

**MINUTES OF THE SPECIAL MEETING
OF THE
HAILEY CITY COUNCIL
Monday November 21, 2011, 5:00pm
HAILEY TOWN CENTER MEETING ROOM**

Present: Carol Brown, Don Keirn, Mayor Davis, Fritz Haemmerle, Martha Burke

Staff: Heather Dawson, Ned Williamson, Tom Hellen

Call to order:

[5:03 PM](#) The meeting was called to order by Mayor Rick Davis. (Time stamp unavailable due to technical difficulties with recording software.)

OPEN SESSION FOR PUBLIC CONCERNS:

None.

AIRPORT ISSUES:

None.

Fritz Haemmerle moved to change the agenda to include going into Executive Session for personnel matters. Martha Burke seconded. Roll call vote: Brown, yes; keirn, yes; Haemmerle, yes; Burke yes.

[5:21:17 PM](#) The Council returned from Executive Session.

CONSENT AGENDA:

CA 539 ~~Motion to approve Resolution 2011-42, approving Change Order #3 submitted by JUB Engineers for \$67,578 for engineering costs associated with engineering of Woodside Boulevard.~~

CA 540 Motion to approve the bid selection process for HVAC retrofit project at the Hailey Public Library, and to accept the bid from High Country Heating for \$22,000, authorizing staff to prepare a contract with bidder under the terms of the EECBG Grant. Resolution 2011-49.

CA 541 Motion to approve Resolution 2011- 50, approving extension of one (1) contract with Sluder Construction for dozer operation for the 2011/2012 snow season at the same hourly cost as the 2010 and 2011 snow season.

CA 542 Motion to approve Taxi Licenses for Airport Cab and Mountain Resorts.

CA 543 Motion to approve canvass results from the November 8th election.

CA 544 Motion to authorize Mayor to sign agreement with Idaho Radon for testing Radon levels at City Hall for \$1,425.

CA 545 Motion to approve minutes of November 14, 2011 and to suspend reading of them.

[5:21:30 PM](#) Fritz Haemmerle pulled CA 539.

[5:21:45 PM](#) **Martha Burke moved to approve the Consent Agenda minus CA 539. Fritz Haemmerle seconded. Roll call vote: Brown, yes; Keirn, yes; Haemmerle, yes; Burke yes.**

CA 539 [5:22:02 PM](#) Fritz Haemmerle asked if the details of the JUB change order had been reviewed. Ned Williamson explained that he, Heather Dawson and Tom Hellen had reviewed the change order details, had met with JUB, and were now comfortable with the charges.

[5:24:14 PM](#) Mr. Haemmerle emphasized to representatives present from JUB that the budget is very tight and the change order included “not insignificant amounts of money.”

[5:25:21 PM](#) **Fritz Haemmerle moved to approve Consent Agenda item CA 539. Martha Burke seconded. Roll call vote: Brown, yes; Keirn, yes; Haemmerle, yes; Burke yes.**

MAYOR’S REMARKS:

MR 000 [5:25:38 PM](#)

None.

PROCLAMATIONS AND PRESENTATIONS:

PP

None.

APPOINTMENTS AND AWARDS:

AA 546 *Recommendation of Board of Trustee for Hailey Public Library.*

[5:25:46 PM](#) **Carol Brown moved to approve the appointment of Jennifer Schwartz to the Library Board of Trustees. Don Keirn seconded. Roll call vote: Brown, yes; Keirn, yes; Haemmerle, yes; Burke yes.**

PUBLIC HEARINGS:

PH 547 *Woodside Boulevard Project Discussion*

Council consideration of Agreement with JUB Engineers’ to perform engineering necessary to re-engineer the project with the re-scoped elements and prepare the project for bidding in January, 2012 (approval of Agreement through Resolution 2011-__)

[5:26:41 PM](#) Heather Dawson distributed a proposed contract for JUB and explained the details therein, including a break-down of engineering costs into manageable and understandable segments in a spreadsheet, and costs for preparing residents for what to expect next spring, plus implementation and planning costs.

[5:37:04 PM](#) Fritz Haemmerle asked how this would affect the Capital Fund. Tom Hellen and Heather Dawson explained federal requirements for add-backs. Mr. Haemmerle further inquired whether the add-backs would be required. Mr. Hellen believed they would not be required.

[5:39:24 PM](#) Mr. Haemmerle then asked Lori Labrum of JUB to explain how the base bid and add-on alternates will be handled, and what the federal requirements are.

[5:41:03 PM](#) Heather Dawson offered further explanation.

[5:42:31 PM](#) Carol Brown asked what might add to the engineering fee costs. Tom Hellen offered further explanation.

[5:42:52 PM](#) Lori Labrum asked Carol Brown to clarify her questions, and noted that JUB needs clear direction on how to proceed from the Council.

[5:47:57 PM](#) Don Keirn inquired about costs in obtaining public involvement and the reliability of the Copper Ranch contribution. Heather Dawson noted she has not received a call back from John Sofro regarding Copper Ranch.

[5:49:29 PM](#) Fritz Haemmerle requested clarification on the agreement with Copper Ranch. Ned Williamson informed that he intended to discuss this further with them.

