



**SPECIAL MEETING
MOUNTAIN RIDES TRANSPORTATION AUTHORITY
Wednesday, September 12, 2012, 11:00 a.m.
Ketchum City Hall Meeting Room, Ketchum, Idaho**

Board Members of the Mountain Rides Transportation Authority of the Cities of Bellevue, Hailey, Ketchum and Sun Valley, and Blaine County, State of Idaho, met in a Regular Meeting in the Ketchum City Hall Meeting Room, Ketchum, Idaho.

PRESENT: Chairman Peter Everett (by phone), Vice-Chairman Susan McBryant, Secretary Jim Jaquet, Board Members Michael David, Mark Gilbert, Joe Miczulski, Nils Ribi, and Steve Wolper.

ALSO Mountain Rides Executive Director Jason Miller

PRESENT: Mountain Rides Business Manager/Treasurer Wendy Crosby

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1. CALL TO ORDER

Vice-Chairman Susan McBryant called to order the special meeting of Wednesday, September 12, 2012 at 11:00 a.m.

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2. Executive Session

Board Member Mark Gilbert moved to go into Executive Session, pursuant to Idaho Statute 67-2345 1(c) to discuss acquisition of real estate. Motion seconded by Board Member Joe Miczulski. Roll call: Peter Everett yes, Susan McBryant yes, Jim Jaquet yes, Michael David yes, Mark Gilbert yes, Joe Miczulski yes, Nils Ribi yes, and Steve Wolper yes. Motion passed unanimously.

The Mountain Rides Board of Directors returned to Open Session.

3. Action Item: Approve Letter of Intent for Purchase of Commercial Real Property for South Valley Transportation Center.

Board Member Mark Gilbert moved to approve the letter of intent, with the contents as discussed in Executive Session here today, for the purpose of purchasing property addressed as 883 and 901 South Main Street, Bellevue, Idaho, for the purchase price of \$780,000, from the sellers, Paul Kenny and Matt Bogue, Commercial Real Estate, LLC, representing Gannett 75 LLC. Motion seconded by Peter Everett, and passed unanimously.

Mountain Rides has been searching for property for a south valley transportation center for many years. The center would encompass bus and van storage, space for vehicle maintenance, and potential for a route stop and park and ride. This property meets all of staff's and the Board's criteria and goals.

The property will be purchased with 80% federal funds and 20% local match from existing capital accounts. The transaction has been a lengthy process with stringent federal requirements. The purchase price is fair market value.

Mountain Rides Business Manager/Treasurer Wendy Crosby said the property is at the south end of Mountain Rides' existing route, with no "deadheading:"—running a bus with no passengers. The property will save about \$60,000 a year in operating expenses; and has room for potential growth.

Mountain Rides' winter climate requires warm buses. Most routes start in the south end of the valley, so the buses can be garaged overnight, and clean and warm early in the morning. Commuters coming from Carey, Shoshone and Twin Falls can use the location as a park and ride. An existing building on the property can be retrofitted to store buses fairly soon, and then be remodeled over time.

The letter of intent and subsequent purchase still have to be accepted by the seller. Mountain Rides hopes to have the purchase finalized by the end of the year.

4. Action Item: Approve letter to City of Bellevue regarding acquisition of real property in Bellevue.

Board Member Nils Ribi made some suggestions to the letter. Board Member Joe Miczulski said the City of Bellevue would be sensitive to parked buses and vans visible from Highway 75. The building has the potential to be a visitor center at the entrance to Bellevue and the Wood River Valley.

Board Member Mark Gilbert moved to approve the letter with edits as suggested. Motion seconded by Board Member Jim Jaquet, and passed unanimously.

5. Action Item: Approve design for East Fork bus stop improvements.

The East Fork stop is especially dangerous in the winter, and ridership suffers. Mountain Rides has funding in place to improve the bus stops at East Fork Road, Mountain Rides' only mid-valley stop. Engineer Jeff Loomis is coordinating the design documents and bid process. ADA ramp design was recently revised. The bid does not include the shelter. Funding may not be adequate to complete the pathway to the shelter. Mountain Rides has applied for an encroachment permit from ITD.

Board Member Mark Gilbert said the alternate price bid for the pathway should be considered in the low bid, whether or not Mountain Rides decides it can afford to do it. It may not be possible to do the pathway this season, but the completion deadline should include days for the alternate if in fact Mountain Rides awards it. Gilbert also suggested a provision describing what conditions could cause an excusable delay.

Board Member Steve Wolper said the East Fork parking lots filled up when there were events in the north valley. Many of the people were carpoolers who used the parking lot as a park and ride. A pathway from the parking lot to the shelter would make it more likely that people would take the bus.

Board Member Jim Jaquet moved to approve the design and bid documents for the East Fork bus stop improvements, as presented and discussed. Board members requested additional stipulations in the motion, and Jaquet withdrew his motion.

Executive Director Miller said it is possible the project with alternative could be completed this year. The bids are due next week, with construction to begin immediately. Doing the southeast corner would require an ADA-approved improvement. Board members said more information was needed on the southeast corner. The improvement can be done as a change order, or at a later time. Getting the bids will clarify what can be done within budget. Meanwhile, staff will check if doing one corner necessitates doing other corners.

Board Member Mark Gilbert moved to approve the design as presented, and specifications as presented with the following proposed changes, subject to review by legal counsel: include basis for award to low bidder, and be explicit about whether the low bid includes doing the alternative, based on the determination of the best way to proceed; secondly, the number of days to complete must include the alternative if the alternative is awarded; and include provision for what is considered excusable delay caused by weather. Motion seconded by Board Member Nils Ribi. Motion passed unanimously.

6. Adjournment.

With no other business to come before the Board, the meeting was adjourned.

Chairman Peter Everett

cc: Commissioner Angenie McCleary, Blaine County
Virginia Egger, Interim Sun Valley City Administrator
Gary Marks, Ketchum City Administrator
Sandy Cady, Ketchum City Clerk
Heather Dawson, Hailey City Administrator
Mary Cone, Hailey City Clerk
Dee Barton, Bellevue City Clerk
Tess Cenarrusa, Carey City Clerk
Randall Patterson, Carey Mayor