

Hailey Urban Renewal Agency Agenda
Hailey City Hall
115 South Main Street
Council Chambers – upstairs AND via Teams
Tuesday, November 18, at 11:00 AM

THIS MEETING IS BEING HELD IN MICROSOFT TEAMS.

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 503 468 111

Passcode: q2iFwo

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[+1 469-206-8535,,324529467#](#) United States, Dallas

Phone Conference ID: 324 529 467#

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, November 17, 2025.**

Live Meeting Attendance: Members of the public wishing to attend the meeting may do so remotely through the virtual platform with a phone or a computer or in person. The Agency strives to make the meeting available virtually but cannot guarantee access due to platform failure, internet interruptions or other potential technological malfunctions. Log-in information is located at the top of this agenda.

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-4221.

Chair:	Larry Schwartz
Vice Chair:	Sandi Viau
Treasurer	Becky Stokes
Board Members	Martha Burke, Bob Brand, Brian McCue
Staff Support:	Lisa Horowitz, Executive Director of HURA and City Administrator

Next Resolution Available: 2025-009

A. 11:00 AM CALL TO ORDER

B. [11:00 am to 11:05 am](#) Consent Agenda (ACTION ITEM):

- *All items listed are routine and acted on with one (1) Motion by the Board; there will be no separate discussion unless the Chair, Vice Chair, Commissioners, or staff requests an item be removed. Removed items will be placed under New Business unless otherwise instructed.*
- [CA 1](#) Motion to approve bills since October 21, 2025.
- [CA 2](#) Motion to approve meeting minutes dated October 21, 2025.

C. [11:05 am to 12:05 pm](#) Old Business (ACTION ITEM):

- [OB 1](#) Presentation of the Airport Way Transportation Master Plan and public feedback. **ACTION ITEM**

D. [12:05 pm to 12:10 pm](#) New Business (ACTION ITEM):

- [NB 1](#) Appointment of interim Secretary to the Board. **ACTION ITEM**
- [NB 2](#) Motion to approve Independent Contractor Agreement with Turf and Tree Care for snow removal services on the parking lot. **ACTION ITEM**

E. [12:10 pm to 12:15 pm](#) Staff Reports

- [SR 1](#) Financials
- [SR 2](#) Upcoming Meetings: December 16, 2025

F. [12:15 pm](#) Adjourn

AGENDA ITEM SUMMARY

DATE: 11/18/2025

District: Gateway and Airport Way Districts

STAFF: BS/RB

SUBJECT: Motion to approve bills since October 21, 2025.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Below is a summary of current bills due, all invoices are attached for details.

Company	Invoice Date	Description	Invoice #	Amount Due
Lisa Enourato	11/11/2025	Admin. Services HURA	118	\$3,378.75
GGLO	10/02/2025	Airport Way Master Plan	2024061.01-0000008	\$13,940.00
TOTAL:				\$17,318.75

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve bills since October 21, 2025.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Invoice 118 Detail

HURA

Date	Task	Time
2-Oct-25	HURA mtg packet	3
7-Oct-25	Airport Way - schedule stakeholder mtgs	1
	HURA October mtg prep staff mtg & atty mtg, Jessie mtg	2.5
	Airport Way mtg	1
8-Oct-25	HURA agenda lesson w/Jessie	1
9-Oct-25	Airport Way - schedule stakeholder mtg	4.5
	Parking lot mtg & follow up	1.5
10-Oct-25	Airport Way - pick up, prep & mail postcards	1.5
14-Oct-25	Airport Way - scheduling	0.5
	HURA agenda/packet prep, Becky mtg, Jessie mtg	4.75
15-Oct-25	Airport Way mtg	1
	HURA agenda/packet prep, Jessie mtg	8.5
21-Oct-25	HURA mtg, prep & follow up	1.5
	Airport Way mtgs - Mtn Rides, LDS Church, business mtg	3.5
22-Oct-25	Airport Way resident mtg	1

	General	Gateway	Airport	South
	21.25	1.5	17	0
General divided by 3	7.08333333	7.08333333	7.08333333	7.08333333
Total Hours Billed per District	8.6	24.1	7.1	
Total Amount Billed per District	\$729.58	\$2,047.08	\$602.08	

23-Oct-25	Airport Way mtg - McKenna, site walk & public mtg	3

TOTAL 39.75



INVOICE

1301 FIFTH AVENUE SUITE 2200 SEATTLE, WA 98101
P +1 206.467.5828 E accounting-team@gglo.com

Lisa Horowitz
Hailey Urban Renewal Agency
115 Main Street S, Suite H
Hailey, ID 83337

November 04, 2025
Invoice No: 2024061.01 - 0000008

Invoice Total \$20,834.20

Project 2024061.01 HURA Airport Way Master Plan

Professional Services from October 01, 2025 to October 31, 2025

Task 00000 Reimbursable Expense

Reimbursable Expenses

Parking/Mileage/Travel	223.30		
Meals	147.14		
Lodging	648.76		
Total Reimbursables	1,019.20		1,019.20

Billing Limits	Current	Prior	To-Date
Expenses	1,019.20	842.89	1,862.09
Limit			3,000.00
Remaining			1,137.91
		Total this Task	\$1,019.20

Task 00110 Draft Master Plan

Fee

Total Fee	25,000.00		
Percent Complete	100.00	Total Earned	25,000.00
		Previous Fee Billing	19,125.00
		Current Fee Billing	5,875.00
		Total Fee	5,875.00
		Total this Task	\$5,875.00

Task 00120 Final Master Plan

Fee

Total Fee	17,000.00		
Percent Complete	82.00	Total Earned	13,940.00
		Previous Fee Billing	0.00
		Current Fee Billing	13,940.00
		Total Fee	13,940.00
		Total this Task	\$13,940.00

GGLO Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance.

Preferred Payment Method ACH/EFT
Bank Name: WaFd Bank
ABA Routing #: 325070980
Account #: 62766973648
ACH payments email remittance to accounting-team@gglo.com

To Pay by Paper Check - Please remit to our Lockbox
GGLO LLC
P.O. Box 80856
City of Industry, CA 91716-8420

--- please include Project No. & Invoice No. in remittance

GGLO Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance.

Page 2

Preferred Payment Method ACH/EFT

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City of Industry, CA 91716-8420

ACH payments email remittance to accounting-team@gglo.com - - - please include Project No. & Invoice No. in remittance

Project	2024061.01	HURA Airport Way Master Plan	Invoice	0000008
			Total this Invoice	<u>\$20,834.20</u>

PLEASE NOTE GGLO HAS A NEW BANK:

Payment is due upon receipt. A monthly interest charge may accrue on unpaid invoices after 30 days.

Preferred Payment Method is ACH/EFT - Please include Project No. & Invoice No. in remittance

GGLO NEW BANK - Preferred Payment Method ACH/EFT

Bank Name: WaFd Bank

ABA Routing #: 325070980

Account #: 62766973648

email remittance to accounting-team@gglo.com; please include Project No. & Invoice No. in remittance

To Pay by Paper Check - Please remit to GGLO's NEW LOCKBOX

GGLO LLC

P.O. Box 80856

City of Industry, CA 91716-8420

please include Project No. & Invoice No. in remittance

Preferred Payment Method ACH/EFT

Bank Name: WaFd Bank

ABA Routing #: 325070980

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City of Industry, CA 91716-8420

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/18/2025

District: Gateway and Airport Way Districts

STAFF: LE

SUBJECT: Motion to meeting minutes dated October 21, 2015.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Attached are the meeting minutes dated October 21, 2025.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to meeting minutes dated October 21, 2025.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Hailey Urban Renewal Agency

115 MAIN STREET SOUTH
HAILEY, IDAHO 83333

(208) 788-9815
Fax: (208) 788-2924

Hailey Urban Renewal Agency Minutes October 21, 2025

Attendees

Commissioner Larry Schwartz
Commissioner Sandi Viau
Commissioner Bob Brand
Commissioner Martha Burke
Commissioner Brian McCue

Meeting Called to Order at 11:00 a.m.

