

AGENDA ITEM SUMMARY

DATE: 11/04/2013

DEPARTMENT: PW - WW

DEPT. HEAD SIGNATURE: \_\_\_\_\_



SUBJECT: Update on the Wastewater Plant Biosolids Project Engineering and Pilot Testing

AUTHORITY:  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

HDR Engineering will be present to update the city council on the status of the design engineering and pilot testing results for the Wastewater System biosolids project.

Pilot testing was conducted in August and September and results will be presented to council. During the pilot testing we also held a meeting with the Citizens Ad Hoc Committee to present the work completed to date and to update them on the project and biosolids in general. They provided HDR with a list of questions that are included as another attachment.

In addition, HDR further investigated the option of proceeding to Class A (usable as fertilizer with no further processing) biosolids. Their memo discussing this option is attached.

HDR will present the pilot testing results, answers to the committee's questions and Class B vs Class A biosolids. Direction from City Council on Class B vs Class A will be needed to maintain our schedule.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	_____
___ Safety Committee	___ P & Z Commission	___ Police	_____
___ Streets	___ Public Works, Parks	___ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

FOLLOW-UP REMARKS:

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To: Tom Hellen, City of Hailey Public Works Director	
From: Haley Falconer, PE	Project: Solids Handling Improvements
CC: Roger Parker	
Date: October 30, 2013	Job No: 211869-003

**RE: Citizens' Advisory Council, Frequently Asked Questions**

- Why do we need to do this upgrade?
  - The City of Hailey's original wastewater treatment plant was a small "packaged plant" built in 1974. A new treatment plant was built next to the packaged plant off Woodside Boulevard in 2000. The wastewater plant produces clean water (referred to as effluent) that is discharged to the Big Wood River, and also produces biological solids (referred to as biosolids or sludge) as a residual of the liquids treatment. The newer plant operates a sequencing batch reactor (SBR) with an aerated sludge storage tank for storage and stabilization of biosolids. The aerated sludge storage tank is located in the former packaged plant. The packaged plant was not designed to serve as a solids handling facility, although the City has been able to utilize the infrastructure for an additional 13 years after the Woodside plant was constructed. The deteriorating dome and tank pose a safety concern for the operations staff.

The City provides labor and equipment to haul the biosolids to the Ohio Gulch Landfill and maintain the sludge drying beds located there. The City is also incurring high costs to haul the sludge to the landfill because it is now 99% water. That requires numerous truck trips, and associated labor and fuel costs, to transport the sludge to the landfill. As the City moves forward with their biosolids management program, they wish to streamline it by further dewatering the biosolids prior to transport, drastically reducing the number of trips to the landfill.

The City also does not want to continue maintenance of the drying beds. Additionally, by reducing the time that the operators spend hauling sludge, they will be at the treatment plant which will be valuable as treatment limits become more stringent and operation becomes more complicated. By modifying the solids treatment process, the City of Hailey could consider alternate biosolids management alternatives including beneficial reuse of biosolids through land application or other uses.

- What does the do-nothing option mean?
  - The City can continue wasting solids to the sludge storage tank and hauling liquid sludge (99% water) in the near term. The agreement with Ohio Gulch Landfill expires in 2019 and it is unknown whether the city can continue using the drying beds at no cost, and if not what the cost will be to use the drying beds, or if the drying beds will no longer be an option. The long term use of the drying beds may no longer be allowed by Ohio Gulch, Idaho DEQ, or US EPA. As the City continues to grow, the capacity of the sludge storage tank will be used and additional storage volume will be required.
  - There is a safety risk associated with the continued use of the sludge storage tank and fiberglass dome. As mentioned above, the former packaged treatment plant has been used as the sludge storage tank. Over time, the fiberglass dome has corroded and was evaluated separately by a structural engineer. The structural integrity of the dome is compromised causing a safety concern.
- What is the cost of the project?
  - Based on the Preliminary Engineering Report, which takes the design to about 30% complete, the total project cost is estimated to be approximately \$3,900,000. Because the design is only about 30% complete, a range is applied to the opinion of probable project cost.

- The industry standard for this level of design is to apply a +30%/-15% range to the cost. The estimated range of probably project cost is \$3,300,000 to \$5,100,000.
- As design progresses, more details will be incorporated into the design allowing a refined opinion of probable construction cost. The project contingency is also reduced as the details are added and finalized.
  - How long will the project last?
    - The project design criteria are based on 20-year flow and load projections. From a capacity standpoint, if projections continue at the anticipated rate, the new solids handling processes should last 20 years. If growth is slower, the capacity can be extended longer than 20 year and if growth picks up, additional capacity may be needed before 20 years.
    - The concrete tanks have an expected service life of at least 50 years. The mechanical equipment is expected to last approximately 15 to 20 years.
  - We built a new plant in 2000. How is this different?
    - The new plant in 2000 was built to treat the liquid stream – this plant removes the heavy solids, biologically treats the waste, separates the biosolids from the liquids, and filters and disinfects the effluent before it goes to the river. The solids that are removed are pumped to the aerated sludge storage tank – which was part of the original packaged plant and was not upgraded in 2000.
  - How is this different from the requirements in our new permit?
    - The wastewater treatment plant operates to meet the discharge quality limits in the National Pollutant Discharge Elimination System (NPDES) permit authorized by the Clean Water Act and issued by the U.S. Environmental Protection Agency (EPA). These limits are on the effluent – or the liquid stream – from the wastewater plant. The biosolids are regulated under federal regulations, 40 CFR Part 503, which defines limits for metals in the biosolids, as well as treatment requirements for Class A and Class B. The differences between Class A and B are described below. Biosolids programs must meet the requirements of the 503 regulations but also meet the state requirements. In Idaho, the City must have an approved biosolids management plan prior to distribution or land application of biosolids. The Idaho Department of Environmental Quality is the lead agency for biosolids management.
  - What is the difference between Class A and Class B biosolids?
    - Biosolids are regulated based on the level of biosolids treatment. EPA provides guidelines and requirements for the end uses. Class B biosolids are treated to reduce pathogens and must use a method to reduce the attraction of vectors (insects, birds, animals, etc.). Class B biosolids receive lesser treatment and thus have more limited disposal options. Class B biosolids can be landfilled or they can be land applied, with restrictions for public contact and crop type. Class A biosolids must be treated with a method that further reduces the pathogens and also reduces the attraction of vectors. The three most common methods of achieving Class A are heat drying, composting, and pasteurization (heat/lime addition). Class A biosolids may be distributed and applied without restriction; however, there are still monitoring and storage requirements that must be followed for Class A biosolids use and distribution.
  - Are there any Class A biosolids in our area?
    - EKO Compost is a commercial composting operation in Missoula, MT that uses municipal biosolids as one of the sources for compost. This Class A product is sold commercially in the region, including local Wood River Valley nurseries. The City of Burley produces a Class A biosolids product by using a sludge drying system. The Class A solids are then given to a local composting operation that distributes them for agricultural land application (fertilizer).

To: Tom Hellen, City of Hailey Public Works Director	
From: Haley Falconer, P.E., HDR Engineering, Inc.	Project: Solids Handling Improvement
CC: Roger Parker, Steve Holyoak, Dave Shotwell	
Date: October 10, 2013	Job No: 211869

**RE: Class A Biosolids Treatment**

The purpose of this memo is to compare the process operation, capital cost, operations and maintenance costs, and design schedule for the current Class B biosolids process operation recommended in the Solids Handling Improvements Preliminary Engineering Report (PER) and the option for changing to Class A biosolids processing using the FKC Co. Ltd patented Class A (FKC Class A) process. The evaluation of Class A biosolids using the FKC Class A process provides conceptual development of this option. If the City of Hailey selects the FKC Class A process concept for the biosolids management, the current PER will need to be updated for review and approval by the Idaho Department of Environmental Quality (DEQ).

**Project Summary**

The City of Hailey completed the Solids Handling Improvements PER in early 2013 which included recommendations for improved solids processing facilities. The goals of the improvements are to replace the existing sludge storage and stabilization tank, which is the former packaged treatment plant, and eliminate hauling liquid biosolids to the landfill. The recommended improvements include thickening of waste activated sludge (WAS) biosolids, aerobic digestion of the biosolids to achieve EPA Class B biosolids, and biosolids dewatering with a screw press. The PER also included a recommendation for screw press pilot testing to confirm the design assumptions and potentially select a manufacturer to base the final design around. The preliminary design considered future treatment expansion to Class A biosolids through composting, drying, or pasteurization but did not include Class A biosolids treatment as part of this recommended project.

**Pilot Testing**

Screw press pilot testing was initiated in July 2013. Initially, four manufacturers were identified for pilot testing; three screw presses and one volute dewatering press. A pilot protocol was developed so that each pilot test would be performed under approximately the same conditions and the results could be compared directly. During pilot testing, the option of producing Class A biosolids using the FKC Class A process was discussed. With this process, it is possible to treat the WAS through pasteurization by adding lime upstream of the screw press, then dewatering using the heated screw press to achieve Class A biosolids.

As with all dewatering systems, the FKC Class A process requires polymer addition. It is estimated, based on pilot testing and manufacturer recommendations, that approximately twice the polymer dose will be required to dewater the Class A biosolids. A boiler provides steam directly into the shaft of the screw press which provides the necessary heat to achieve Class A biosolids. The benefit of the FKC Class A process is that it simultaneously provides heat and lime in a two-stage process, reducing the need for separate unit processes for lime addition, heat addition, and dewatering.

The advantage of producing Class A biosolids directly is that the product can be used with few restrictions and allows direct public contact. Disadvantages of the FKC Class A process include the production of a product that may not have the aesthetic value of compost or dried pellets, the potential for odors from the undigested biosolids, and added capital and operation and maintenance (O&M) costs.

## Description of Operation

It is assumed that the dewatering operation will only occur when the plant is staffed, 10 hours per day, Monday through Thursday (to match the assumptions in the PER that were based on discussion with City staff). The FKC Class A process operation requires a batch process in order to treat the solids with lime to achieve the required elevated pH prior to dewatering. Due to the batch nature of the wastewater treatment process (Sequencing Batch Reactor), wasting and thickening must occur upstream of the lime stabilization and dewatering. The batch operation allows for wasting and thickening in one batch tank while the biosolids are treated with lime and then dewatered from the lime/dewatering tank.

The concept includes three tanks, one batch tank for wasting and thickening and two lime/dewatering tanks. A preliminary operations schedule is presented in Table 1 to show how the system could be operated each day to allow for adequate solids storage for wasting and to provide the required contact time. The operation schedule was used to estimate the minimum amount of solids storage required in each batch tank. Daily operation includes wasting and thickening, lime addition to reach pH greater than 12, lime stabilization contact time, dewatering, material hauling, and idle time when the plant is not staffed but the system is still wasting and storing solids. It is important to note that the boiler will likely require operation 24/7 during dewatering operation or will need to be turned on several hours prior to dewatering to provide adequate steam to meet the heat requirements.

Due to the four day per week operation and required 24 hour lime stabilization contact time, a minimum of five days of storage is required in the batch tank. Four days of storage is required in each of the dewatering tanks. The tank volume is based on thickening the WAS from 0.4 percent to 2.5 percent using a rotary drum thickener to recuperatively thicken from the batch tank. The thickening provides a reduction in the daily WAS volume from 115,000 gallons (20-year design) to 18,400 gallons per day.

It is estimated that the volume of cake produced at the 20-year design condition is approximately 15 cubic yards per week, approximately double the cake production from the Class B option. Unlike the Class B process, the FKC Class A process does not provide any volatile solids reduction. Thus, the total solids content is greater for the FKC Class A process. Lime stabilization also increases the solids production by approximately 25 percent based on the 500 pounds per dry ton lime dose, which is within the expected range of 15 to 50 percent (EPA, 2000B).

Producing Class A biosolids with the FKC Class A process concept has distinct advantages and disadvantages over producing Class B biosolids with aerobic digestion. It is assumed that there will be an available beneficial use for the Class A biosolids for a period of four months, approximately mid-May through mid-September. During the four month application period, the Class A product can be beneficially reused and does not have to be hauled to the landfill. Composting by commercial enterprises is a method that has been discussed by local citizens but this is likely only viable during the warm weather months. During the non-growing season, the Class A product either must be hauled to the landfill for disposal, or potentially could be stored as long as the storage guidance from DEQ and EPA is followed. This memo assumes that dewatered biosolids are hauled to the landfill eight months of the year.

