00	1,000.00
635	Street Maintenance	570.00		735.53		4,833.41	500.00	-891.70
672	Power-Street Lights	888.18	2,305.02	1,681.95	1,222.86	5,816.72	10,000.00	5,166.59
675	Power - Shop	38.17	1,561.52	55.09	1,685.07	230.47	4,996.00	-820.72
742	Backhoe Payments	3,457.69	79.00		58.21	3,457.69	247.00	16.53
743	Loader Payments					4,612.70	3,530.00	72.31
744	Ram 3500 Payments		4,612.70			662.31	4,613.00	0.30
820	Contingency Fund				662.31			-662.31
	Total Account	14,757.58	18,168.62	19,949.84	21,058.20	73,934.24	5,938.00 86,313.00	5,938.00 12,378.76
	Total Expenses	14,757.58	18,168.62	19,949.84	21,058.20	73,934.24	86,313.00	12,378.76
	Net Income from Operation	-4,810.51	9,037.65	-11,732.78	-7,840.97	-15,346.61		
Other Revenue								
38501	Idaho Power Franchise - S	1,485.94	1,855.30	2,772.78		6,114.02	7,545.00	-1,430.98
38600	Surplus Equipment				150.00	150.00		150.00
	Total Other Revenue	1,485.94	1,855.30	2,772.78	150.00	6,264.02	7,545.00	-1,280.98

20 STREET FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
	Net Income	-3,324.57		-8,960.00		-9,082.59		
			10,892.95		-7,690.97			

51 WATER FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
Revenue								
34800	Users Fees	86,143.31	86,551.74	90,803.94	59,364.12	322,863.11	347,438.00	-24,574.89
34805	User Fees - DEQ Water Bon	20,122.30	20,161.50	20,294.65	13,604.37	74,182.82	80,000.00	-5,817.18
34810	Hook-up Fees		7,570.50		3,785.25	11,355.75	18,375.00	-7,019.25
34820	On/Off Fees	350.00	140.00			490.00	500.00	-10.00
34840	Special Users Hook-up Fee						1,200.00	-1,200.00
34850	Users Late Fees	1,275.32	1,752.17	1,374.82	1,003.50	5,405.81	2,800.00	2,605.81
34860	RV Dump Donations	268.80		759.35	1,134.70	2,162.85	2,000.00	162.85
36400	LGIP MONTHLY-reinvestment	376.21	376.53	385.02		1,137.76	3,500.00	-2,362.24
36600	NSF Fee	25.00				25.00	75.00	-50.00
36900	Misc Revenue						225.00	-225.00
36910	Misc.Rev. Redwood Surplus		1,569.44			1,569.44	200.00	1,369.44
	Total Revenue	108,560.94	118,121.88	113,617.78	78,891.94	419,192.54	456,313.00	-37,120.46
Expenses								
43400	Water							
110	Employee Salary	27,178.32	30,275.36	27,165.48	20,480.99	105,100.15	129,379.00	24,278.85
111	Council Salary	1,500.00	1,400.00	2,100.00	1,400.00	6,400.00	7,200.00	800.00
113	Certified Plant Operator			3,960.00	7,110.00	11,070.00	13,500.00	2,430.00
210	FICA and Medicare	2,193.96	2,423.31	2,238.85	1,674.00	8,530.12	9,714.00	1,183.88
220	Health & Life Insurance	5,305.62	6,173.78	5,805.69	2,954.33	20,239.42	25,405.00	5,165.58
240	Retirement	3,433.96	3,800.51	3,137.40	2,625.07	12,996.94	14,756.00	1,759.06
260	Worker's Compensation	2,874.00				2,874.00	2,874.00	
305	Office Supplies	158.66	228.51	456.77	40.94	884.88	1,162.00	277.12

