

**MINUTES OF THE REGULAR MEETING OF THE
HAILEY CITY COUNCIL
HELD MONDAY, OCTOBER 22, 2007
IN THE HAILEY TOWN CENTER MEETING ROOM**

The regular meeting of the Hailey City Council was called to order at 5:30 p.m. by Mayor Susan McBryant. Present were Council members Rick Davis, Don Keirn, Carol Brown and Martha Burke. Staff present included Clerk Heather Dawson, Beth Robrahn, Tom Hellen, Diane Shay, and Mike Chapman.

Mayor McBryant called an executive session at 5:30pm to discuss personnel matters. Davis moved, Burke seconded to go into executive session. A roll call vote showed all in favor. Following a motion and roll call vote to come out of executive, the regular council meeting resumed at 5:40pm

OPEN SESSION

Diane Barker asked to speak regarding the Auto Aid agreement. Mayor McBryant told Diane she could speak when they were to that topic on the agenda.

CONSENT AGENDA

After items were pulled from the consent agenda, **Davis moved and Keirn seconded to approve the remaining consent agenda items as presented. The motion carried unanimously.**

- CA 373 Motion to approve Delta Dental rate increase for fiscal year 2007/2008
- CA 374 Motion to approve Summary of Ordinance 994 (Subdivision Ord. Amendments)
- ~~CA 375 Motion to approve findings of fact and conclusions of law for Airport West, 14 Block 2, Lot 3A~~
- CA 376 Motion to the Wood River High School Christmas Arts & Crafts Show
- CA 377 Motion to approve the Annual 4th of July BBQ & Parade 2008
- CA 378 Motion to approve Springfest Fair Special Event 2008
- CA 379 Motion to approve Valley Motor Car Show Special Event 2008
- ~~CA 380 Motion to approve minutes of October 8, 2007~~
- CA 381 Motion to approve claims for expenses incurred during the previous month

Burke had pulled items CA 375 and CA 380 to abstain. Davis moved to approve both items as presented; Brown seconded; the motion carried with Burke abstaining.

MAYORS REMARKS

Mayor McBryant announced that she changed her mind on waiting to appoint a new Chief of Police until after the new Mayor was in office. McBryant appointed Jeff Gunter and he had accepted the position starting immediately. McBryant expressed her appreciation of the fact that Gunter had, during the period that he was interim Chief of Police, instituted many programs that she would have liked to have in place five years ago.

PROCLAMATION & PRESENTATIONS

Hailey Arts Commission presented a survey and concepts for a Public Art Ordinance. Becky Keefer represented the Arts Commissioners – Stacy Smith, Patty Lewis, Denise Simone and Pat Robinson. The commission has been busy promoting art within the city. Woodside Park is almost complete but is lacking a piece of art. The commission is hoping to have art in the park next year. The Arts Commission has completed a survey showing 95% polled felt it important to have public art in the community. The Commission is asking for a % for Public Art Ordinance. They have drafted the ordinance at 1.25%. Commissioner Mark Johnston sent letter of support and has 20 years of involvement. Keefer will submit a copy of the letter to council. They are asking council for endorsement to proceed with the Public Art Ordinance and if Council does support they are asking how they should proceed. Mayor asked Council how they felt. Burke and Brown gave a thumbs up. Keirn questioned going to bond. Davis questioned bidding. Hellen explained if it's under \$10,000 it would not have to be bid on. It could be considered professional services. How to proceed – Robrahn explained Williamson said it could be done by policy –not ordinance. Brown would like it to be ordinance. The ordinance is an amendment to additional code. Dawson explained policy rather than ordinance would be set by resolution. Council would like to set by Ordinance. Brown complimented art commission on their ambition. Commission thanked council for their support.

The Mayor asked for an explanation of the grant the City received. Dawson said the City of Hailey was notified that we received a \$5,000 grant for Regional Leadership and the purpose is to get a baseline assessment throughout the region.

PUBLIC HEARING

An application by John Bullotti for preliminary plat approval of a replat of Lot 15, Block 1, Birdwood subdivision. Brown and Davis recused. Last time this was heard it was decided to be tabled. A public hearing at this time is not appropriate. The recommendations need to come from P&Z. Mayor asked for Burke and Keirn's opinion. Keirn and Burke agree that this needs to be treated as a new application. The plat will need to go to P&Z and findings submitted to council. **Keirn moved and Burke seconded.** The motion carried unanimously.

Blaine County School District was pulled from agenda because the notice was flawed. This will come back to agenda on November 26, 2007.

OLD BUSINESS

Alternative Deed Restrictions for Community Housing continued from Oct. 11, 2007. Robrahn presented in Williamson's absence. Williamson was not expecting discussion. Robrahn was unable to get in touch with him for further clarification. Williamson made all revisions that were discussed in the last meeting. Per Williamson, BCHA also recommended a change in one of the qualifications for an employee, so that either an employee who worked in Blaine County for 2 years or an employee who lived in Blaine County for one year could qualify. That is in sections 1.b (b) (i) and (ii). John Flatery from the BCHA felt it was a very productive session. It's going to be difficult to

determine a flat fee. If it's way out of wack they will be able to come back and revisit it. Keirn agreed because were walking in unknown territory. Robrahn explained Williamson will be working on contract for services for council to review. Mayor asked if this was enough information so we could move forward. Robrahn speaking for Williamson explained that he wanted them to move forward. Jim Speck thanked Robrahn for stepping in and thought Williamson did a good job. He talked about commuters and the 12 month conditions. Speck asked council for approval to be able to move forward. Mayor asked for comments. Jan Edelstein asked for clarification on two matters. Why do we expect a commuter to have worked here for 2 years and why are people who own other property unqualified? She suggested dropping the real estate condition. Mayor asked Council for input. Council likes the way the contract currently reads and is ready to move forward. Burke thought if at a later date homes were sitting empty, they could re-evaluate. **The motion was adopted as presented. Brown moved to accept Ned's latest version; Keirn seconded.** Motion carried unanimously.