Table 1: Example of FKC Ltd. Co Class A Process Operation in Batch Mode

Tank	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	Adding WAS and thickening	Adding WAS and thickening	Adding WAS and thickening	Adding WAS and thickening	Adding WAS and thickening	Adding WAS and thickening	Adding WAS and thickening
2	Mix to maintain suspension	Add lime and mix until pH >12, begin stabilization	Continue stabilization; start dewatering	Finish dewatering.	Transfer sludge, transport Class A material off-site	Mix to maintain suspension	Mix to maintain suspension
3	Idle <sup>1</sup>	Transfer sludge, transport Class A material off-site	Add lime and mix until pH >12, begin stabilization	Continue stabilization start dewatering	Finish dewatering.	Idle <sup>1</sup>	Idle <sup>1</sup>

<sup>1</sup>Idle: thickened WAS is in the storage tank but no other chemical addition or dewatering is occurring on that day.

## Capital Cost

The capital cost for the recommended improvement in the PER included solids thickening using a rotary drum thickener, new aerobic digesters with the associated blowers and aeration equipment, recirculation pumping, solids dewatering, and a new equipment building. For the FKC Class A process, the wasting mechanism will not change. Due to the low solids content and high wasting rate for the WAS, thickening is still required. Pumped mixing will also be used for mixing the batch tank and dewatering tanks. The FKC Class A process concept will require smaller concrete tanks, no blowers, diffusers, or air piping, and the elimination of one recirculation pump.

Additional process equipment needed for the FKC Class A process include a FKC Class A capable screw press, a lime silo and feed system, natural gas steam boiler, and three recirculation pumps. For this memo, it is assumed that additional space would not be required in the building; however, an additional foundation will have to be constructed for the lime silo. The opinion of probable construction cost for the demolition of the existing digester does not change for the FKC Class A process.

The same unit cost and operations assumptions that were used in the PER were used for this conceptual operations and cost evaluation for the FKC Class A process.

The capital cost for the FKC Class A process is higher than the improvements in the PER, based on the addition of the FKC Class A screw press and the lime dosing and storage and heating systems. The FKC Class A process costs are provided in Table 2.

The cost opinion provided in Table 2 includes a range of costs associated with the level of detail used in this analysis. Cost opinions based on preliminary engineering can be expected to follow the Association for the Advancement of Cost Engineering (AACE International) Recommended Practice No. 17R-97 Cost Estimate Classification System estimate Class 4. A Class 4 estimate is based upon a 5 to 10 percent project definition and has an expected accuracy range of -20 to +40 percent and typical end usage of budget authorization and cost control. This is a lower level of project definition than in the PER (30 percent) and thus includes a wider expected accuracy range.

**Table 2: FKC Class A Process Cost Estimate**

Description	Rate	Cost
Division 02 – Site Work		\$90,000
Division 03 – Concrete		\$324,000
Division 05 – Metals		\$108,000
Division 11 – Equipment		\$1,242,000
Division 13 – Specialty Construction		\$72,000
Division 14 – Conveying Systems		\$58,000
Division 15 – Mechanical		\$479,000
Division 16 – Electrical		\$337,000
<b>Subtotal</b>		<b>\$2,710,000</b>
Contractor's Field Overhead and Mobilization	10%	\$271,000
Sales Tax on Real Property Improvements <sup>1</sup>	6%	\$27,000
<b>Subtotal</b>		<b>\$3,007,000</b>
Contractor's Fee	10%	\$300,700
Contractor's Bonds and Insurance	1.5%	\$50,000
Undefined Scope of Work/Contingency <sup>2</sup>	20%	\$671,000
<b>Subtotal</b>		<b>\$4,029,000</b>
Escalation to Midpoint of Construction	3.6%	\$145,000
<b>Subtotal</b>		<b>\$4,174,000</b>
<b>Range of Probable Construction Cost<sup>3</sup></b>	<b>-20%</b>	<b>\$3,339,000</b>
	<b>+40%</b>	<b>\$5,844,000</b>
Engineering, Legal, Administrative, Fiscal	18%	\$751,000
<b>Subtotal</b>		<b>\$4,925,000</b>
<b>Range of Probable Project Cost<sup>2</sup></b>	<b>-20%</b>	<b>\$3,940,000</b>
	<b>+40%</b>	<b>\$6,895,000</b>

<sup>1</sup>6% sales tax on improvements, not including personal property.

<sup>2</sup>Assumes AACE Class 4 with 5-10 percent project definition and accuracy of -20% to +40%

**Operations and Maintenance Costs**

Operations and maintenance costs are based on estimated power, chemical consumption, labor, tipping fees, equipment replacement, and laboratory and administration costs. A summary of the FKC Class A operations and maintenance costs are provided in Table 3. The power costs are derived from assumed motor base power, efficiencies, and operating durations for pumped mixing, thickening, lime addition and mixing, and dewatering. The power rates are based on Idaho Power's Schedule 9 for primary/large general service. Maintenance and labor hours are based on the estimates from the PER with additional operations time for the more complex FKC Class A process, including the lime storage and feed system, lime mixing, natural gas boiler system, and additional dewatering equipment. Chemicals include polymer and hydrated lime. The polymer dose is based on approximately double the polymer required to achieve Class B biosolids recommended by FKC. Lime addition is based on the FKC estimated dose of 500 pounds per dry ton of solids. Natural gas costs are based on boiler requirements outlined by FKC. The natural gas unit cost was increased based on a recommendation from Intermountain Gas of five percent since the rate increase has been approved by the Idaho Public Utilities Commission. Based on the batch operation of the system which changes each day, it is assumed that approximately 30 hours of operation per week will be required to operate the system. This allows time to make changes in each tank, adjust the thickening, adjust the dewatering, and



maintain the lime system. Tipping fees are included for eight months of the year and are estimated based on current tipping fees of \$65 per wet ton. Additional lab services are based on increased biosolids testing that is required for Class A land application. Administration services include the additional paperwork and monitoring required for Class A land application.

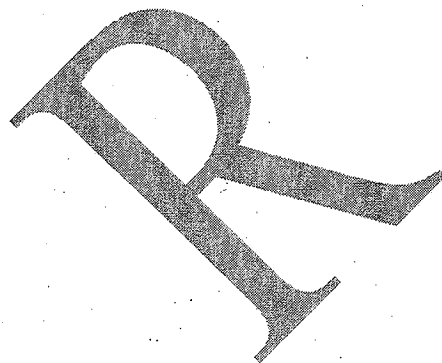
**Table 3: FKC Co. Ltd Patented Class A Process O&M Cost Estimate for the 20-Year Design Conditions**

Description	Cost
Power	\$26,000
Natural Gas	\$2,000
Chemicals	\$23,000
Labor (including transportation)	\$52,000
Transportation Tipping Fee	\$27,000
Equipment Replacement <sup>1</sup>	\$64,000
Lab and Administration Services	\$5,000
<b>Annual Operations and Maintenance Cost Increase</b>	<b>\$199,000</b>

<sup>1</sup>based on 20-year replacement schedule, assume 5% per year

**Cost Comparison of Recommended Class B and Possible FKC Class A Projects**

A summary of the capital and O&M costs for the PER Class B improvements are included in Table 4 and Table 5, respectively. The FKC Class A capital cost is approximately 37 percent higher than the PER Class B option due to the increase in process equipment, even with a decrease in process tank volume. The O&M cost for the FKC Class A option is approximately 13 percent less than the PER Class B option. The 20-year net present value based on a 3.5 percent inflation rate and 5 percent discount factor is \$6,660,000 for Class B and \$8,240,000 for Class A.



**Table 4: Hailey Cost Estimate**

Description	Rate	Cost
Division 02 – Site Work		\$118,790
Division 03 – Concrete		\$404,540
Division 05 – Metals		\$115,690
Division 09 – Finishes		\$36,700
Division 11 – Equipment		\$746,000
Division 13 – Specialty Construction		\$80,910
Division 14 – Conveying Systems		\$56,960
Division 15 – Mechanical		\$339,970
Division 16 – Electrical		\$275,240
<b>Subtotal</b>		<b>\$2,175,000</b>
Contractor's Field Overhead and Mobilization	10%	\$217,000
Sales Tax on Real Property <sup>1</sup>	6%	\$31,000
<b>Subtotal</b>		<b>\$2,423,000</b>
Contractor's Fee	10%	\$242,300
Contractor's Bonds and Insurance	1.5%	\$36,345
Undefined Scope of Work/Contingency <sup>2</sup>	20%	\$484,600
<b>Subtotal</b>		<b>\$3,200,000</b>
Escalation to Midpoint of Construction	3.6%	\$115,200
<b>Subtotal</b>		<b>\$3,300,000</b>
<b>Range of Probable Construction Cost</b>	-15%	<b>\$2,800,000</b>
	+30%	<b>\$4,300,000</b>
Engineering, Legal, Administrative, Fiscal	18%	\$594,000
<b>Subtotal</b>		<b>\$3,894,000</b>
<b>Range of Probable Project Cost<sup>2</sup></b>		<b>\$3,300,000</b>
		<b>\$5,100,000</b>

<sup>1</sup>16% sales tax on improvements, not including personal property.

<sup>2</sup>Assumes Class 3 with 10 to 40 percent project definition and accuracy of -15% to +30%

**Table 5: PER Class B Process O&M Cost Estimate for the 20-Year Design Conditions**

Description	Cost
Power	\$59,000
Chemicals	\$5,000
Labor (including transportation)	\$45,000
Transportation Tipping Fee	\$23,000
Equipment Replacement <sup>1</sup>	\$31,000
Lab and Administration Services	\$3,000
<b>Annual Operations and Maintenance Cost Increase</b>	<b>\$166,000</b>

<sup>1</sup>based on 20-year replacement schedule, assume 5% per year

## Additional Considerations

The operations and maintenance costs presented here do not include additional Parks Department staff time for applying the biosolids and tracking the application rate. This may include additional labor and different equipment. Since the concept here includes hauling biosolids to the landfill during periods when biosolids cannot be land applied, costs for a permanent biosolids storage facility are not included. The City has many options for using the Class A biosolids – it can be used on City parks, given away to citizens, or potentially sold to interested parties (for example, landscape companies, private composting facilities, etc.). If the product can be given away year round, then the tipping fee could be reduced. No income from the sale of biosolids was incorporated into this analysis because a biosolids market analysis has not been completed to date.

Idaho DEQ will require the City of Hailey to prepare a Biosolids Management Plan for Class A or Class B biosolids use. The Biosolids Management Plan must include details on how the City of Hailey is meeting and maintaining the Class A requirements. With an approved Biosolids Management Plan for Class A and consistent biosolids characterization in the foreseeable future (no new industrial loads anticipated), the City can use the biosolids in a variety of ways. Based on input from the Biosolids Program Manager at Idaho DEQ, some of the particular areas that Idaho DEQ will be interested in are storage plans (required by federal Environmental Protection Agency biosolids regulations, 40 CFR Part 503), odor control (particularly upon rewetting), and monitoring. The EPA guidance document entitled "Environmental Regulations and Technology – Control of Pathogens and Vector Attraction in Sewage Sludge" provides details for the minimum amount of required monitoring and how to determine a representative number of sampling events and samples per sampling event (EPA, 2003). Idaho DEQ recommends committing to a monitoring frequency that exceeds the minimum monitoring requirements.

A covered containment area to manage contact with precipitation and runoff will also be required; the cost for this is not included in this estimate. Alkaline stabilization of biosolids can produce odors if the pH drops below 9 or as microbial decomposition occurs. In order to manage these potential odors, supplemental lime addition to the biosolids cake may be required. High grade lime and sufficient mixing during the stabilization process are also required (EPA, 2000A). Water quality is also an issue with stored biosolids. The storage area must retain any runoff or leachate so that it does not return to a surface water body. Pathogen regrowth can occur if the pH drops below 10 during storage; if this occurs, retesting for pathogens is recommended prior to biosolids use. The Part 503 regulations for testing stored biosolids prior to use depends on who is in control of the stored material (EPA, 2000A). If the material is in control of the preparer (City of Hailey), the material must be retested prior to final use. If the preparer (City of Hailey) gives or sells the Class A biosolids to a second party (for example, a landscaper) who stores the material, retesting for pathogens is not required (EPA, 2000A). While it is not required, EPA recommends that the second party retest for pathogens when bulk blending operations of biosolids occurs. EPA provides recommended management practices for storing biosolids, including design, capacity, runoff management, and safety. The biosolids storage area should be large enough to store biosolids volumes during periods of worst-case weather (EPA, 2000A).

Public acceptance is a critical component of any successful beneficial reuse program, but especially with biosolids. It is important that the City implement a plan for public education regarding the use of Class A biosolids. Dried Class A solids, especially solids that have not been digested or composted, can have objectionable odors during the initial irrigation wetting period which may be a concern for some members of the public using the product.

One final consideration is that there is only one manufacturer of this particular combined Class A process. Selection and procurement of this process, therefore, would require the City to provide a sole source justification under Idaho Statute Title 67, State Government and State Affairs, Chapter 28 Purchasing by Political Subdivisions. This would be done in coordination with the City of Hailey's Attorney. In this case, it would likely require a determination that there is no functional equivalent reasonably available.