51 WATER FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
310	Postage	128.10	427.00	256.20	91.00	902.30	1,098.00	195.70
320	Website - Municipal Impac			284.20		284.20		-284.20
330	Office Equipment	198.65	265.88	304.66	220.42	989.61	1,200.00	210.39
331	Software & Internet Servi	52.00	7,101.69			7,195.69	6,765.00	-430.69
341	Solid Waste Fees	384.61	182.67	187.38	42.00	977.67	1,040.00	62.33
342	Professional Services			2,049.58	223.01	2,068.91	2,060.00	-8.91
350	IT Services	8,050.21	4,497.32	1,192.50	19.33	15,097.53	7,409.00	-7,688.53
420	Liability/Property Insura	5,054.94	5,054.94		1,357.50	10,109.88	9,836.00	-273.88
430	Auditor Fees			6,795.00		6,795.00	6,813.00	18.00
440	Publishing & Printing				344.94	344.94	500.00	155.06
450	Travel & Mileage	139.31			430.71	570.02	650.00	79.98
460	Dues & Subscriptions	1,463.42	480.80	390.48	298.00	2,632.70	1,072.00	-1,560.70
470	Training		230.55	644.94	549.07	1,424.56	500.00	-924.56
480	Fuel & Oil	655.01	676.36	852.60	956.01	3,139.98	5,478.00	2,338.02
490	Telephone Services - VOIP	84.46	126.66	126.63	126.82	464.57	520.00	55.43
491	Internet services	157.46	236.19	237.99	238.89	870.53	960.00	89.47
492	CELL PHONES	180.62	270.93	272.63	273.73	997.91	1,093.00	95.09
493	COUNCIL IPads	86.52	129.78	131.78	132.78	480.86	520.00	39.14
494	Telephone Service / VOIP	60.72	91.08	94.08	95.58	341.46	366.00	24.54
540	Equipment Repairs	2,901.26		371.56	80.10	3,352.92	5,500.00	2,147.08
570	Attorney Fees	1,751.00	2,808.02	2,726.50	2,826.50	10,112.02	11,124.00	1,011.98
580	Engineers Fees			687.50	1,215.00	1,902.50	3,000.00	1,097.50
610	Supplies - Fund Specific	74.72	789.27	214.41	87.96	1,166.36	1,500.00	333.64
612	Supplies - SHOP PUBLIC WO	739.86	1,705.72	931.12	379.34	3,756.04	2,200.00	-1,556.04
615	New Equipment						6,000.00	6,000.00

51 WATER FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
630	Maintenance and Operation	47,416.05		5,160.70		73,095.11		-56,356.11
640	Vehicle Expense		8,254.61		12,263.75		16,737.00	1,000.00
650	Propane - City Hall	42.40				258.69	1,000.00	391.31
652	Propane - water and sewer	720.22	216.29	832.92		3,502.18	650.00	1,997.82
671	Power WATER AND SEWER	4,023.45	1,949.04	5,181.80		21,202.52	5,500.00	1,809.48
680	Chemicals	2,975.19	6,955.48		5,041.79	6,286.40	23,012.00	2,663.60
681	Water Tests	302.00	1,055.50	231.00	2,255.71	1,686.00	8,950.00	6,314.00
720	Water Improvement Project	6,653.50	542.00	5,395.85	611.00	84,695.92	8,000.00	2,791,818.08
742	Backhoe Payments	12,678.23	59,705.00		12,941.57	12,678.23	2,876,514.00	264.77
743	Loader Payments		16,913.20			16,913.20	12,943.00	0.80
744	Ram 3500 Payments				2,428.41	2,428.41	16,914.00	-2,428.41
850	Water Bond	40,000.00	40,000.00			80,000.00	80,000.00	
851	USDA Loan Payments			24,853.50		24,853.50		-24,853.50
910	Ordinance Codification	200.00				200.00	1,053.00	853.00
	Total Account	179,818.43	204,967.45	105,271.70	81,816.25	571,873.83	3,332,467.00	2,760,593.17
	Total Expenses	179,818.43	204,967.45	105,271.70	81,816.25	571,873.83	3,332,467.00	2,760,593.17
	Net Income from Operation	-71,257.49	-86,845.57	8,346.08	-2,924.31	-152,681.29		
Other Revenue								
38200	DEQ Loan-Water Bond						2,876,154.00	-2,876,154.00
38250	USDA-GRANT FUNDS		18,630.00			18,630.00		18,630.00
	Total Other Revenue		18,630.00			18,630.00	2,876,154.00	-2,857,524.00

51 WATER FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
	Net Income	-71,257.49	-68,215.57	8,346.08	-2,924.31	-134,051.29		

