

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD AUGUST 17, 2015
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:33 P.M. by Mayor Fritz Haemmerle. Present were Council members Carol Brown, Don Keirn, Pat Cooley, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:33:40 PM](#) call to order

[5:34:01 PM](#) **Burke moves to amend agenda with late added item SR 334, seconded by Keirn, motion passed unanimously.**

Open Session for Public Comments:

No public comments.

CONSENT AGENDA:

- [CA 312](#) Motion to approve Contractor Northwest Inc.'s pay request #2 for work done on the Biosolids Project during the month of July in the amount of \$23,271.09
- [CA 313](#) Motion to approve Resolution 2015-67, ratifying the Council President's signature and authorizing an Agreement with Asphalt Systems Inc. for the purchase of fog seal material for Woodside Blvd. in the amount of \$18,040.00.....
- [CA 314](#) Motion to approve Resolution 2015-68, ratifying the Mayor's signature and authorizing an Agreement with Idaho Asphalt Supply, Inc. to supply oil for the Woodside Blvd. chip seal project in the amount of \$30,360.00
- [CA 315](#) Motion to approve Resolution 2015-69, ratifying the Mayor's signature and authorizing an Agreement with Pavement Markings Northwest, Inc. for roadway markings and striping throughout the City of Hailey, including Woodside Blvd. in the amount of \$24,260.58
- [CA 316](#) Motion to approve alcohol license renewals for Hailey businesses
- [CA 317](#) Motion to approve Letter of Engagement from Dennis R. Brown, CPA, for FY15 audit and allow Mayor to sign....
- ~~[CA 318](#) Motion to approve selection of Health Insurance Agent of Record for City of Hailey.....~~
- ~~[CA 319](#) Motion to approve minutes of August 3, 2015 and to suspend reading of them.....~~
- [CA 320](#) Motion to approve claims for expenses incurred during the month of July 2015, and claims for expenses due by contract in August, 2015
- [CA 321](#) Motion to approve Treasurer's reports for July 2015.....

[5:34:58 PM](#) Dawson pulls item CA 318
Cooley pulls CA 319 for clarification

[5:35:17 PM](#) **Burke moved to approve all consent agenda items minus CA 318 & CA 319, seconded by Keirn, motion passed unanimously.]**

[5:35:39 PM](#) CA 319, Cooley references page 68 of the minutes at 5:54 pm comments by Walt Denekas regarding expanding the airport and that Hailey is open to the idea. Cooley would like the record to reflect that he stated to Denekas that he did not necessarily agree with his statement.

5:36:22 PM Burke moves to approve minutes as amended, seconded by Cooley, motion passed unanimously.

5:36:47 PM CA 318, Dawson clarifies this item. It is council's decision tonight to select the Agent for the City. Staff interviewed 3 candidates and their preferred agent is listed in the packet. Dawson wants the council to know that it is merely a guide for them in selecting an agent.

5:37:42 PM Mayor Haemmerle comments that Candace Ireland has helped us in a consulting fashion and she is local.

5:38:12 PM Burke would like to choose a local agent.

Keirn agrees with Burke.

5:38:53 PM Cooley thinks the other agent should be considered due to the number of municipalities they represent. Brown is in agreement with Cooley.

5:40:29 PM Mayor comments again about hiring local.

5:41:34 PM Brown asks about the experience with Candace Ireland and the City of Hailey. Dawson answers. Brown is okay starting with the local agent and change if we feel it is necessary.

5:42:51 PM Cooley asks a question about the Health Reimbursement Arrangement (HRA) Third Party Administrator (TPA). Dawson answers. Cooley comments that National Benefits is very good to work with, he has personal experience with them.

Brown asks a question about the HRA TPA.

5:45:46 PM Burke asks a question of Dawson. Dawson answers.

5:47:00 PM Keirn moves to choose Ireland Associates seconded by Burke, motion passed with roll call vote and Cooley voting against. Burke, yes. Keirn, yes. Brown, yes.

MAYOR'S REMARKS:

5:48:10 PM Council received handout from Mayor at the beginning of the meeting tonight. The article is from Idaho Statesman on August 15, 2015 titled "DOE fuel rod 'deadline' for Idaho ignores nuclear pact." Mayor Haemmerle is concerned that DOE is trying to force the state to accept fuel rods without processes nuclear waste already here and agreed to remove in the 1995 Settlement Agreement.

PROCLAMATIONS AND PRESENTATIONS:

PP 322 Senior Project overview by Wood River High School student Austin Shetler

[5:50:43 PM](#) “Game Night” presentation by High School student Austin Shetler

[5:51:39 PM](#) Shetler displayed a presentation on a proposed senior project. Shetler is proposing to create and display signs in city right of ways in pre determined spots to help the community know when there are home football games. Sign locations include McKercher and Main, Main and Elm, and a spot close to Woodside Blvd. Shetler proposed that he could do these signs this year and that Chris Koch’s students would be able to continue this next year and following years to continue this project.