**Schedule Considerations**

The current design schedule is based around initiating 60 percent design in October with completion in mid-December. Final design will begin immediately following completion of 60 percent design and is scheduled for completion of a final draft in time for presentation to City Council on March 3 and March 17, 2014. The City Council meetings are included so that the council can be updated on the project and ask any questions prior to calling for the bond election, which would occur on May 20, 2014.

Should the City elect to change from the design in the preliminary engineering report to a FKC Class A process concept, an update to the preliminary engineering report will be required. This is because the FKC Class A process, and the ultimate management and use of the biosolids, will be substantially different than those defined in the current PER that has been reviewed. Updating the PER and getting DEQ approval will involve additional consultant effort beyond the scope of the ongoing final design project. It is estimated that updating the PER will take several calendar weeks, including quality control review and city review. Shifting the schedule several weeks may not provide time for the final cost update and city review before the council meeting. If that is the case, costs presented to the City would be based on the 60 percent design.

REVISION


## References

- Personal Communication, 2013. Phone Communication with Idaho DEQ – Tressa Nichols on October 2, 2013.
- US Environmental Protection Agency, 2000A. Guide to Field Storage of Biosolids. Office of Wastewater Management. July 2000.
- US Environmental Protection Agency, 2000B. Biosolids Technology Fact Sheet – Alkaline Stabilization of Biosolids. Office of Water, Washington DC. September 2000.
- US Environmental Protection Agency, 2003. Environmental Regulations and Technology – Control of Pathogens and Vector Attraction in Sewage Sludge. Office of Research and Development. July 2003.

DRAFT



**AGENDA ITEM SUMMARY**

**DATE:** 11/04/2013    **DEPARTMENT:** PW – W& WW    **DEPT. HEAD SIGNATURE:** 

**SUBJECT:** Public Hearing on Water and Wastewater proposed ordinance to set the procedures for determining Water and Wastewater Department fees – **Second Reading of Ordinance 1139**

**AUTHORITY:**  ID Code \_\_\_\_\_     IAR \_\_\_\_\_     City Ordinance/Code \_\_\_\_\_  
(IFAPPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

At the October 15 City Council meeting the first reading of this ordinance was conducted. City Council asked that a second public hearing be conducted on the proposed ordinance to set the base water fee at 25% of the Water Department budget, the metered water fees at 75% of the Water Department budget and the wastewater fees as 100% variable based upon the Wastewater Department budget and the metered winter water usage.

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___ Streets	___ Public Works, Parks	___ Mayor	_____

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve the second reading of Ordinance No. 1139 by title only.

**FOLLOW-UP REMARKS:**

\*

HAILEY ORDINANCE NO. 1139

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING SECTION 13.04.130(A) OF THE HAILEY MUNICIPAL CODE TO CALCULATE BASE WATER FEES BASED ON 25% OF THE WATER DEPARTMENT BUDGET AND TO CALCULATE METERED WATER FEES BASED ON 75% OF THE WATER DEPARTMENT BUDGET; AMENDING SECTION 13.04.130(B) OF THE HAILEY MUNICIPAL CODE TO CALCULATE METERED WASTEWATER FEES BASED ON INDOOR WATER USEAGE; BY PROVIDING FOR A REPEALER CLAUSE; BY PROVIDING FOR A SEVERABILITY CLAUSE; AND BY PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City has examined the historical use of water in Hailey and the system of assessing water and wastewater fees based on fixed and variable costs;

WHEREAS, the City believes significant water conservation can be achieved in several ways, including the imposition of water and wastewater fees;

WHEREAS, the conservation of water is a valid public purpose and will promote the public health, safety and general welfare;

WHEREAS, the conservation of water will reduce the necessity of constructing expensive capital infrastructure in the future;

WHEREAS, the City wishes to promote conservation of water for both outdoor and indoor water usage, but at the same time, implement a fee schedule which generates sufficient revenue to cover the necessary and normal expenses of the Hailey water and wastewater systems;

WHEREAS, the City recognizes that conservation of water will reduce revenue generated;

WHEREAS, based on historical usage of water, approximately 73% of the water used by residential properties in Hailey is used for outdoor irrigation, while 27% of the water used by residential properties in Hailey is used for indoor use;

WHEREAS, approximately 1/3 of the present water budget is funded by fixed fees, while approximately 2/3 of the present water budget is funded by metered rates, and this 1/3:2/3 allocation has generated sufficient revenue to fund the Hailey Water Department;

WHEREAS, the City anticipates that the greatest water conservation is likely to come from a reduction in irrigation practices, but the City would like to also promote conservation of indoor water usage to the greatest extent possible;

WHEREAS, the City believes that an allocation of the base water fee based on 25% of the water department budget and an allocation of the metered water fee based on 75% of the water department budget is consistent with historical water usage and budget allocations;



WHEREAS, the City believes the 25% and 75% allocation to the base and metered water fees is reasonable, will better target water conservation and will still allow the collection of fees necessary to fund the water department budget;

WHEREAS, the City believes the impact to the wastewater system is best measured by the indoor water usage and therefore, the wastewater fees should be based on indoor water usage;

WHEREAS, the City believes the assessment of wastewater fees based on indoor water usage is reasonable, will target water conservation and will still allow the collection of fees necessary to fund the wastewater department budget; and

WHEREAS, the Mayor and City Council find that the amendments to Chapter 13 of the Municipal Code, as set forth herein, will further the public health, safety and general welfare.

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

**Section 1.** Section 13.04.130(A) of the Hailey Municipal Code is hereby amended by the addition of the following underlined language and the deletion of the following stricken language:

A. Water User Fees. The Owner or Owner's agent of all Property connected to the Municipal Water System under the terms of this chapter shall be assessed and shall pay monthly user fees beginning at the time of connection, as follows:

1. User-Base Water Fee. The monthly user base water fee is intended to cover the fixed costs of the operation, maintenance and expansion of the Municipal Water System generally attributable to indoor potable water usage which shall be 25% of the Water Department Budget, including but not limited to: 50% of the labor, benefits and administrative costs and 100% of DEQ fees, insurance, training and short term depreciation. The monthly user base fee shall be assessed to each Property served by a Service Connection. The monthly user base fee shall be calculated by dividing 25% of the Water Department Budget ~~the yearly operation, maintenance and expansion costs of the Municipal Water System described herein~~ by the number of Water Users and by 12, and as adopted by City Council resolution. Property with two or more services extended to it shall have the choice of paying a single monthly user base fee (for all services connected to the Property) or establishing separate accounts for each service with a Landlord/Tenant agreement as described in Section 13.04.150.

2. Metered Water Fee. The monthly metered water fee is intended to cover the variable costs of the Municipal Water System, including the operation, and maintenance and expansion of the Municipal Water System, generally attributable to outdoor irrigation water usage which shall be 75% of the Water Department Budget ~~costs which consist at least of, but not limited to, 50% of the labor, benefits and administrative costs, parts, fuel, utilities, vehicle maintenance, lab tests and chemicals.~~ The monthly metered water fee shall be assessed to each Property served by a separate Service Connection based upon the total amount of water used by

~~that Property during one billing period. The monthly metered water fee shall be calculated The metered rate is determined on a sliding scale based upon the usage of water measured by each Service Connection variable costs of the Municipal Water System described herein, and as adopted by City Council resolution. The metered water fees shall be based on a sliding scale shall which assesses a proportionally greater cost per 1000 gallons(s) of water as more water is used by a Property.~~

3. Bond Payment Fee. The monthly bond payment is intended to cover the cost of bond and note retirement costs which are the legal indebtedness the City is obligated to retire on a set schedule. The monthly water bond payment is determined by taking the bond and note retirement costs and dividing by the number of Water Users utilizing the system during the twelve month period. The monthly bond payment fee shall be assessed to each Property. Bond payment fees will continue even if water services are discontinued at any point.

4. Irrigation Fee. The monthly metered irrigation fee shall be assessed to each Property with a separate irrigation account based upon the amount of water used during one billing period.

**Section 2.** Section 13.04.130(B) of the Hailey Municipal Code is hereby amended by the addition of the following underlined language and the deletion of the following stricken language:

B. Wastewater User Fees. Except as otherwise provided in subparagraph 54 below, the Owner or Owner's agent of all Property connected to the Municipal Wastewater System under the terms of this chapter shall be assessed and shall pay monthly user fees beginning at the time of connection, as follows:

1. ~~User Base Fee. The monthly user base fee is intended to cover the costs of the operation, maintenance and expansion of the Municipal Wastewater System, including but not limited to, 50% of the labor, benefits and administrative costs, and 100% of DEQ fees, insurance, training and short term depreciation. The minimum monthly user fee shall be assessed to each Property. The monthly user base fee shall be calculated by dividing the yearly operation, maintenance and expansion costs of the Municipal Wastewater System described herein by the number of Wastewater Users. Property with two or more services extended to it shall have the choice of paying a single monthly user base fee (for all services connected to the Property) or establishing separate accounts for each service with a Landlord/Tenant agreement as described in Section 13.04.150.~~

~~2. Metered Wastewater Fee. The monthly metered wastewater fee is intended to cover the variable all costs of the operation and maintenance costs of the Municipal Wastewater System, including the operation and maintenance costs which consist at least of, but not limited to, 50% of the labor, benefits and administrative costs, and 100% of parts, fuel, utilities, vehicle maintenance, lab tests and chemicals. The monthly metered wastewater charge shall be assessed to each separate Property served by a Service Connection. The monthly metered wastewater fee shall be based upon the average amount of water used by that Property between November 1 and March 31 of the following year, and as adopted by City Council resolution. During the following month of April On an annual basis, the monthly wastewater metered charge wastewater~~

fee shall be adjusted based upon such average use of water used by each Property between November 1 and March 31 of the following year, except as provided under Section Subsections 13.04.130(D)(3) and (4).

32. Non-Metered Account Fee. New construction Wastewater user accounts, where an average winter water use has not been established, shall pay a set monthly charge for water usage of 6000 gallons per month.

43. Bond Payment Fee. The monthly bond payment is intended to cover the cost of bond and note retirement costs which are the legal indebtedness the City is obligated to retire on a set schedule. The monthly bond payment is determined by taking the bond and note retirement cost and dividing by the number of Wastewater Users utilizing the system during the twelve month period. The monthly bond payment fee shall be assessed to each Property based upon a standard water service connection. Bond payment fees will continue even if sewer services are discontinued at any point.

54. Exception for New Construction. Wastewater User fees shall not be assessed until the issuance of a Certificate of Occupancy for New Construction.

**Section 3.** Repealer Clause. All Ordinances or Resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

**Section 4.** Severability Clause. If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

**Section 5.** Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

**PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL** and approved by the Mayor this \_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Fritz X. Haemmerle, Mayor City of Hailey

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk



**AGENDA ITEM SUMMARY**

DATE: 11/04/13 DEPARTMENT: PW - W DEPT. HEAD SIGNATURE: 

**SUBJECT:** Public Hearing and Consideration of Resolution 2013 - \_\_\_\_\_ setting base water rate, metered water rates, and connection and other water fees

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

At the October 15 City Council meeting this resolution was presented as a part of the discussion on the proposed ordinance revisions to setting water and wastewater rates. City Council requested that a second public hearing should now be conducted on these proposed fees based upon the ordinance discussed previously in this meeting

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library             | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney      | <input type="checkbox"/> Mayor               | <input type="checkbox"/> Streets            |
| <input type="checkbox"/> City Clerk         | <input type="checkbox"/> Planning            | <input type="checkbox"/> Treasurer          |
| <input type="checkbox"/> Building           | <input type="checkbox"/> Police              | _____                                       |
| <input type="checkbox"/> Engineer           | <input type="checkbox"/> Public Works, Parks | _____                                       |
| <input type="checkbox"/> Fire Dept.         | <input type="checkbox"/> P & Z Commission    | _____                                       |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve Resolution 2013 - \_\_\_\_\_, authorizing the new base water fees, metered water rates, and connection and other fees.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record  
Copies (all info.): \_\_\_\_\_  
Instrument # \_\_\_\_\_

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)

HAILEY RESOLUTION NO. 2013-\_\_

A RESOLUTION OF THE HAILEY CITY COUNCIL APPROVING RATE ADJUSTMENTS FOR WATER USER FEES AND WATER CONNECTION FEES PURSUANT TO CHAPTER 13.04, HAILEY MUNICIPAL CODE

WHEREAS, the Mayor and the City Council of the City of Hailey have determined water conservation is a desired goal for the City of Hailey Water Department;

WHEREAS, the Mayor and the City Council of the City of Hailey have determined that establishing methods for metering water usage will assist the goal of water conservation;

WHEREAS, the Mayor and the City Council of the City of Hailey have amended Chapter 13.04 of the Hailey Municipal Code, Water and Sewer Systems, to establish procedures for determining both water and sewer user fees, and connection fees, establish new procedures and revised fees, and authorize a cross connection program;

WHEREAS, the construction and maintenance of a municipal water systems is a valid proprietary functions of the City of Hailey;

WHEREAS, the mandatory connection to the municipal water system is a valid exercise of the police powers of the City of Hailey;

WHEREAS, the fees imposed by this resolution are segregated into separate funds and are not placed into the general fund for the City of Hailey;

WHEREAS, the connection fees imposed by this resolution are to be used for the replacement and depreciation of the water system, while the user fees imposed by this resolution are to be used to pay for indebtedness and general operating costs of the system;

WHEREAS, the City believes that an allocation of the base water fee based on 25% of the water department budget and an allocation of the metered water fee based on 75% of the water department budget is consistent with historical water usage and budget allocations;

WHEREAS, the user fees, including the meter rates, imposed by this resolution are intended to make the system self-supporting, produce revenues for the payment of indebtedness and encourage the conservation of water;

WHEREAS, Hailey's Municipal Code Chapter 13 requires that the Hailey City Council review, and make appropriate adjustments to Hailey's water user fees, administrative fees and connection fees; and

WHEREAS, the Hailey City Council has reviewed the calculations which provide the rational basis for the establishment of water user fees and connection fees, which are established in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY AS FOLLOWS:

**Section 1. Adoption of Fees.** The City Council of the City of Hailey hereby adopts the following fee schedule:

### **SCHEDULE OF WATER FEES & CHARGES**

1. Connection Fees – §13.04-140.

Water Department: Water connection fees shall be \$4,308 per equivalent connection.