52 SEWER FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
Revenue								
34800	Users Fees	55,612.92	55,679.03	55,621.18	37,154.13	204,067.26	220,945.00	-16,877.74
34810	Hook-up Fees		7,570.50		3,785.25	11,355.75	18,375.00	-7,019.25
34830	Special Users Fees						500.00	-500.00
34850	Users Late Fees	646.16	1,001.74	617.21	452.40	2,717.51	1,500.00	1,217.51
34860	RV Dump Donations	115.20		321.15		922.65	1,000.00	-77.35
36400	LGIP MONTHLY-reinvestment	1,513.27	1,348.95	1,379.36	486.30	4,241.58	4,000.00	241.58
	Total Revenue	57,887.55	65,600.22	57,938.90	41,878.08	223,304.75	246,320.00	-23,015.25
Expenses								
43500	Sewer							
110	Employee Salary	17,715.37	19,664.38	16,665.94	11,158.39	65,204.08	84,269.00	19,064.92
111	Council Salary	900.00	800.00	1,100.00	1,000.00	3,800.00	3,600.00	-200.00
113	Certified Plant Operator	2,647.65	3,000.00	4,540.21	1,195.00	11,382.86	12,000.00	617.14
210	FICA and Medicare	1,424.09	1,565.54	1,359.08	930.10	5,278.81	6,447.00	1,168.19
220	Health & Life Insurance	3,648.13	4,214.60	3,821.53	1,510.14	13,194.40	17,710.00	4,515.60
240	Retirement	2,226.34	2,447.58	1,874.90	1,454.16	8,002.98	9,648.00	1,645.02
260	Worker's Compensation	1,854.00				1,854.00	1,854.00	
305	Office Supplies	99.17	142.83	196.90	25.59	464.49	500.00	35.51
310	Postage	54.90	183.00	109.80	39.00	386.70	470.00	83.30
320	Website - Municipal Impac			203.00		203.00		-203.00
330	Office Equipment	124.16	166.20	190.43	137.78	618.57	750.00	131.43
331	Software & Internet Servi	32.50	2,595.95		18.00	2,646.45	2,565.00	-81.45
341	Solid Waste Fees	240.41	114.18	117.12	139.38	611.09	800.00	188.91

52 SEWER FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
342	Professional Services			2,049.58	19.33	2,068.91	2,060.00	-8.91
350	IT Services	5,635.14		834.75		10,568.26	5,186.00	-5,382.26
420	Liability/Property Insura	4,914.53	3,148.12		950.25	9,829.06	9,563.00	-266.06
430	Auditor Fees		4,914.53	5,285.00		5,285.00	5,299.00	14.00
440	Publishing & Printing				61.59	61.59	100.00	38.41
450	Travel & Mileage	161.11			537.95	699.06	900.00	200.94
460	Dues & Subscriptions	277.14		244.05		1,007.94	670.00	-337.94
470	Training		300.50		186.25	284.08	250.00	-34.08
480	Fuel & Oil	458.51	100.05	596.82	184.03	2,197.98	3,835.00	1,637.02
490	Telephone Services - VOIP	52.80	473.45	79.14	669.20	290.38	325.00	34.62
491	Internet services	128.38	79.17	194.07	79.27	709.84	780.00	70.16
492	CELL PHONES	112.90	192.57	170.40	194.82	623.73	683.00	59.27
493	COUNCIL IPads	54.08	169.35	82.36	171.08	300.54	325.00	24.46
494	Telephone Service / VOIP	45.54	81.12	70.57	82.98	256.12	275.00	18.88
540	Equipment Repairs	1,318.76	68.31	168.90	71.70	1,524.07	1,500.00	-24.07
570	Attorney Fees	1,225.70		1,908.55	36.41	7,078.41	6,976.00	-102.41
580	Engineers Fees		1,965.61		1,978.55		3,000.00	3,000.00
610	Supplies - Fund Specific	23.32		52.00		157.51	500.00	342.49
612	Supplies - SHOP PUBLIC WO	403.57		507.90	82.19	2,190.12	1,200.00	-990.12
615	New Equipment		1,071.72		206.93		1,800.00	1,800.00
630	Maintenance and Operation	4,326.91		2.34		7,486.85	10,000.00	2,513.15
640	Vehicle Expense		1,281.59		1,876.01		500.00	500.00
650	Propane - City Hall	26.50				161.68	300.00	138.32
652	Propane - water and sewer	308.68	135.18	356.96		1,500.93	2,500.00	999.07
671	Power WATER AND SEWER	1,289.18	835.29	1,916.62		7,018.41	7,500.00	481.59
			2,352.03		1,460.58			

