

**CITY OF HAILEY
RESOLUTION NO. 2018-044**

**RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY
AUTHORIZING AMENDMENTS TO HAILEY'S 2018 CAPITAL IMPROVEMENT
PLAN AND APPROVING REVISED CAPITAL SPENDING DETAIL WITHIN THE
CITY'S 2018 APPROPRIATED \$2,284,440 CAPITAL BUDGET**

WHEREAS, public hearings on amendments to Hailey's Capital Improvement Plan were conducted by the Hailey Development Impact Fee Advisory Committee and the Hailey City Council; and

WHEREAS, the source of Hailey's anticipated 2018 capital revenue has largely changed since the budget was adopted in August, 2017; and

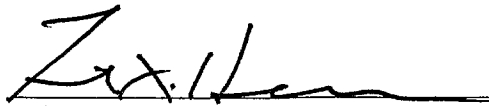
WHEREAS, the intended expenses of Hailey's capital budget should be amended to properly spend grant and annexation agreements; and

WHEREAS, the amount of the capital budget after these amendment is still \$2,384,444, which is the amount appropriated in Hailey's 2018 Appropriation Ordinance adopted in August, 2017 and published as Ordinance No. 1223;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hailey approves the amendments to Hailey's 2018 Capital Improvement Plan as shown in attached Exhibit A; and

BE IT FURTHER RESOLVED that the City Council of the City of Hailey approves the revised capital spending detail within Hailey's appropriated \$2,384,440 capital budget, as shown in attached Exhibit B.

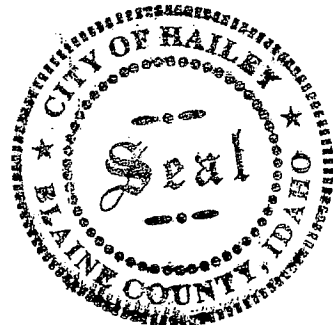
APPROVED AND ADOPTED by the Hailey City Council and signed by the Mayor this 23rd day of April, 2018.


Fritz X. Haemmerle, Mayor

ATTEST:



Mary Cone, City Clerk



MEMORANDUM

To: Hailey Mayor and City Council
From: Heather Dawson, Administrator - Brian Yeager, Engineer - Becky Stokes, Treasurer
Date: April 23, 2018
RE: Consideration of FY 2018 Capital Budget and Capital Improvement Plan Amendments

Background

Hailey's Development Impact Fee Advisory Committee (the Committee) meets annually to make recommendations on Hailey's Capital Improvement Plan (CIP). Hailey's development impact fee is established by a five-year study, currently the **2016 Development Impact Fee Report** written by TischlerBise. That report utilized as its basis the 2015 CIP, which is updated annually to reflect new projects, estimates, priorities, and completed and eliminated projects. These annual updates don't amend the fee; but in order to spend fees on a project, that project must be eligible and must be shown in both the CIP and the city's budget. The amendments proposed in this report were reviewed and recommended by the Committee on March 19, 2018. They update the FY 2018 Budget and FY 2018 CIP to reflect project costs and proposed spending on additional CIP items. The total budget amount has not changed, only the source of the funding and the specific project detail within the FY2018 budget.

What are the Proposed Budget Amendments?

The proposed budget amendments are being introduced because we now know more about the timing and detail of reimbursement money to be received from FEMA. The flood repairs were estimated for the FY 2018 budget in June of 2017 while streets were still under water in west Hailey and we believed we would have to rebuild roads or portions of roads. The provisional award discussed with FEMA was for \$977,311 to repair roads, parks and public property damaged during the flood, as well as to reimburse allowable city staff time spent on flood response. That amount was budgeted as revenue and match from our capital fund. We are in the final processes of working with FEMA on the details of our expenses, most of which occurred in the past fiscal year. What we now know is that the damage during the 2017 flood was minor; our eligible reimbursement amount will be approximately \$150,000 and will not be paid until FY2019. That amount includes eligible flood response by staff, which amounts to \$65,000, and approximately \$85,000 in reimbursement for road repairs along War Eagle Drive and clean-up work at Heagle Park.