2. Service Connection Inspection Fee.

Water Department: The inspection fee for a new water service connection shall be \$50.00.

3. Water Department User Base Monthly Charges- §§13.04.130(A)(1) and (3).

Water user base monthly charge shall be \$11.24 per month, a set fee established by the Hailey City Council. The portion of that fee collected for bond reserve purposes shall be \$3.99 per connection per month. The portion of that fee for maintenance and operation shall be \$7.25 per connection per month.

4. Metered Charge – Water – §13.04.130(A)(2). The Water user metered charge shall be as follows:

a. Single Family Residence

Base Rate per 1,000 gallons up to 10,000 gallons	\$0.25
Rate per 1,000 gallons, 11,000 to 20,000 gallons	\$0.50
Rate per 1,000 gallons, 21,000 to 30,000 gallons	\$0.75
Rate per 1,000 gallons, 31,000 to 40,000 gallons	\$1.00
Rate per 1,000 gallons, 41,000 to 50,000 gallons	\$1.25
Rate per 1,000 gallons, 51,000 to 60,000 gallons	\$1.50
Rate per 1,000 gallons, 61,000 to 70,000 gallons	\$1.75
Rate per 1,000 gallons, 71,000 to 80,000 gallons	\$2.00
Rate per 1,000 gallons, 81,000 to 90,000 gallons	\$2.50
Rate per 1,000 gallons, 91,000 to 100,000 gallons	\$3.00
Rate per 1,000 gallons, 101,000 to 150,000 gallons	\$3.50
Rate per 1,000 gallons, 151,000 and above	\$4.00

b. Commercial

Base Rate per 1,000 gallons up to 10,000 gallons	\$0.25
Rate per 1,000 gallons, 11,000 to 20,000 gallons	\$0.50
Rate per 1,000 gallons, 21,000 to 30,000 gallons	\$0.75
Rate per 1,000 gallons, 31,000 to 40,000 gallons	\$1.00
Rate per 1,000 gallons, 41,000 to 50,000 gallons	\$1.25
Rate per 1,000 gallons, 51,000 to 60,000 gallons	\$1.50

Rate per 1,000 gallons, 61,000 to 70,000 gallons	\$1.75
Rate per 1,000 gallons, 71,000 to 80,000 gallons	\$2.00
Rate per 1,000 gallons, 81,000 to 90,000 gallons	\$2.50
Rate per 1,000 gallons, 91,000 to 100,000 gallons	\$3.00
Rate per 1,000 gallons, 101,000 to 150,000 gallons	\$3.50
Rate per 1,000 gallons, 151,000 and above	\$4.00

c. Multi-Family (Per Unit)

Base Rate per 1,000 gallons up to 10,000 gallons	\$0.25
Rate per 1,000 gallons, 11,000 to 20,000 gallons	\$0.50
Rate per 1,000 gallons, 21,000 to 30,000 gallons	\$0.75
Rate per 1,000 gallons, 31,000 to 40,000 gallons	\$1.00
Rate per 1,000 gallons, 41,000 to 50,000 gallons	\$1.25
Rate per 1,000 gallons, 51,000 to 60,000 gallons	\$1.50
Rate per 1,000 gallons, 61,000 to 70,000 gallons	\$1.75
Rate per 1,000 gallons, 71,000 to 80,000 gallons	\$2.00
Rate per 1,000 gallons, 81,000 to 90,000 gallons	\$2.50
Rate per 1,000 gallons, 91,000 to 100,000 gallons	\$3.00
Rate per 1,000 gallons, 101,000 to 150,000 gallons	\$3.50
Rate per 1,000 gallons, 151,000 and above	\$4.00

d. Irrigation Charge (For separate irrigation accounts):

Base Rate per 1,000 gallons up to 10,000 gallons	\$0.25
Rate per 1,000 gallons, 11,000 to 20,000 gallons	\$0.50
Rate per 1,000 gallons, 21,000 to 30,000 gallons	\$0.75
Rate per 1,000 gallons, 31,000 to 40,000 gallons	\$1.00
Rate per 1,000 gallons, 41,000 to 50,000 gallons	\$1.25
Rate per 1,000 gallons, 51,000 to 60,000 gallons	\$1.50
Rate per 1,000 gallons, 61,000 to 70,000 gallons	\$1.75
Rate per 1,000 gallons, 71,000 to 80,000 gallons	\$2.00
Rate per 1,000 gallons, 81,000 to 90,000 gallons	\$2.50
Rate per 1,000 gallons, 91,000 to 100,000 gallons	\$3.00
Rate per 1,000 gallons, 101,000 to 150,000 gallons	\$3.50
Rate per 1,000 gallons, 151,000 and above	\$4.00

5. Reduction in Water and Wastewater User Base Charges- §13.04.130(C).

Water Charges: Water user base charge for persons qualifying under Hailey Municipal Code Section 13.04.130(C) shall be \$6.89 per month. The portion of that fee collected for bond reserve purposes shall be \$3.99 per month and for maintenance and operation shall be \$2.90 per month.

6. Private Water and Wastewater System Inspection Fee – §13.04.160.

Water Department: The inspection fee for a new private water system shall be \$50.00.

7. Miscellaneous Fees – §§ 13.04.150(D) and (F) and 13.08.040.



Discontinuance Administrative Fee – Non-payment: The Administrative fee for a discontinuance notice shall be \$37.50.

Recommencement Fee – Non-payment: The Administrative fee for recommencing a service terminated for non-payment shall be \$37.50.

Owner Requested Discontinuance Fee: The fee for an owner requested discontinuance of service shall be \$37.50.

Owner Requested Recommencement Fee: The fee for an owner requested recommencement of service shall be \$37.50.

Water Conservation Violation Discontinuance Fee: The discontinuance fee for violating Hailey Municipal Code Section 13.08.010 shall be \$50.00.

Water Conservation Violation Recommencement Fee: The recommencement fee for violating Hailey Municipal Code Section 13.08.010 shall be \$50.00.

Insufficient Funds Fee: The insufficient funds fee for a utility payment shall be \$20.00.

8. Administrative Waiver of Fees.

Customers, who in the last one (1) year, have not been sent late payment delinquent account notices, or have been charged insufficient fund fees, may request and administrative staff may approve a reversal of a one-time insufficient funds fee.

Temporary turn on/off –

Owners may temporarily ask that the water be turned on for 24 hours to do a home inspection or plumbing repair for a sale or foreclosure. This 24 hour turn on/off does not require the commencement/discontinuance form to be completed.

**Section 2. Effective Date.** The fees adopted by this Resolution shall be effective on September 25, 2013.

Passed this 21st day of October, 2013.

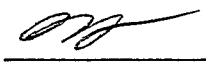
\_\_\_\_\_  
Fritz X. Haemmerle, Mayor, City of Hailey

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk



**AGENDA ITEM SUMMARY**

DATE: 11/04/13 DEPARTMENT: PW - WW DEPT. HEAD SIGNATURE: 

**SUBJECT:** Public Hearing and Consideration of Resolution 2013 - \_\_\_\_\_ setting wastewater rates, and connection and other water fees

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

At the October 15 City Council meeting this resolution was presented as a part of the discussion on the proposed ordinance revisions to setting water and wastewater rates. City Council requested that a second public hearing should now be conducted on these proposed fees based upon the ordinance discussed previously in this meeting

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments: \_\_\_\_\_

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> City Administrator | <input type="checkbox"/> Library             | <input type="checkbox"/> Benefits Committee |
| <input type="checkbox"/> City Attorney      | <input type="checkbox"/> Mayor               | <input type="checkbox"/> Streets            |
| <input type="checkbox"/> City Clerk         | <input type="checkbox"/> Planning            | <input type="checkbox"/> Treasurer          |
| <input type="checkbox"/> Building           | <input type="checkbox"/> Police              | _____                                       |
| <input type="checkbox"/> Engineer           | <input type="checkbox"/> Public Works, Parks | _____                                       |
| <input type="checkbox"/> Fire Dept.         | <input type="checkbox"/> P & Z Commission    | _____                                       |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve Resolution 2013 - \_\_\_\_\_, authorizing the new wastewater fees, and connection and other fees.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

City Clerk \_\_\_\_\_

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record  
Copies (all info.): \_\_\_\_\_  
Instrument # \_\_\_\_\_

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)

HAILEY RESOLUTION NO. 2013-\_\_\_

A RESOLUTION OF THE HAILEY CITY COUNCIL APPROVING RATE ADJUSTMENTS FOR SEWER USER FEES AND SEWER CONNECTION FEES PURSUANT TO CHAPTER 13.04, HAILEY MUNICIPAL CODE

WHEREAS, the Mayor and the City Council of the City of Hailey have amended Chapter 13.04 of the Hailey Municipal Code, Water and Sewer Systems, to establish procedures for determining both water and sewer user fees, and connection fees, establish new procedures and revised fees, and authorize a cross connection program;

WHEREAS, the construction and maintenance of a municipal wastewater system is a valid proprietary function of the City of Hailey;

WHEREAS, the mandatory connection to the municipal wastewater system is a valid exercise of the police powers of the City of Hailey;

WHEREAS, the fees imposed by this resolution are segregated into a separate fund and are not placed into the general fund for the City of Hailey;

WHEREAS, the connection fee imposed by this resolution are to be used for the replacement and depreciation of the wastewater systems, while the user fees imposed by this resolution are to be used to pay for indebtedness and general operating costs of the systems;

WHEREAS, the fees imposed by this resolution have been studied and recommended by the City Engineer and are intended to be reasonably related to the benefit conveyed to the residents of the City of Hailey;

WHEREAS, the user fees imposed by this resolution are intended to make the system self-supporting and produce revenues for the payment of indebtedness;

WHEREAS, Hailey's Municipal Code Chapter 13 requires that the Hailey City Council review, and make appropriate adjustments to Hailey's sewer user fees, administrative fees and connection fees; and

WHEREAS, the Hailey City Council has reviewed the engineer's calculations which provide the rational basis for the establishment of sewer user fees and connection fees, which are established in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY AS FOLLOWS:

**Section 1. Adoption of Fees.** The City Council of the City of Hailey hereby adopts the following fee schedule:

## SCHEDULE OF WASTEWATER FEES AND CHARGES

1. Connection Fees – §13.04-140.

Wastewater Department: Wastewater connection fees shall be \$3,766 per equivalent connection.

2. Service Connection Inspection Fee.

Wastewater Department: The inspection fee for a new wastewater service connection shall be \$50.00.

3. Wastewater Department Bond Payment Monthly Charges – §§ 13.04.130(B)(3).

Wastewater user monthly bond payment charges collected for bond retirement purposes shall be \$7.37 per connection per month.

4. Wastewater Department User Base Monthly Charges – Residential Non-Metered Accounts – §13.04.130(B)(2).

New construction residential Wastewater user monthly charges shall total \$54.05 per month, a set fee established by the Hailey City Council. The portion of that fee collected for bond retirement purposes shall be \$7.37 per connection per month. The portion of that fee for system maintenance and operation shall be \$46.68 per connection per month.

5. Metered Charge – Wastewater – §13.04.130(B)(1). The Wastewater use metered charge shall be as follows:

a. <u>Single Family Residence</u>	
Rate per 1,000 gallons	\$7.78
b. <u>Commercial</u>	
Rate per 1,000 gallons	\$7.78
c. <u>Multi-Family</u>	
Rate per 1,000 gallons	\$7.78

6. Reduction in Water and Wastewater User Base Charges- §13.04.130(C).

Wastewater Charges: Wastewater user base charge for persons qualifying under Hailey Municipal Code Section 13.04.130(C) shall be \$7.37 per month collected for bond retirement purposes.

