

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD SEPTEMBER 21, 2015
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:31 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.

[5:31:34 PM](#) Call to order by Mayor Haemmerle

Open Session for Public Comments:

[5:31:49 PM](#) John Glenn a performing artist with Company of Fools speaks to Council. Thank you, we are so proud to be on Main Street in Hailey at Liberty Theater in for past 20 years. The pole banners displayed throughout Main Street are a celebration of the 20 years. On Sept 30-the next show starts, it is named Osage County. Characters stood up and gave snippets of the upcoming performance to council. Round of applause by room.

CONSENT AGENDA:

- [CA 371](#) Motion to approve grant agreement with Idaho Department of Lands and authorize Fire Chief Aberbach to sign VFA Award Agreement Letter to receive \$2,000 for PPE.....
- [CA 372](#) Motion to approve Resolution 2015-79, authorizing amendments to the Joint Powers Agreement with Mountain Rides Transportation Authority.....
- ~~[CA 373](#) Motion to ratify Resolution 2015-80, authorizing and accepting a bid amount to re-roof the Water Division's facility on War Eagle by Crist and Sons Contractors, Inc.....~~
- ~~[CA 374](#) Motion to approve Resolution 2015-74, authorizing an agreement with Alpine Tree Services for tree maintenance and related services.....~~
- [CA 375](#) Motion to approve Resolution 2015-81, authorizing a contract for services agreement with Rick Allington to provide prosecution of misdemeanors for FY 2015-16, for an annual amount of \$42,848
- [CA 376](#) Motion to approve Resolution 2015-82, authorizing a contract for services agreement with Animal Shelter of the Wood River Valley to provide sheltering services for dogs and cats impounded from within the city limits of the City of Hailey, for an annual amount of \$16,000.....
- [CA 377](#) Motion to approve Resolution 2015-83, authorizing a contract for services agreement with Blaine County Housing Authority to provide management of low-income and work-force housing within the City of Hailey, for an annual amount of \$2500 plus bookkeeping services provided by Hailey to BCHA of 96 hours per year.
- [CA 378](#) Motion to approve 3rd pay request under the Woodside Wastewater Treatment Plant Biosolids Project for Contractors Northwest Inc. in the amount of \$187,473.34
- ~~[CA 379](#) Motion to approve the City of Hailey's Community Rating System Annual Recertification (FEMA Flood Insurance Program), expiration September 30, 2015.....~~
- [CA 380](#) Motion to ratify Resolution 2015-84 authorizing Arena Use Agreement with Hailey Ice for use of the Arena on September 19, 2015, and ratification of a Special Event Permit for Hailey Ice's Boots 'n' Blades Kickin' Ice fundraiser event at Hailey Arena on September 19, 2015.....
- ~~[CA 381](#) Motion to approve minutes of September 9, 2015 special meeting and to suspend reading of them.....~~
- [CA 382](#) Motion to ratify claims paid during the month of August 2015
- [CA 383](#) Motion to approve claims for expenses incurred during the month of August 2015, and claims for expenses due by contract in September, 2015

- [CA 384](#) Motion to approve Treasurer’s report for August 2015.....
- [CA 385](#) Motion to approve Treasurer’s write off list of uncollected receivables

[5:35:15 PM](#) Kristine Hilt pulls CA379.
Cooley pulls CA372, CA 373 and CA381 to abstain

[5:36:43 PM](#) **Burke moves to approve all consent agenda items minus CA372, CA373, CA379 and CA381, seconded by Keirn, motion passed unanimously.**

Cooley meant to pull CA 373 and CA 374 (not CA 372) so he makes a motion to approve CA 372.

Cooley makes a motion to approve CA372, seconded by Keirn, motion passed unanimously.

Cooley asks about CA373 & CA374 and if there are other bids received. Miller responds to Cooley’s question, CA374 was a Request for Qualifications and we proposed a contract for the service. For CA 373, we received only one bid estimate for this and it is below the Public Works requirement.

[5:38:04 PM](#) **Motion to approve CA373 and CA374 made by Cooley , seconded by Keirn, motion passed.**

[5:38:24 PM](#) **CA381 Brown moves to approve this item, seconded by Burke, passed with Cooley abstaining.**

[5:38:49 PM](#) CA379, Hilt clarified this item to council, she has additional information if council so wishes to review it. Hilt would like to see our class drop from number 7 to a lower number. If we were to drop one level, it would save homeowners over \$11,000 for members in the community.

[5:40:39 PM](#) **Keirn moves to approve CA379, seconded by Cooley, motion passed unanimously.**

MAYOR’S REMARKS:

[5:41:09 PM](#) We just had a presentation from our theater group which we appreciate and are grateful that they choose Hailey as their theater home, equally important is our school system, we support. We will be hanging a banner this week for homecoming. Burke likes the Wood River School window painting on the library.

