

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JULY 10, 2017
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Don Keirn, Pat Cooley, and Martha Burke. Staff present included City Attorney Ned Williamson, and City Clerk Mary Cone.

[5:30:17 PM](#) Call to order by Mayor Haemmerle

Open Session for Public Comments:

[5:30:33 PM](#) Bob MacLeod thanks for a great 4th of July

[5:31:02 PM](#) Sarah Gray Della View area resident regarding flood. Haven't gotten communication from city since June 5th.

[5:31:50 PM](#) Kevin Wilson agrees with what Sarah Gray said.

[5:32:03 PM](#) Tom Downey speaks to council, he has lived in Della for over 20 years. Is raising kids here. Hi wife is ob nurse, Downey reiterates what Sarah Gray said. River has changed course, with modest snow next year, river restoration is necessary. Do we leave things in place or repair the river? Discussions with neighbors about what to do. What about the people side of things?

[5:34:38 PM](#) Bill Pierpoint Della resident, tells council his driveway is now a stream. The Public Works department provided him with a piece of steel to walk to his house. What is council going to do? Something has to be done.

[5:35:50 PM](#) Paul Richards also a Della resident speaks to council, confusion whether the area is open or closed. Need clarification so residents and non-residents know what to do.

[5:36:29 PM](#) Angela Barbery tired of permits, a Della resident, still cleaning up after the flood. Now she needs another permit to turn on water.

[5:37:25 PM](#) Brenda Lyon thanks to the city for the sandbags. Lyon is in support of neighbors and what they have stated. Need support from the city and long-term plan to improve area.

Council moves to amend agenda.

[5:38:39 PM](#) **Burke moves to amend the agenda to add Executive Session item for personnel Personnel (IC 74-206(1)(a/b)), seconded by Keirn, motion passed unanimously.**

CONSENT AGENDA:

HAILEY CITY COUNCIL MINUTES
July 10, 2017

- [CA 252](#) Motion to approve Resolution 2017-066, and authorize the Mayor to sign an Agreement with the Bureau of Reclamation for a \$75,000 grant award to fund two years of Water Smarty – 2017 and 2018
- [CA 253](#) Motion to approve Resolution 2017-067 grant from Idaho Community Foundation for \$1000 grant award for Words on Wheels (WOW)
- [CA 254](#) Motion to approve Resolution 2017-068 and authorize Library Director to sign Grant Agreement with Idaho STEM Action Center for Maker Camp Grant, award \$500
- [CA 255](#) Motion to approve Resolution 2017-069 grant from Janice Seagraves Foundation for summer reading program for \$2,500.....
- [CA 256](#) Motion to approve Resolution 2017-070 grant with Idaho Commission for Libraries to attend the PNLA conference, \$900 award for reimbursement of staff travel and training
- [CA 257](#) Motion to approve Resolution 2017-071, authorizing the mayor to sign a contract with Valley Paving to do patchwork on Hailey roads at various square footage prices ranging from \$7.95 to \$34.25
- [CA 258](#) Motion to approve Resolution 2017-072, authorizing the mayor to sign a Water Line Easement Agreement with the Friedman Memorial Airport Authority.....
- [CA 259](#) Motion to approve Resolution 2017-052, authorizing the mayor to sign a purchase order for a new end dump trailer for \$47,935, with construction of the trailer per specifications within the purchase order.....
- [CA 260](#) Motion to ratify Fire Chief Aberbach to sign Idaho Department of Lands Cooperator Certification Form.....
- [CA 261](#) Motion to approve Resolution 2017-073, authorizing execution of an arena rental agreement with Live a Little Productions for the Monster Truck Insanity Tour and Special Event Permit on September 8th and 9th 2017.....
- [CA 262](#) Motion to approve Resolution 2017-074, declaring Surplus Property and allowing for the proper sale, destruction or disposal of the property
- [CA 263](#) Motion to approve minutes of June 20, 2017 and to suspend reading of them
- [CA 264](#) Motion to ratify claims for expenses paid in June 2017
- [CA 265](#) Motion to approve claims for expenses incurred during the month of June, 2017, and claims for expenses due by contract in July, 2017

[5:39:23 PM](#) Gelskey pulls CA 255 for clarification
 CA 257 and CA 259 items pulled by Cooley
 CA 261 pulled by Teevin

[5:39:54 PM](#) listen to motion

Burke moved to approve all consent agenda items minus CA 255, CA 257, CA 259 and CA 261, seconded by Teevin, motion passed unanimously.