7. Private Water and Wastewater System Inspection Fee – § 13.04.160.

Wastewater Department: The inspection fee for a new private wastewater system shall be \$50.00.

8. Miscellaneous Fees – §§ 13.04.150(D) and (F).

Discontinuance Administrative Fee – Non-payment: The Administrative fee for a discontinuance notice shall be \$37.50.

Recommencement Fee – Non-payment: The Administrative fee for recommencing a service terminated for non-payment shall be \$37.50.

Owner Requested Discontinuance Fee: The fee for an owner requested discontinuance of service shall be \$37.50.

Owner Requested Recommencement Fee: The fee for an owner requested recommencement of service shall be \$37.50.

Insufficient Funds Fee: The insufficient funds fee for a utility payment shall be \$20.00.

9. Administrative Waiver of Fees.

Customers, who in the last one (1) year, have not been sent late payment delinquent account notices, or have been charged insufficient fund fees, may request and administrative staff may approve a reversal of a one time insufficient funds fee.

**Section 2. Effective Date.** The fees adopted by this Resolution shall be effective on September, 25, 2013.

Passed this 21st day of October, 2013.

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Fritz X. Haemmerle, Mayor, City of Hailey

ATTEST:

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Mary Cone, City Clerk

**AGENDA ITEM SUMMARY**

**DATE:** 11/04/2013    **DEPARTMENT:** PW - Water    **DEPT. HEAD SIGNATURE:** 

**SUBJECT:** Public Hearing and timeline on proposed Cross Connection Ordinance (Continued from 8/26/13 meeting)

**AUTHORITY:**  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

This Ordinance was first considered on June 17, 2013 and a first reading conducted. On July 1, 2013 the ordinance was brought back for further public hearing and tabled to allow staff time for further research. This Ordinance was considered again on August 26, 2013 and was continued to the second meeting in October. It was further continued to the first meeting in November.

The Ordinance included is from the July 1 meeting. Should City Council wish to place the responsibility of an annual inspection on the property owners this ordinance would be ready for adoption. However, if the choice is to either have city employees conduct the tests or to contract this service out on a city-wide basis then the ordinance will need some further revision and a method of setting up fees would need to be developed.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_  
Comments:

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	_____
___ Safety Committee	___ P & Z Commission	___ Police	_____
___ Streets	___ Public Works, Parks	___ Mayor	_____

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Motion to approve Ordinance \_\_\_\_\_, conduct the first reading by title only.

**FOLLOW-UP REMARKS:**

\*

HAILEY ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HAILEY AMENDING, SECTION 13.04.060 OF THE HAILEY MUNICIPAL CODE, TO PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF BACKFLOW PREVENTION DEVICES AND FOR INSPECTION; BY PROVIDING FOR A REPEALER CLAUSE; BY PROVIDING FOR A SEVERABILITY CLAUSE AND BY PROVIDING AN EFFECTIVE DATE AFTER JANUARY 1, 2014.

WHEREAS, the Mayor and the City Council of the City of Hailey wish to amend the Hailey Municipal Code to ensure the safety of the City of Hailey water supply, to comply with state mandated water regulations, and to allow residents adequate time to comply with state mandated regulations; and

WHEREAS, the Mayor and City Council find that the amendments to the Chapter will further the public health, safety and general welfare.

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

**Section 1.** Section 13.04.060 of the Hailey Municipal Code is hereby amended by the addition of the underlined language and by the deletion of the stricken language, as follows:

13.04.060 Cross connections. By adopting this Section, the City hereby establishes and will implement a Cross Connection program to prevent the entrance to the Municipal Water System of materials known to be toxic or hazardous in accordance with the standards for Cross Connections set forth in the ~~shall adhere to Idaho Administrative Code, IDAPA 58.01.08 – Idaho Rules for Public Drinking Water Systems, as amended (“Cross Connection Standards”).~~

- A. Cross Connections Prohibited. The installation or maintenance of a Cross Connection is hereby prohibited. Any such Cross Connection now existing is declared a nuisance and shall be removed or abated upon order of the City. Failure to remove a Cross Connection or install an approved Backflow Prevention Device as ordered within ten (10) days of the order shall result in discontinuance of municipal water service until compliance is made.
- B. Backflow Prevention Devices. Any facility requiring a Backflow Prevention Device shall follow the requirements of the Cross Connection Standards Idaho Administrative Code, IDAPA 58.01.08, Subsection 900.02 (Table 2), as amended. The minimum required Backflow Prevention Device shall be require a testable double check valve.
- C. Inspections of Existing Buildings, Structures or Improvements. Inspections by the City or its authorized agent, bearing proper credentials and identification, may be made of any existing building, structures or improvements of any nature receiving water from the ~~mMunicipal wWater Systems~~ supply. The City Water Division Manager Superintendent or his authorized agent shall make an inspection of any property, building, improvement or structure of any nature receiving water from the ~~mMunicipal wWater System~~ supply if there appears probable cause to believe that a Cross Connection exists or that a Backflow Prevention Device should be installed.



D. Required Installations. Backflow Prevention Devices shall be installed at the Owner's expense at the ties on the premises or within any premises where, in the judgment of the City, the nature and extent of activities or the materials stored on the premises would present an immediate and dangerous hazard to health and/or be deleterious to the quality of the water should a Cross Connection occur, even though such Cross Connection does not exist at the time. In such circumstances, Backflow Prevention Devices may be required in the following premises:

1. Premises having an auxiliary water supply, unless the quality of the auxiliary supply is in compliance with the Cross Connection Standards and are acceptable to the City.
2. Premises having internal Cross Connections that are not correctable, or intricate plumbing arrangements which make it impracticable to ascertain whether Cross Connections exist.
3. Premises having a repeated history of Cross Connections.
4. Premises on which any substance is handled under pressure so as to permit entry into the Municipal Water System or where a Cross Connection could reasonably be expected to occur, including the handling of process waters and cooling waters.
5. Premises where materials of a toxic or hazardous nature are handled in such a way that if back siphonage should occur, a health hazard might result.
6. The following premise, unless the City and/or a health officer determine that no hazard exists:
  - a. Hospitals, mortuaries, clinics.
  - b. Laboratories.
  - c. Metal plating industries.
  - d. Sewage treatment plants.
  - e. Food or beverage processing plants.
  - f. Chemical plants using a water process.
  - g. Petroleum processing or storage plants.
  - h. Radioactive material processing plants or nuclear reactors.
  - i. Dry Cleaners
  - j. Others as specified by the health officer.
7. Other premises where Backflow Prevention Devices are reasonably required to protect the Municipal Water System.
8. Under circumstances set forth in this subsection, the City shall have the right to require a reduced pressure principle Backflow Prevention Device or a proper air gap separation to be installed at the property line.

E. Minimum Backflow Prevention Device. The type of Backflow Prevention Device required to be installed conform with the requirements of the Cross Connection Standards and shall depend on the degree of hazard which exists.

1. An air gap separation and/or a reduced pressure principle Backflow Prevention Device shall be installed where the Municipal Water System may be contaminated with sewage, industrial waste of a toxic nature, or other contaminant which could cause a health or system hazard.
2. In the case of a substance which may be objectionable but not hazardous to health, a double check valve assembly, air gap separation, or a reduced pressure principle Backflow Prevention Device shall be installed.
3. Where lawn sprinkling systems using the Municipal Water System are installed, double check valve assembly, reduced pressure principle Backflow Prevention Device, or an air gap separation shall be installed.

F. Installation. Backflow Prevention Devices required by this section (with the exception of fire sprinkler or standpipe systems) shall be installed at the Water Meter no closer than five feet (5') from the property line of the premises, or at a location approved by the City. The device shall be located so as to be readily accessible for maintenance, inspection and testing, and where no part of the device shall be submerged.

G. Annual Testing Required. Backflow Prevention Devices required by this chapter shall be installed under a permit issued by the City, and shall not be used until the same is tested by the installer and reported to the City and inspected and approved by qualified City personnel. There shall be no charge for the permit and inspection by the City prior to approval of the installation. Thereafter, the Owner shall have such Backflow Prevention Device tested by a State certified backflow prevention tester annually. Such testing, together with all maintenance and repair of such device, shall be at the Owner's expense and shall be completed by no later than August 1 of each year. All Backflow Prevention Devices shall be tested by a State certified backflow prevention device tester at the Owner's expense. Whenever a device does not pass an annual test or is found to be defective, the devices shall, at the Owner's expense, be repaired, replaced, or isolated within then (10) business days. Failure of the Owner to comply with the rules for installation, maintenance, repair, replacement, isolation, testing or inspection of Backflow Prevention Devices required by this Section shall be grounds for the termination of water service to the premises.

H. Approved Backflow Preventive Devices. Any Backflow Preventive Device required by this Section shall conform with the requirements of the Cross Connection Standards. These devices shall be furnished and installed by and at the expense of the Owner.

I. Irrigation Systems. No irrigation system shall be installed without adequate Backflow Prevention Devices at the point from which the water for irrigation is taken from the Municipal Water System, or at a location approved by the City.

J. Fire Sprinkler Protection Systems and Fire Hydrants. All existing fire sprinkler or standpipe protection systems shall have an approved Backflow Prevention Device installed and tested

by a licensed fire sprinkler installer. Failure to properly install or maintain the device may result in daily fines as provided for by the International Fire Code and the Hailey Municipal Code. Any termination of water supply to a required fire sprinkler or standpipe system will prevent the continued occupancy or use of the building until the water supply is re-established. Fire sprinkler and standpipe systems shall typically be installed on a separate water supply line prior to any Water Meter. No connection will be made to any Fire Hydrant by any person without having first received the permission of the City, except for firefighting purposes.

K. Private Water System. No person shall make or permit the Cross Connection of any Private Water System to a water line that is served by the Municipal Water System except as provided in this chapter. Whenever an Owner connects to the Municipal Water System, the Owner at Owner's expense shall physically disconnect any Private Water System from the Municipal Water System in such a manner that water from a Private Water System will never pass through the same pipes that carry water from the Municipal Water System, except as may be approved by the City and health officer.

**Section 2.** All Ordinances or Resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

**Section 3.** If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

**Section 4.** This Ordinance shall be in full force and effect on January 1, 2014 and after its passage, approval and publication according to law.

**PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL** and approved by the Mayor this \_\_\_ day of December, 2013.

\_\_\_\_\_  
Fritz X. Haemmerle, Mayor  
City of Hailey

ATTEST:

\_\_\_\_\_  
Mary Cone, City Clerk



**AGENDA ITEM SUMMARY**

**DATE:** 11-4-2013      **DEPARTMENT:** Community Development      **DEPT HEAD:** MA

**SUBJECT:** Public Hearing and consideration of adopting the Hailey Green Economic Development Plan by Resolutions 2013-82.

**AUTHORITY:**  \_\_\_\_\_       IAR \_\_\_\_\_       City Ordinance/Code Title  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The Hailey Green Economic Development Plan is focused entirely on the city's objectives for targeting, attracting, incentivizing, and encouraging the creation of green jobs for Hailey and the surrounding community of the Wood River Valley. The overall strategic intent is to incorporate the Green Economic Development Plan as a component of a broader plan that would address economic development on a needs-based approach as well as an asset-based approach. In addition to being a guiding document for staff, the community, and the regional economic development agencies, this plan shows the clear intent of the City of Hailey to generating a greener, cleaner economy and is a benchmark of expectations.

A separate objective for this plan is to bring together, clarify, and expand upon the strategic priorities addressing green economic development opportunities that already exist in several of the city's active planning documents. Targeting and planning for green jobs is not new to Hailey, or to the community of the Wood River Valley. The City of Hailey's Comprehensive Plan (2010) clearly prioritizes the thoughtful planning for energy resources and emphasizes the city's role in leading this initiative and becoming an example for the community. In Section 1, Part Three, the Comprehensive Plan states that, "Planning for the future of energy will help Hailey residents increase energy independence and security, as well as reduce future energy costs." This section concludes by listing a series of goals that are all related directly to the creation of green jobs, either through the promotion of energy efficiency, renewable energy production, or some other form of conservation.