CONSENT AGENDA – 11:01 a.m.

CA1 Motion to approve bills since September 16, 2025

Discussion included clarification of city invoices and remaining cost of River Street/LHTAC project of approximate \$1.1 million. Commissioner McCue requested additional column to note when item is complete. Brian Yeager stated that streetlights and planting will take place in spring.

Motion to approve: Commissioner Burke

Motion seconded: Commissioner McCue

Result: All approved

CA2 Motion to approve meeting minutes dated September 16, 2025

Motion to approve: Commissioner Brand

Motion seconded: Commissioner Burke

Result: All approved

OLD BUSINESS – 11:18 a.m.

OB1 Adoption of Resolution 2025-008, a resolution authorizing reimbursement to City of Hailey of FY25 expenses related to the River Street and LHTAC projects completed in FY25

Staff confirmed paver change was approximately \$40k and approved by City Council. Positive responses received from public at street party.

Motion to adopt: Commissioner Burke

Motion seconded: Commissioner Viau

Result: All approved

OB2 Discussion of River Street Parking Lot

Staff summarized winter parking regulation, confirmed that water and electric work will be performed in the spring, and that a sign will be placed at the lot describing the regulations. Board gave approval to move forward on a contract with the plowing company. Commissioner Schwartz suggested removing the center island to allow for less landscaping costs, however the island was a design review requirement. "Free public parking" will be added to the sign verbiage. Commissioner Schwartz also suggested allowing trailer/camper parking. Staff will review layout, however there may be push back from neighbors and camper storage may not be allowed in that zone. Commissioner McCue would like the usage tallied, which will be handled by staff and CSO.

Motion to approve sign as amended: Commissioner Burke

Seconded by: Commissioner Viau

Results: All approved

OB3 Discussion of Airport Way Transportation Master Plan

GGLO presented the timeline for relaunch of the Airport Way Transportation Master Plan which now adds traffic elements to the pedestrian aspect that has been evaluated. Commissioner McCue asked about funding. Staff will develop cost estimate and explore grant and partnership opportunities.

NEW BUSINESS – 11:47 a.m.

NB1 Consideration of contract for services with Jessica Parker for assistance in administrative duties

Motion to approve: Commissioner Burke

Seconded: Commissioner Viau

Result: All approved

NB2 Consideration of contract for services with Lisa Enourato for assistance in administrative duties

Motion to approve: Commissioner Viau

Seconded: Commissioner Brand

Result: All approved

STAFF REPORTS – 12:00 p.m.

SR1 Financials

Staff reported that both districts are above budget in terms of revenue

ADJOURN – 12:06 p.m.

