

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD AUGUST 29, 2011  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at [5:31:37 PM](#) by Mayor Rick Davis. Present were Council members Carol Brown, Don Keirn, Fritz Haemmerle, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, Becky Stokes, Mike Chapman, Tom Hellen, Ned Williamson, Beth Robrahn, and Jeff Gunter.

**Open Session for Public Concerns**

[5:31:46 PM](#) Michael Wickes, 311 E. Bullion, asked if this was the appropriate time to discuss the budget procedure. Mayor Davis asked Mr. Wickes to wait for the public hearing segment of this meeting when the budget would be addressed.

**AIRPORT ISSUES:**

[5:32:36 PM](#) Susan McBryant, Airport Authority, noted that there are many rumors circulating about the future of the airport, and she wanted to be clear that the Authority is “on hold” until a visit from Seattle Federal Aviation Administration official, Donna Taylor, occurred. Martha Burke added that the Airport Authority would meet on September 13, 2011. Fritz Haemmerle asked for clarification on rumors regarding plans to expand the current runway or create an additional runway. Ms. McBryant said there was not yet any confirmation of either.

**CONSENT AGENDA:**

- CA 424 *Motion to call a special meeting of the Hailey City Council to be held on Wednesday, September 7, 2011 at 5:30 p.m. for the purpose of considering bids submitted for the Woodside Boulevard Project.*
- CA 425 *Motion to authorize Mayor to sign Land and Water Conservation Fund letter to Congressman Mike Simpson asking for his continued support of the organization’s efforts.*
- CA 426 *Motion to authorize the Mayor to sign State Historic Preservation Office grant agreement amendment, providing an additional \$575 in federal funds for the Historic Hailey Crossroads Brochure.*
- CA 427 *Motion to approve the prioritization of City Facility Improvements under the EECBG Grant, authorizing bids and contracts to be solicited in the order of priority, and authorizing the \$100,000 funds from the Hailey Fox Building Bond, which was designated as match to the grant, to be used for improvements in the order of priority, including improvements to the Hailey Street Shop.*
- CA 428 *Motion to approve Resolution 2011-28, authorizing the City to enter into an Agreement with Western States Geothermal, LLC for replacement of City Hall HVAC rooftop units at a cost of \$89,481.*
- CA 429 *Motion to approve annual renewal of completed and approved Alcohol Licenses.*
- CA 430 *Motion to approve minutes of August 22, 2011 and to suspend reading of them.*

[5:36:56 PM](#) **Martha Burke moved to approve the Consent Agenda as presented. Fritz Haemmerle seconded and the motion passed unanimously.**

**MAYOR’S REMARKS:**

MR 000 [5:37:32 PM](#) Mayor Davis requested that cell phones be turned off.

**PROCLAMATIONS AND PRESENTATIONS:**

PP 431 *Mayor Davis will proclaim September 2011 as Library Card Sign-up Month.*  
[5:37:47 PM](#) The proclamation was read by Mayor Davis.

**APPOINTMENTS AND AWARDS:**

None.

**PUBLIC HEARINGS:**

PH 432 *Continued Public Hearing on the FY 2012 Budget, including:  
Public, partners, and staff comments;  
Annual Appropriation Ordinance #1090 following final approval of FY 2012 budget line items,  
with authorization for Mayor to read first reading of ordinance by title only; and  
Approval of Certification of Hailey's Levy to Blaine County Board of County Commissioners and  
Idaho Tax Commission.*

[5:39:31 PM](#) Heather Dawson briefed the Council on this agenda item. Carol Brown asked for clarification between information in this meeting packet and a new document on the Council's desk tonight. Ms. Dawson confirmed that the changes were minor and regarded the Chamber of Commerce, Mountain Rides, and Sustain Blaine adjustments as balanced by the mural project. Fritz Haemmerle inquired about Mike Pogue's letter addressing the proposed cuts in P&Z Commission fees. Ms. Dawson noted the reduction amount and the history of this proposal.