In summary, the City of Hailey FY 2018 budget contains \$977,311 in revenue and expenses that will not occur within this fiscal year. The expenses occurred largely within FY2017, and the reimbursement revenue will not be received until FY 2019.

Hailey also applied for two flood mitigation grants, each totaling \$913,600. The projects under these grants may help prevent or mitigate future flooding. Those grants are not the subject of this budget amendment discussion because they won't be reviewed and awarded until FY 2019, after which proper permits and authorization would have to be secured.

Hailey has other substantial new revenue and corresponding projects that were not known during last summer's budgeting process; namely the Seagraves grant which bought Jimmy's Garden and the Colorado Gulch annexation fees which were received and spent on Broadford Road repaving. We recommend amending the FY2018 budget to include these new revenues and corresponding expenses, as well as several other grants and projects not included in the budget. The amendments repurpose the appropriated Capital Improvement Fund amount of \$2,384,440 for different expenses. The original FY 2018 budget is shown on the next page:

HAILEY ORDINANCE NO. 1223

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018, APPROPRIATING THE SUM OF \$13,077,110 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF HAILEY FOR SAID FISCAL YEAR; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY WITHIN THE CITY OF HAILEY; SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

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

SECTION 1. The sum of \$13,077,110 shall be, and the same is hereby, appropriated to defray the necessary expenses and liabilities of the City of Hailey, Idaho, for the fiscal year beginning October 1, 2017 and ending September 30, 2018.

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

<u>GENERAL FUND EXPENDITURES</u>	
Legislative	\$ 296,944
Administrative	324,335
Community Development Dept.	369,504
Fire Dept.	600,712
Police Dept.	1,521,337
Library	560,574
Public Works and Engineering	95,294
Street Dept.	1,309,196
Parks & Recreation Dept.	435,848
Capital Improvement Fund	2,384,440
Total Expenditures	7,898,184

<u>WATER & SEWER EXPENDITURES</u>	
Water Fund Expenditures	\$2,022,344
Water Bond Expenditures	149,500
Sewer Fund Expenditures	1,951,747
Sewer Bond Expenditures	566,875
Water Replacement Expenditures	58,460
Sewer Replacement Expenditures	430,000
Total Expenditures	5,178,926

TOTAL EXPENDITURES ALL FUNDS \$13,077,110

<u>ORIG BUDGET 2018</u>	<u>ORIGINAL BUDGET PURPOSE</u>
266,252	10/1/17 Estimated Beginning Capital Funds Balance
620,000	Pathways for People Grant and Levy
149,208	Balmoral Park Grant from Idaho Dept of Lands
879,580	FEMA Flood Repair (Provisional Award)
70,000	Development Impact Fees
399,400	Arena General Obligation Bond FY2018
<u>2,384,440</u>	<u>TOTAL CAPITAL IMPROVEMENT FUND REVENUE</u>
977,311	Flood Repair Provisionally Reimbursable by FEMA
157,534	Balmoral Park Project
690,195	Pathways for People Projects and Engineering
160,000	Street Facilities, Eqpmnt & Curb Ramps
399,400	Arena General Obligation Bond Principle & Interest
<u>2,384,440</u>	<u>TOTAL CAPITAL IMPROVEMENT FUND EXPENSES</u>

In the proposed budget amendment, some of the expense amounts are unchanged, such as the Balmoral Park Grant project and the Rodeo Arena Bond Principal & Interest payment. What is proposed to change includes detail corresponding to project timing and actual bid or contract amounts. The discussion of the proposed capital improvement plan amendments which follow explain all of these capital budget amendments. This discussion is followed by a budget spreadsheet showing the proposed amended capital fund budget.

What are the Proposed Capital Improvement Plan Amendments?

2018 Capital Improvement Plan. The City of Hailey has made some key successes in capital plan implementation so far this year, both with and without the use of development impact fees. The use of grant funds and partnerships is key to Hailey’s implementation success. This section explains the capital projects in relationship to development impact fee spending on the projects.