Motion to adjourn: Commissioner Brand

Seconded: Commissioner Burke

Result: All approved

Return to Agenda



HAILEY URBAN RENEWAL AGENCY

AIRPORT WAY MASTER PLAN

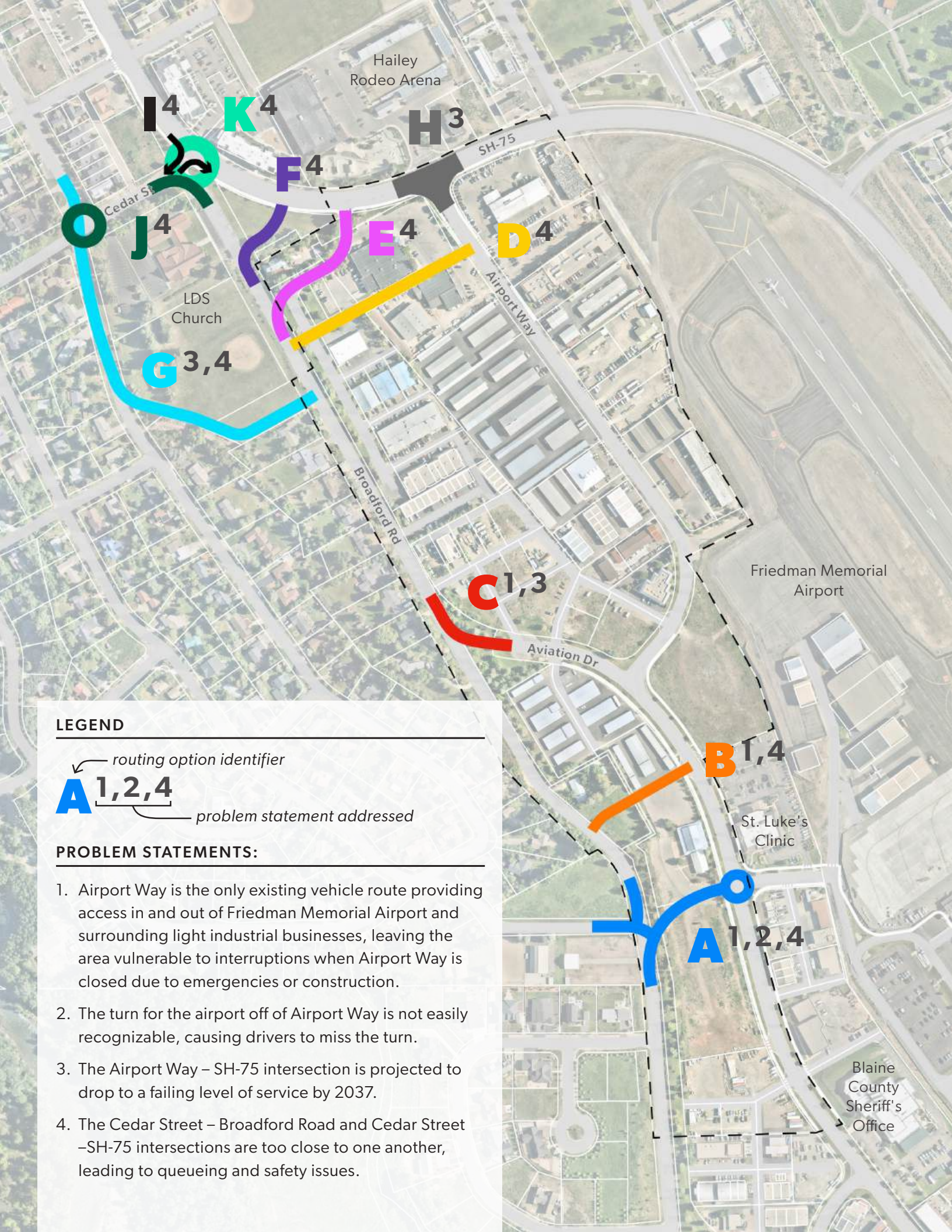
PUBLIC ENGAGEMENT SUMMARY

DRAFT PLAN PHASE

NOVEMBER 4, 2025

GGLO





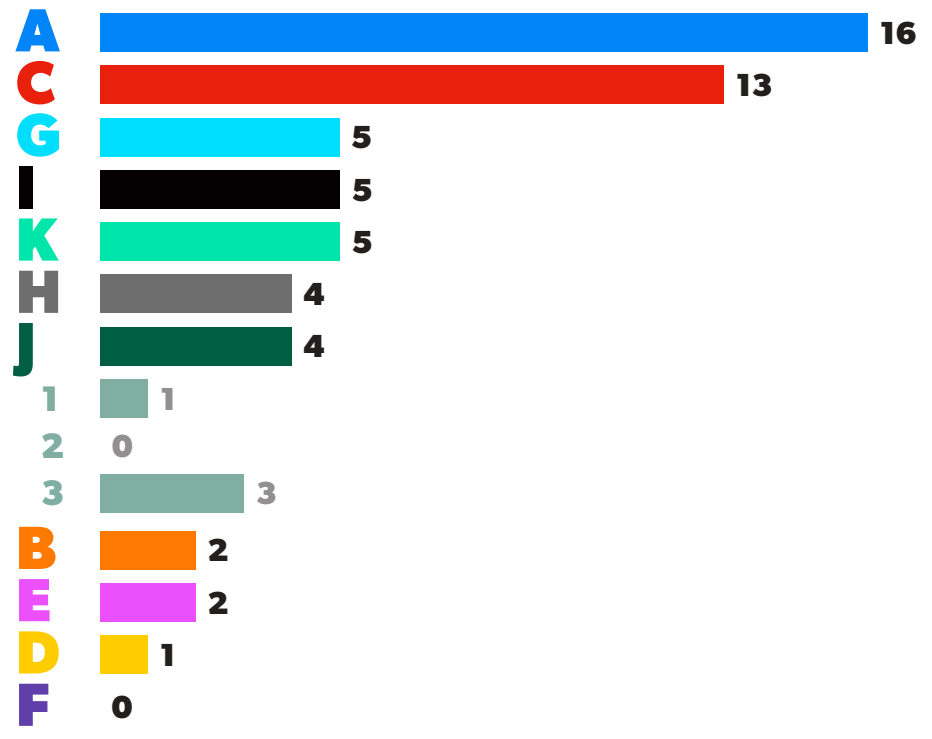
LEGEND

routing option identifier
A_{1,2,4}
 problem statement addressed

PROBLEM STATEMENTS:

1. Airport Way is the only existing vehicle route providing access in and out of Friedman Memorial Airport and surrounding light industrial businesses, leaving the area vulnerable to interruptions when Airport Way is closed due to emergencies or construction.
2. The turn for the airport off of Airport Way is not easily recognizable, causing drivers to miss the turn.
3. The Airport Way – SH-75 intersection is projected to drop to a failing level of service by 2037.
4. The Cedar Street – Broadford Road and Cedar Street – SH-75 intersections are too close to one another, leading to queueing and safety issues.

PUBLIC SUPPORT FOR VEHICLE ROUTING OPTIONS



KEY STAKEHOLDER SUPPORT

	Airport	Mountain Rides	Welcome Center	LDS Church	
A	✓	✓			A
C	✓				C
G				✗	G
I	✓	✓	✓		I
K					K
H	✓				H
J		✓			J
1		✓			1
2		✓			2
3		✓			3
B		✗			B
E					E
D	✓	✗			D
F					F

✓ = supports
 ✗ = does not support

VOTE COUNT BREAKDOWN BY PROBLEM STATEMENT & STAKEHOLDER GROUP

Problem:	1			2			3			4		
	B	R	P	B	R	P	B	R	P	B	R	P
A	2	2	4	2	2	1				1	2	0
B	0	0	2							0	0	0
C	3	3	1				2	4	0			
D										0	0	1
E										0	2	0
F										0	0	0
G							1	2	0	1	1	0
H							2	2	0			
I										3	2	0
J										1	2	1
J ₁										0	0	1
J ₂										0	0	0
J ₃										1	2	0
K										0	5	0

TOTAL				O
	B	R	P	
A	5	6	5	16
B	0	0	2	2
C	5	7	1	13
D	0	0	1	1
E	0	2	0	2
F	0	0	0	0
G	2	3	0	5
H	2	2	0	4
I	3	2	0	5
J	1	2	1	4
J ₁	0	0	1	1
J ₂	0	0	0	0
J ₃	1	2	0	3
K	0	5	0	5

B=Business Owners R=Residents P=General Public O=Overall

PUBLIC COMMENTS FOR VEHICLE ROUTING OPTIONS

4 comments concerning intersection:

- Option I could be combined with roundabout at River
- First solution J1 with roundabout at Cedar/Broadford/Hwy 75
- Cedar intersection could be narrowed to only fit 1 car/lane per direction
- Paint box on Cedar to keep intersection clear

Path E should connect

If no roundabout, this will be needed

We don't want cars heading to the airport speeding through the neighborhood

Already there are challenges with the interface of vehicles, bikes and pedestrians on the narrow road

Cars run off the road here in the snow

4 comments concerning C:

- This could be a 90° connection to allow right and left turns
- Make this straight; north and south turns, less expensive
- This connection is almost made, least impact on residential area
- This should be an emergency exit/connection only

A lot of cars run off the road right here in the snow/ice

One neighbor reported counting 365 cars traveling Broadford Rd between 6:30 and 8:30 AM last summer

Connect Broadford to Aviation via A, B, C (not D) or either of these alternatives

Congested area

Keep working on ITD for a roundabout

Make Airport Way north-bound right turn lane longer

2 comments concerning road through LDS parking lot:

- Paint some lines to indicate this is a road, not a parking lot
- Put lines on the road so that Broadford doesn't look like the church parking lot

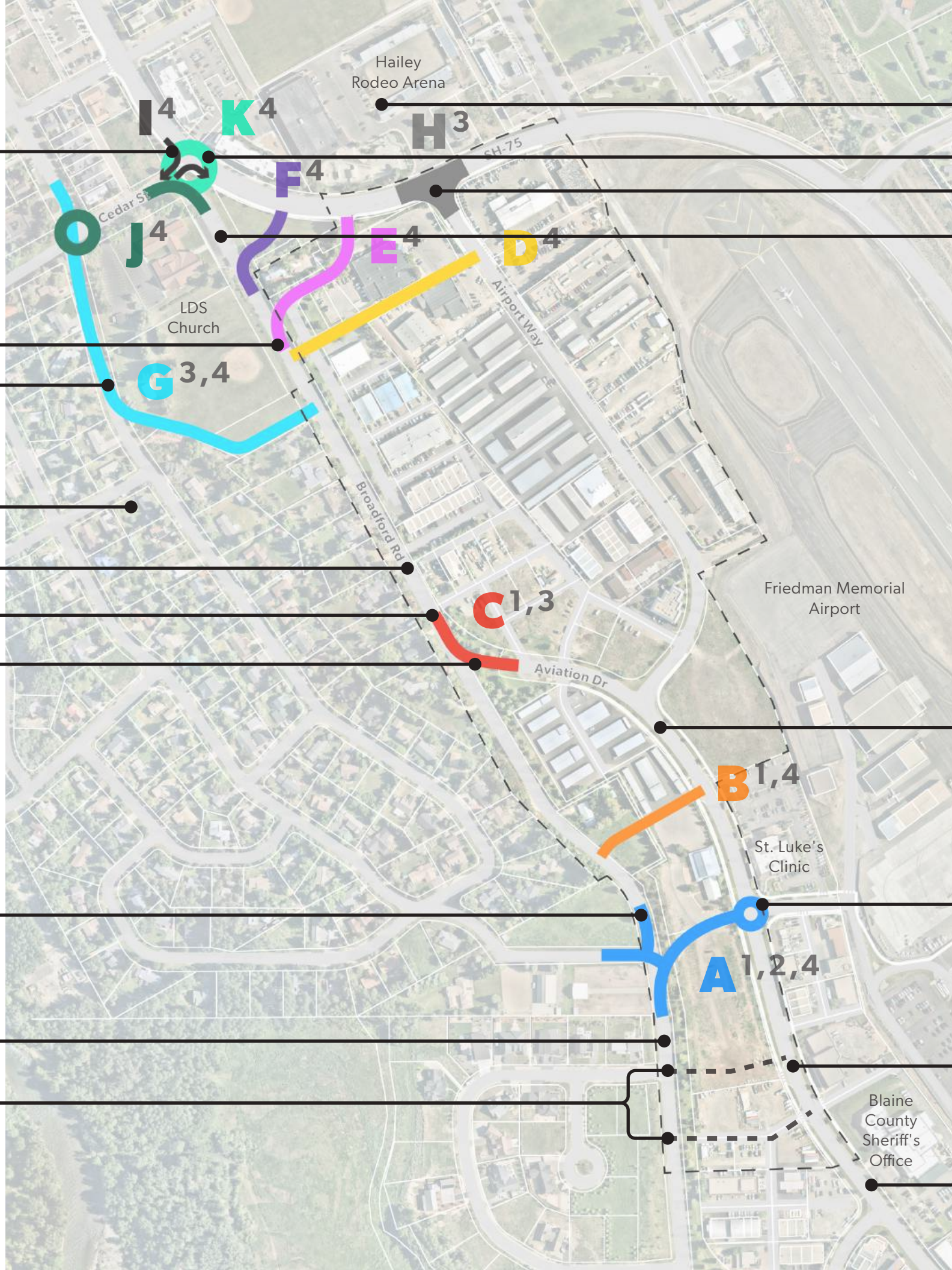
The airport road needs to connect to Broadford