52 SEWER FUND

Account Object	Description	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Current YTD	Budget	Variance
680	Chemicals	982.44	1,532.50	1,265.98	3,780.13	7,581.05	10,000.00	2,418.95
683	Sewer Tests	2,792.00	3,652.00	2,110.00	5,111.00	13,665.00	12,000.00	-1,665.00
742	Backhoe Payments	6,915.40				6,915.40	7,060.00	144.60
743	Loader Payments		9,225.38			9,225.38	9,226.00	0.62
744	Ram 3500 Payments				1,324.59	1,324.59		-1,324.59
820	Contingency Fund						1,094.00	1,094.00
910	Ordinance Codification	125.00				125.00	300.00	175.00
	Total Account	62,544.31	66,472.73	48,094.90	36,672.38	213,784.32	246,320.00	32,535.68
	Total Expenses	62,544.31	66,472.73	48,094.90	36,672.38	213,784.32	246,320.00	32,535.68
	Net Income from Operation	-4,656.76	-872.51	9,844.00	5,205.70	9,520.43		
	Net Income	-4,656.76	-872.51	9,844.00	5,205.70	9,520.43		

WELL LEASE AGREEMENT

This WELL LEASE AGREEMENT ("Lease") is entered into by and between Gavin Hawk, an individual resident of the City of Idaho City ("Landlord"), and the City of Idaho City, an Idaho municipal corporation ("Tenant") (each a "Party" and together the "Parties"), and is effective as of the date on which the last Party executes this Lease (the "Effective Date").

RECITALS

A. Landlord owns real property located at [input address], Parcel No. _____, Boise County, Idaho (the "Property").

B. The Property contains a functioning well also owned by Landlord (the "Well"), which is located approximately as shown on the site sketch attached as **Exhibit A**.

C. Landlord desires to lease the Well to Tenant, including all necessary access to the Well across the Property, under the terms and conditions of this Lease.

D. Tenant desires to lease the Well from Landlord as a secondary or backup water source to help address certain water limitations within the city limits, including as necessary to distribute Well water within the city for such use.

Accordingly, Landlord and Tenant agree as follows.

TERMS AND CONDITIONS

A. Well Use Rights.

1. Grant. Landlord hereby leases and grants to Tenant the right to access and use the Well located on the Property, together with the right to withdraw, pump, collect, transport, and use water produced from such Well (collectively, the "Well Use Rights") for the purpose of supplying, supplementing, or providing backup or emergency water service for Tenant's municipal water system.

2. Access and Equipment. The Well Use Rights include the nonexclusive right of Tenant and its employees, agents, contractors, and representatives to enter upon the Property at reasonable times, and at any time in the event of an emergency, for purposes of accessing, inspecting, testing, operating, maintaining, repairing, and using the Well and associated pumps, pipes, electrical equipment, controls, and other appurtenances, and to install, operate, maintain, and remove such temporary or permanent pipes, hoses, pumps, meters, water treatment and disinfection equipment, backflow prevention devices, connections, equipment, or other facilities (collectively, "Tenant's Equipment") as are reasonably necessary to withdraw, test, and treat water from the Well and convey such water to Tenant's municipal water system or another location designated by Tenant. Tenant may also install, modify, and maintain fencing, gates, signage, and other security measures as Tenant reasonably determines necessary for safety, permits, operations, or insurance, provided Landlord retains reasonable access to the Well and the Property. Tenant shall use reasonable efforts to minimize disturbance to the Property and to Landlord's use and enjoyment of it.

3. Permitted Use. Tenant may exercise the Well Use Rights, subject to Section A.6, whenever Tenant reasonably determines that use of the Well is necessary or advisable to supplement or replace, in whole or in part, water otherwise available through Tenant's municipal water system, including in response to equipment failure, contamination, drought, fire, interruption or reduction of Tenant's regular water supply, maintenance or repair activities, or any other emergency or operational circumstance affecting Tenant's ability to provide municipal water service.

4. Non-Interference and Cooperation. Except for Landlord's Domestic Use under Section A.6, Landlord shall not take, or permit any third party to take, any action during the Term that materially interferes with Tenant's exercise of the Well Use Rights granted under this Lease. Landlord shall reasonably cooperate with Tenant, at no out-of-pocket cost to Landlord, in obtaining or maintaining any governmental approval, permit, authorization,

or documentation reasonably necessary for Tenant's lawful exercise of the Well Use Rights, as further provided in Section A.5.

5. **No Transfer of Water Right; Governmental Approvals.** This Lease does not transfer ownership of the Property, the Well, or any water right held by Landlord. Tenant acknowledges that Tenant's municipal use of water from the Well may require Tenant to obtain (a) its own water right permit, transfer, or other authorization from the Idaho Department of Water Resources ("IDWR"), and (b) approval from the Idaho Department of Environmental Quality ("DEQ") of the Well as a source for Tenant's public water system. Tenant shall be responsible for obtaining any such authorization or approval at Tenant's expense. Landlord shall sign any application, consent, or other document reasonably required for Tenant to obtain such authorizations or approvals, provided that Landlord shall not be required to transfer, relinquish, or diminish any water right held by Landlord or to incur any out-of-pocket expense.