In addition, the Hailey Green Economic Development Plan fulfills an EPA requirement for the Hailey Community Climate Challenge. The Plan will be used as a component of a broader economic development strategic plan.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:** Caselle # \_\_\_\_\_  
Budget Line Item Comm. Dev. Dept. and Bldg division\_ YTD Line Item Balance \$ \_\_\_\_\_  
Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_  
Staff Contact: Micah Austin, Comm. Dev. Dir. Phone # 208-488-9815 ext 13

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> City Administrator | <input type="checkbox"/> Library             | <input type="checkbox"/> Benefits Committee |
| <input checked="" type="checkbox"/> City Attorney      | <input type="checkbox"/> Mayor               | <input type="checkbox"/> Streets            |
| <input type="checkbox"/> City Clerk                    | <input checked="" type="checkbox"/> Planning | <input type="checkbox"/> Treasurer          |
| <input checked="" type="checkbox"/> Building           | <input type="checkbox"/> Police              | _____                                       |
| <input type="checkbox"/> Engineer                      | <input type="checkbox"/> Public Works, Parks | _____                                       |
| <input type="checkbox"/> Fire Dept.                    | <input type="checkbox"/> P & Z Commission    | _____                                       |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Make a motion to approve Resolution No. 2013-82 approving the Hailey Green Economic Development Plan.

**ADMINISTRATIVE COMMENTS/APPROVAL:**

City Administrator \_\_\_\_\_ Dept. Head Attend Meeting (circle one) Yes No

**ACTION OF THE CITY COUNCIL:**

Date \_\_\_\_\_

**CITY OF HAILEY  
RESOLUTION 2013-82**

**RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY, IDAHO,  
ADOPTING THE HAILEY GREEN ECONOMIC DEVELOPMENT PLAN**

WHEREAS, the Hailey City Council seeks to establish a comprehensive and strategic Economic Development Plan for the City of Hailey;

WHEREAS, the purpose of the Hailey Green Economic Development Plan ("Plan") is to create a more sustainable, robust, and adaptive economy for the City of Hailey through encouraging, targeting, and planning for diverse economic development opportunities that improve the quality of life for current residents and businesses while ensuring an equal or greater quality of living for future generations;

WHEREAS, a sustainable economy that encourages a balance of economic activities is necessary for a vibrant and healthy community;

WHEREAS, the goals and objectives from City of Hailey Downtown Strategy and the 2010 Comprehensive Plan were incorporated into the drafting of the Plan;

WHEREAS, the Hailey Green Economic Development Plan is focused entirely on the city's objectives for targeting, attracting, incentivizing, and encouraging the creation of green jobs for Hailey and the surrounding community of the Wood River Valley;

WHEREAS, the overall strategic intent is to incorporate the Green Economic Development Plan as a component of a broader plan that would address economic development on a needs-based approach as well as an asset-based approach;

WHEREAS, a separate objective for this plan is to bring together, clarify, and expand upon the strategic priorities addressing green economic development opportunities that already exist in several of the city's active planning documents;

WHEREAS, in addition to being a guiding document for staff, the community, and the regional economic development agencies, this plan shows the clear intent of the City of Hailey to generating a greener, cleaner economy and is a benchmark of expectations.

WHEREAS, the Hailey City Council has received and reviewed the attached Hailey Green Economic Development Plan dated October 2013 from the Hailey Community Development Department;

WHEREAS, the Hailey City Council finds that the Hailey Green Economic Development Plan establishes a reasonable framework for efforts related to green economic development in Hailey and the surrounding community;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO**, that the City of Hailey approves of the adoption of the Hailey Green Economic Development Plan.

THIS RESOLUTION is adopted by the Mayor and the Hailey City Council and is in full force and effect upon its adoption this 4<sup>th</sup> day of November, 2013.

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Fritz X. Haemmerle, Mayor

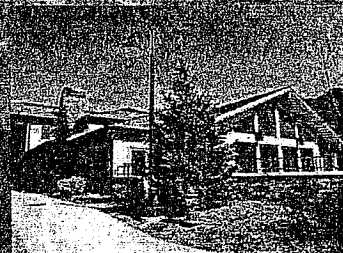
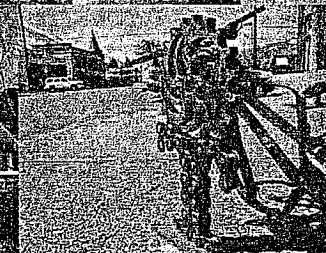
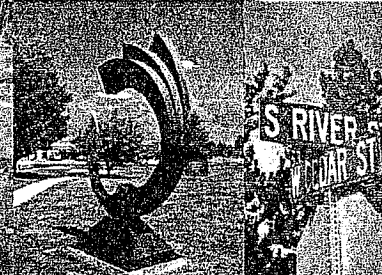
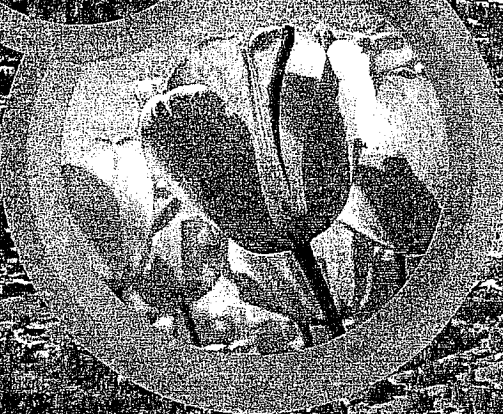
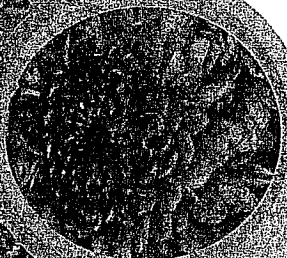
ATTEST:

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Mary Cone, City Clerk



# HAILEY GREEN ECONOMIC DEVELOPMENT PLAN





## Contents

- 3 Section 1: Introduction
- 4 Section 2: Guiding Principles
- 5 Section 3: Priorities and Objectives
- 11 Section 4: Resources

## VISION STATEMENT FOR THIS PLAN

To create a more sustainable, robust, and adaptive economy for the City of Hailey through encouraging, targeting, and planning for diverse economic development opportunities that improve the quality of life for current residents and businesses while ensuring an equal or greater quality of living for future generations.

## STAFF AND COMMUNITY INVOLVEMENT

### Mayor and City Council

- Fritz Haemmerle, Mayor
- Martha Burke
- Carol Brown
- Don Keirn
- Pat Cooley

### Planning and Zoning Commission

- Geoffry Moore, Chair
- Janet Fugate
- Owen Scanlon
- Jay Cone
- Regina Korby

### City of Hailey Staff

- Micah Austin, Community Development Director
- Mariel Platt, Sustainability Director
- Heather Dawson, City Administrator
- Kristine Hilt, Community Development Coordinator
- Jim Lynch, Building Official

City of Hailey  
115 Main St. So.  
Hailey, ID 83333

208-788-4221  
[planning@haileycityhall.org](mailto:planning@haileycityhall.org)

[www.haileycityhall.org](http://www.haileycityhall.org)  
January 1, 2013





"Hailey is a great place to live, own a business, recreate, and celebrate life. Our goal is for Hailey to continue to be one of the most livable and sustainable communities and to steadily improve for all future generations."

The City of Hailey strives to be at the forefront in all areas of community development and since 2011 has made a more concerted effort towards strategic planning for progressive economic development. The Hailey Green Economic Development Plan is focused entirely on the city's objectives for targeting, attracting, incentivizing, and encouraging the creation of green jobs for Hailey and the surrounding community of the Wood River Valley. The overall strategic intent is to incorporate the Green Economic Development Plan as a component of a broader plan that would address economic development on a needs-based approach as well as an asset-based approach. In addition to being a guiding document for staff, the community, and the regional economic development agencies, this plan shows the clear intent of the City of Hailey to generating a greener, cleaner economy and is a benchmark of expectations.

#### CLARIFYING STRATEGIC PRIORITIES

A separate objective for this plan is to bring together, clarify, and expand upon the strategic priorities addressing green economic development opportunities that already exist in several of the city's active planning documents. Targeting and planning for green jobs is not new to Hailey, or to the community of the Wood River Valley. The City of Hailey's Comprehensive Plan (2010) clearly prioritizes the thoughtful planning for energy resources and emphasizes the city's role in leading this initiative and becoming an example for the community. In Section 1, Part Three, the Comprehensive Plan states that "Planning for the future of energy will help Hailey residents increase energy independence and security, as well as reduce future energy costs." This section concludes by

listing a series of goals that are all related directly to the creation of green jobs, either through the promotion of energy efficiency, renewable energy production, or some other form of conservation.

The City of Hailey Downtown Strategy (2010) more specifically defines the types of jobs that are necessary for the downtown area and clearly addresses Hailey's vested interest in attracting these jobs. According to the Downtown Strategy, "Hailey wants to attract green, high tech, and location neutral businesses and organizations and those related to the cultural and higher education sectors." In the same plan, which was adopted by the City Council by Resolution 2010-14, the City of Hailey "strives to be a leader in local and regional efforts toward increasing opportunities for resource and energy conservation and best practices in Sustainable Development. Implementation of any part of this Strategy should apply these sustainability principles." This plan, the Hailey Green Economic Development Plan, strives to apply the sustainability principles prevalent in our guiding documents by expanding upon them, clarifying them, giving direction, establishing measurable benchmarks, and clearly defining the policy direction for the future.

#### QUALITY OF LIFE FOR GENERATIONS

Hailey is a great place to live, own a business, recreate, and celebrate life. Our goal is for Hailey to continue to be one of the greatest communities and to steadily improve for all future generations.

City of Hailey  
Community Development Department  
October 31, 2013

## Section 2: Guiding Principles

Throughout the planning, research, and compilation process involved with the Hailey Green Economic Development Plan, the following four principles were used to guide what ultimately appeared in the plan and what was kept out of the plan.

### Principle 1:

#### ESTABLISH A WORKING DEFINITION OF "GREEN JOBS"

- For the purpose of the Hailey Green Economic Development Plan, green jobs shall be defined as: Household supporting jobs that contribute significantly to the sustainability of preserving or enhancing environmental quality and that exist primarily in the sectors that make up the clean energy economy: efficiency, renewables, alternative transportation, fuels, recycling, waste management, water resource management, and air quality.

### Principle 2:

#### TARGET GREEN JOBS THAT FIT WITH OUR COMMUNITY

- Hailey Downtown Strategy: "Hailey wants to attract green, high tech, and location neutral businesses and organizations"
- In addition, the Downtown Strategy encourages attracting jobs "related to the cultural and higher education sector" while pursuing all economic development opportunities that lead to a more sustainable economy.

### Principle 3:

#### REFLECT THE COMMUNITY VALUES THAT ARE ILLUSTRATED IN EXISTING CITY PLANNING DOCUMENTS

- Hailey Comprehensive Plan: The City of Hailey will "Encourage a diversity of economic development opportunities" while at the same time, "preserve, protect, and restore natural resources."

### Principle 4:

#### BECOME THE EXAMPLE OF PROGRESSIVE STEWARDSHIP AND GOVERNANCE IN REGARDS TO SUSTAINABLE DEVELOPMENT

- Hailey Comprehensive Plan: "Hailey is a community in which families thrive; a community whose character of place is valued [ . ] is a community that honors its history and embraces ethnic, cultural, generational, and economic diversity."

## Section 3: Priorities and Goals

### Priority 1

● Prioritize and target the creation of “green” jobs that fit well with our community, the environment, and our society. Green jobs are defined as: Household supporting jobs that contribute significantly to the sustainability of preserving or enhancing environmental quality and that exist primarily in the sectors that make up the clean energy economy: efficiency, renewables, alternative transportation, fuels, recycling, waste management, water resource management, and air quality.

○ Goal 1.1: Attract green jobs that will bolster the economy and lead to a more sustainable future.

### Priority 2

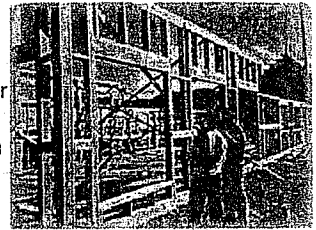
● Encourage and target energy related jobs pertaining to the building sector that include but are not limited to:

- Construction laborers with the expertise and training for building and retrofitting projects for energy efficiency
- Insulation workers (floor, ceiling, and wall) trained and certified for installing energy efficient insulation in homes and commercial buildings.
- Cement masons and concrete finishers trained and certified for energy efficient concrete and masonry installations.
- HVAC and refrigeration mechanics and installers certified in the most energy efficient systems and configurations for both residential and commercial buildings.
- Hazardous materials removal workers for mitigating any potential hazards encountered when retrofitting a structure for energy efficiency
- Carpenters trained to building structures with as little waste as possible and to maximize the energy efficiency of the structure.
- Plumbers and pipefitters skilled and knowledgeable of the most current energy efficiency standards and practices for plumbing a commercial or residential structure.
- Electricians skilled and knowledgeable of the most current energy efficiency standards and practices for wiring a commercial or residential structure.
- Consultants that represent the most current, up-to-date opinions and skill sets in the energy related industry. These may include: home performance specialists and energy auditors, energy performance modelers, green building consultants, green building product dealers/retailers architectural, and engineering professions, and firms that specialize in green building and development

○ Goal 2.1: Attract energy efficiency jobs to the Hailey community and the Wood River Valley.

