

MEETING MINUTES
HAILEY DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Annual Meeting – Hailey City Hall
Monday, March 19, 2018
5:30pm

Present: Vice Chair Richard Pogue, Dan Smith, Jeff Engelhardt **Absent:** Owen Scanlon, Chair Fugate
Staff: Lisa Horowitz, Brian Yeager, Becky Stokes, Robyn Davis, Chris Simms

Call to Order

5:31:30 PM Vice Chair Pogue called the meeting to order.

Public Hearings

PH 1 Consideration of the 2017/2018 City Capital Improvement Plan Amendment and FY 2018 Budget Amendment

- The Advisory Committee will form recommendations regarding proposed amendments to Hailey’s Capital Improvement Plan Expenses.
- The proposed CIP Amendments form the basis of a proposed amendment to the FY 2018 Budget. The Advisory Committee will make recommendations on the proposed budget amendments.

5:31:48 PM Brian Yeager discussed the amendments to the Capital Improvement Plan and FY 2018 Budget noting that he has requested a chip sealer/spreader for the City of Hailey. Yeager noted that typically, the County and the City of Hailey share a chip sealer/work on chip seal projects together. At this time, the County has withdrawn from its contract with the City of Hailey. Yeager noted that the intent is to buy a chip spreader for the City of Hailey to keep projects going and in a timely manner.

5:35:24 PM Yeager went on to discuss what is needed to spend Development Impact Fees. Yeager noted that first, items on the Capital Improvement Plan need to be corrected. Yeager went through memo, discussing the details.

- River Street Design – \$60,000 has been assigned to this year’s fiscal year budget. Updated CIP and Budget to incorporate this.
- Pathways for People – Levy for \$800,000 for projects around the City. Other projects have been expanded (bike path to Main Street, etc.). Yeager noted that we are underfunded to complete the Wertheimer Connection. Yeager is requesting the Development Impact Fees be allocated toward the completion of project.
- Broadford Road – Yeager noted that most repairs were paid for in large by the Developer of Colorado Gulch Preserve. Yeager noted that goal is to amend budget for what came in and what came out (catch up on book work). \$60,000 for Sidewalk in-lieu fee is still needed. Project to be prioritized during next CIP meeting.
- Rolling Stock and Facilities – goal to purchase a chip spreader.
- Transportation Master Plans – Sooner this is completed, the sooner we can apply for more Federal Grants. Projects like curb repairs need to be completed in order to be awarded grant monies. \$75,000 and consultant requested. Added to CIP and Budget.

Contemplated doing some work in-house (depends on staffing availability and time commitments).

- Snow Storage Infrastructure Installation – relocate snow storage from Lions Park. Need to identify and secure new property for future storage. Amended CIP and Budget to include this as a goal.
- Other Grants:
 - Balmoral Grant – money in and money out. No action item.
 - ITD Curb Ramp Grant – upgrade 9 curb ramps to improve ADA accessibility. Needs \$60,000 in order to complete project. ITD to match half.
 - Jimmy’s Garden Purchase – City of Hailey received grant to purchase Jimmy’s Garden. Need to amend FY 2018 Budget to include difference in purchase. This was not a planned purchase for FY 2018.
 - FEMA Seismic Retrofit to Hailey Fire Station – Hailey applied for FEMA grant to upgrade windows, doors and roof of Hailey Fire Station. Grant is pending. Project was not budgeted. Amend budget to include project.
 - FEMA Flood Mitigation Grant – City of Hailey has applied for grant, which we may not see until FY 2019. Amendment to Budget to eliminate grant revenue for expense. Becky Stokes noted that amount will likely be a lot less than what was originally proposed.
 - Growth Percentages Assignment – discuss growth percentage criteria to ensure percentages are assessed consistently each year. Discussion ensued.

[5:56:38 PM](#) Yeager noted that Budget Amendments include the elimination of the FEMA grant and the addition of Jimmy’s Garden, Seismic Retrofit, Broadford Road repairs. Future snow storage monies were allocated to FY 2018 Budget. This rounds the budget to \$2.3 million.