Ca255 – Gelskey pulled this item and corrected the dollar amount to \$3,600 instead of \$2,500 which shows on the agenda.

[5:41:00 PM](#) Cooley moves to approve CA 255 as corrected, seconded by Burke, motion passed unanimously.

[5:41:23 PM](#) Cooley asphalt patching, did we receive bids from others, asked question to Kelly Schwarz. Schwarz answered no and explained why.

[5:42:39 PM](#) Burkes moves to approve CA 255 with Resolution 2017-071 and agreement with Valley Paving, seconded by Keirn, discussion Keirn asked how long it has been since Anderson Asphalt has been out of compliance with our standards, a few years answered Schwarz, motion passed with Cooley voting no.

[5:44:43 PM](#) CA 259 – Cooley stated that this item was pulled last time presented because we did not have 3 bids, now bids are not required under \$50,000. Williamson responded, what we have received is in the packet.

Cooley moved to approve, Keirn seconded motion passed unanimously.

[5:45:59 PM](#) CA 261 – Teevin recounts last year’s event and checking back in on noise at this event asked if we could ask event producer to start 1 hour earlier. A bit of a discussion regarding the one complaint received from last year’s event. Then council made a motion.

[5:48:46 PM](#) **Cooley moves to approve CA 261, seconded by Keirn motion passed unanimously.**

MAYOR’S REMARKS:

[5:49:06 PM](#) Flood update - Mayor announced that the city received tentative approval of an Office of Emergency Management (OEM) grant for \$875,000 which can be used for infrastructure repairs only (pavement and roads). Mayor Haemmerle thanks Tracy Anderson in successfully obtaining this grant, she is extremely good at writing and winning grant awards. There is a \$100,000 city match for this grant. We have a spreadsheet of all the grants we are pursuing, which includes to FEMA grants. One FEMA grant, is HMGP, requires a Federal Disaster Designation, the state applies, and the feds must grant it. The other one is the PDM FEMA grant takes about 1 year to get, may reduce the money we get from the state. There is an Idaho Commerce grant for \$100,000 which can be used to reimburse for engineering services, to work around the Heagle area lift station - we will apply for this one also.

We are trying to assess damage in the Della neighborhoods, this is in the works now.

A few weeks ago we had the Army Corps of Engineers in town, they expect to deliver their assessment report next week. Mayor explained that we don’t own the adjacent land or the river, they will be the entities leading the effort. Who is going to pay for the expensive “fixes” to the river. It will come down to what the neighbors are willing to pay.

This Wednesday July 12, there is a kick-off meeting on the Greenway Master Plan, [5:55:14 PM](#) solutions will be discussed on how to better this area. Suggest that the neighbors involve themselves with this process, 5:30 pm Wednesday at The Draper Preserve.

We are moving into the “return to normalcy” period. We may open the roads soon, as soon as maybe next week. The city will need to assess the repairs needed and you might need the citizens support, so you might want people to view the damage.

PUBLIC HEARINGS:

- PH 267 Consideration of FY 2018 Budget.....*
- Blaine County Housing Authority presentation
- Mountain Rides presentation

[5:58:15 PM](#) Mayor presented this item. The budget includes repairing the lift station, OEM grant and water smarty grant.

Keirn asks a question. Mayor replied.

Burke, we will apply for grants and then open the budget to accommodate them? Mayor confirmed yes.

Cooley is good with the budget as presented.

[6:01:45 PM](#) Burke moves to approve FY18 budget not to exceed \$13,077,110 and authorize Treasurer to notice the public hearing for August 7th, Keirn seconds, motion passed unanimously.

[6:03:25 PM](#) Chamber presentation by Jeff Bacon remain at current funding levels from the city. Bacon announced the chamber will continue hosting events and adding new events in Hailey, harvest fest a new event. Bacon displayed an advertising poster to council. Chamber gets grants from state and Idaho Travel council. Chamber wants to be the information hub of the valley. Recently added hours and open 6 days per week for visitors. Nearly 370 members of the chamber. Bacon handed out a packet to mayor and council at the meeting.

[6:10:12 PM](#) Mayor Haemmerle asked if they have received any funding from other entities? Bacon replied no commitments to date. No other cities have contracts for services with the chamber.