[5:56:12 PM](#) Mayor Haemmerle is excited about this project and applauds Shetler’s effort.

PUBLIC HEARINGS:

PH 323 Water System Master Plan overview and presentation by SPF Engineering and approval of Resolution 2015-70, to formally adopt the plan

[5:59:17 PM](#) Kathy Cooper SPF Engineer presented to council the Water Master Plan. The updated Master Plan is recommend by Department of Environmental Quality (DEQ) to be done every 5 years. This document looks at big picture items over 5 to 20 years. The last Hailey Master Plan was adopted in 2002. In next 5 years, the City has determined that existing water sources can potentially create more capacity at 3 sites. And possibly add more well sites. Water Rights are addressed in the Master Plan, but it does not have details as it is still being determined with conjunctive management. Cooper discussed that per person water demands on the system have dropped usage over 50% (as a result from the 2002 Master Plan), 680 gallons/per day/per person in 1990 to 315 gallons in 2013. Next, projected water demands, Hailey has maximum day demands that are close to the supply maximum, which is a bit concerning. Cooper then refers to page 68 of the Water Master Plan document dated May 2015, it is not in the council packet as it is too large. Council was given a copy of this Master Plan a week or so ago to review it. [6:06:49 PM](#) Cooley asks a question about chlorination. Cooper answers. [6:07:38 PM](#) Keirn asks question about River Street and not having chlorination, which impacts volumes if you practice turning it on and off as a result of chlorination levels. Cooley asks a question. Cooper answers. [6:09:00 PM](#) Contact Basins are present but you are not required to have them. Cooper refers to Table 9.2 an example of a Planning Budget. The last table 9-3 is Water Right Recommendations. [6:10:31 PM](#) Roxanne Brown also with SPF Engineering speaks to the water right recommendations. Hailey’s existing water rights will last until year 2023. We don’t need more water rights, we just need wells installed in order to take advantage of those rights. Brown touched on the current water call situation.

[6:12:47 PM](#) Brown asks the status of the Indian Creek Springs exploratory drilling. Cooper answers. It looks like there is a fracture and more capability to capture more water there. Haemmerle adds a few comments, increasing capture of water and building the barrier wall (cut-off wall) will help utilize more of our existing water rights.

[6:16:26 PM](#) Haemmerle asked a question on a new well. Cooper answers a new well at River Street would cost \$732,000 Improvement number 10 and 12 on page 15 and page 17 of Appendix D.

[6:17:10 PM](#) Haemmerle comments on capital needs and makes suggestions on creating the revenue.

Public comments:

[6:18:56 PM](#) Tony Evans with Idaho Mountain Express asks a question regarding a diversion in lieu of digging a well? Roxanne Brown answers the question. Kathy Cooper adds a comment.

[6:20:32 PM](#) **Burke moves to approve Resolution 2015-70 adopting the Water System Master Plan as presented by SPF, seconded by Cooley, motion passed with roll call vote. Brown, yes. Keirn, yes. Cooley, yes. Burke, yes.**

PH 324 Presentation by TischlerBise of Development Impact Fees Study and recommendations

[6:21:14 PM](#) Dwayne Guthrie presented. It is time to update your Development Impact Fee (DIF) plan, it should be done every 5 years. Guthrie will look at additions in Residential Construction, and whether they should pay Development Impact Fees and will get back to council with their recommendation.

Guthrie presented a list of projects over the next 10 years. Impact fees can only be used for certain Capital costs – not all capital costs. Guthrie suggests to stop collecting Police/Fire fees because the costs far exceed revenues coming in and the money risks being returned to payers. Guthrie then discussed proposed fees and methods. Guthrie suggests that the fees collected to date approximately \$46,000 be used to design a new facility and then go to bond for the construction of the facility. Guthrie discussed current DIF and suggests combining for ease of administration commercial fees. Draft fees proposed, 4 general categories are suggested. Next Guthrie discusses the details of the proposed fees to Parks and then discussed the projected revenue. Fire discussion suggests buying a new/refurbished fire engine. Planned street improvements discussed next by Guthrie. Then Guthrie discussed travel demand.[6:36:08 PM](#) This travel demand helps with impact fees for Streets. Demographics, development projections and Growth rates by state is presented next by Guthrie. Guthrie then discussed how they came up with the projections – persons by square feet of living space. Vehicle trip generation rates figured by looking at the square feet of living space. 8.02 trips per house.

[6:44:14 PM](#) Cooley asks a question on the Comprehensive Plan and this proposal. Guthrie answers and Horowitz added.