[5:43:46 PM](#) Mayor Davis opened the meeting to public comment.

[5:44:02 PM](#) Michael Wickes, 311 E. Bullion, noted that he thought there should be more analysis on the state of Hailey's economy before allocations were made, especially in the current economic downtown.

[5:48:09 PM](#) Geoffrey Moore, 1250 Woodside Boulevard, spoke on behalf of the P&Z Commission, noting that the Commission is currently "balanced and hard-working" and thanked the Council for its support.

[5:48:48 PM](#) Heather LaMonica-Deckard, pointed out her belief in the importance of investing in marketing and morale, visitor services and events.

[5:50:28 PM](#) Mark Johnstone, Hailey Arts Commission Chair, expressed dismay that the Hailey Historic Preservation Commission was not funded and suggested money allocated to contracting partners be cut slightly in order to support the Hailey Historic Preservation Commission. He further noted that funding received by the Hailey Historic Preservation Commission could be matched by grant funds.

[5:51:10 PM](#) Jim Spinelli, 2310 Moonlight Drive, noted he has been a Sustain Blaine member, but asked the Council to consider what Sustain Blaine has done for Hailey in the previous three years. He voiced his opinion that funding should first go to city services.

[5:52:59 PM](#) With no further public comment offered, Mayor Davis closed the meeting to public comment. He noted that city funding received has been spread very thinly. Council discussion included spending only money actually at hand, the lack of a "rainy day fund," and the commitment to health, safety, and welfare of citizens. Fritz Haemmerle noted the staff's hard work in trying to accommodate budget demands. Martha Burke expressed hope that partner organizations will research other sources of revenue in tight budget times.

**6:01:54 PM** Carol Brown moved to approve Ordinance 1090 for FY 2012 in the amount of \$13,768.897.00 and to authorize the Mayor to sign. Don Keirn seconded. Motion carried in a roll call vote, with Ms. Brown voting yes, Mr. Keirn yes, Mr. Haemmerle yes, and Ms. Burke yes. 6:03:19 PM

*PH 433 Quigley Annexation Application – Presentation and workshop on public benefits of the revised Quigley proposal, with public comment.*

6:03:36 PM Mayor Davis opened the topic to discussion.

6:04:03 PM Beth Robrahn provided an overview, pointing out recommended steps in tonight's public hearing, and reviewing changes from the original application. She further noted emails received in opposition to the application received from Gerald Kavka, Charles and Janet Meyer, Wendy Pabich, Carol Comtaruk, and Carol Monteverde. Rick Kapala wrote in support of the application as it provides for the South Valley Nordic program.

6:10:56 PM Fritz Haemmerle asked for clarification.

6:11:44 PM Ned Williamson provided some history of this application, noting the heft of paperwork, reports, and information from all of the previous meetings held on this topic. He detailed the points of this new proposed agreement, including offerings given in exchange for annexation. Mr. Williamson further noted concerns about traffic impacts, additional public comment received via telephone, suggested careful analysis of this decision, adding that 6:27:14 PM if the Council remands the application back to the Planning & Zoning Commission, or denies the application, it is likely the applicant will seriously consider going to the County instead. This may then result in the cessation of the current Nordic ski program.

6:29:11 PM Fritz Haemmerle asked whether the bike trail is still on the table. Beth Robrahn assured it was.

6:31:01 PM Mayor Davis asked for any addition comments received via telephone or email. Beth Robrahn noted that Scott Phillips, Bill Hughes, and Greg Travelstead expressed concerns including traffic, water, the economy, and infill. Gloria and Anthony Maratea also wrote in opposition.

6:34:02 PM Mayor Davis invited applicant Dave Hennessey to give his presentation of the new application. Mr. Hennessey offered comparisons between the original application and the current one. Fritz Haemmerle asked for clarification on paving, gravel or dirt road location, and the intended use for open space. Mr. Hennessey noted the proposal includes agricultural grazing. Council questions further included parking and access for Nordic skiing, fire access, the location of a possible school, wildlife considerations, and ways to tie existing City paths and trails to the proposed Quigley trails.