A. River Street Project. Last year, the DIF Committee recommended that the River Street project be the top CIP priority. The City has qualified for an LHTAC grant of \$1.9 million, but the grant expense period keeps being moved to the future. It is now set in FY 2023/2024. Hailey does plan to apply for other grants for this project, namely an Idaho Community Development Block Grant, for up to \$500,000 in funds. The Hailey URA is willing to prioritize this project with a tax-increment bond. Bonded infrastructure project costs are not DIF eligible, because the bond is paid by future growth. Portions of the project not paid for with bond funds are DIF eligible, with bicycle/pedestrian improvements being 30% eligible, and lane and intersection expansion or sidewalk infill improvements 40% eligible. The City and LHTAC are in the process of selecting an engineer for this project. The project design and engineering work will begin this summer, and we’ve assigned \$60,000 in engineering to FY 2018. The bulk of the engineering work will occur in FY 2019. Once plans are in place, we will move higher up on the LHTAC priority list.

Action Items: The CIP and budget for FY 2018 should be adjusted to show \$60,000 of design/engineering expense for this summer. The remainder of the design/engineering work will occur in FY2019. The City will review the FY19 Budget in June of this year.

B. Broadford Road Projects. Just after the FY2018 Budget was adopted last August, Hailey entered into an annexation agreement with the Colorado Gulch Preserve Subdivision. Annexation fees were assessed and applied to the Broadford Road project. According to the Agreement, \$131,220 was to be applied from annexation fees directly to the Road project, which was estimated to cost more than that. Sidewalk in-lieu fees were assessed at \$142,350. This amount was to be reduced by the amount the developer would pay for the total Road construction costs. The remainder of the sidewalk in-lieu fee was to be paid at final plat and remain in the City’s account until the Broadford Path project is constructed by the City.

	\$ 131,220	Annexation Fee to be used for Broadfoard Road
+	<u>\$ 142,350</u>	Sidewalk In-Lieu Fee
	\$ 273,570	Total Fees due from Colorado Gulch Subdivision
-	\$213,220	Total Road Construction Cost
	<u>\$60,350</u>	Remaining Sidewalk In-Lieu fee due at final plat
	\$ 82,000	<i>Additional Annexation Fee Paid to Complete Road, credited against sidewalk in-lieu fees due</i>

Action Items: Because this agreement was put into place after the 2018 budget was adopted, the budget should be amended to reflect the Broadford Road project revenue and expenses. This project is

already in the CIP. The sidewalk in lieu fees will be paid sometime in FY 2019, so the Path construction project will be addressed in the FY 2019 budget, which the City will review in June of this year.

C. Pathways for People Projects. The \$800,000 from Hailey’s two-year levy will be fully received in July; spending on visible projects begins this summer. The engineering and sidewalk maintenance costs to date total \$95,000. The Croy/2nd Street improvements are contracted for \$434,000, with work scheduled for summer 2018. The Myrtle Street grant of \$500,000 is matched with remaining levy funds set aside to complete construction in the summer of 2019. We do not expect to have enough funds for the Wertheimer Connector path project from the levy. We are actively looking for other ways to fund that project.

One method by which to fund the Wertheimer Connector project would be to assign development impact fees to eligible portions of the Pathways for People projects. These were not previously assigned, because the design of the project was not completed. With a completed design, we are able to identify which portions of the project serve growth. The Myrtle Street and Croy Street projects are 30% growth eligible, as they allow for more pedestrian/bicycle traffic on collector streets. If that growth assignment were made, the spending plan would look like this:

Pathways for People Levy Amount Calculations		FY 2018 Budget									
		Original	Current Updates	Proposed							
				Levy	Grant	DIF					
Sidewalk Grinding & Maintenance (Not Growth Eligible)	FY 2016	\$33,500		\$33,500							
Alta Preliminary Engineering, Planning (Growth Eligible)	FY 2017	\$61,750		\$61,750							
Sidewalk Maintenance: Location TBD (Not Growth Eligible)	FY 2018	\$66,500		\$66,500							
Croy Street P4P AND Alternate 2 @ Church (Growth Eligible)	FY 2018	\$434,000	\$342,222	\$239,555	\$102,667	70% Levy / 30% DIF					
2nd Ave P4P (Not Growth Eligible)	FY 2018		\$91,740	\$91,740							
Myrtle Street Project Engineering & Bidding (Growth Eligible)	FY 2018	\$98,000	\$652,600		\$76,000	\$652,600 is SLA total amount; \$152,710 is 23.40% match, \$76,000 is Galena's Engineering cost per estimate					
Myrtle Street Project Construction (Growth Eligible)	FY 2019	\$106,250		\$76,708							
Myrtle Street Project Additional Grant (Growth Eligible)	FY 2019	\$500,000		\$499,892							
Subtotals											
Pathways for People Levy & Myrtle Street Grant Total:		\$1,300,000					P4P Levy:	\$800,000			
Updated FY 2018 Budget Total:			\$1,086,562								
Proposed Pathways for People Levy To be Used:				\$493,045							
Proposed Development Impact Fees to be Used:					\$255,375						
Remaining Levy available for Wertheimer or other projects:				\$306,955							