6. **Landlord's Domestic Use.** Landlord may continue to use water from the Well for in-home domestic purposes at the residence on the Property and for watering Landlord's yard and garden ("Landlord's Domestic Use"). Tenant shall exercise the Well Use Rights in a manner that does not deprive Landlord of water for in-home domestic purposes. While Tenant is withdrawing water for municipal use, Landlord shall, upon Tenant's request, reasonably limit outdoor watering. Tenant shall install and maintain, at Tenant's expense, any backflow prevention or cross-connection control devices required by law to separate Landlord's household plumbing from Tenant's municipal water system.

7. **Utilities.** Tenant shall pay for all electricity used to operate the Well pump during Tenant's withdrawals. Tenant may install a separate electric meter or submeter for the Well at Tenant's expense. Until a separate meter is installed, Tenant shall reimburse Landlord for the reasonable cost of electricity used during Tenant's withdrawals, based on Tenant's metered water production and a reasonable estimate of pumping costs, within thirty (30) days after Landlord's written request.

8. **Maintenance and Repair.** Tenant shall maintain and repair Tenant's Equipment at Tenant's expense and shall promptly repair, at Tenant's expense, any damage to the Well, its existing equipment, or the Property caused by Tenant's activities, including any damage caused by Tenant's pumping that prevents the Well from supplying Landlord's Domestic Use. Landlord is not required to make any repair or improvement for Tenant's benefit; however, after notice to Landlord, Tenant may, at its option and expense, repair, replace, or upgrade the Well pump and related equipment as Tenant reasonably determines necessary for Tenant's use. Landlord shall not deepen, alter, or decommission the Well, or remove the existing pump or equipment (other than for necessary repair or replacement in kind), without Tenant's prior written consent.

9. **Wellhead Protection.** To protect the Well as a source of drinking water, Landlord shall not, without Tenant's prior written consent, install a septic tank or drainfield, store fuel, pesticides, herbicides, fertilizers, chemicals, or other hazardous materials, or keep livestock within fifty (50) feet of the Well, except for existing improvements disclosed to Tenant in writing before the Effective Date.

B. **Term**. The initial term of this Lease shall be one (1) year, beginning on the Effective Date and ending at 11:59 P.M. on the anniversary thereof ("Initial Term"). Each twelve-month period beginning on the Effective Date or an anniversary of the Effective Date is a "Lease Year." This Lease shall automatically renew for up to nine (9) successive renewal terms of one (1) year each (each a "Renewal Term"), for a maximum total term of ten (10) years, unless Tenant gives Landlord written notice of non-renewal at least ninety (90) days before the expiration of the Initial Term or the then-current Renewal Term. Landlord may elect not to renew this Lease only by giving Tenant written notice of non-renewal at least twelve (12) months before the expiration of the then-current Renewal Term, and no such notice from Landlord shall take effect before the end of the fifth (5th) Lease Year. The Initial Term and any Renewal Terms are together referred to as the "Term."

C. **Rent**. Tenant shall pay Landlord $1,000.00 per Lease Year as rent, due as a single lump-sum payment each Lease Year ("Rent"). For the Initial Term, Rent shall be due within fourteen (14) days after the Due Diligence Period described in Section D ends without Tenant having terminated this Lease; however, if Tenant withdraws water from the Well for municipal use (other than for testing) during the Due Diligence Period, Rent for the Initial Term shall be due within fourteen (14) days after the first such withdrawal. For each Renewal Term, Rent shall be due within thirty (30) days after the first day of that Renewal Term. Rent is payable whether or not Tenant withdraws water from

the Well during a Lease Year and covers all water Tenant withdraws, regardless of volume. Rent is in addition to Tenant's obligations under Sections A.7 and A.8.

D. Due Diligence Period. During the first two hundred ten (210) days after the Effective Date (the "Due Diligence Period"), Tenant may, at Tenant's expense, inspect and test the Well, including water-quality sampling and pump and yield testing; review IDWR, DEQ, title, and other records concerning the Property and the Well; and apply for the authorizations and approvals described in Section A.5. Within thirty (30) days after the Effective Date, Landlord shall provide or make available to Tenant copies of all well logs, pump records, water-quality test results, maintenance records, governmental correspondence, and other records concerning the Well that are in Landlord's possession or control. If Tenant determines, in its sole discretion, that the Well is not suitable for Tenant's intended use, including because of water quality, quantity, or condition, or because any authorization or approval described in Section A.5 has been denied or cannot reasonably be obtained, Tenant may terminate this Lease by written notice to Landlord given before the Due Diligence Period expires. If Tenant terminates this Lease for any reason before the Due Diligence Period expires, no Rent shall be due for the Initial Term (unless Rent has already become due under Section C), and Tenant shall comply with Section H.4.