PUBLIC HEARINGS:

PH 386 Airport Discussion from the FMAA September 8th meeting

[5:42:15 PM](#) Mayor Haemmerle opened this discussion. Last time we discussed chapter D. The planners wanted to pull select items from chapter D to study them in detail. There seemed to be some support for a parking garage, possibly replacing the General Aviation parking that was lost

recently. The board will discuss these in detail over the next couple of months. Based on a comment from Peter last time, there is an involuntary alternative to operations that we were not familiar with. The FMAA board asked staff to put this topic on the next agenda. [5:44:28 PM](#) Brown asked is the Mayor is speaking of the “mandatory alternative” that the FAA requires?. Haemmerle confirmed yes.

[5:45:56 PM](#) Burke asked for feedback to be taken to the next meeting regarding parking costs here versus no parking costs in Twin Falls. Discussion ensued about this question. Brown asks that our comments from Council get to the FMAA.

[5:50:54 PM](#) Williamson comments. More discussion ensued.[5:52:50 PM](#) Haemmerle asked for better agenda design from the FMAA, putting decision items in the front of the meeting instead of at the end of a 3 hour meeting. Haemmerle thinks Brown’s point is excellent.

[5:54:27 PM](#) Burke reminds Mayor and council about when she and McBryant were on the FMAA, same comments were given to them by council.

[5:56:38 PM](#) Haemmerle summarizes, Brown has a good point.

[5:56:53 PM](#) Cooley points to a document summarizing some points from Mark McFarland. Cooley asks for comments from council.

[5:57:39 PM](#) Peter Lobb Hailey resident speaks to council. Lobb sees a 2 pronged approach now. Every time we do an improvement to the airport, more of a reason that the airport will stay in its current location. Lobb feels effort is specious. We are admitting that the airport will not ever move. [5:59:29 PM](#) Haemmerle speaks to Lobb - no Hailey residents ever show up for these airport discussions. Haemmerle would like the public to provide these comments to the FMAA. Lobb responds, he feels like it is a non-starter topic, losing battle. Lobb, makes another comment about airplane traffic in Hailey, it does effect property values. Lobb will bring people to the next FMAA meeting.

[6:03:05 PM](#) Burke comments about the challenge over the past 15 years. Burke summarizes the issues at hand. Discussion ensued about FAA and money they’ve provided.

[6:05:53 PM](#) Brown, how are we going to handle Burke’s comment earlier in the meeting? Haemmerle answered. Williamson commented too.

PH 387 Consideration of an application for a Subdivision submitted by ARCH Community Housing, of Lots 3 & 4, of Block 66, Hailey Townsite, by creating four residential condominium units and accompanying common spaces. The new subdivision is proposed to be 521 River Street Condominiums consisting of a total condominium area of 2,851.2 square feet. Current property is within the Business (B) and Townsite Overlay (TO) zoning districts. The existing structure houses four apartment units and no new construction is necessary for the condominium conversion

[6:07:43 PM](#) Hilt summarizes this item for council. The Planning and Zoning Commission hearing was on 8/24, and they recommended approval of this item.

[6:09:18 PM](#) Andy Andrews owns the building next door to this site. Andrews is concerned with parking at this building. It has always been an issue and cars park over the sidewalk. Bad idea to not address the parking concerns with this place.

[6:12:14 PM](#) Haemmerle asked to view the plat.

[6:12:28 PM](#) Burke asked a question.

[6:13:06 PM](#) Alex McPherson comments that he almost bought this building but didn't because of the parking. This building will always have parking issues, especially if condominiumized. So you are stuck with this problem and then can't get 4 owners to demo the building.

[6:15:04 PM](#) Williamson adds that council received public comments from Michelle Griffith ARCH, she was not able to come to the meeting tonight. Williamson comments.

[6:15:55 PM](#) Haemmerle comments about general issues with parking in Right of way in the City. Williamson comments.

[6:17:15 PM](#) Burke comments about potential CCR's addressing the parking issues. Discussion ensued. A map was pulled up on the projector, showing an Aerial view of the properties being discussed.

[6:21:39 PM](#) McPherson suggests moving parking in the rear of the building.

[6:22:18 PM](#) Horowitz comments, that she discussed parking in the rear with the owner. Owner feels the yard in back of building is used and parking there would be a bad idea.

[6:23:41 PM](#) Haemmerle asks a question about the parking. Horowitz answered.

[6:24:59 PM](#) Brown asks a question of Keirn regarding redevelopment of River Street in the future. Keirn answers.

[6:26:14 PM](#) Burke asks if we can move the sidewalk out to line up with the rest of the block. Burke was okay with this before hearing public comment. Now she is concerned.