Interim City Administrator Proposals

Mayor asked Davis and Keirn to present. Davis pointed out that on Pg. 99 in the council packet there was an outline of salary figures relative to a city administrator position. Keirn and Davis thought we should not bring in an interim administrator. The time and cost would not be worth our time.

Dawson explained that currently the City Administrator position is budgeted at \$78,750, with a staff assistant \$23,600. The cost of recruitment previously had cost \$25,000. Dawson suggested that if the council wants to pay a new city administrator more than is budgeted, the staff assistance position could be eliminated and those funds used for management salary. Under that scenario, the city of Hailey could offer \$98,000 as the top end of a city administrator salary range. It was decided by council not to hire an interim administrator and to look further at the position in November.

NEW BUSINESS

Southern Wood River Valley Fire Services Amended Automatic Aid Agreement.

Mayor allowed Diane Barker of 109 Geronimo to speak. Ms. Barker had a handout for council from the Idaho Fire Marshall's Office. Barker went over handout and stressed that minutes matter in all fires. In the Auto Aid agreement it reads that WR has to respond with Aerial ladder truck. This takes 2 ½ extra minutes. She feels that the agreement should be changed to allow fire stations to respond with the equipment they have. Geoffrey Moore wanted to speak but the Mayor did not want to open this to public comments. Mayor asked Chief Chapman to comment. Chapman explained that what he needs is an Auto Aid Agreement that gives him the tools he needs to put out a fire. He compared a large fire needing backing up to a police situation and calling in the SWAT Team. Mayor asked council for input. Brown explained that she backs Chief Chapman and is glad to hear that all fire chiefs are in agreement. **Brown moved to allow the Mayor to sign the Auto Aid Agreement as presented; Keirn seconded.** Motion carried unanimously.

Discussion of Sewer hookup agreement with Spring Canyon Ranch.

Barry Luboviski represented Spring Canyon Ranch. He met with sewer staff and Hellen and used formula that was used in Rinker deal. Cost \$3,500 a unit. Each new basin is 2200 people. South existing lane would become an emergency access. Would like to be able to pay impact fees at time of hook-up. They are planning on 125 units, bike path into town, tying into BLM trail system, and improving access to Adams Gulch. Luboviski said he is asking Council for approval to sit down with Williamson to draft an agreement and come back to the meeting on November 26, 2007. Brown suggested that the Croy Canyon residents pay more for hook ups than the City of Hailey residents. Council agreed to review a draft agreement at the November meeting.

WORKSHOP

The Mayor asked Robrahn to look into ordinance amendments to address water quality & quantity issues in regards to planning for growth and density solutions. Principal is that water and sewer drives the need for growth, annexation and impact fees. Robrahn talked with Hellen regarding fertilizer on lawns and the possibility of restricting chemical and fertilizer use. (Possible amendments) Hellen talked about gray water and DEQ restrictions. There are many things to explore. Staff is attending a conference in Boise this week. Some of these issues will be discussed and can be brought back to a later meeting. The Mayor is not concerned about wastewater. She is concerned about potable water and available water. She is more concerned about greater density and ordinances that offer density as a perk or a benefit. Mayor would like to see staff get ahead of that problem. What are the minimum standards? She is asking staff to explore new thinking and experimental programs regarding gray water. She would like the City to continue to be the growth center. Ask county and other cities to partner with this way of thinking. Gray water is used in other states. After the conference at end of month, there may be many more ideas and suggestions. Mayor asked staff to revisit density bonus. Brown interested into looking into this further. Robrahn feels it's an important thread linking density and carrying capacity. We need to plan where we want to put our density and when it's appropriate to develop that. Mayor explained that our metering capabilities will help us determine if we can have more density.

Hellen advised that the snow removal policy is being reviewed by himself, Kelly Schwartz, the new Street Superintendent and Chief Gunter, HPD. New blower will be arriving this week. Safe Routes to school letter of intent was discussed and Hellen was approved to sign the formal application.

Dawson advised Council of the US Mayor's Climate meeting coming up at the end of the month. There will be a slide show and the City of Hailey will be submitting slides of the Rocky Mountain Hardware building. Dawson then talked about the Development Impact Fee Ordinance. DIF's are paid when the building permit is issued or in advance. One developer (Village Project) is asking for us to handle this differently. Hellen is meeting with Dawson and the Village Project tomorrow and will bring something to council at a later meeting. Dawson updated Council on Mountain Rides. She presented new logo documents. There was discussion of the development of bus shelters and the cities involvement. Mountain Rides is asking council if they are ok with the city's components.

Brown questioned if we can exempt them from building fees? Design will have to go thru design review. The Mayor suggested using solar lighting. Dawson announced that Robrahn has been named Chair of Planning and Practices Committee. Dawson name Chair of Marketing Committee.

Gunter thanked Mayor and Council for their support and appointing him Chief of Police.

Brown announced that the Arts Commission will be meeting tomorrow morning and the Library Board is focused on hiring librarian. Burke to discuss Nations to Nations. Keirn has already sent out a copy of the SEIDO report. Fly Sun Valley Alliance is meeting the 1st & 3rd Thursday each month. Davis had nothing to report.

Mayor invited everyone to the Leadership meeting Wednesday at the County at 4pm.

There being no further business, the mayor adjourned the meeting at 7:15pm.

Susan McBryant, Mayor

Heather Dawson, City Clerk