[6:11:06 PM](#) Ben Varner from Mountain Rides gave presentation to the council. Varner reviewed what has happened in the past year including adding 1 hour to the Hailey bus route service and 3 trips to the valley routes, started new Galena and Airport services and have a new phone app for better customer experience. Up 4% from last year and 17% over the past 4 years, ridership. Varner explained the benefits to Hailey, including economic benefit and safety. Of the \$78,000 that Hailey pays Mountain rides 85% will go to operations and 15% towards capital purchases – new buses. Have lost 6 drivers over better paying jobs over the past 6 months, if they cannot get drivers they will need to cut service. Varner displayed new branded bus stop signs to council.

[6:22:24 PM](#) Bobbi Bellows acting director for Blaine County Housing Authority (BCHA) gave a presentation to council. Bellows displayed a list of homes available for rent to BCHA applicants. People dropping of the list categories include of buying homes or leaving the area.

[6:26:15 PM](#) Mayor Haemmerle asked question about number of homes, 15 homes in Hailey another 5 in close proximity to Hailey, Bellows answered.

[6:27:01 PM](#) Mayor Haemmerle asked a budget question to Treasurer. \$70,000 per year is the 3% increase allowed by state statute.

PH 268 Consideration of FY 2017 Budget Amendment to increase budget to account for additional revenues received via Mutual Aid, Grants and increased building permit fees

[6:28:02 PM](#) 2017 budget amendment Mayor Haemmerle presented this current year budget, \$496,695 is the increase.

No public comments.

[6:30:22 PM](#) **Motion to approve Ordinance No. 2018 approving the budget amendment of \$496,695 made by Cooley, seconded by Burke, motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes. Teevin, yes.**

[6:30:47 PM](#) **Mayor Haemmerle conducted 1st Reading of Ordinance No. 1218, by title only.**

PH 269 Consideration of Annexation Application from Colorado Gulch Preserve, LLC, to annex Lot 1A. Block 1, Stevens Family Ranch, LLC (North of 81 Broadford Road, Section 15 & 16, T.2N., R. 18E., B.M., Blaine County, Idaho), comprising a total of 24.46 acres, into Hailey City Limits. Proposed zoning of the property is Limited Residential 2 (LR-2).(continued from June 20, 2017)

[6:31:55 PM](#) Horowitz covered an overview of tonight's discussion. Staff presentation, applicant updates, council questions, public hearing, applicant rebuttal, then action by council.

Horowitz displayed a view of the open space, deeded to WRLT owns remaining 50 acres. Memo from Parks and Lands Board is supportive of this idea as a public park for this area, no play structures as it is in the floodplain. Horowitz then discussed the traffic impacts, averaging 345 trips per day at buildout of 36 lots. Numerous comments from community where Broadford road meets cedar street at highway 75, make a right turn only. Broadford Road improvements was discussed next, 4 boring sections were tested, some areas base may need to be corrected at the time of improvements of the road. The Planning and Zoning Commission recommends a 22' wide road instead of 24'. Alta Planning and Design was hired to study a pedestrian and bike path, suggested to use the easement. Density is discussed next, 36 lots proposed, between 13,687 sf to 34,077 sf. And compared to other parts of Hailey, the lots are considerably larger.

Preston Ziegler, applicant speaks [6:43:13 PM](#) to the existing improvements. In the last meeting council asked the question, what was the height of the bench from the river to his property – he states that it is a 6-10' elevation drop. Ziegler has continued to discuss annexation with Mr. Miles, he desires to stay in county but feels he could come to some agreement.

[6:45:26 PM](#) Chase Goulay landscape architect with Dan Young construction speaks to council. There is a landscape buffer on Broadford Road next to their parcel. Proposing trees including aspen, and pine. All are native drought tolerant to the area, after 2 years will be able to shut off irrigation to this area. Each lot owner will be requested to submit a low water usage action plan to the HOA.

[6:49:56 PM](#) Jim Laski, we are here to answer any questions from council

[6:50:41 PM](#) Brian Yeager with Galena Engineering presents for client. The largest lot is .79 acres, only able to water up to ½ acre. Discussion back and forth between Chase Goulay and Yeager.

Public comments;

[6:53:01 PM](#) Steve Kearns Broadford road resident, in favor of this application, better developed in the city. Looking forward to the Broadford road improvements.