Mayor reopened public comment:

[6:28:07 PM](#) Kevin Garrison gives public comment regarding this item. Why can't there be parking in the street for these units?

[6:30:21 PM](#) Haemmerle asks another question. Horowitz answers.

Discussion ensued by Mayor and council.

[6:33:13 PM](#) Williamson suggests an option could be to continue this item so that ARCH could comment.

[6:33:46 PM](#) **Burke moves to continue to 10/05, seconded by Keirn, motion passed unanimously.**

PH 388 Consideration of Resolution 2015-85, setting user and connection fees for water and wastewater

[6:34:39 PM](#) Haemmerle gives an overview points to page 150 of packet. Largest expense is legal expenses on the water call this year, card lock system. These fees are related to the conjunctive mgmt call.

[6:36:24 PM](#) Mariel Miller gives an overview of this item. Meter water user fee base water user fee are proposed to increase. Water and Wastewater connection fees are proposed to be decreased. Staff worked with our City Engineer at Galena Engineering to come up with these rates. The water budget has increased approximately 30 percent primarily due to the summary Mayor Haemmerle introduced. Miller referred to charts on page 151 of packet. Miller shows a comparison chart of existing fees with proposed fees. The proposed monthly Water base fee is currently \$8.24 and is proposed at \$10.80 for a 1,000 gallon user. The water connection fee will be decreased \$366 to \$4,083.65, and the Wastewater connection fee will be decreased \$1,359 to \$2,548.27. Next on page 159, Section 4 of the resolution, circuit breaker fees, Miller has discovered a few items which need clarification. Miller suggests possibly excluding section 4.

[6:41:27 PM](#) Williamson comments.

[6:42:20 PM](#) Haemmerle asks to look at page 151 in packet, the table. Most users have approx. 3,000 gallons per month, their water fee would increase \$2.88 per month. In irrigation season, typical residential (water) accounts would increase (20,000 gallons, increase approx. \$5.26 per month). Miller answers.

[6:44:06 PM](#) Kevin Garrison owner of Valley View apartments, is concerned with his water bill increasing. Garrison gave comments today and they were handed out at the meeting tonight. Garrison is concerned that his water bill increased and he'll need to forward increase on to his tenants, which are lower income residents. Garrison feels this is not fair. Garrison encourages conversation about conservation of water. Garrison is installing low flow toilets, and low flow shower heads. Garrison asks council to create a different rate schedule for multi family housing. At bottom of first page of his comments, Garrison explains the challenge of having more meters installed.

[6:50:48 PM](#) Brett Stevenson comments about legal fees and conjunctive management. Stevenson explains the ballot. South valley ground water district just adopted their budget. \$13,000/ per cfs. Galena Ground Water District, is this an appropriate expenditure? Rangan call reference. Stevenson hopes we find cost effective solutions. [6:53:36 PM](#) Haemmerle responds to Stevenson's comments. Hailey and Bellevue filed a petition, we've had little participation with south and north. Haemmerle would like to see more participation. Our costs would be less if more people participated, Haemmerle adds. [6:55:23 PM](#) Stevenson asks a question.

Haemmerle answers. We received a stay on the water call on behalf of the entire valley. Stevenson, is working on a mitigation plan, focusing efforts here.

[6:58:22 PM](#) Keri York Hailey resident comments. Working with water consumption and conservation plans. York encourages Hailey to be a part of that group. This group is recognized by the Water Resources Board. York hopes that the city pursues this avenues in addition to the legal route. York persuades Hailey to take advantage of cost sharing opportunities, in hydrology and in the broader basin.

[7:00:37 PM](#) Haemmerle comments on York's statement. We've gathered cost sharing agreements with other municipalities. Haemmerle further explains.

[7:02:39 PM](#) Alex McPherson Hailey resident, comments owner of multi-family properties with single meters. 2 concerns, he feels water fees are about maintaining the operation of the system. Consulting and legal fees, is this the right way to pay for this? asks McPherson. Are there other methods for raising money to pay these legal fees? Is there any budget or any idea for total costs of legal fees? Conservation of water, McPherson states it is all about the irrigation. He is willing to allow his grass to go brown, but he doesn't want it to look like he is not taking care of his property. [7:07:17 PM](#) Haemmerle responds to McPherson's comments. Conjunctive Management has been discussed for many years. You need lawyers and engineers to fight these causes. These funds cannot come from property taxes. Water is the only place we can meet these costs. [7:09:21 PM](#) Williamson further explains. McPherson asks is there another way to source it? Haemmerle responds again.[7:10:28 PM](#).

[7:10:43 PM](#) Williamson comments again.

[7:12:01 PM](#) Garrison comments again. Garrison suggests that citizens focus on toilets and low flow shower heads to conserve water.