### ON THE RIGHT TRACK: BUILD BETTER PROGRAM

The Build Better Program was adopted as a mandatory program in May 2013. It requires all residential and commercial construction to be built 10% better than the 2009 International Energy Conservation Code. In addition it requires certain projects to consider other sustainable building practices and materials. The increase in up-front costs is estimated to be 0.4%. Assuming no change in current energy prices, the return on investment is approximately 8 years. Future increases in energy costs will result in a quicker return. Building trends across the nation are showing the desire for more sustainable design and construction that not only helps reduce the volatility of long term energy costs, but also improves occupant health and comfort and reduces the environmental impact.



- Buildings account for 49% of total GHG emissions and 72% of electricity consumption (APA).
- Average life span of a building is 75 years (US DOE).
- Energy prices are expected to increase as demand increases and supply decreases (US DOE).
- Locally, Idaho Power prices have been rising.
- Natural gas supply is limited in the Wood River Valley without costly infrastructure improvements.

In addition to safeguarding citizens from future spikes in energy expenditures, green building can also improve economic development.

- Be a catalyst for creating new jobs and new businesses.
- Foster healthy competition among local green businesses.
- Increase awareness and community identity.
- Attract positive local, state and national media attention for taking a leadership role in sustainable building practices.
- Attract businesses and individuals who are interested in living and working in communities that value sustainability and quality of life.

## Section 3: Priorities and Goals

### Priority 3

● Mandate that efficiency standards are required on all residential and commercial buildings and continually reassess the standards to ensure they are up-to-date and current.

- Goal 3.1: Spur local job growth by creating the jobs listed above in the energy industry.
- Goal 3.2: Improve the overall sustainability of our community and society by reducing the carbon footprint of each building constructed in our community.
- Goal 3.3: Work with the State of Idaho Department of Building Safety on adopting and mandating energy efficiency standards throughout the state.
- Goal 3.4: Ensure a quality building stock for generations.
- Goal 3.5: Protect residents and citizens against price volatility or utility costs related to a poor or depreciated housing stock.

### Priority 4

● Prioritize and target any industries and sectors related to renewable energy and bio-fuels. Jobs appropriate to Hailey and the Wood River Valley community may include, but are not limited to:

- Customer service and sales representatives that are not required to be located at the production site.
- Small scale industrial component manufacturing that will be used in the production of a renewable energy system.
- Chemical technicians that can work offsite from a bio-fuels facility for testing purposes.
- Goal 4.1: Attract jobs related to the renewable energy and bio-fuel production industries.

### Priority 5

● Incentivize "Green Jobs," as defined by this plan, by offering incentives and offering public-private partnerships to industries and businesses that propose new green jobs for the Hailey economy. These incentives may include: TIF incentives on land and infrastructure, fee waivers, fee holidays, property tax abatement, access to state and local grants, and any other available municipal incentives.

- Goal 5.1: Encourage green jobs with public investment where these jobs would not otherwise be created relying solely on the private sector.

#### ON THE RIGHT TRACK: URBAN REDEVELOPMENT

### The Hailey Urban Renewal Agency

## A Tool for Economic Development, Redevelopment, and Job Creation

In early 2010, the Hailey City Council established the Hailey Urban Renewal Agency by adopting Resolution 2012-02. Since that time, the HURA has been planning the Gateway District as Hailey's first urban renewal area. A main area of emphasis will be revitalizing River St. from Cedar St. to Empty Saddle, thereby improving over a mile of this increasingly active commercial corridor for economic development, redevelopment, and job creation.

Some of the improvements in the Urban Renewal District will include a full reconstruct of River Street using sustainable principles to guide street design, infrastructure, and building architecture. For example, throughout the redesign of River St, bike and pedestrian facilities will be provided, drought tolerant and water conserving irrigation practices will be used for all public landscaping, LED lighting, the possibility of using wastewater for heating, and the creation of public-private partnerships to promote sustainable economic development practices and initiatives.

## Section 3: Priorities and Goals

### Priority 6

● Encourage, foster, and incentivize the development of local food industries both in and around our community.

- Goal 6.1: Remove barriers to local food production and spur local job growth by providing more avenues for consumers to purchase food grown and processed locally. Current examples of this are Idaho's Bounty, the Sustainability Center, and the Wood River Farmer's Market. All are currently located in Hailey.
- Goal 6.2: Minimize the transit costs and carbon footprint on transporting food into our community by encouraging Urban Agriculture throughout the city, including vacant and underutilized lots.
- Goal 6.3: Encourage local grocers and restaurateurs to prominently list what foods are grown and processed locally to encourage their clientele to purchase the local products.

### Priority 7

● Encourage the development of green sectors and industries for infill developments by using TIF funding for incentivizing new jobs through public infrastructure investments

- Goal 7.1: Attract green employers to build new or retrofit older buildings in the downtown to make a more vibrant and livable downtown
- Goal 7.2: Focus development in central areas to minimize commute distances for residents and to encourage walking, biking, transit, and other multi-mode transportation systems for commuting to work.

### Priority 8

● Target, identify, and master plan potential Brownfield sites in the City of Hailey for the potential highest and best uses.

- Goal 8.1: Clean up environmental liabilities and prepare them for maximum job growth potential
- Goal 8.2: Leveraging partnerships between the Hailey Urban Renewal Agency, the Wood River Land Trust, and other local entities to purchase and mitigate potential Brownfield sites by using state and federal grants and local funding.
- Goal 8.3: Redevelop underutilized land or potential Brownfield sites that are too expensive to be developed by a private company for lack of resources/funding.

### HAILEY COMMUNITY CLIMATE CHALLENGE (HCCC)

The HCCC is a three year grant that began in 2011 and aims to reduce greenhouse gases through a number of different programs funded by the US EPA and assisted by a diverse group of partner organizations within the community. The goal is to reduce enough energy from the transportation, waste, and building sectors to heat and power 45 homes for 1 year. While GHG and energy reduction is the primary goal, there are many ancillary benefits, such as cost savings on reduced energy bills and waste fees and promotion and support of green jobs and industries.



Economic highlights of the Hailey Community Climate Challenge include the following:

- For every \$1 of HCCC funds \$1.8 of private or other funds were spent, equating to an estimated total of \$224,000 injected into the energy efficiency economy.
- With \$80,000 invested from public funds, the annual energy savings is \$8,000, based on 2013 estimates, which are subject to change and likely to increase over time.
- When the HCCC is complete it is estimated that 15 projects will have saved \$24,789 by recycling construction waste, versus disposing of it at the landfill. That is an average savings of \$1,652 per construction project.
- The recycling and energy efficiency industries and companies benefit from these types of programs. The savings that participants realize are possible help continue these efforts beyond the life of the HCCC programs, making for sustainable impacts and savings.
- The average payback from the 9 solar energy projects completed is 6 years, with an individual savings of \$300-600 on gas or electricity bills, each year.

## Section 3: Priorities and Goals

### Priority 9

- Be the role model in the community and the state for practicing sustainability.
  - Goal 9.1: Set the example of proper stewardship and implementation of sustainable practices for both the local community and for the state.

### Priority 10

- Provide educational opportunities for local businesses to learn about green initiatives that can make sense for their business, reduce long-term operating costs, increase their profitability, and reduce their carbon footprint.
  - Goal 10.1: Increase the profitability of local employers and businesses so that they can more easily retain employees and expand their business operations.

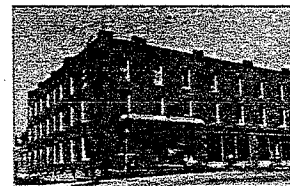
### Priority 11

● Employ Asset-Based Economic Development that emphasizes our current community and environmental assets. Asset-Based Economic Development employs an inward evaluation to determine what assets are currently underutilized. For Hailey, an Asset Based approach for Green Economic Development would consider existing and underutilized natural resources (wind, geothermal, solar, etc), undeveloped recreation opportunities, and other opportunities that cause us to look inward to our assets. When evaluating an Asset-Based Economic Development strategy for Hailey, we will ask the four guiding questions: 1) How can local assets be leveraged into economic development?; 2) What the value of developing on a particular resource will be?; 3) Who the development of a particular asset will benefit?; and 4) What additional inputs will be needed to fully leverage the asset?

- Goal 11.1: Rather than employ the traditional economic development approach of seeking out industries to fill voids, this approach capitalizes on what is currently underutilized in the community such as environmental, historical, traditional, or other assets currently available in the community.
  - Ideas for projects may include but are not limited to: 1) Creating events to maximize the all-season attractiveness of Hailey to visitors; 2) Bolstering and improving upon the artistic community and prevalence of the arts in Hailey; 3) Looking to our surrounding recreational opportunities that are yet untapped (e.g. a whitewater park on the river).
- Goal 11.2: Spur local, sustainable job growth by utilizing assets found within the community.
- Goal 11.3: Leverage potential partnerships with local organizations in the master planning process and follow-through with long-term initiatives that involve public-private partnerships and 4-season destination attractions.

#### LOOK TO THE PAST: WISDOM OF OUR FORBEARS

### The Hiawatha Hotel: Utilizing our Natural Resources



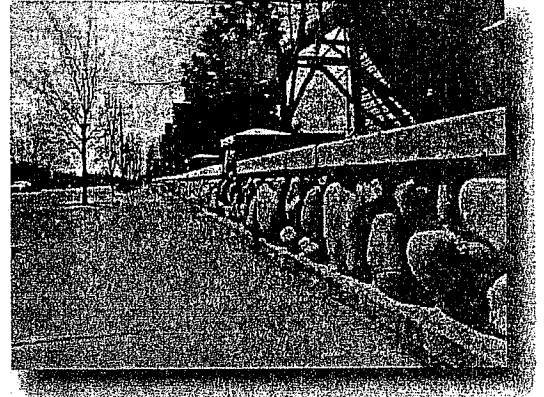
The three-story Hiawatha Hotel was completed in 1885 at a cost of \$65,000 and was billed as "the finest 82 room hotel between Denver and the West Coast." It burned in 1899 and, when rebuilt, hot water was piped from the Hailey Hot Springs west of the City of Hailey to heat the building and provide hot water. Over time, the infrastructure for the hot water system dilapidated and, after a fire in 1979, the building was demolished. The hot springs have not been utilized since.

## Section 3: Priorities and Goals

### Priority 12

● Research in greater detail and study the economic development potential of the abundant geothermal resources in and around the Hailey area.

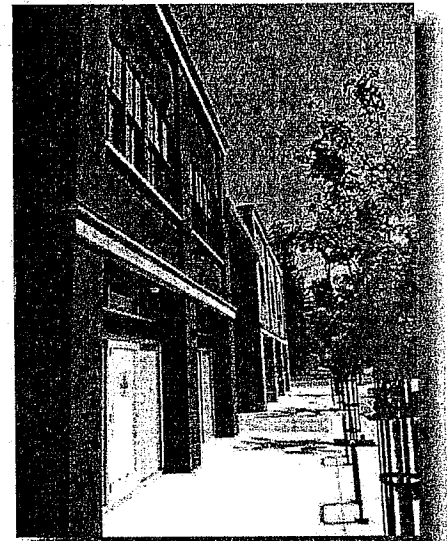
- Goal 12.1: Determine whether the geothermal resources are worth pursuing for recreation or other economic development purposes, such as power generation or for heating buildings.
- Goal 12.2: Determine at what point, economically, this resource should be developed and outline a plan for doing so.



### Priority 13

● Building upon a successful record of sustainable policies and practices, we should continue to comprehensively evaluate all land use policies currently employed by the City of Hailey to determine whether they promote a greener, more sustainable future for Hailey and the surrounding community.

- Goal 13.1: Evaluate the Zoning Ordinance, Comprehensive Plan, Subdivision Ordinance, and other guiding documents for their focus on sustainability for practical implementation.
- Goal 13.2: Determine whether the existing policies encourage a traditional form of economic development, Asset-Based Economic Development, a combination of the two, or are a discouragement to economic development in general.