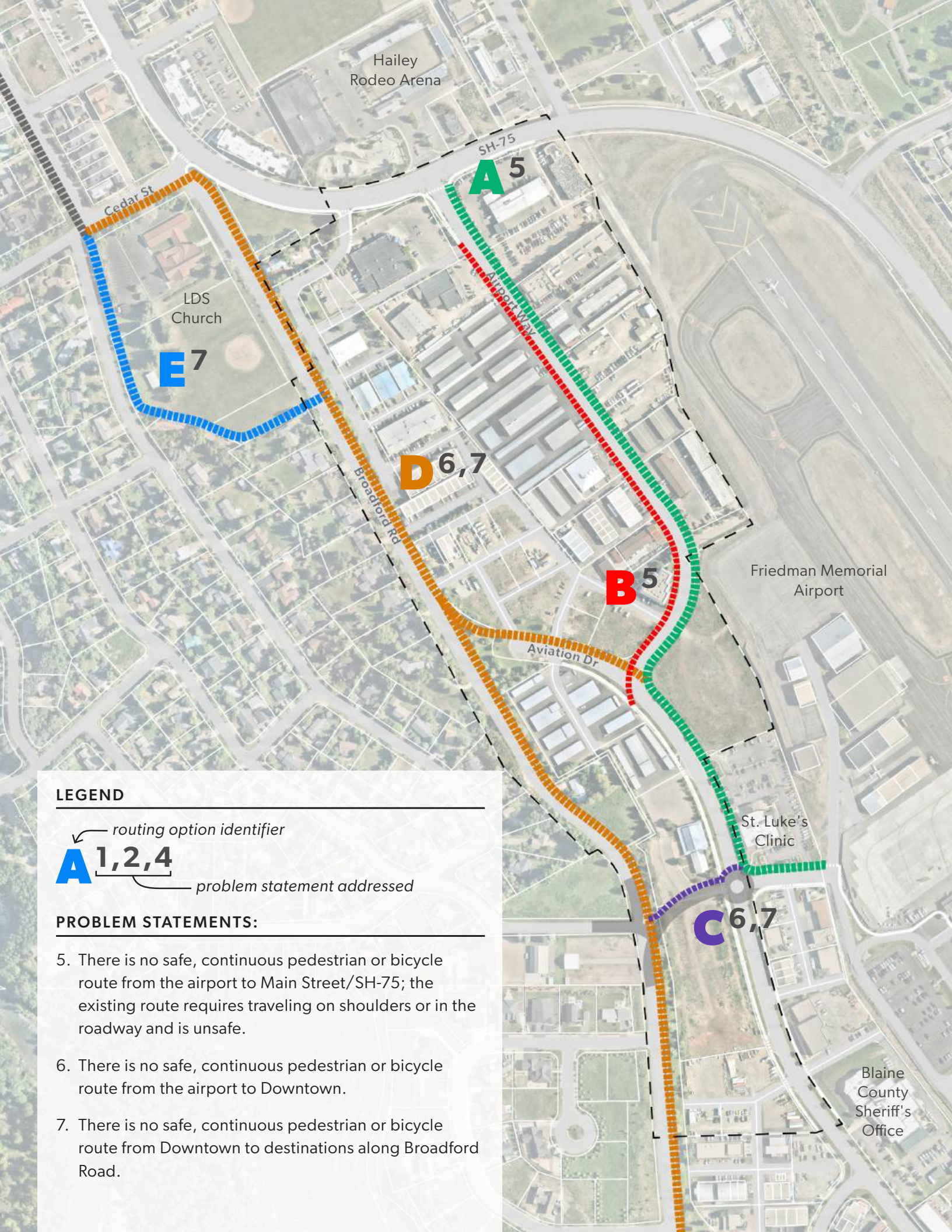
3 comments concerning A:

- A option seems best option for "flow," also would be a great opportunity for a bit of local flavor in circle
- High impact to residential areas
- There are double and triple trailers that need to be accommodated in the design of the traffic circle.

For a second access point, it would be wise to coordinate with the owners and managers of land at the southernmost end of the airport, so that there are NO extensive dead ends in the access to the terminals and businesses at the south end of the airport

Explore ingress and egress from Merlin Way to Broadford Heights



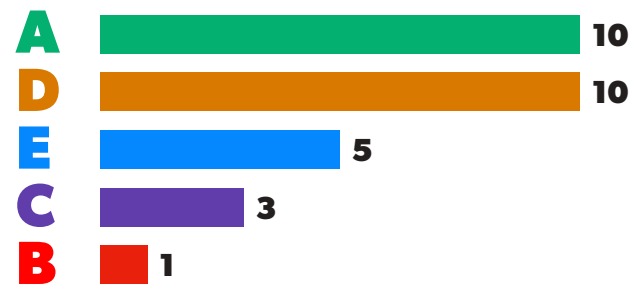


LEGEND

↖ routing option identifier
A 1,2,4
 ↘ problem statement addressed

- PROBLEM STATEMENTS:**
- There is no safe, continuous pedestrian or bicycle route from the airport to Main Street/SH-75; the existing route requires traveling on shoulders or in the roadway and is unsafe.
 - There is no safe, continuous pedestrian or bicycle route from the airport to Downtown.
 - There is no safe, continuous pedestrian or bicycle route from Downtown to destinations along Broadford Road.

PUBLIC SUPPORT
 FOR PEDESTRIAN/CYCLIST ROUTING OPTIONS



KEY STAKEHOLDER SUPPORT

✓	✓	✓		A
		✓	✓	D
		✓	✓	E
				C
				B

✓ = supports
 ✗ = does not support

Airport Mountain Rides Welcome Center LDS Church

VOTE COUNT BREAKDOWN
 BY PROBLEM STATEMENT & STAKEHOLDER GROUP

Problem:	5			6			7			TOTAL			
	B	R	P	B	R	P	B	R	P	B	R	P	O
A	4	4	2							4	4	2	10
B	1	0	0							1	0	0	1
C				1	0	0	1	0	1	2	0	1	3
D				2	4	1	0	2	1	2	6	2	10
E							1	2	2	1	2	2	5