[7:13:47 PM](#) Cooley asks question of Miller for multi-family rates. Miller answers. Cooley recaps what he heard from Garrison. Burke is in support of looking into a different way to look at costs at multi-family structures.

[7:16:53 PM](#) Miller comments again. Each user would be charged the base fee.

[7:17:48 PM](#) Williamson asks a question of the city engineer, Brian Yeager.

[7:18:07 PM](#) Yeager comments, this change will raise the base fee, lower the metered fee. The numbers will change. There could be an answer with connection fees.

[7:19:51 PM](#) Burke is okay with having a special meeting.

[7:20:05 PM](#) Dawson comments, and gives council more information. They have more time.

[7:21:01 PM](#) Yeager would need all the multi-family housing in Hailey, and could redo the numbers within a week.

[7:21:42 PM](#) Keirn moves to continue to next meeting, Burke seconds, motion passed.

5 minute recess.

NEW BUSINESS:

NB 390 Introduction of Intermountain Gas Franchise Ordinance and Agreement for a new 10-year term

[7:26:04 PM](#)

Dawson met with Intermountain Gas a few weeks ago. Dave ?/, is present tonight from Intermountain Gas. On page 169 of your packet, period of 3 years instead of 2 years.

[7:27:39 PM](#) Brown an intermountain gas user, is pleased to see rates go up and go down. Brown rephrases.

[7:28:30 PM](#) Williamson spoke to the process.

[7:28:55 PM](#) **Burke makes motion to publish notice, seconded by Brown, motion passed unanimously.**

NB 391 Results of exploratory drilling at Indian Springs and consideration of Resolution 2015-86 to continue with SPF Engineering to design and permit an expanded collection system for an amount of \$35,000

[7:29:37 PM](#) Miller discusses we are still trying to determine how to capture more of our available water rights. The substrate material is not conducive to drilling more wells, but does act as a natural wall, need to find out how to capture the water, figure 3 (page 184 of packet) of the technical memo shows the conceptual design of the enhanced spring flow capture facilities. Our safest bet is to invest in capturing more water – potentially .22 cfs to .45cfs. SPF suggests we move forward with the permitting process. In total approx. \$200,000 for this project. One potential to reduce costs is to phase the project.

[7:34:01 PM](#) Haemmerle asks how much cfs are we missing out on, 100 – 200 gallons per minute which equates to .22 to .45 cfs.

Keirn asks a question. Miller answers.

[7:36:03 PM](#) Haemmerle asks what is the cost per inch, \$30,000 - \$40,000. 15 x \$40,000 = \$600,000 to buy the cfs.

[7:36:43 PM](#) **Burke moves to approve Resolution 2015-86 authorizing the agreement with SPF Engineering to proceed with designing and permitting for the Indian Creek collection expansion project for an amount not to exceed \$35,000, seconded by Keirn, motion passed unanimously.**

NB 392 Discussion on Stop Signs

[7:37:28 PM](#) Haemmerle opens this item. Miller shows a visual map on the projector for all to see. We recently installed 2 stop signs on Bullion and 4th. We've received a couple of complaints and wanted to review our process. Miller has listed the title 18 criteria when installing a stop sign in her Agenda Item Summary, she reads the criteria. Miller adds that you want to stop the lesser avenue traffic. We should stop North and South traffic at 3rd and Bullion.

[7:43:21 PM](#) Haemmerle has heard general comments, people don't like stopping twice on 2nd & 3rd streets. Bullion and Croy are considered collector roads. Croy has a 4 way stop and then a 2 way stop on 3rd, Haemmerle feels Bullion should be 2 way stop at 3rd to be consistent with Croy.

[7:45:48 PM](#) Burke thinks people are going more slowly with the installation of these new 2 stop signs.

General discussion ensued regarding the stop signs.

[7:50:56 PM](#) Brown wanted to know if moving the stop signs on 3rd, how would our criteria impact the potential removal of them?

[7:52:21 PM](#) Horowitz likes the Mayor's idea.

[7:53:01 PM](#) Haemmerle would like to give people notice, run it through criteria, and discuss in the meeting, accept public comment.

OLD BUSINESS:

OB 393 3rd Reading Ordinance No. 1188 amending multiple sections of Title 13, Water and Wastewater and Summary

[7:54:07 PM](#) **Burke moves to approve Ordinance No. 1188, conduct 3rd Reading by title, approve Summary and authorize the Mayor to sign Ordinance, Keirn seconds. Motion passed unanimously.**

[7:54:40 PM](#) **Mayor Haemmerle conducts the 3rd reading of Ordinance No. 1188 by title only.**

STAFF REPORTS:

[7:56:05 PM](#) Resignation of Susan McBryant Hailey's representative on the Mountain Rides Board.

[7:56:33 PM](#) **Burke moves to adjourn, seconded by Brown, motion passed unanimously.**