[5:50:03 PM](#) Mr. Williamson asked Ms. Labrum to explain the structure of bid amounts as they relate to add-backs, and to provide expense details on the bus pull-outs. Carol Brown expressed continued concerns about engineering costs shown on spreadsheet. Tom Hellen, Fritz Haemmerle and Heather Dawson offered more explanation, and Ms. Labrum thought some of the figures on the spreadsheet may be flip-flopped and adding to the confusion.

[5:57:16 PM](#) Discussion continued on how much the City will be spending on base bids and whether add-back bids should be gathered as well. Consensus was reached to put it out to bid with all three optional add-backs. Tim Blair, JUB, explained his communication with the feds regarding add-back #3.

[5:59:47 PM](#) Heather Dawson inquired whether the 102 figure would provide for three add-backs plus the base bid. Ms. Labrum and Mr. Blair assured the answer was yes.

[6:01:05 PM](#) Carol Brown pointed out the importance of giving the public adequate information so they can plan properly.

[6:01:43 PM](#) Martha Burke asked for an explanation of the “worst-case scenario” for this project.

[6:02:58 PM](#) Ms. Dawson explained that the worst case is that the City would fail to get a reimbursement. Mr. Haemmerle disagreed noting that funds may be withheld at federal discretion.

[6:07:35 PM](#) Fritz Haemmerle pointed out there will be costs associated with oversight staffing.

[6:08:20 PM](#) Tim Hellen provided his view of a worst case scenario, such as running into bad soil, and noted the importance of hiring a very experienced oversight and assuring that contractors have their ‘Made in America’ documentation in order. Mr. Hellen further noted there are several checks along the way to mitigate risk.

[6:10:04 PM](#) Ned Williamson explained language in the contract that allows federal withdrawal from the project, and the possibility of going over budget due to change orders.

[6:12:50 PM](#) Council discussion included questions regarding margins for error, and the danger of the current economy.

[6:14:42 PM](#) Heather Dawson noted a third element—that the Hailey Rodeo Park Interpretive Center staff impact should be considered. She pointed out that the City has two bids on that project—one from Kreizenbeck and one from RLB, and that the fund balance is right in the middle of those two bids. She further noted that the Council will hear a presentation from Portico regarding costs of the exhibit fabrication, and that the timing of all this may be delayed until City can be at less risk.

[6:17:11 PM](#) Mayor Davis opened the meeting to public comment.

[6:17:18 PM](#) Greg Moore, 1250 Woodside, asked whether the priority of add-backs is already set. Tom Hellen replied it is set by the feds. Mr. Moore further inquired how Copper Ranch sidewalks, Sweetwater, and undeveloped parcel portions will be paid for in the future. Council and staff then discussed these questions.

[6:20:51 PM](#) Brent Nelson, 1310 Woodside, expressed his belief that there is no reason to gather bids above the base contract, especially the public involvement section. He believed the research was thorough enough in the first place.

[6:22:58 PM](#) Pat Cooley, 3040 Woodside, asked that overhead projection of Council packet information be provided so the public in attendance can better understand the discussion. He also suggested a workshop format so that the public could interact with staff, the Council, and JUB. He noted that may save money in the field as the project moves forward.

[6:24:18 PM](#) With no further comment offered, Mayor Davis closed the meeting to public comment.

Heather Dawson pointed out that another risk factor is that of utilities coordination and the possibility of any delays for the contractor due to citizen intervention or objection.

Ms. Dawson clarified the actual dollar amount in the packet and suggested language for a resolution.

[6:26:11 PM](#) Ned Williamson questioned Lori Labrum on traffic calming elements at Laurelwood Drive. Tom Hellen explained the changes. The Council expressed some confusion and pressure to make a decision without adequate time to consider this. Mayor Davis inquired whether this matter might be continued to the next meeting due to time constraints.

[6:29:43 PM](#) **Fritz Haemmerle moved to approve the utilities part of the bid for \$6,300.00, and to continue the rest until the next meeting. Martha Burke seconded. Roll call vote: Brown, yes; Keirn, yes; Haemmerle, yes; Burke yes.**

OLD BUSINESS:

OB 548 Second Reading Consideration of Municipal Code Amendment to Title 13, Water and Wastewater fees, to allow deferral of wastewater billing for 6 months for new residential construction and for 12 months for new commercial construction, or until issuance of certificate (temporary or final) of occupancy, whichever is sooner. [6:30:44 PM](#)

Mayor Davis conducted the 2nd Reading of Ordinance No. 1094 by title only.

OB 549 3rd Reading Ordinance 1093 - amends Hailey Zoning Ordinance, Section 4.12.3.3; adding subsection g, to allow for one accessory dwelling unit (ADU) per unit of a non-residential Principal Building within the SCI-Industrial Sub District.

[6:31:21 PM](#) **Martha Burke moved to approve the 3rd Reading of Ordinance No. 1093 and authorize the mayor to sign. Don Keirn seconded, and the motion passed unanimously.**

Mayor Davis conducted the 3rd Reading of Ordinance No. 1093 by title only.

[6:32:00 PM](#) Meeting was adjourned.

Rick Davis, Mayor

Mary Cone, City Clerk