[6:45:45 PM](#) Horowitz asks if the Balmoral Park project should be added to this list? Discussion and comments ensued, is it a “city-wide” park?

Public comments:

[6:48:24 PM](#) Tony Evans with Idaho Mountain Express asks a question about job projections and changing people into housing units. Guthrie answers.

[6:49:58 PM](#) Haemmerle thanked Guthrie for his presentation.

PH 325 Public Hearing on FY 2016 Budget.....

- 1. Public Hearing and City Council Discussion*
- 2. Public Hearing on Water and Wastewater fees for FY 2016*
- 3. Consideration of Annual Appropriation Ordinance No. 1184*
- 4. Authorization to approve and sign L-2 Form, certifying property tax levy to Blaine County Board of County Commissioners*

[6:50:16 PM](#) Opened by Dawson, last meeting council adopted a not to exceed budget. Mountain Rides is presenting public comments on page 204 of the packet; that they will need to begin charging a fee for the Hailey commuter route. Dawson discussed next steps on what is expected from council tonight.

No Public comments.

[6:52:27 PM](#) Brown is good with the budget. Keirn concurs with Brown.

[6:52:43 PM](#) **Brown moves to approve Ordinance No. 1184 Annual Appropriation Ordinance, seconded by Keirn, motion passed with roll call vote. Brown, yes. Keirn, yes. Cooley, yes. Burke, yes.**

[6:53:18 PM](#) **Mayor Haemmerle conducts the 1st Reading of Ordinance No. 1184, by title only.**

Dawson asks that the L2 form be discussed in the 8/31/15 meeting.

Next Dawson asked council to discuss water and ww rates and connection fees. [6:55:26 PM](#) Mariel Miller (Mariel's last name has changed from Platt to Miller in the last month) discusses the proposed rates as shown in the packet. Miller presents the proposed rates and a chart compares current rates and shows the difference between the two rates. Miller then discusses connection fees, they have been review and revised. The wastewater connection fee has dropped and the Wastewater rate has remained flat in this proposal.

[7:01:01 PM](#) Haemmerle comments that the majority of this work comes from consulting work fees. These fees could have been more if we had not consolidated entities to share these costs. Haemmerle would like to see some numbers on the gallon rates. Miller will do this for him.

[7:03:25 PM](#) Cooley asked a question about the card lock fees structure. Miller answered.

public comments:

[7:05:03 PM](#) Peter Lobb Hailey resident comments, trees will die if not watered. The question is about the trees not the yard. As, trees are important to our city.

PH 326 Consideration of proposed Ordinance _____, Zoning Code amendments to Ordinance 532, Chapter 17.05 (soon to be Title 17) to allow urban agriculture to an Accessory Use to Schools

[7:06:31 PM](#) Horowitz presented this item and gave a history on this item - it provides that all schools have same ability to have urban agriculture.

No public comments.

[7:07:39 PM](#) **Brown moves to approve Ordinance No. 1185 allowing urban agriculture in all schools, authorize 1st reading by title only, seconded by Keirn. Motion passed unanimously.**

[7:08:11 PM](#) **Haemmerle conducts 1st Reading of Ordinance No. 1185, by title only.**

PH 327 Consideration of proposed Ordinance _____, Zoning Code amendments to Ordinance 532, Chapter 17.06 (soon to be Title 17) to clarify when Design Review is required

[7:08:40 PM](#) Horowitz explained this item, this proposal is the agreed upon process. New Construction will always go to Design Review process in front of Planning and Zoning Commission. Some projects will involve a joint decision between staff and the Chair of the Planning and Zoning commission. [7:12:09 PM](#) Haemmerle asks a clarifying question.

No public comments.

[7:12:38 PM](#) Pat Bowton a Hailey resident asks a question regarding a re-roof having to avoid a permit. Bowton talks about a shake roof. Horowitz addresses this comment. That is a different part of the code.

[7:14:29 PM](#) Brown appreciates this work.

[7:14:42 PM](#) **Keirn moves to approve Ordinance No. 1186 clarifying when Design Review is required, motion seconded by Burke, motion passed unanimously.**

[7:15:13 PM](#) **Haemmerle conducts 1st Reading of Ordinance No. 1186, by title only.**

PH 328 Consideration of city initiated amendments to water and wastewater Standard Drawings in Title 18, Mobility Design

[7:15:56 PM](#) Miller gave a history of this proposal. 3 standard drawings have been amended and 3 are new drawings. Drawing B.3 – updated the brands and model numbers for equipment used in connections. The 3rd drawing added low hazard only to the double check valves. B.9, B.10 and B.11 are all new drawings regarding backflow prevention devices.

[7:20:04 PM](#) Cooley asks a question about the double check verbiage, it should be consistent language between B.9. B.10 and B.11 drawings for consistency. Miller will incorporate these comments.