[5:58:06 PM](#) Smith questioned the amount allocated for Jimmy’s Garden. Yeager went on to explain that items in one column don’t necessarily correlate with items in the other. Smith requested detail behind the total number for Jimmy’s Garden. Simms reiterated that no monies in budget were earmarked for Jimmy’s Garden. Becky Stokes noted that amount wasn’t a true cost, but rather a true estimate for repairs and other upgrades (which includes FEMA estimate and 10% match). Discussion ensued.

[6:02:01 PM](#) Smith would like to see numbers match in the future or an explanation of said numbers/breakdown. Stokes agreed.

[6:03:35 PM](#) Vice Chair Pogue questioned when City of Hailey has money, are ultimate plans set for River Street. Yeager noted that ITD funding currently exists. A grant also exists and project to be built in 2024. Yeager noted that HURA estimates a block of River Street to cost approximately \$800,000. Yeager noted that grant awarded was for four blocks of work. Yeager also noted that other funding opportunities may exist via Horowitz’s team and HURA. Horowitz clarified that that funding opportunity is a bond. Yeager went on to note the River Street Design is a priority. Horowitz noted that decisions regarding which blocks to redesign remain to be made. Discussion ensued.

[6:07:08 PM](#) Vice Chair Pogue believes River Street Design is important to City of Hailey and would like to figure out how to meet the financial obligations. Yeager noted that we need to also focus on the side streets, which will need to be addressed sooner than later. Yeager would like to see HURA come up with some monies to allow construction to begin on first four blocks of redesign. Yeager also noted that there

is additional time to come up with additional monies for project between now and estimated start date. Smith noted that once the community can see the changes, they can then better support the project, making it more of a reality. Yeager agreed. Discussion ensued.

[6:12:06 PM](#) Stokes went on to explain the amount of \$977,311. Stokes noted that this amount was determined by worst case for reconstruction (Della Flood related). \$879,500 is approximately 90% of total amount (how FEMA works). 10% is the match. Stokes confirmed that total amount was the original estimate.

[6:12:51 PM](#) Vice Chair Pogue questioned whether or not all roads were chip sealed by County. Yeager noted that County currently has chipper; however, not every road was sealed in Blaine County. Yeager noted that options no longer exist and a new chipper would be needed. Yeager went on to discuss options of chipper, prices and details of each. Yeager noted that 10-wheel dump truck would also be needed (hook on to chip spreader preferred). Smith shared comments regarding chip sealer and believes it is an excellent and economic way to extend road surface life. Smith shared concerns with owning chip sealer (maintenance, how to store it, other equipment needed). Smith also noted that he did some research and found some in approximately \$35,000 range. Smith also noted that there are chip sealers that mount to the back of a dump truck (and is much less expensive). Horowitz questioned whether or not the City could share resources with another city, like Jerome or Twin Falls, in the interim. Yeager noted that those options have not been researched or pursued at this time. Discussion ensued.

[6:26:38 PM](#) Smith questioned the DIF percentages allocated for Fire (25%) vs. Police (50%) and the rationale behind those percentages. Stokes noted that we no longer collect Development Impact Fees for the Police Department. DIF are only collected toward Parks, CIP, Transportation and Fire. Work done to retrofit Armory building has replaced impact fees. Smith went on to questions new location of snow storage. Simms noted that a site has been identified in close proximity to City; negotiations are currently underway.

[6:31:51 PM](#) Smith questioned the total amount allocated for the Wertheimer Engineer expenses. Yeager believes estimate seems silly. Stokes believes issue is in the description. Horowitz questioned number and why estimate is so high. Yeager is unsure. Stokes assumes cost to be engineering and construction. Smith believes estimate is realistic with engineering and construction.

[6:37:09 PM](#) Vice Chair Pogue suggested approving a maximum amount toward the chip sealer. Commissioners agreed. Yeager noted that they will look at all options and price points regarding chip sealer.

[6:37:50 PM](#) Smith motioned to approve 2) the proposed 2017/2018 City Capital Improvement Plan Amendment and 3) FY 2018 Budget Amendment, finding that the project does not jeopardize the health, safety or welfare of the public and the project conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, and City Standards, provided all conditions are met and tonight's suggested are incorporated to the extent possible. Smith also motioned to approve 1) the annual Development Impact Fee Advisor Committee report, incorporating comments from today's meeting. Engelhardt seconded and all were in favor.

Adjourn

[6:39:49 PM](#) Engelhardt motioned to adjourn. Smith seconded and all were in favor.