E. Landlord Representations. Landlord represents to Tenant that, to Landlord's actual knowledge as of the Effective Date:

1. Ownership and Authority. Landlord owns the Property and the Well and has the right to enter into this Lease without the consent of any other person, except any consent that Landlord has obtained and disclosed to Tenant in writing. Landlord has not granted any other person a right to use the Well or water from it, and no mortgage, deed of trust, lien, easement, lease, or other agreement or claim affecting the Property would prevent or materially interfere with Tenant's rights under this Lease, except as Landlord has disclosed to Tenant in writing.

2. Condition of Well. The Well and its existing pump, casing, electrical system, pipes, and controls are in reasonable working condition, ordinary wear and tear excepted, and Landlord has disclosed to Tenant any material defect or operational limitation concerning them.

3. Compliance; No Proceedings. The Well was constructed and has been maintained in material compliance with the laws and permits in effect at the relevant time; Landlord has not received any unresolved written notice from a governmental authority stating that the Well is unlawful, unauthorized, or out of compliance; and there is no pending or threatened lawsuit, administrative proceeding, or condemnation that would impair Landlord's ownership of, or Tenant's use of, the Property or the Well.

4. Water Quality. Landlord has disclosed to Tenant all information in Landlord's possession about the quality of water from the Well, including any known contamination or adverse test result, and there has been no release of hazardous substances on or near the Property that has contaminated the Well or the groundwater supplying it.

F. Tenant Representations. Tenant represents to Landlord as follows:

1. Authority. Tenant is a municipal corporation duly organized and existing under the laws of the State of Idaho and possesses the legal authority to enter into and perform under this Lease. The execution, delivery, and performance of this Lease have been or will be duly authorized by Tenant's City Council in accordance with applicable laws.

2. Lawful Use. Tenant shall exercise the Well Use Rights in accordance with applicable law and governmental approvals, permits, or authorizations applicable specifically to Tenant's municipal use of the water.

G. Continuing Duty to Disclose. If, during the Term, either Party obtains actual knowledge that any representation made by it under Section E or F has become materially inaccurate, or becomes aware of any circumstance that materially affects the other Party's rights or obligations under this Lease, that Party shall promptly provide written notice to the other Party describing the applicable circumstance.

H. Termination and Removal of Equipment.

1. Termination by Tenant. Tenant may terminate this Lease at any time, for any reason, by giving Landlord at least ninety (90) days' written notice. Tenant may also terminate this Lease immediately by written notice if (a) any authorization or approval required for Tenant's use of the Well is denied, revoked, or conditioned on requirements Tenant reasonably determines to be unacceptable, or (b) the Well becomes unsuitable for Tenant's use because of water quality, quantity, or condition. Rent already paid for the then-current Lease Year is not refundable.

2. Default. If either Party fails to perform a material obligation under this Lease and does not cure the failure within thirty (30) days after receiving written notice describing it (or, if the failure cannot reasonably be cured within thirty (30) days, does not begin the cure within that time and diligently complete it), the other Party may terminate this Lease by written notice, in addition to any other remedy available under this Lease or applicable law. Because the Well is a unique water source that Tenant relies on to protect public health and safety, Tenant may seek specific performance or injunctive relief to enforce Landlord's obligations.

3. Non-Appropriation. Tenant's payment obligations under this Lease are subject to annual appropriation by Tenant's City Council, and nothing in this Lease creates an indebtedness or liability of Tenant in violation of Article VIII, Section 3 of the Idaho Constitution. If Tenant does not appropriate funds sufficient to pay Rent for a future Lease Year, Tenant may terminate this Lease, without penalty, effective at the end of the last Lease Year for which funds were appropriated, by giving Landlord written notice as soon as practicable.

4. Removal of Equipment and Restoration. Tenant's Equipment is and shall remain Tenant's property. Within ninety (90) days after this Lease expires or is terminated, Tenant shall (a) remove Tenant's Equipment, except that buried pipe may be capped and left in place if Landlord agrees in writing; (b) restore the surface of the Property to substantially its condition before Tenant's installation, ordinary wear and tear excepted; and (c) leave the Well and its existing equipment connected and in working condition for Landlord's Domestic Use. Any repair or replacement of the existing Well pump or equipment made by Tenant under Section A.8 shall remain with the Well and become Landlord's property.