B=Business Owners **R**=Residents **P**=General Public **O**=Overall

PUBLIC COMMENTS FOR PED/BIKE ROUTING OPTIONS

Bikers are also coming up Broadford and want to cross Main Street

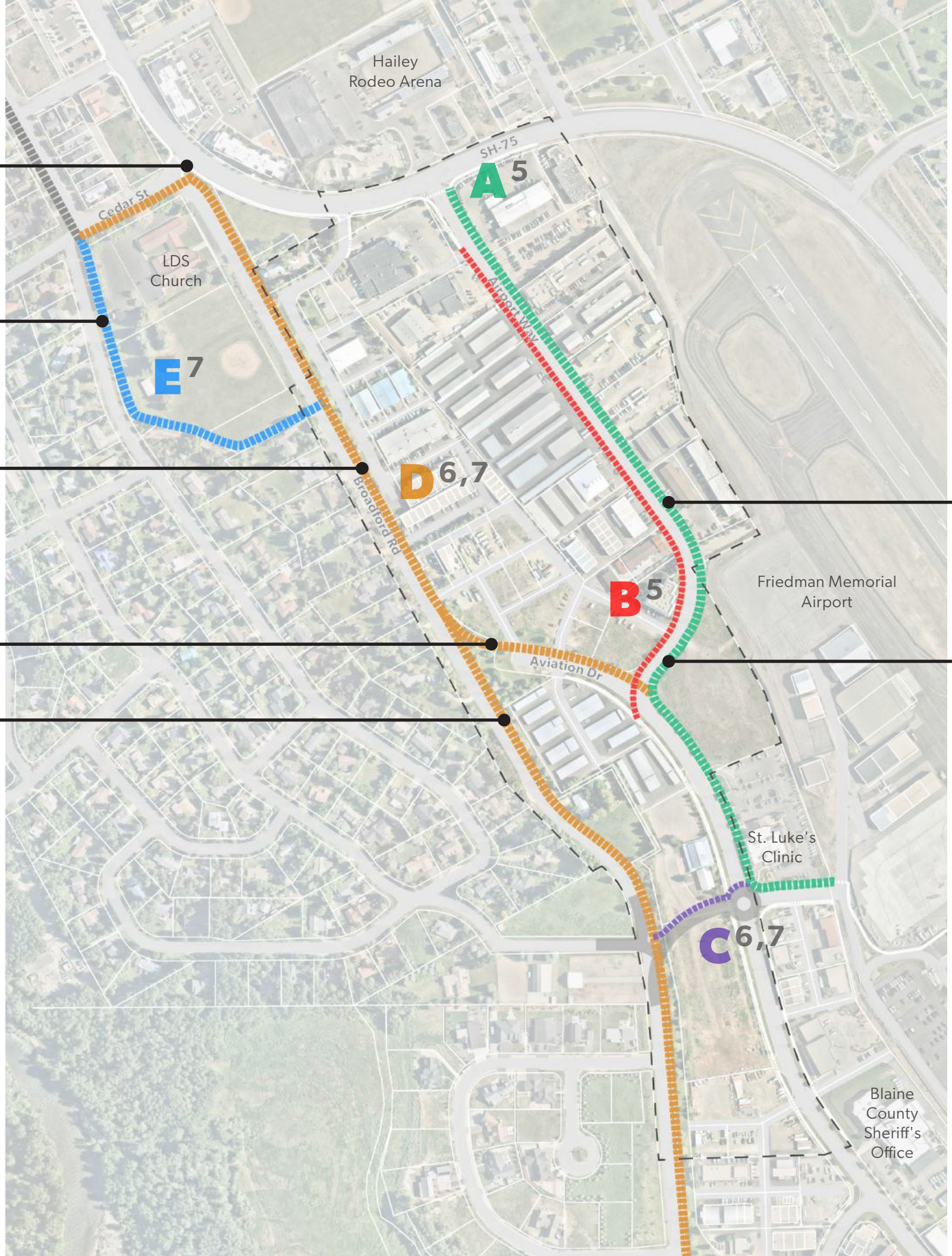
2 comments concerning D+E:

- D+E make good sense; D+Cedar can be a little dangerous
- Combine D+E, eliminate north end of path along Broadford

Prefer D on east side of Broadford Rd over west side

And put the pedestrian path here as well

The pedestrian path needs to go down to Broadford as well



Multi-use path on east side only; don't need sidewalk on west side too

This (Option A) also needs to connect to Broadford

STAKEHOLDER INTERVIEWS

MEETING NOTES

Week of October 20, 2025

SUN Memorial Airport

Tim Burke

- Would like to consider 90 degree intersection with Aviation Drive and Broadford Rd
- Supports I, H, A, C, D
 - o There are double and triple trailers that need to be able to go through the traffic circle
 - o Would love to see A and C paired together
 - o Thinks D could be a good option for accessing post office and ACE Hardware
- Waltham, MA intersection by the First Baptist Church Waltham provides a good precedent for Cedar – Broadford – SH-75

Mountain Rides

Wally Morgus

- Doesn't see any of the D-K options impacting Mountain Rides operations.
- Currently the buses come in to the St. Luke's Clinic parking lot because they can't make the turning radius in the airport
- The roundabout/traffic circle in option A should be designed to accommodate a large bus
- Stops
 - o In front of Rocky Mountain Hardware
- Can see servicing the airport with a valley route, which would not need to stop along Airport Way
- A Hailey route would continue to stop along Airport Way
- Mountain Rides is considering on-demand service instead of a fixed route (micro-transit)
- We don't need to worry about bus pullouts on Airport Way
 - o We can either use big buses for the Valley route that don't need to stop OR
 - o We can use micro transit vans for the local Hailey service that wouldn't need special infrastructure

- In order to head south to Bellevue from the airport on public transit, you would need to transfer to the Valley route at Maple.
- Ped option A is most critical to bus service.
- Vehicle Option Reactions:
 - o A: supports, would use the roundabout and likes that; not concerned with the road
 - o B: doesn't support (worried it would clog up Airport Way and intersection)
 - o C:
 - o D: doesn't support (worried it would clog up Airport Way and intersection)
 - o E: no impact
 - o F: no impact
 - o G: no impact
 - o H:
 - o I: supports, quickest and easiest way to solve the traffic/backup problem
 - o J: supports any of these as a way to clear congestion on SH-75
 - o K: no opinion
- Need to describe the transit options in the final report: the valley route and the Hailey route and the stops in the district

Hailey Welcome Center

Mike McKenna

Pedestrian/Cyclist Traffic

- The Chili Cookoff exacerbated and highlighted the problems with Airport Way and the Main St intersection
 - o It is held at the end of Airport Way in the airport somewhere
 - o About 2000 people walking and riding their bikes down there, a lot of them as families
- Believes Ped/Bike Option A is more important than D.
- Believes A is critical no matter what happens with D.
- Believes A as a multi-use path is better than sidewalk.
- Believes the multi-use path is critical from a tourism standpoint and as signifier of arrival
- There are many people that that walk to/from the airport
- The least we can do is offer a way to walk to/from the airport.

- Flourish Foundation has kids programming and attracts kids.
- Believes we should do A, skip B unless we have more money.
- People from Twin Falls are coming to Hailey to access the St. Luke's Clinic on Airport Way.
- Mike would be a good person to invite to HURA meetings.
- Mike likes option E, with D up to E.
- Ped Option D (as opposed to E) gives ped access to the post office (or could)

Vehicle Traffic

- Believes J options where you close Cedar connection to Main St would anger residents in southwest Hailey, especially if they are trying to head south on Main St
- Believes taking away the left turn option is more favorable than closing the intersection at Cedar-Main altogether.
- What is the goal?