[6:54:06 PM](#) William Miles, comments Cedar/Broadford and 75 intersection on this, not as bad in the past few years, not sure why. Traffic in general, goals in Comprehensive Plan, is to reduce dependency on automobile, time to decide whether the Comprehensive Plan means anything. In last meeting, brought up leaving some of the road in county, he would agree to annexation if this approach were accepted. Miles has requested from the county a “no objection” no response as of yet though. Miles has submitted more public comments.

[6:57:43 PM](#) Bill Gehrke, Broadford road, resident speaks to council. Gehrke lives in the county because he likes open space. Gehrke would prefer it to be developed in county. He disagrees with the traffic engineers, want them to look at Broadford Road/Cedar/Hwy 75 intersection again, biggest problem is during the school year. Can you put another turn lane south of Cedar Street intersection? You have an opportunity to work with applicant to alleviate this problem, it (traffic) won’t get any better.

[7:03:40 PM](#) Darin Barfuss Broadford road resident speaks to council. It will take a lot of money to hook up, Barfuss wants to be grandfathered in. [7:05:17 PM](#) Haemmerle clarified, as long as usage stays the same do not hook up.

[7:05:48 PM](#) Kathy Barfuss clarifies that they are okay with annexation as long as the use of their property doesn’t change. If change of use, that would trigger hook-up to city services.

[7:05:56 PM](#) Brad Bilger comments to council, he doesn’t want a sale to trigger hook-up, only change of use to trigger the hook-up.

[7:07:21 PM](#) Jim Laski rebuttal for applicant comments on Mr. Miles comments. Then comments on Gehrke’s comments. Laski has different practical experience with the traffic on 75/Cedar and Broadford. Annexation of the out parcels, it is clear that the change of use is the threshold they are looking for, it works because it is based on “city notice.” Laski supports an amendment to the city ordinance where the city would allow to cap off leach/drain fields instead of take them out. Brian Yeager comments on the drain fields. [7:12:55 PM](#) Laski, it makes sense that these properties are developed in the city.

[7:13:52 PM](#) Cooley points to page 303, forced annexation, “lots recommend being zoned LR-2. city attorney, Williamson advised that islands not be created.” Haemmerle comments.

[7:16:19 PM](#) Miles comments again, doesn’t agree with city attorney.

[7:17:02 PM](#) Teevin asks a question. Williamson responds.

[7:19:22 PM](#) Haemmerle discusses with council, 1 straw vote and what agreements can be reached if annexed and then address the 3 islands.

[7:20:19 PM](#) Burke is less confident that we should annex this property. We have an urban subdivision on the tail end of the city. Broadford road will never meet the city standards. It is not the same impact that say Quigley annexation does. This has come far, but density is still there. The open space is connection to the WRLT property. The islands are not acceptable to Burke.

[7:23:15 PM](#) Cooley has some questions. Okay with moving forward if we can do a development agreement. Access through LI makes sense. The bike path, in-lieu fees (\$142,000) is short of the construction costs. Not a favor of forced annexation. The right to hook-up goes to the owner not property in his opinion. The cost estimates on page 6, doesn't include the widening and repairs, where is that money coming from? Most importantly, we have a gravity sewer line, if we need a lift-station installed, the city should not bear the cost of this, the homeowners should pay for this for one subdivision.

[7:27:42 PM](#) Haemmerle, look at page 291 in packet, lots are less dense than other parts of the city. Does this annexation make sense? 24 lots if developed in the county, and city does not get any money, 36 if done in city. For this reason, logical to develop within the city. They are proposing different landscaping, Haemmerle likes this proposal. The road issue has been there for a long time, how do we fix it if not now. 2 properties agree to annexation with conditions, Mr. Miles does not agree. We will have to face this again. Cooley brought up a good point, don't want to pay for a lift-station for this subdivision. Nothing presented tonight changes his mind, this should be annexed.

[7:33:18 PM](#) Keirn agrees with Cooley on the lift-station topic. Keirn believes this is one of the best subdivisions he's seen since he's been on council. 24 more septic tanks if not annexed, this is reason enough to annex. Keirn likes some of the solutions proposed and thinks we should do them. Keirn thinks this should be annexed.

[7:35:30 PM](#) Teevin was hoping that someone would bowl her over tonight. Teevin agrees with Burks, it feels urban. Teevin is uncomfortable with forced annexation. Would like to see specifics on traffic mitigation. Traffic on Broadford, 16 to 24 units or 36 in the city. Use some money to fix Broadford road, how long would it last – Kelly Schwarz replied, 20-25 years with proper maintenance. Bike path makes sense to go behind the properties. Will the landscaping require maintenance after the 2-year period, heard conflicting statements from landscape architect?