Action Items: Although the Pathways for People projects are in the current CIP and budget, they have not been previously shown as growth eligible. The CIP can be amended to show Pathways for People Collector projects as 30% growth eligible, using the criteria established by the Committee and Hailey City

Council as shown in Attachment 3. With development impact fees assigned to these collector street projects, additional levy funds would then be available for the Werthheimer Connector project, which is estimated to cost approximately \$200,000.

- D. Rolling Stock and Facilities.** Equipment and proper facilities are needed to maintain streets. Rolling stock is eligible for DIF funding when additional equipment capacity is purchased and added to the fleet. Aged equipment that simply needs to be replaced is not eligible. Facilities that serve city-wide programs are also eligible for DIF funding. The growth factor on additional equipment and facilities is 30%. The Street Division has identified a need for a chip spreader, a fuel storage facility and a salt storage facility. These three items together cost approximately \$300,000, of which \$90,000 is DIF eligible.

Action Items: Spread across three years, these three items would be matched by new DIF revenue received each year for transportation projects. City Staff recommends that the FY 2018 budget and CIP be amended to include the chip spreader expense. The other items will be addressed in future years.

- E. Master Plans.** The City has been focused on master planning work, including updates to the Parks & Trails Master Plan and the new Greenway Master Plan. Master Plans are a prerequisite to grant eligibility. Hailey's Transportation Master Plan was adopted in 2007, and is now too old to gain points in applications for grants, such as TIGER grants. We believe it is strategically important to use budget funds immediately to conduct an update to the Transportation Master Plan.

Action Items: The cost of master planning should be put into the CIP. The budget should be amended to show the cost of the Transportation Master Plan. Projects from these master plans, including the Greenway Master Plan, will be addressed in the upcoming June budget work, after the Hailey City Council finishes the adoption of these plans.

- F. Snow Storage Infrastructure Installation.** Hailey is hoping to secure a snow storage site other than Lions Park. Access, compaction and drainage infrastructure is needed before snow can be piled on a site. Some funds may also be needed for land acquisition.

Action Item: Snow storage land and infrastructure should be budgeted in FY2018 in anticipation of some late summer spending. This item is already in the CIP but not in the budget. If not spent in FY 2018, the funds would be carried over into the FY 2019 budget, and held for this high priority item.

G. Other Grants.

- a) Balmoral Park Project.** The Hailey City Council adopted a grant agreement for the Balmoral Park project on March 12, 2018. This grant and the full project is already included in the FY 2018 Budget, including any available development impact fees.

Action Item: **NO ACTION** is required. The budgeted item is the same as in the original budget.

- b) ITD Curb Ramp Grant.** Hailey received a \$57,000 grant to upgrade 9 curb ramps to improve ADA accessibility. The total project is estimated to cost \$121,000. These replacement projects are not development impact fee eligible.

Action Item: This item was already in the CIP, but was not budgeted. The proposed budget amendment includes this project at the amount estimated in the grant award.

- c) **Jimmy's Garden Purchase.** Hailey received the gift of a \$175,000 Seagraves Grant, from which Jimmy's Garden was purchased for \$201,425. This occurred in the first few months of the fiscal year. It was not anticipated when the budget was adopted, and was therefore not budgeted.

Action Item: Amend FY 2018 budget to include the expense for Jimmy's Garden. This does not need to be shown in the CIP and is not DIF eligible, as the park, which was formerly leased, is already shown in Hailey's inventory of parks.