6:46:23 PM Mayor Davis opened the meeting to public comment.

6:46:47 PM Penny Thayer, 540 Buckhorn Dr, spoke regarding the dollar value of water rights, whether the Blaine County School District wants a new school on that site, and expressed her position that there may be too much traffic generated even with the proposed density reduction.

6:48:28 PM Paul (Last Name?) 550 Buckhorn, asked how the City could justify this annexation in light of the current budget cuts.

6:49:08 PM Bill Hughes, 241 Eureka Drive, opined that this is just the positioning of an investment, and does not feel there is enough value offered to Hailey to warrant annexation. He expressed concerns about unwanted development sprawl, traffic, water and sewage treatment. Mr. Hughes advised Council to let the developer go to the County instead of the City.

[6:54:43 PM](#) Michael Wickes, 311 E. Bullion, inquired how much water will be left after the open space agricultural use and residential build out. He recommended not using the applicant's data and experts, but that the City should do its own research. He stressed that Dead Man's must be a no-build zone, and his distaste for the pressure to annex or lose the Nordic program.

[6:59:08 PM](#) Evelyn Phillips, 20 Quigley Rd, asked if traffic coming to trail heads will all come through Quigley Road. Dave Hennessey demonstrated traffic routing on the map. Ms. Phillips further asked how important it is to acquire new water regardless of the proposed annexation. Mayor Davis stated "we're always looking for water."

[7:01:04 PM](#) Jim Phillips, 20 Quigley Rd, recommended the City take time to fully analyze this application, and determine how much water might be left after agricultural use and what the true value of that water may be.

[7:05:27 PM](#) Peter Lobb, 403 E. Carbonate, asked if the City has enough water currently, and further asked if "we are trying to acquire something we really don't need."

[7:06:19 PM](#) Lili Simpson a Blaine County Planning and Zoning Commissioner and of 7 Quigley Lane, noted that as a matter of procedure the public should see this new plan clearly and in detail. She felt perhaps many people commenting had not adequately viewed the plan.

[7:07:34 PM](#) Andy Harding, 460 Mother Load Loop, noted he does not see any need for annexation, and his belief that the project would push wildlife out.

[7:08:27 PM](#) Pete Anderson, 530 Buckhorn, commented that the project's density would adversely affect Deerfield home sites. He suggested the process should start over from the beginning.

[7:10:22 PM](#) Bob McLeod, 417 E. Myrtle, inquired where the money for designated "shared costs" would come from.

[7:10:57 PM](#) Marilyn Siegel, 1030 Antler Drive, asked if the project maps and details are on City website, and if so, will they be updated regularly. She hoped comments would also be posted.

[7:11:53 PM](#) Tom Swenson, 731 Bonanza Lane, suggested the project "go back to the lowest level of review possible and start from there." He stated that water should not trump all other quality of life issues in the City. He further expressed his view that if this goes to County, they will ask for the development to stay down canyon, and unless there is sufficient need now, the community should decide in 20 years if and when it is needed.

[7:14:19 PM](#) Krista Gehrke, Little Indio, provided her views.

[7:14:47 PM](#) George (Last Name?), County Way, wondered if this is the right time and right project or perhaps we should wait.

[7:15:07 PM](#) John Finnell, 310 E. Bullion, expressed his belief that this is a completely new project, and that "we have a lot more we need to know before we can move forward."

[7:16:20 PM](#) Doug Brown, Wood River Economic Partnership, spoke in support of the project.

[7:16:36 PM](#) Curtis Uhrig, hoped the project could move forward, noting it could provide local people with work.

[7:17:15 PM](#) Reggie Solomon, 211 Pike St, asked if Quigley Road is a private road or a public road. Ned Williamson advised it is a county road.