Goals

- We must have a 2nd access to the airport
- We need more interconnectivity, more alternative routes

LDS Church

- Supports Ped Option E
- Doesn't support Vehicle Routing Option G
 - o They don't 'love' the idea of moving the street to run behind the building and through the property, and would have to talk to their leadership team, but ok to show and hear how much of a priority it would be for the community, so is still a possibility

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/18/2025

District: Gateway and Airport Way Districts

STAFF: LH

SUBJECT: Motion to appoint Lisa Enourato as Interim Secretary.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

On February 18, 2025, Jessie Parker was appointed as Secretary to the HURA board. She is no longer working for the City of Hailey. Until a permanent replacement is found, staff recommends appointing Lisa Enourato to the Interim Secretary position.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to appoint Lisa Enourato as Interim Secretary.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/18/2025

District: Gateway and Airport Way Districts

STAFF: LH

SUBJECT: Approval of snow removal contract with Turf and Tree Care.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

Commissioners reviewed the proposal from Turf and Tree Care at their October 21, 2025 meeting for snow removal services at the North River Street parking lot. Staff was directed to move forward with a contract for approval.

Staff is requesting the following clarification and amendments to the Turf and Tree Care exhibits:

Exhibit A – Scope of Services

1. Section 2, bullet 2: Plowing will occur between the hours of 10 a.m. and 1 p.m.
2. Section 6: Remove. HURA contract will govern.

Exhibit B – Estimate 2253

1. Clarify if total estimate amount of \$740.00 is per storm.

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Motion to approve snow removal contract with Turf and Tree Care with amended exhibits.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

INDEPENDENT CONTRACTOR AGREEMENT

This INDEPENDENT CONTRACTOR AGREEMENT (“Agreement”) is made by and between the Hailey Urban Renewal Agency, an independent public body corporate and politic, organized and existing under the laws of the state of Idaho and known as the urban renewal agency of the City of Hailey, Idaho (“AGENCY”) and Turf and Tree Care, LLC (“CONTRACTOR”), who agree as follows:

1. **SCOPE OF SERVICES:** The CONTRACTOR shall undertake the services as described in the attached Scope of Services (Exhibit A) for the consideration stated below in Section 2.
2. **PRICE AND PAYMENT:** As consideration for performing the work described in the Scope of Services, AGENCY agrees to pay CONTRACTOR the rates specified in Estimate 2253, attached as Exhibit B.

Additionally, AGENCY and CONTRACTOR may agree to additional scopes of services beyond those described in the attached Scope of Services, to be set forth in writing and signed by the Parties

3. **INVOICE:** CONTRACTOR shall invoice AGENCY following each major snow or ice management service or on a monthly basis, as mutually agreed. Each invoice shall include a summary of services performed, materials applied, and equipment used, consistent with the rates outlined in Exhibit B and any subsequently approved estimates. Invoices shall clearly indicate the service dates, site location, and total amount due. AGENCY shall remit payment within thirty (30) days of the invoice date. If AGENCY believes any portion of an invoice is inaccurate or that services did not meet the requirements of this Agreement, AGENCY shall notify CONTRACTOR in writing within seven (7) days of receipt of the invoice, specifying the issue. CONTRACTOR shall promptly review and, if necessary, correct the invoice or perform additional work to meet the requirements. Payment may be withheld only for the disputed portion until resolution.
4. **RIGHT OF CONTROL:** AGENCY acknowledges that CONTRACTOR shall perform snow and ice management services independently and is solely responsible for determining the methods, means, timing, and sequencing necessary to achieve the agreed-upon results described in this Agreement and Exhibit B. CONTRACTOR shall decide when to deploy crews, equipment, and materials based on weather conditions, forecasts, and site circumstances. AGENCY shall not direct or control the details of CONTRACTOR’s work but may coordinate with CONTRACTOR regarding service priorities, site access, and general scheduling expectations. CONTRACTOR shall ensure that other obligations or contracts do not interfere with timely performance under this Agreement.

5. **INDEPENDENT CONTRACTOR RELATIONSHIP:** CONTRACTOR is an independent CONTRACTOR and is not an employee, servant, agent, partner, or joint venturer of AGENCY. AGENCY shall determine the work to be done by CONTRACTOR, but CONTRACTOR shall determine the legal means by which it accomplishes the work specified by AGENCY. This Agreement shall not be construed to create any employer-employee relationship between AGENCY and CONTRACTOR.

6. **RECORDS ACCESS AND AUDITS:** CONTRACTOR shall maintain complete and accurate records with respect to costs incurred under this Agreement. All such records shall be maintained according to generally accepted accounting principles, shall be clearly identified, and shall be readily accessible. Such records shall be available for review by AGENCY representatives for three (3) years after final payment. Copies shall be made available upon request.

7. **FEDERAL, STATE, AND LOCAL PAYROLL TAXES:** Neither federal, state, or local income taxes, nor payroll taxes of any kind shall be withheld and paid by AGENCY on behalf of CONTRACTOR or the employees of CONTRACTOR. CONTRACTOR shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. CONTRACTOR is responsible to pay, according to law, CONTRACTOR's income tax. CONTRACTOR may be liable for self-employment (Social Security) tax to be paid by CONTRACTOR according to law.

8. **COMPLIANCE WITH LAW:** CONTRACTOR agrees to comply with all applicable laws, ordinances, and codes of Federal, State, and local governments in the performance of the services hereunder.

9. **EQUIPMENT, TOOLS, MATERIALS. OR SUPPLIES:** CONTRACTOR shall supply, at CONTRACTOR's sole expense, all equipment, tools, materials, and/or supplies to accomplish the services to be provided.

10. **TERM OF AGREEMENT:** This Agreement shall be effective November 18, 2025, and shall continue through May 31, 2026, unless earlier terminated as described in Section 16 of this Agreement. AGENCY and CONTRACTOR acknowledge that this Agreement may be extended upon written agreement of the CONTRACTOR and AGENCY.

11. **ENTIRE AGREEMENT:** This Agreement, along with any and all Exhibits attached hereto and incorporated herein by reference, contains the entire Agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. **GENERAL ADMINISTRATION AND MANAGEMENT:** The AGENCY Administrator, shall be AGENCY's representative, and shall oversee and approve all services to be performed,

coordinate all communications, review and approve all invoices, and carry out any and all tasks as may be required under this Agreement.

13. **CHANGES:** AGENCY reserves the right to make changes from time to time in the Scope of Services to be performed hereunder. Such changes, including any increase or decrease in CONTRACTOR's compensation, which are mutually agreed upon by and between AGENCY and CONTRACTOR, shall be incorporated in written amendments to this Agreement.

14. **AMENDMENTS:** This Agreement may be amended only in writing, upon mutual agreement of both AGENCY and CONTRACTOR.

15. **ASSIGNMENT:** It is expressly agreed and understood by the parties hereto, that CONTRACTOR shall not have the right to assign, transfer, hypothecate, or sell any of its rights under this Agreement except upon the prior express written consent of AGENCY.

16. **TERMINATION OF AGREEMENT:**

(a) **FOR CAUSE:** If, through any cause, the CONTRACTOR shall fail to fulfill its obligations in compliance with the Scope of Services under this Agreement, or if the CONTRACTOR shall violate any of the covenants, agreements, or stipulations of this Agreement, AGENCY shall thereupon have the right to terminate this Agreement by giving written notice to the CONTRACTOR and specifying the effective date thereof at least fifteen (15) days before the effective date of such termination. If this Agreement is terminated for cause, CONTRACTOR shall be paid an amount for the actual services performed in accordance with this Agreement through the cancellation date.

(b) **TERMINATION FOR CONVENIENCE:** AGENCY or CONTRACTOR may terminate this Agreement at any time, for any reason, by giving at least fifteen (15) days' notice in writing to the non-terminating party. If this Agreement is terminated as provided herein, CONTRACTOR shall be paid for any unpaid time through the termination date. CONTRACTOR shall also provide AGENCY all products or works of consulting generated to date of termination.