- d) **FEMA Seismic Retrofit to Hailey Fire Station.** Hailey applied for a FEMA grant to upgrade windows, doors and the roof of Hailey Fire Station to better withstand snow loads and seismic activity. This grant is still pending. The project was not budgeted.

Action Item: Amend FY 2018 budget to include the project, setting aside the matching funds from capital fund balance. We expect this grant to be funded within the next few months.

Report Attachments

1. Resolution with Exhibit A - 2018 Hailey Capital Improvement Plan Amendments and Exhibit B - Amendments to Capital Improvement Budget spending detail.
2. Growth Criteria established by DIF Advisory Committee and Hailey City Council in 2016.
3. Minutes from the March 19, 2018 Development Impact Fee Advisory Committee meeting.

Exhibit A

Capital Improvement Plan Project List - FY 18 Update

Priority	Project Description	% of Growth	FY 17 Budgeted	FY 18 Projected	FY 19 Projected	FY 20 Projected	FY 21 Projected	Future (11-20) 2022-6	Future (11-20) 2027-2036	Total	% DIF Funding	% URA Funding
	Streets/Projects											
	E Myrtle St Connector (PW4P)	30%	0	76,000	76,000	576,607	0	0	0	728,607	218,582	0
	Wertheimer/Nelson Field Connection, PW4P	30%	0	0	0	181,800	0	0	0	181,800	54,540	181,800
	East Crox Bike Lanes (PW4P)	30%	35,000	0	0	0	0	0	0	377,222	113,167	0
	2nd Ave. Advisory Lanes (bike facility) PW4P	30%	20,000	0	0	0	0	0	0	111,740	0	0
	Old Hally Feed/Bike Improvements (PW4P)	N/A	0	365,195	365,195	12,805	0	0	0	1,138,276	1,661,471	0
	Main Street Resurfacing and ADA upgrades	100%	0	121,000	121,000	0	0	0	0	242,000	0	1,661,471
	Main Street Sidewalk ADA Upgrades Grant	100%	60,000	0	0	0	0	0	0	60,000	0	0
	3rd Ave Sidewalk (Elm St - Hwy 75)	75%	0	0	0	0	0	193,000	0	193,000	77,200	144,750
	Wayfinding System - design and implementation (100% URA)	N/A	0	0	0	0	0	0	0	65,000	0	65,000
	Missing Sidewalk Connections	100%	20,000	20,000	20,000	20,000	20,000	100,000	200,000	420,000	168,000	0
	Sidewalk and accessibility upgrades	40%	35,000	35,000	35,000	35,000	35,000	175,000	1,115,000	1,500,000	0	0
	Pedestrian Crossing In-ground light replacement	N/A	15,000	0	0	0	0	0	0	15,000	0	0
	Wertheimer Nelson Field Main Street Connection	Varies	0	0	0	0	0	313,000	0	313,000	0	0
	River Street Reconstruction/Upgrade	100%	0	60,000	60,000	200,000	0	0	1,926,000	2,246,000	0	2,246,000
	Crox Street Improvements	100%	0	0	0	0	0	0	0	0	0	0
	2nd Ave. Reconstruction - Elm to Myrtle (not PW4P)	100%	0	0	0	0	0	2,101,862	0	2,101,862	0	0
	Airport Way Improvements	100%	0	0	0	0	0	500,000	0	500,000	0	0
	Cobblestone Lane Chip Seal	40%	0	0	0	11,500	0	0	0	11,500	0	0
	W. Bullion St Improvements	100%	0	0	0	0	0	350,000	0	350,000	144,000	360,000
	E. Bullion St Improvements	100%	0	0	0	0	0	325,000	0	325,000	0	0
	Roundedabout 2nd and Myrtle St	30%	0	0	0	0	0	350,000	0	350,000	105,000	350,000
	River St & Cedar St Roundabout (100% URA)	100%	0	0	0	0	0	350,000	0	350,000	105,000	350,000
	Silver Star Dr & Cedar St Roundabout	30%	0	0	0	0	0	350,000	0	350,000	105,000	350,000