No public comments.

[7:21:34 PM](#) **Cooley moves to approve Ordinance No. 1187, authorize the 1st reading and incorporating amendments discussed tonight, seconded by Brown, motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes. Brown, yes.**

[7:22:29 PM](#) **Mayor Haemmerle conducts 1st reading of Ordinance No. 1187, by title only.**

PH 329 Resolution 2015-71, to create Private Water and Wastewater System Permit Fees

[7:23:15 PM](#) Miller presented this item. Our ordinance allows for private systems but we currently do not have fees set for this situation. There are several properties in Little Indio that would fall into this scenario. Mayor and council received public comments tonight from Ken and Cindy Ward regarding this topic. In Miller's research she was not able to find any fees set by Resolution so we need to do so and create an application and coordinated process with the South Central Health District, our approval would be contingent on the applicant meeting their standards. [7:26:42 PM](#) Miller suggests an addition to section 13.04.060 to require an inspection by a certified party every 3 years on septic systems.

[7:27:21 PM](#) Brown asked a question. Miller answered. Brown wasn't sure what the public comments were from reading them.

[7:30:06 PM](#) Council and Mayor discuss the private property between the city property and Little Indio. Burke wants to find a solution. Cooley has presented an idea.

[7:32:52 PM](#) Williamson suggests having a discussion in Executive Session in the next meeting.

[7:33:30 PM](#) Tony Evans with Idaho Mountain Express comments, he wants to understand more about this topic. Haemmerle suggested that Evans contact staff regarding this topic.

[7:34:50 PM](#) Burke announces and ex parte discussion with the Wards – Ken and Cindy.

[7:35:07 PM](#) **Cooley moves to continue this discussion to a date uncertain, seconded by Keirn, motion approved. (Note: Resolution number 2015-71 was not used with this item, so it is assigned to the last item on this agenda – regarding water delivery calls.)**

NEW BUSINESS:

NB 330 Consideration of text amendments to Title 13 to address wastewater service connections to the City's mainline and various changes to the water section of Title 13

[7:35:36 PM](#) Miller gives a background on this item, needs to clarify that the mainline is private property owner's responsibility to the connection point. Miller then explained the next item, regarding plan review and main lines. We want to keep the process separate that the state inspects the DEQ requirements and the city reviews our standards. Miller wants to include clarification that the city is not able to regulate watering from private wells in city property. Future development stub outs is the next topic.

This will be in front of council as proposed ordinance in a future meeting.

OLD BUSINESS:

OB 331 3rd Reading Ordinance 1181 amending Mayor and Council Salaries

[7:41:55 PM](#) **Brown moves to approve 3rd reading of Ordinance No. 1181 amending Mayor and Council Salaries, authorize Mayor to sign, seconded by Burke, read by title only. No public comments. Motion passed with roll call vote. Brown, yes. Keirn, yes. Cooley, yes. Burke, yes.**

[7:43:00 PM](#) **Mayor Haemmerle conducts 3rd Reading of Ordinance No. 1181, by title only.**

STAFF REPORTS:

[7:43:20 PM](#) Craig Aberbach, Hailey's fire engine and crew of 3 are at the Soda Fire in Idaho. We are considering extending their deployment as resources are needed for other fires. Next September rating for ISO inspection, preparing for this inspection. Wood River helped some presentations. Bingo night at the Senior Center was successful. Haemmerle asks if volunteers can go to fires if needed. Aberbach confirms yes.

[7:45:43 PM](#) Miller chip sealing is done. Fog seal is next on August 24th. Then center lane striping last week of August.

[7:46:39 PM](#) Dawson pointed out that the September 21st agenda has an item for inviting public regarding LOT.

EXECUTIVE SESSION: Real Property Acquisition (IC 67-2345(1)(c)), Pending & Imminently Likely Litigation (IC 67-2345(1)(f)), and/or Personnel (IC 67-2345(1)(a/b))

[7:47:09 PM](#) **Burke moves to go into Executive Session to discuss Pending & Imminently Likely Litigation (IC 67-2345(1)(f)), seconded by Cooley, motion passed with roll call vote Burke, yes. Cooley, yes. Keirn, yes. Brown, yes.**

[8:00:44 PM](#) Mayor and council returned from Executive Session.

NEW BUSINESS continued:

NB 333 Motion to approve Resolution 2015-____, allowing Givens Pursley to engage Brockway Engineering for professional services in the water delivery calls and authorizing the Mayor to sign

8:00:59 PM Keirn moves to approve Resolution 2015-71 authorizing agreement with Brockway Engineering for representation with the water delivery calls, Cooley seconds. Motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes. Brown, yes.

With no further business, Brown moves to adjourn, seconded by Burke, motion passed unanimously.