17. **NOTICES:** Any and all notices required to be given by either of the parties hereto, unless otherwise stated in this Agreement shall be in writing and be deemed communicated when mailed in the United States mail, certified, return receipt requested, addressed as follows:

To AGENCY:

Lisa Horowitz
Hailey Urban Renewal Agency
115 Main Street
Hailey, ID 83333

To CONTRACTOR:

Turf and Tree Care, LLC
P.O. Box 1692
Hailey, ID 83333

18. **INDEMNIFICATION:** CONTRACTOR agrees to indemnify, defend, and hold harmless AGENCY and its officers, agents, and employees from and against all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with CONTRACTOR's negligence or intentionally wrongful acts or omissions during the performance of this Agreement by CONTRACTOR or CONTRACTOR's agents, employees, or representatives. In case any action or proceeding is brought against AGENCY or its officers, agents, or employees by reason of or arising out of connection with CONTRACTOR's negligence or intentionally wrongful acts or omissions during the performance of this Agreement, CONTRACTOR, upon written notice from AGENCY, shall at CONTRACTOR's expense, resist or defend such action or proceeding.

19. **INSURANCE:** Prior to commencing to provide services under this Agreement, CONTRACTOR shall obtain at its sole cost and expense, and thereafter maintain for the term of this Agreement, at least the minimum insurance coverages set forth below:

- (a) CONTRACTOR agrees to obtain and keep in force during the term of this Agreement Worker's compensation unless CONTRACTOR has provided proof to AGENCY that worker's compensation and Employer's Liability is not required by applicable law or regulation under the circumstances.
- (b) CONTRACTOR agrees to obtain and keep in force during the term of this Agreement an automobile liability insurance policy with minimum coverage of \$250,000 per claim and a minimum aggregate policy limit of \$250,000 unless alternative coverage and policy limit amounts are agreed to by the AGENCY Board.
- (c) CONTRACTOR agrees to obtain and keep in force during the term of this Agreement a commercial general liability insurance (CGL) policy covering liability arising from premises, operations, and independent contractors. Such insurance shall include coverage for bodily injury, personal injury and property damage resulting from CONTRACTOR'S snow and ice management services, including the use of vehicles, equipment and de-icing materials. The CGL policy shall provide limits of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) general aggregate. The CGL policy shall name the Agency, its officers, directors, and agents as additional insureds.

- (d) CONTRACTOR shall provide to AGENCY a copy of proof of automobile liability insurance and CGL policy, such as an insurance card, or a certificate of insurance with a representation the insurance provides the minimum coverage and limits set forth in (b) and (c). CONTRACTOR will notify AGENCY ten (10) days prior to cancellation of said policy or policies and will provide AGENCY with updated insurance information.

20. **NONWAIVER:** Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

21. **APPLICABLE LAW:** Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

22. **SEVERABILITY:** If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

23. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party as determined by a court of competent jurisdiction shall be entitled, in addition to any other relief as may be granted, to costs and reasonable attorneys' fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination, or forfeiture of this Agreement.

24. **DISPUTES:** In the event that a dispute arises between AGENCY and the CONTRACTOR regarding application or interpretation of any provision of this Agreement, the aggrieved party shall promptly notify the other party to this Agreement of the dispute within ten (10) days after such dispute arises. If the parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, the parties may first endeavor to settle the dispute in an amicable manner by mediation. If the parties elect to mediate their dispute, the parties will select a mediator by mutual agreement and agree to each pay half of the mediator's costs and fees. The mediation will take place in Hailey, Idaho, unless otherwise agreed by the parties in writing. Should the parties be unable to resolve the dispute to their mutual satisfaction within thirty (30) days after such completion of mediation, each party shall have the right to pursue any rights or remedies it may have at law or in equity. If the parties do not mutually agree to mediate the dispute, either party may pursue any rights or remedies it may have at law.

25. **COORDINATION WITH OTHER CONTRACTORS:** CONTRACTOR recognizes that AGENCY has or may enter into agreements with other Contractors that provide other services. Upon request, CONTRACTOR agrees to coordinate with and work in conjunction with other Contractors when the need arises.

26. **SUCCESSORS IN INTEREST:** The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereby and their respective successors and assigns.

27. **CONTRACT WITH A COMPANY OWNED OR OPERATED BY THE GOVERNMENT OF CHINA PROHIBITED.** In accordance with Idaho Code § 67-2359, CONTRACTOR, by entering into this Agreement, hereby certifies that CONTRACTOR is not currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China.

IN WITNESS WHEREOF, AGENCY and CONTRACTOR have executed this Agreement as of the effective date specified above.

AGENCY

CONTRACTOR

By: _____

By: _____

Printed Name: _____

Title: _____

DATE: _____

DATE: _____

EXHIBIT A
SCOPE OF SERVICES



TURF AND TREE CARE LLC

P.O. Box 1692, Hailey, Idaho 83333

C: (208) 309-5409

Jtellez1225@snowturftreecare.com

ZERO-TOLERANCE SNOW & ICE MANAGEMENT AGREEMENT 2025–2026

TURF AND TREE CARE LLC

P.O. Box 1692 • Hailey, Idaho 83333 • C: (208) 309-5409

1. Scope of Work

Turf and Tree Care LLC agrees to provide snow and ice management services designed to *reduce* the accumulation and bonding of snow and ice on treated surfaces. Services include:

- **Pre-treatment** using *SNO-PLOW® Ice Melt with LIQUI-FIRE™* prior to forecasted precipitation when conditions allow.
- **Plowing and de-icing** during active storms as conditions and safety permit.
- **Post-treatment** following plowing or cleanup to minimize refreeze.
- **Ongoing monitoring** of pavement conditions with return visits as required.

Although the service goal is “zero-tolerance,” the client understands that **complete elimination of snow, ice, or slippery conditions at all times is not guaranteed.**

2. Service Frequency and Triggers

- Services may begin **before, during, or after** snow or ice accumulation depending on forecast, temperature, and site conditions.
- **Multiple services may occur in a single 24-hour period**, including repeated plowing, pre-treatments, and post-treatments, to maintain the zero-tolerance standard.
- Each visit is **billed separately** based on time, materials, and equipment used as outlined in the attached estimate.
- Crews may operate on a 24-hour schedule during extended or multi-day storms.



TURF AND TREE CARE LLC

P.O. Box 1692, Hailey, Idaho 83333

C: (208) 309-5409

Jtellez1225@snowturftreecare.com

3. Materials and Equipment

- **Ice melt:** *SNO-PLOW*® with *LIQUI-FIRE*™ — **\$30 per 50-lb bag applied.**
- **Tailgate spreader truck: \$85 per deployment,** including operator, loading, and monitoring.
- **Plow truck(s):** Front-mounted 8.5' V-blade with 16' rear pull plow, billed per event or per hour as shown on the attached estimate.

4. Limitations & Liability Disclaimer

Turf and Tree Care LLC will take reasonable steps to minimize slippery conditions; however, **bare pavement and accident-free surfaces cannot be guaranteed.**

The client acknowledges that snow, ice, meltwater, and refreeze may occur between service intervals or due to environmental factors outside Turf and Tree Care's control.

Turf and Tree Care LLC shall **not be liable** for:

- Slips, falls, or accidents caused by snow or ice accumulation.
- Property or surface damage from hidden objects, piled snow, or necessary equipment operations.
- Delays or service limitations due to inaccessibility, parked vehicles, extreme weather, or municipal restrictions.

5. Damages and Repairs

Turf and Tree Care LLC will repair verified damages **directly caused by operator negligence** once the affected areas are visible and weather permits.

6. Billing and Payment



TURF AND TREE CARE LLC

P.O. Box 1692, Hailey, Idaho 83333

C: (208) 309-5409

Jtellez1225@snowturftreecare.com

Invoices are issued after each major service or monthly.