	E. Elm St Improvements	100%	0	0	0	0	229,000	0	0	229,000	0	0
	Roundabout 4th and Elm St.	100%	0	0	0	0	0	350,000	0	350,000	0	0
	4th Ave. Improvements	100%	0	0	0	0	0	357,000	0	357,000	0	0
	5th Ave. Improvements	100%	0	0	0	0	0	729,000	0	729,000	0	0
	South Woodside Industrial Park Street Reconstruction	25%	0	0	0	300,000	1,168,000	0	0	1,468,000	367,000	0
	NE Woodside Reconstruction (Excludes Blue Lakes)	25%	0	0	0	0	0	1,521,000	0	1,521,000	380,250	0
	Blue Lake Dr. (ONLY)	40%	0	0	0	0	0	644,000	0	644,000	0	0
	E Myrtle St Reconstruction	0%	0	0	0	0	0	0	644,000	644,000	257,600	32,200
	Broadford Road	15%	0	0	0	275,000	0	0	0	275,000	0	0
	Broadford Road Separated Shared Use Path	0%	0	0	0	0	0	0	0	0	0	0
	Broadford Road Widening/Improvements	0%	0	0	0	0	0	0	0	0	0	0
	8th & Crox Diverter Island	0%	0	0	0	0	0	0	0	0	0	0
	Transportation Master Plan	0%	0	0	0	0	0	0	0	0	75,000	0
	Snow Storage - Requires Land	30%	0	0	0	1,086,700	0	0	0	1,086,700	402,000	0
	160M3 AWD Grader	30%	0	400,000	400,000	0	0	0	0	800,000	0	0
	Silverado 1500 4WD DOUBLE CAB 143.5" Work Truck Flex Fuel (LV3)	30%	0	25,000	25,000	0	0	0	0	50,000	0	0
	Silverado 3500HD 4WD Crew Cab 167.7" Work Truck Flex Fuel (L96)	30%	0	0	0	32,000	0	0	0	32,000	0	0
	Street Shop Fuel Storage	30%	0	135,115	135,115	55,000	0	0	0	55,000	0	0
	Rolling Stock	30%	0	0	0	40,000	275,000	0	525,000	1,110,200	333,069	0
	Street Shop Sall Storage	N/A	0	0	0	0	0	0	0	0	100,000	30,000
	Street Shop Security	N/A	10,000	0	0	0	0	0	0	10,000	0	0
	Street Shop Cold Storage	N/A	0	0	0	0	0	0	0	0	80,000	0
	Chip Spreader	30%	0	0	0	0	0	0	0	0	125,000	37,500
	Woodside Blvd Street Trees	30%	0	0	0	0	0	20,000	0	20,000	0	0
	Street Project Total		195,000	1,227,310	2,824,912	1,606,500	284,000	8,108,000	6,324,138	22,615,652	2,792,908	5,623,204
	ENHANCED MAINTENANCE											
	Maintain drywells, alleys, curb/gutter, sidewalks		72,000	73,440	74,909	76,407	389,676	779,351	1,539,223	1,539,223	0	0
	Canal and Tree maintenance		15,000	15,300	15,606	15,918	81,182	162,365	320,671	320,671	0	0
	Street shop maintenance		2,000	2,040	2,081	2,122	10,824	21,649	42,756	42,756	0	0
	Streets Maintenance Totals		89,000	90,780	92,596	94,448	481,682	963,365	1,902,650	1,902,650	0	0

FY18 AMENDED CAPITAL IMPROVEMENT BUDGET

	G/O BOND	Pathways LEVY	GRANTS	DIF	ANNEX FEES	CAPITAL FUND	TOTAL
10/1/17 BEGINNING BALANCES		309,640		276,000	131,220	257,452	974,312
REVENUE FY 18 AMENDED							
LEVY - Pathways for People Levy Second Year		400,000	149,208				400,000
Balmoral Park D of Lands Grant			175,000				149,208
FEMA Flood Repair (Provisional Award)			57,000				0
Seagraves Grant for Jimmy's Garden Purchase			77,520				175,000
ITD ADA Curb Ramp Upgrade Grant							57,000
FEMA Siesmic Retrofit Grant-HFD				70,000	82,000		77,520
Annexation & Development Impact Fee Revenue	399,400						152,000
RODEO ARENA General Obligation Bond Revenue FY2018	399,400						399,400
TOTAL REVENUE AND FUND BALANCE		709,640	458,728	346,000	213,220	257,452	2,384,440