I. Mutual Indemnification.

1. Landlord. Landlord shall indemnify, defend, and hold harmless Tenant and its elected and appointed officials, officers, employees, agents, and representatives from and against any and all claims, demands, damages, liabilities, losses, judgments, costs, and expenses, including reasonable attorneys' fees, arising or related to Landlord's breach of this Lease, Landlord's negligent or wrongful acts or omissions, or Landlord's violation of applicable law, except to the extent caused by the negligent or wrongful acts or omissions of Tenant.

2. Tenant. Tenant shall indemnify, defend, and hold harmless Landlord from and against any and all claims, demands, damages, liabilities, losses, judgments, costs, and expenses, including reasonable attorneys' fees, arising out of or relating to Tenant's breach of this Lease, Tenant's negligent or wrongful acts or omissions, or Tenant's violation of applicable law, except to the extent caused by the negligent or wrongful acts or omissions of Landlord. Tenant's obligations under this Section are subject to and limited by the Idaho Constitution, the Idaho Tort Claims Act (Idaho Code § 6-901 *et seq.*), and all other applicable limitations, defenses, immunities, damage caps, notice requirements, and restrictions imposed by Idaho law. Nothing in this Lease shall be construed as a waiver of any immunity, defense, limitation of liability, or other protection available to Tenant under applicable law, or as creating any liability or obligation on the part of Tenant beyond that permitted by law or outside of Tenant's insurance coverage.

J. Insurance.

1. Landlord. During the Term, Landlord shall maintain homeowner's or similar liability insurance covering the Property in amounts customary for residential property in Boise County, Idaho.

2. Tenant. During the Term, Tenant shall maintain liability coverage applicable to Tenant's activities under this Lease in amounts consistent with applicable Idaho law and Tenant's customary insurance or risk-management program. Tenant may satisfy this requirement through commercial insurance, participation in a governmental risk-management or insurance pool, self-insurance, or any combination thereof.

3. **Property and Equipment.** Each Party shall be responsible for maintaining such property insurance as it deems appropriate with respect to its own property, equipment, fixtures, and improvements located on or used in connection with the Property. Except to the extent otherwise expressly provided in this Lease, neither Party shall be responsible for insuring the property of the other Party.

4. **Evidence of Coverage.** Upon reasonable request, each Party shall provide the other with reasonable evidence of the insurance, risk-pool coverage, or self-insurance maintained pursuant to this Section. In the case of Tenant, evidence of participation in a governmental insurance or risk-management pool shall be sufficient to satisfy this requirement.

K. Miscellaneous.

1. **Amendment.** This Lease may not be changed or terminated orally. No change or attempted waiver of any of the provisions hereof shall be binding unless in writing and signed by the Parties.

2. **Assignment.** A Party may not assign its rights under this Lease without the prior, written consent of the other Party, not to be unreasonably withheld. In the event of any permitted assignment of this Lease by either Party, the designated assignee will assume, in writing, the rights and obligations of the assigning Party under this Lease. Such assignment shall not relieve the assigning Party of its obligation hereunder. Any purported assignment in violation of this paragraph is void. Nothing in this Section restricts Landlord's right to sell or transfer the Property, provided that any sale or transfer is made subject to this Lease.

3. **Attorney's Fees.** Should any litigation be commenced between the Parties concerning this Lease, the prevailing party shall be entitled to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction.

4. **Choice of Law and Venue.** This Lease shall be governed by and construed and enforced in accordance with the laws of the State of Idaho without giving effect to the conflict or choice of law principles of any other jurisdiction. The Parties agree that all actions and proceedings arising out of or relating directly or indirectly to this Lease shall be brought and litigated solely and exclusively in the state courts located in Boise County, Idaho.

5. **Counterparts.** This Lease may be executed in separate counterparts (including via electronic signature such as DocuSign), any one of which need not contain signatures of more than one party, but all of which when taken together constitute one and the same Lease.

6. **Dispute Resolution.** Prior to any civil action arising from this Lease brought by either party, the Parties shall first attempt in good faith to resolve the dispute informally through mediation, with each party to bear their own costs and fees in connection therewith unless otherwise agreed in writing. This provision shall not prejudice any Party from taking immediate legal action without prior mediation if necessary to preserve legal rights, but the Parties shall endeavor as soon as is practicable after the commencement of such action to mediate the dispute.

7. **Entire Agreement.** This Lease, including Exhibit A, is the entire agreement between the Parties regarding its subject matter and supersedes all prior discussions, understandings, and agreements, whether written or oral.