[7:18:00 PM](#) Michael Wickes thought perhaps the road is not a county road and urged thorough research.

[7:18:36 PM](#) With no further public comment offered, Mayor Davis brought the meeting back to the Council, and offered Mr. Hennessey time for rebuttal. Mr. Hennessey asked to hear Council discussion first. Discussion included the Nordic center, water rights and their value, wildlife corridors, City rights if this project goes to Blaine County, the need for more information,

proposed open space versus the original golf course plan, traffic impacts in getting that many new residents into the downtown core, funding proposed “shared costs,” fire regulations and hillside risks, whether there is enough employment available here to support this number of new residents, the need for more input from the Parks and Land Board as well as the school district and Blaine County Recreation. The consensus was reached to use the expertise of the City’s Planning & Zoning Commission.

[7:39:15 PM](#) The Council then turned to Mr. Hennessey for further comment. He spoke on water value, noted that financing is in place for the City’s share of shared costs, detailed Quigley’s buy-in to existing City infrastructure and other contributions. He also expressed his feeling that much of the information sought is already in the application. He voiced concerned that people take this private property for granted, and noted this would be “a totally different package if it goes to the County.” He also urged the Council to make a distinct list of needs for further discussion.

[7:42:29 PM](#) Fritz Haemmerle pointed out that Quigley is private land and the public needs to understand the risks involved.

[7:45:49 PM](#) Evan Robertson, attorney, spoke on behalf of the applicant, asking direction on the scope of the water appraisal.

[7:50:37 PM](#) Council discussion included fleshing out all of the answers to questions, particularly on water questions, the need for a public hearing just on the water issue, and details of what they believed Planning & Zoning should look at. Council contends that the application should return to Planning & Zoning, and when that information is available, the public should be heard again.

[7:54:53 PM](#) Mayor Davis provided time for the public to leave if they so chose. Beth Robrahn asked for clarification of the Council’s desires.

### **OLD BUSINESS:**

*OB 434 3rd Reading of Ordinance 1089 – Sunset Clause Removed from Urban Agriculture Ordinance.*

[8:00:55 PM](#) Mayor Davis called the meeting back to order.

[8:01:08 PM](#) **Martha Burke moved to conduct the 3<sup>rd</sup> reading of Ordinance 1089 by title only and authorized mayor to sign. Carol Brown seconded. In a roll call vote, Brown-yes, Keirn-yes, Haemmerle-yes, Burke-yes. Mayor Davis conducted the 3<sup>rd</sup> reading.**

### **STAFF REPORTS:**

SR 435 FAA Letter to Airport Manager Rick Baird and FAQs from the FAA’s EIS Project webpage.

[8:01:52 PM](#) Jeff Gunter invited all to the upcoming barbeque at the Balmoral Apartments.

[8:02:41 PM](#) Heather Dawson advised of her attendance at the IIIA meeting where employee benefits were redesigned.

[8:04:14 PM](#) Tom Hellen encouraged viewing of the new skate park project. He expressed enthusiasm for the progress there.

[8:04:51 PM](#) Mayor Davis and Tom Hellen met with John Blackman and Dr. Barber regarding the sign that used to be adjacent to the skate park. They proposed that a new sign there may also be a ‘Welcome to Hailey’ sign in addition to being a place to advertise games and events. Mayor Davis asked Mr. Hellen to see if the City would need permission from the Idaho Department of Transportation.

**EXECUTIVE SESSION:** Pending & Imminently Likely Litigation (IC 67-2345(1)(f))

**Matters & Motions from Executive Session or Workshop**

**8:06:48 PM Martha Burke moved to go into Executive Session to discuss Pending & Imminently Likely Litigation (IC 67-2345(1)(f)). Carol Brown seconded, and in a roll call vote, Brown-yes, Keirn-yes, Haemmerle-yes, Burke-yes.**

Mayor Davis and Council came out of Executive Session and concluded the meeting at 8:25 P.M.