EXPENSE FY18 AMENDED

	G/O BOND	Pathways LEVY	GRANTS	DIF	ANNEX FEES	CAPITAL FUND	TOTAL
FEMA Flood Repair (Provisional Award)			149,208			8,326	157,534
Balmoral Park D of Lands Grant			175,000			26,425	201,425
Seagraves Grant for Jimmy's Garden Purchase			57,000			64,000	121,000
ITD Curb Ramp Upgrade			77,520			20,840	98,360
FEMA Siesmic HFD Retrofit		481,495		142,200			623,695
Pathways for People Projects Engineering & Construction		66,500					66,500
River Street Design/Engineering						40,000	60,000
Chip Spreader						87,500	125,000
Broadford Road Repaving Proj					213,220		213,220
Transportation Master Plan						75,000	75,000
Snow Storage Infrastructure Installation						170,306	243,306
RODEO ARENA BOND Principle and Interest	399,400						399,400
TOTAL CAPITAL PROJECTS EXPENSES FY18		547,995	458,728	272,700	213,220	492,397	2,384,440

Exhibit B

Growth Percentage Assignments

This section discusses growth percentage criteria and recommendations, to insure that growth percentages are assessed consistently each year. The primary consideration in determining the correct percentage of growth is whether the improvements have a quantitative element; will the project create the ability to serve more people? Qualitative improvements, such as wayfinding signs, don't create the ability to serve more people and are not growth related.

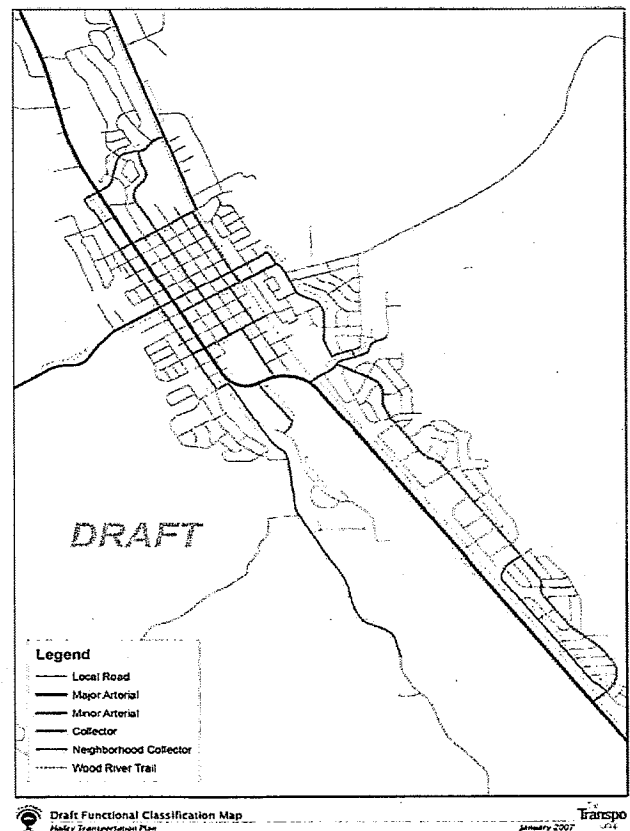
- i. The River Street Reconstruction project was shown as being 100% within the URA, and therefore 100% URA funded. If other funding sources apply, the City is provided more latitude in forming partnerships and using all funding sources more broadly.
 - We recommend that all Capital Projects within the URA have growth percentages identified and assigned to them in the same manner as other city areas.

- ii. Projects on minor arterials serve growth within the City and Blaine County, and support job and recreational trip generation.
 - We recommend all projects on **minor arterials** be assigned a **40%** growth factor.