[7:41:59 PM](#) Burke agreed with the Mayor at the end of the last meeting and now is uncomfortable with forced annexation.

[7:42:35 PM](#) Haemmerle clarified, it makes no sense to add 24 lots in the county. There are a lot of properties in the city that could stall development, but won't happen, this isn't it.

Further discussion regarding this among council. Will discuss in the August 7, 2017 meeting.

7:45:09 PM Cooley makes motion to direct staff to draft a Development Agreement with applicant, seconded by Keirn, motion passed unanimously.

PROCLAMATIONS & PRESENTATIONS:

PP 270 Request from event organizer of Aug. 21st Eclipse Event requesting city approval to allow camping on county property adjacent to McKercher and Main St. behind AmeriGas building

7:47:36 PM Jeff Gunter presented this item. Blaine County won't approve this event without City approval of the emergency access only through 2nd Ave.

7:48:37 PM Dan Enriquez applicant speaks to council, he lives at 17785 Hwy 75.

Haemmerle does work for property owner (not this applicant but the property owner), regarding water rights, he will recuse himself of this discussion.

7:50:55 PM Enriquez continues he proposes to use this property as camping / viewing lots, the event will end 4 pm on Monday Aug 21st. Treating this like a concert event, minus the stage. All of the hotels are booked up, Clear Creek Disposal will provide portable restrooms for this timeframe. Trash and recycling receptacles will be provided. Propose installing a temporary chain link fence to prevent viewing spillover onto other properties. Enriquez will provide own security, retired military personnel. The state is predicting 38,000 visitors for this event. ITD is not requiring any special event planning from their perspective. Enriquez will have fire extinguishers and water tanks to suppress dust. Onsite management Enriquez and his wife. Lighting in all 4 corners shut off at 11pm and it will be quiet time on the property **8:02:00 PM** Enriquez is open to adding the City of Hailey as an additional insured on his liability policy. [2017 eclipse.org](http://2017eclipse.org) is the website that will be used to sell tickets. It is a good website for information on this event. Enriquez will sell up to 832 packages at 4 person groups, 3,328 people.

8:06:09 PM Burke asks what if we have fires in the area. Enriquez responds, he will cancel his event if that happens.

8:07:47 PM Cooley asked a question. Enriquez responds.

8:09:21 PM Cooley asks a question of fire chief Aberbach. Police chief Gunter is okay with the plan too.

8:10:18 PM Teevin, gates close at 11 pm every night. Enriquez responds

8:11:21 PM Keirn comments about traffic. Gunter asks question about prohibiting traffic on 2nd. Enriquez responded.

[8:12:30 PM](#) Williamson clarified, only emergency access on 2nd to area.

Public comments:

[8:13:07 PM](#) Kurt Noetzold adjacent property owner speaks to council and asks what is the property zoned. Keirn responds. Enriquez responds, there is no zoning but public assembly application bypasses the zoning and addresses concerns.

[8:15:02 PM](#) Michele Schwartz also a neighbor speaks to council. 30 minutes before meeting, they received the notice regarding this event.

[8:17:06 PM](#) Jeff Bacon speaks to council from chamber. This will be a big event, thousands of people. We need places for people to stay. Hailey is not a totality viewing site. We need to have some of these sites available for all of these people coming in town.

[8:18:32 PM](#) Burke asked if we should put signage up. There will be increased traffic through town because of this event.

Cooley states the 2nd Ave is for only emergency access.

Teevin agrees with Cooley.

Council is okay with this event and usage of 2nd Ave for emergency vehicles only. Gunter will communicate with Blaine County.

STAFF REPORTS:

[8:21:04 PM](#) Craig Aberbach- fire last night at Balmoral Apts. one unit only, no one hurt.

EXECUTIVE SESSION: Real Property Acquisition (IC 74-206(1)(c)) and Personnel (IC 74-206(1)(a/b))

[8:21:53 PM](#) **Burke moves to go into Executive Session to discuss Real Property Acquisition (IC 74-206(1)(c)) and Personnel (IC 74-206(1)(a/b)), seconded by Cooley, motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes. Teevin, yes.**

Mayor Haemmerle and council came out of Executive Session and concluded the meeting.

[8:49:50 PM](#) **Burke moves to adjourn meeting, seconded by Cooley, motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes. Teevin, yes.**