8. **Force Majeure.** Neither Party shall be responsible for delays or failures of performance resulting from acts beyond the reasonable control of such Party, including, but not limited to, acts of God, labor disputes, lockouts, riots, acts of war, acts of terrorism, civil disturbances, epidemics or pandemics, power failures, fire, earthquakes, floods, storms, or other disasters.

9. **Headings.** The headings and captions herein are intended for convenience of reference only and shall not be deemed to be interpretative of the contents of such paragraphs.

10. Review by Counsel; No Construction Against Drafter. Each Party has reviewed this Lease and has had the opportunity to consult with an attorney of its own choosing before signing it. Landlord acknowledges that this Lease was prepared by Tenant's attorneys, who represent only Tenant and do not represent Landlord. Accordingly, the rule of construction that ambiguities are resolved against the drafting Party shall not be employed in any dispute between the Parties.

11. Notices. Notices required under this Lease shall be personally delivered, emailed, or sent *via* certified first-class mail, or overnight delivery, to the following respective addresses, and shall be deemed received by the receiving Party when personally delivered, emailed, or three (3) business days after mailed certified first class, or one (1) business day after being sent by overnight delivery. Any notice of default or termination sent by email must also be sent by one of the other methods described in this Section.

If to Tenant:	If to Landlord:
[input]	[input]

12. Recording; Spouse; Lender. At Tenant's request, the Parties shall sign and acknowledge before a notary a short memorandum of this Lease, which Tenant may record in the real property records of Boise County, Idaho. If Landlord is married, Landlord's spouse shall sign this Lease and any memorandum to confirm the spouse's consent. If the Property is subject to a mortgage or deed of trust, Landlord shall reasonably cooperate, at no cost to Landlord, with Tenant's efforts to obtain the lender's written agreement not to disturb Tenant's rights under this Lease.

13. Severability. If any paragraph, clause, or provision of this Lease is or becomes illegal, invalid or unenforceable because of present or future laws, rules or regulations of any governmental body, or becomes unenforceable for any other reason, the intention of the Parties hereto is that the remaining parts of this Lease shall not be affected and shall remain in full force and effect and binding on the Parties.

14. Successors and Assigns. This Lease shall be binding on and inure to the benefit of the Parties and their successors and assigns. This Lease runs with the Property and binds any future owner of the Property.

15. Survival. Any provisions of this Lease creating obligations extending beyond the term of this Lease will survive the expiration or termination of this Lease, regardless of the reason for such termination.

16. Third Party Beneficiary. Nothing in this Lease is intended or shall be construed to confer upon any person not a Party to any rights, benefits or remedies of any kind or character whatsoever, and no person or entity shall be deemed a third-party beneficiary under or by reason of this Lease.

17. Waiver. Failure of either Party to exercise any of the rights under this Lease, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

[signature page and acknowledgments follow]

IN WITNESS WHEREOF, the Parties have executed this Lease as of the dates written below.

LANDLORD:

_____
Gavin Hawk
Date: _____

LANDLORD'S SPOUSE:
[SPOUSE NAME], spouse of Gavin Hawk, joins in executing this Lease to consent to it as required by Idaho Code § 32-912. [Delete this block if Landlord is unmarried or the Property is Landlord's sole and separate property.]

_____
[SPOUSE NAME]
Date: _____

TENANT:
CITY OF IDAHO CITY, an Idaho municipal corporation

By: _____
Ryan Heffington, Mayor
Date: _____

ATTEST:

_____
Nancy Keeton, City Clerk

ACKNOWLEDGMENTS

STATE OF IDAHO
County of Boise

This record was acknowledged before me on _____, 20____, by Gavin Hawk.

_____
Notary Public for Idaho
My commission expires: _____
(Stamp)

STATE OF IDAHO
County of Boise

This record was acknowledged before me on _____, 20____, by [SPOUSE NAME].

_____
Notary Public for Idaho
My commission expires: _____
(Stamp)

STATE OF IDAHO
County of Boise

This record was acknowledged before me on _____, 20____, by Ryan Heffington, as Mayor of the City of Idaho City, an Idaho municipal corporation.

_____
Notary Public for Idaho
My commission expires: _____
(Stamp)

EXHIBIT A
SITE SKETCH

[To be attached: a simple sketch or aerial view (google map) of the Property showing the location of the Well, the access route, the route of any pipe to Tenant's water system, and the location of Tenant's Equipment. Include the 50-foot area around the Well referenced in Section A.9.]