**Hailey Transportation Master Plan Figure 6.
Street Functional Classification**

GROWTH PERCENTAGE ASSIGNMENTS			
Street Type	Vehicle Lanes/ Intersection Improvements	Bicycle/Ped Lanes & Paths	Sidewalk Gaps Created By New Development
Collector	40%	30%	40%
Neighborhood Collector	40%	25%	40%
Local Streets	0	0	0
Minor Arterials	40%	40	40

Street Equipment and Facilities	City-Wide Parks & Trails	Fire Facilities & Equipment	Police Facility
30%	30%	25%	None



- iii. Improvements to intersections, such as roundabouts or added turning lanes, serve to carry more traffic. The addition of vehicle traffic lanes also serves growth significantly.

- We recommend assigning a **40%** growth factor to **collector** and **neighborhood collector** street reconstruction projects that add additional vehicle travel lanes or improvements to intersections.
- iv. The Pathways for People projects will improve traffic flow by carrying pedestrians and bicyclists far more safely, allowing motorists to travel with assurance and less impediments. Growth is served even when additional vehicle lanes are not added, as the street will be able to carry more traffic.
- We recommend assigning a **30%** growth factor to all **collector** street projects that add bicycle/pedestrian lanes or separated paths and sidewalks.
 - We recommend assigning a **25%** growth factor to **neighborhood collector** street projects that add bike lanes, sidewalks or separated paths.
- v. Local street reconstruction, even when bike lanes or sidewalks are added, is qualitative in nature, as there remain no significant infill opportunities except when property is subdivided.
- We recommend a **0** growth percentage be applied to all **local** street projects.
- vi. Policies of Hailey's Transportation Master Plan state that new developments are required to install their own infrastructure, including pedestrian and bicycle infrastructure and facilities, to foster the movement of people, not just cars. These developments sometimes create a gap of missing sidewalks.
- We recommend a **40%** growth rate be assigned to all city infill sidewalk projects along **collector** and **neighborhood collector** streets.
- vii. Transportation infrastructure that serve all street types and the population as a whole, such as shop and storage facilities, snow storage acquisition and development, and rolling stock, mirror growth that will occur within their useful life.
- We recommend a **30%** growth rate designation for street **facilities and fleet**.

Hailey's parks are categorized as neighborhood parks and city-wide parks. Improvements to neighborhood parks do not serve growth, but improve the quality of the park for neighborhood residents. We recommend that the list of city-wide parks identified by TischlerBise in 2007 be expanded to include Balmoral Park, as it has significant parking and restrooms, and lies along the Wood River Trail. City-wide parks would include:

Balmoral Park	Keefer Park
Heagle Park	Lion's Park
Hop Porter Park	McKercher Park
Old Cutters Park	Werthheimer Park

- We recommend a **30%** growth rate be assigned to park improvements for **city-wide parks and trails**.
- viii. Hailey Fire Department **equipment** and **facility** replacement continue to serve growth at **25%**.

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

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

Call to Order

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

Public Hearings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adjourn

6:39:49 PM Engelhardt motioned to adjourn. Smith seconded and all were in favor.

AGENDA ITEM SUMMARY

DATE: 04/23/2018 **DEPARTMENT:** Admin **DEPT. HEAD SIGNATURE:** HD

SUBJECT:

Public Hearing on FY2018 Capital Budget Amendment and Capital Improvement Plan Amendment

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code IC 50:1002-1003
(IF APPLICABLE) IC 67-8200

The Capital Improvement Plan Amendment is noticed for public hearing before the governing body pursuant to IC 67-8206.

The Budget Amendment does not amend the amount of the appropriation in whole or in any category. It does amend the details of the Capital Improvement Fund category. The sources of revenue and the project expenditures within the Capital Improvement Fund are the subject of this Budget Amendment. The Budget Amendment is noticed for public hearing pursuant to IC 50-1002-1003.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

See attached Memorandum. Also attached are the minutes from the Development Impact Fee Advisory Committee meeting of March 19, 2018, during which these amendments were considered and discussed.

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 adopt Resolution 2018-⁴⁴~~41~~, approving amendments to Hailey's 2018 Capital Improvement Plan and revised capital spending detail within Hailey's appropriated \$2,384,440 capital budget.

FOLLOW-UP REMARKS:

4/23- council approved amended CRP w/ Resolution 2018-44.