Balances not paid within fifteen (15) days of the invoice date are subject to a **3 % monthly finance fee** on the unpaid balance.

Mailed payments must be postmarked by the due date to avoid late fees.

7. Contract Acceptance

Areas to be maintained (check all that apply):

(x) Driveway / Parking Lot () Walkways () Decks () Other _____

Property: **Hailey Urban Renewal Agency 111 Empty Saddle Trl, Hailey, ID 83333**

Estimate # 2253 to be signed as an addendum to this contract.

Accepted by **Jessy Tellez dba Turf and Tree Care LLC**

Signature *Jessy Tellez* Date 10/14/2025

Accepted by Authorized Agent (Print Name) _____

Signature _____ Date _____

EXHIBIT B

SCOPE OF SERVICES – COST ESTIMATE

EXHIBIT A

Turf and Tree Care LLC
 PO Box 1692
 Hailey, ID 83333 US
 +3095409
 jtellez1225@snowturfntreecare.com
<https://www.facebook.com/TNTCARE.LLC>

Estimate 2253



ADDRESS	DATE	TOTAL
Hailey Urban Renewal Agency - 111 Empty Saddle Trl, Hailey, ID 83333 115 S. Main St., Ste. H Hailey, Idaho 83333	10/14/2025	\$740.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Ice melt - Tailgate Spreader	SNO-PLOW granule coated with "LIQUI-FIRE" melting enhancer with truck tailgate spreader Time+Materials *Pre-treatment	1	85.00	85.00
	Ice Melt	Ice melt for tailgate spreader. SNO-PLOW granule coated with "LIQUI-FIRE" melting enhancer *per 50LB bag *Pre-treatment	5	30.00	150.00
	Plow Truck 8.5' V blade + 16' Pull plow	Snow plowing with truck front mounted 8.5' V Plow + 16' adjustable pull plow	1.50	100.00	150.00
	Ice melt - Tailgate Spreader	SNO-PLOW granule coated with "LIQUI-FIRE" melting enhancer with truck tailgate spreader Time+Materials	1	85.00	85.00
	Ice Melt	Ice melt for tailgate spreader. SNO-PLOW granule coated with "LIQUI-FIRE" melting enhancer *per 50LB bag *post-treatment	9	30.00	270.00

SUBTOTAL 740.00
 TAX 0.00

TOTAL \$740.00

THANK YOU.

Accepted By

Accepted Date

Invoice balance not paid within (15) days of receipt subject to monthly 3% Finance fee on remaining balance. Mailed payments must be postmarked by due date to avoid late fee.

Return to Agenda

AGENDA ITEM SUMMARY

DATE: 11/18/2025

District: Gateway and Airport Way Districts

STAFF: BS/RB

SUBJECT: Monthly review of financials.

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

- 1) Monthly Recap
 - 2) Financial Statements
 - 3) Budget Worksheet
-

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

No action.

ACTION OF THE HAILEY URBAN RENEWAL BOARD:

Date _____

Administrative Assistant _____

HAILEY URBAN RENEWAL AGENCY
BALANCE SHEET
OCTOBER 31, 2025

ASSETS

100000	ASSETS	952,905.00	
100010	LGIP - AIRPORT WAY	394,691.40	
100100	MOUNTAIN WEST SAVINGS	41,144.53	
120000	PROPERTY TAXES RECEIVABLE	7,779.04	
120015	LGIP GATEWAY BOND	1,700,755.74	
120020	LGIP - GATEWAY	280,732.62	
	TOTAL ASSETS		3,378,008.33

LIABILITIES AND EQUITY

LIABILITIES

200010	ACCOUNTS PAYABLE	24,212.95	
220010	2024 BOND SERIES GATEWAY	2,945,403.14	
	TOTAL LIABILITIES		2,969,616.09

FUND EQUITY

250000	UNRESTRICTED NET ASSETS	422,534.70	
	REVENUE OVER EXPENDITURES - YTD	(14,142.46)	
	BALANCE - CURRENT DATE	408,392.24	
	TOTAL FUND EQUITY		408,392.24
	TOTAL LIABILITIES AND EQUITY		3,378,008.33

HAILEY URBAN RENEWAL AGENCY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING OCTOBER 31, 2025

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 31</u>					
310100 INTEREST INCOME - AIRPORT WAY	1,394.26	1,394.26	7,000.00	5,605.74	19.9
315010 TAX INCREMENT REVENUE - AIRPOR	.00	.00	165,000.00	165,000.00	.0
TOTAL SOURCE 31	1,394.26	1,394.26	172,000.00	170,605.74	.8
<u>SOURCE 32</u>					
320100 INTEREST INCOME - GATEWAY	1,432.33	1,432.33	60,000.00	58,567.67	2.4
325010 TAX INCREMENT REVENUE - GATEWA	.00	.00	520,000.00	520,000.00	.0
325050 GATEWAY MISC. REVENUE	.00	.00	21,800.00	21,800.00	.0
TOTAL SOURCE 32	1,432.33	1,432.33	601,800.00	600,367.67	.2
<u>SOURCE 34</u>					
340100 INTEREST INCOME - GATEWAY BOND	7,243.90	7,243.90	30,000.00	22,756.10	24.2
TOTAL SOURCE 34	7,243.90	7,243.90	30,000.00	22,756.10	24.2
TOTAL REVENUE	10,070.49	10,070.49	803,800.00	793,729.51	1.3

HAILEY URBAN RENEWAL AGENCY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING OCTOBER 31, 2025

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT WAY</u>					
410200 ADMINISTRATIVE EXPENSES - AIRP	.00	.00	46,000.00	46,000.00	.0
410250 OTHER EXPENSES AIRPORT	2,047.09	2,047.09	1,300.00	(747.09)	157.5
410300 CAPITAL EXPENSES - AIRPORT WAY	.00	.00	50,000.00	50,000.00	.0
410600 PROFESSIONAL AND LEGAL SERVICE	.00	.00	45,000.00	45,000.00	.0
410700 STUDIES AND MASTER PLANS AIRP	20,834.20	20,834.20	100,000.00	79,165.80	20.8
TOTAL AIRPORT WAY	22,881.29	22,881.29	242,300.00	219,418.71	9.4
<u>GATEWAY</u>					
420200 ADMINISTRATIVE EXPENSES - GATE	.00	.00	46,000.00	46,000.00	.0
420250 OTHER EXPENSES GATEWAY	729.58	729.58	1,300.00	570.42	56.1
420300 CAPITAL EXPENSES - GATEWAY	.00	.00	1,900,000.00	1,900,000.00	.0
420500 PARTICIPATION AGREEMENTS - GAT	.00	.00	86,642.00	86,642.00	.0
420600 PROFESSIONAL AND LEGAL SERVICE	.00	.00	45,000.00	45,000.00	.0
420800 DEBT SERVICE GATEWAY	.00	.00	385,861.00	385,861.00	.0
TOTAL GATEWAY	729.58	729.58	2,464,803.00	2,464,073.42	.0
<u>SOUTH URBAN</u>					
430200 ADMINISTRATIVE EXPENSE SOUTH U	.00	.00	46,000.00	46,000.00	.0
430250 OTHER EXPENSES SOUTH	602.08	602.08	1,300.00	697.92	46.3
430600 PROFESSIONAL AND LEGAL SERVICE	.00	.00	45,000.00	45,000.00	.0
TOTAL SOUTH URBAN	602.08	602.08	92,300.00	91,697.92	.7
TOTAL EXPENDITURES	24,212.95	24,212.95	2,799,403.00	2,775,190.05	.9
NET REVENUE OVER EXPENDITURES	(14,142.46)	(14,142.46)	(1,995,603.00)	(1,981,460.54)	(.7)

Return to Agenda