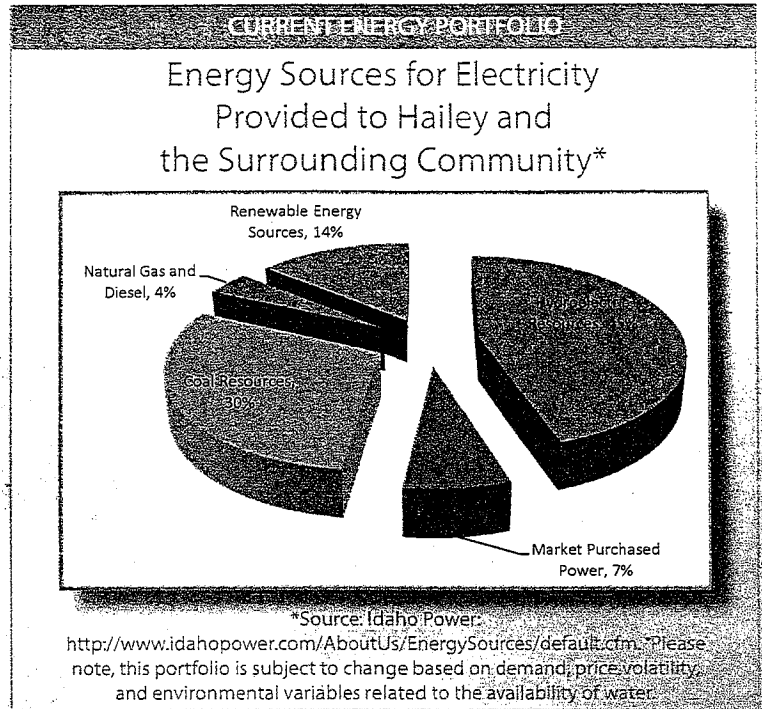
## Section 3: Priorities and Goals

### Priority 14

● Establish measurable indicators that will determine whether Hailey is becoming a more sustainable place to live and do business.

○ Goal 14.1: Establish measurable indicators that will address the following questions:

1. Is the economy improving?
2. Are people's lives improving?
3. Is the environment improving?
4. Is Hailey's carbon footprint decreasing (as a community)?
5. Is Hailey achieving its goals and objectives as identified in the Green Economic Development Initiative?
6. How is progress toward each goal linked to the big picture?
7. How many projects have been completed towards this plan?
8. How many projects have been successful?
9. What are the lessons learned?
10. How are the successful, or unsuccessful, projects impacting the community?
11. How can the successes and failures for these projects be quantified in a measurable way?



### Priority 15

● Establish measurable capacity limitations to the City's water and sewer system to determine the utmost growth limit.

○ Goal 15.1: Determine the carrying capacity for the water and sewer system so as to know how many more homes, businesses, industries, and other impacts can be added to the system sustainably.

○ Goal 15.2: Establish that growth is not limitless and should be contained by the precious natural resources.

### Priority 16

● Work to brand Hailey as the "Greenest City in Idaho" by employing a long-term strategy to meet or exceed all environmental and sustainability benchmarks.

○ Goal 16.1: Utilize the "green" brand and label for Hailey as a business development tool for attracting businesses and retaining businesses.

○ Goal 16.2: Brand Hailey as the most progressive and business friendly place in the state while preserving environmental quality and sustainability.

## Section 4: Resources

- Apollo Alliance and Green for All. (2008). Green Collar Jobs in America's Cities: Building Pathways out of Poverty and Careers in the Clean Energy Economy. 5-7.
- Arlington Economic Development. (2011). Grand Thoughts: Economic Sustainability in Arlington. 3-11.
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- Cleveland, City of. (2012). Sustainable Cleveland 2019: Action and Resources Guide: Building an Economic Engine to Empower A Green City of a Blue Lake. xxxiv.
- Hailey, City of. (2010). Comprehensive Plan. 9-33.
- Hailey, City of. (2010). City of Hailey Downtown Strategy. 3-19.
- Moab, City of. (2012). 2020 Vision: A Sustainable Moab Plan.
- Moab, City of. (2012). Economic Development Visioning 2012. 1.
- Okubo, Derek. (2010). Local Governments and the Economics of Community Sustainability. National Civic Review, Fall (2010), 45-52.
- Park City, City of. (2011). Park City Municipal Corporation: Economic Development Plan.
- Partners for Livable Communities. (2012). The Dollars and Sense of Green Business: Chambers of Commerce as the New Champions of a Green Economy. 7-23.
- Read, Anna & ICMA Center for Sustainable Communities. (2012). Asset-Based Economic Development and Building Sustainable Rural Communities Part 1: Industry and Industry Clusters. 1-4.
- Read, Anna & ICMA Center for Sustainable Communities. (2012). Asset-Based Economic Development and Building Sustainable Rural Communities Part 2: Natural Resources and Amenities. 1-4.
- Read, Anna & ICMA Center for Sustainable Communities. (2012). Asset-Based Economic Development and Building Sustainable Rural Communities Part 3: Existing Infrastructure, Historic and Cultural Resources. 2-4.
- Whitaker, Sarah & Walsh, Jason. (2008). Greener Pathways: Jobs and Workforce Development in the Clean Energy Economy. 2-17.

CITY OF HAILEY



EST. 1881

FORWARD THINKING. NEXT STEPS

## Strategic Planning

The City of Hailey should establish an Economic Development Strategic Plan that will incorporate this plan as a component in the overall plan.

## Indicator Tracking

As part of the long-term success of this plan, tracking measures should be put in place to determine whether Hailey is achieving its targets.

AGENDA ITEM SUMMARY

DATE: 11-4-2013

DEPARTMENT:

CDD

DEPT. HEAD SIGNATURE: MA

**SUBJECT:** Consideration of a sculpture partially donated by Sturtos Hailey and with a proposed location adjacent to their business at 1 W Carbonate St.

**AUTHORITY:**  ID Code       IAR \_\_\_\_\_       City Ordinance/Code  
(IF APPLICABLE)

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

**Background**

Several years ago, local artist Bob Wiederrick built the "Big Bike" sculpture, which has been in locations in both Hailey and Ketchum through the years. Sturtos Hailey has offered to donate funds towards the "Big Bike" sculpture currently displayed outside of their location on Main Street with the understanding that the sculpture remain at that location. Sturtos Hailey has offered \$4,000 towards the purchase of the sculpture, however the total cost of the sculpture is \$9,500. The artist, Bob Weiderrick, has indicated he will accept this proposal if the City of Hailey allows the sculpture to be permanently located within the public right-of-way at 1 W Carbonate while private fundraising efforts are done to pay for the remaining cost of the sculpture (\$5,500). Jeff Davis and Bob Wiederrick presented this idea to the HAHPC at the September meeting and the Commission made an official recommendation at their meeting on October 3, 2013. Their recommendation is detailed in the section below. The sculpture is currently located in the public right-of-way, anchored in place by temporary measures.

**Hailey Arts and Historic Preservation Commission Recommendation from October 3, 2013**

On September 5, 2013, the Hailey Arts and Historic Preservation Commission heard testimony from Bob Wiederrick and Jeff Davis concerning the proposal to locate the "Big Bike" sculpture at the intersection of Carbonate and Main St. At their October 3 meeting, the Hailey Arts and Historic Preservation officially considered this proposal, addressing the concerns raised, particularly in dealing with the advertising value the sculpture provides to Sturtos along with the safety implication of the location. They also discussed its artistic appeal and how the sculpture and the location tie into the Commission's vision for Hailey. After a lengthy and thoughtful discussion, the Commission made the following findings and recommendations to the City Council:

1. The Commission considers the sculpture public art
2. The placement (Main St.) and theme (biking) fits the vision established by the Commission for public art in the City of Hailey
3. With the major donation from Sturtevants and the stipulation that the sculpture be located adjacent to the Sturtevants, the Commission does not think that public funds should be used to purchase the sculpture.
4. The Commission considers the location acceptable and, barring any safety concerns, recommends this location to the City Council.

The Commission recommends accepting the sculpture as a donation to the City of Hailey, however no taxpayer funds shall be used in purchasing the sculpture.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)**

<input type="checkbox"/> City Administrator	<input type="checkbox"/> Library	<input type="checkbox"/> Benefits Committee
<input type="checkbox"/> City Attorney	<input type="checkbox"/> Mayor	<input type="checkbox"/> Streets
<input type="checkbox"/> City Clerk	<input type="checkbox"/> Planning	<input type="checkbox"/> Treasurer
<input type="checkbox"/> Building	<input type="checkbox"/> Police	_____
<input type="checkbox"/> Engineer	<input type="checkbox"/> Public Works, Parks	_____
<input type="checkbox"/> Fire Dept.	<input type="checkbox"/> P & Z Commission	_____

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Discuss the sculpture and location and determine whether the City of Hailey will accept it as public art and determine any conditions.

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**ACTION OF THE CITY COUNCIL:**

Date : \_\_\_\_\_

City Clerk \_\_\_\_\_

---

**FOLLOW-UP:**

\*Ord./Res./Agrmt./Order Originals: Record  
Copies (all info.):  
Instrument # \_\_\_\_\_

\*Additional/Exceptional Originals to: \_\_\_\_\_  
Copies (AIS only)

## STAFF REPORT

### Consideration of Bike Sculpture

**TO:** Hailey City Council

**FROM:** Micah Austin, Community Development Director

**RE:** Consideration of a sculpture partially donated by Sturtos Hailey and with a proposed location adjacent to their business at 1 W Carbonate St.

**HEARING:** November 4, 2013

---

**Involved:** Sturtos Hailey (Jeff Davis) and Bob Wiederrick

**Request:** Permanently locate a bike sculpture in the public right-of-way at 1 W Carbonate Street as public art.

**Location:** 1 W Carbonate Street, adjacent to Sturtos Hailey at the intersection of Carbonate and Main Streets

#### **Background**

Several years ago, local artist Bob Wiederrick built the "Big Bike" sculpture, which has been in locations in both Hailey and Ketchum through the years. Sturtos Hailey has offered to donate funds towards the "Big Bike" sculpture currently displayed outside of their location on Main Street with the understanding that the sculpture remain at that location. Sturtos Hailey has offered \$4,000 towards the purchase of the sculpture, however the total cost of the sculpture is \$9,500. The artist, Bob Weiderrick, has indicated he will accept this proposal if the City of Hailey allows the sculpture to be permanently located within the public right-of-way at 1 W Carbonate while private fundraising efforts are done to pay for the remaining cost of the sculpture (\$5,500). Jeff Davis and Bob Wiederrick presented this idea to the HAHPC at the September meeting and the Commission made an official recommendation at their meeting on October 3, 2013. Their recommendation is detailed in the section below. The sculpture is currently located in the public right-of-way, anchored in place by temporary measures.

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1. The Commission considers the sculpture public art
2. The placement (Main St.) and theme (biking) fits the vision established by the Commission for public art in the City of Hailey
3. With the major donation from Sturtevant's and the stipulation that the sculpture be located adjacent to the Sturtevant's, the Commission does not think that public funds should be used to purchase the sculpture.
4. The Commission considers the location acceptable and, barring any safety concerns, recommends this location to the City Council.
5. The Commission recommends accepting the sculpture as a donation to the City of Hailey, however no taxpayer funds shall be used in purchasing the sculpture.

#### **Department Comments**

##### **Community Development**

The addition of public art on Main Street is a positive asset to the community and can be an economic tool for encouraging people to stop and enjoy our fair city. This is supported in the Downtown Strategy which encourages public art within the downtown area. Specifically, this is discussed in Section 1, "Downtown Goal" of the Downtown Strategy and the importance and proliferation of more public art is mentioned throughout the Downtown Strategy. In addition to the Downtown Strategy, the Gateway District Urban Renewal Plan lists public art as a goal for improving the Gateway District. The Comprehensive Plan does not address public art.

The current location for the sculpture is out of the sidewalk path and does not restrict current access, however further analysis to ensure a safe pedestrian corridor must be done if the sculpture is to be permanently located there. In particular, if/when sidewalks are extended to River Street along Carbonate, the permanent sculpture location should take this into account and preserve a minimum of a 6'-10' aisle for pedestrian traffic to River Street from Main Street.

If the location is approved, the bike should not be located within 75' of the centerline of the intersection. There is no ordinance restricting public art within this 75' radius, however Article 8.1 of the Zoning Ordinance restricts all fences within this radius to ensure visibility on corners. With this being one of the busiest intersections in the City, visibility and safety should take all precedence, particularly

where the bike could possibly obscure visibility to motorists turning left. The current location for the bike is close to the 75' radius, but would likely have to move back a few feet.

Public art is located throughout the City of Hailey within public rights-of-way and on city-owned property. Across Carbonate from this sculpture is another public art sculpture that will eventually move to Woodside Boulevard.

#### **Public Works**

- If the location is approved, an encroachment permit is required
- In congruence with the HAHPC recommendation, no public funds or labor should be used to install the sculpture.
- There is sufficient room at the corner for the sculpture to be installed without a major impact on snow removal or visibility at the intersection.
- Any special snow removal around the sculpture would be done by Sturtos.

#### **Public Safety**

- *Comments will be given at the public hearing on November 4, 2013*

#### **Motion Language:**

##### **Approval:**

Motion to approve the request from Sturtos Hailey to locate a bike sculpture at 1 W Carbonate Street while private funds are raised to purchase the art and eventually donate to the City of Hailey as public art and with the following conditions \_\_\_\_\_.

##### **Denial:**

Motion to deny the request from Sturtos Hailey to locate a bike sculpture at 1 W Carbonate Street.

##### **Continuation:**

Motion to continue the public hearing upon to \_\_\_\_\_ [the Council should specify a date].

**Proposed Permanent Location with 75' Radius from  
Centerline of Intersection**

