

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD OCTOBER 2, 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, Don Keirn, Pat Cooley, and Martha Burke. Staff present included City Attorney Christopher Simms, and City Clerk Mary Cone.

[5:29:43 PM](#) Call to order by Mayor Haemmerle with Pat Cooley attending via conference call.

Colleen Teevin is not present tonight.

[5:30:20 PM](#) Mayor introduces new City Attorney Christopher Simms, applause by room.

Open Session for Public Comments:

[5:30:46 PM](#) Henno Heitur spoke to council. Heitur read the flood information in the packet this weekend and thanked the council for their mitigation efforts.

**CONSENT AGENDA:**

[5:31:22 PM](#) CA 385 pulled by Miller  
CA 390 – pulled by Burke to abstain

**Burke moved to approve all consent agenda items minus CA 385 and CA 390, seconded by Keirn, motion passed unanimously.**

[5:31:56 PM](#) CA 385 – Miller pulls this item to explain the history of Jimmy’s Garden. We have submitted a grant application to the Seagraves Foundation to help buy this property so that it will continue to be a public park. Tonight, staff is requesting that council make a motion to ratify the Mayor’s signature on the grant application. Mayor Haemmerle is grateful to Seagraves Foundation, and hope that all runs smoothly to allow us to purchase Jimmy’s Garden with their assistance.

[5:33:10 PM](#) Burke moves to ratify Mayor’s signature on the grant application to Seagraves Foundation, seconded by Keirn, motion passed unanimously.

[5:33:43 PM](#) Mayor Haemmerle announced that we will approve CA 390 – later in the meeting when Cooley is able to join again.

Pat Cooley departed from the conference call.

**MAYOR’S REMARKS:**

[5:34:16 PM](#) Mayor Haemmerle, commented on today's event in Las Vegas, a shooter shot and killed 58 people and injured over 400 people. Mayor implores that our leaders should focus efforts on gun control rather than lower the flag which give recognition to events like this.

### **PROCLAMATIONS AND PRESENTATIONS:**

*PP 392 Hailey Fire Department – recent promotions of 1 firefighter, 3 driver engineers and 2 squad leaders*

[5:37:30 PM](#) Craig Aberbach, Hailey Fire Chief gives recognition to firefighters, Nate Hoff. Hoff came as intern from Kentucky 3 years ago, now he's a full firefighter. Squad leaders, Danny Emerick and Jaime Hoover, promotion. 3 engineers, operators and drivers of trucks are recognized next, Casey Ward, 1<sup>st</sup> Engineer, Brian Vincent and Marty Pallas. Pallas has taken the year off going to paramedics school in Twin Falls. Casey Ward was selected for firefighter of the quarter by his peers. All firefighters receive helmets of different colors indicating their rank.

### **APPOINTMENTS AND AWARDS:**

*AA 394 Reappointment of Library Board of Trustee - Linnea Polichetti term expired September 2017 – 5-year term new expiration 9/2022*

Next library appointment discussion [5:42:10 PM](#) LeAnn Gelskey, Library Director explains this item to council, Linnea expressed a desire to be reappointed. We had one other applicant, the Library Board is recommending reappointment of Linnea Polichetti.

*PP 393 Presentation by Harmony Design and Engineering on potential river channel modification ideas aimed to mitigate future flooding*

[5:43:53 PM](#) Harmony Engineers presentation mayor opens this item. Harmony will discuss permitting and policy discussions which will be a part of the discussion. Hailey has been working with utility companies, Idaho Power is lifting utility boxes to help with potential future flooding. Map being displayed to room, regarding the road repairs. We have received an Office of Emergency Management (OEM) grant, city's match is 10%, scope is public infrastructure, possibly put in flood channels, we will discuss projects and their priority. FEMA reps did not show because of the recent disasters in Texas and Florida during the scheduled meeting. Mayor Haemmerle then discusses the lift station improvements that were identified by Army Corps of Engineers this spring during the flooding event. [5:49:24 PM](#) Mayor described some of the short-term and long-term projects, one of them is the Wood River Land Trust, some kind of barrier within their land. Most of these projects require permitting and some permitting through the federal project. There is a side channel project, out of the floodplain, seeking approval from the Blaine County Floodplain District, would alleviate some of the flooding into neighborhoods. Harmony Design will lead us through the potential mitigation projects. In addition to the grant we have received, we are applying for additional grants, and Mariel Miller will give an update on those grants we will seek. Mayor Haemmerle then announced that the City has investigation some potential violations in the Della neighborhood, regarding work in floodplain without permits. We will continue to investigate violations of berms and other non-approved items, all

you are doing is adding to the problem for your neighbors – the berm may help you but causes more issues for neighbors.

Harmony Design will discuss options for mitigation. The City’s focus is on city infrastructure.

[5:53:04 PM](#) Harmony Design, Jennifer Zung presents to council. Biota Engineers did a geomorphic assessment of the Big Wood River and determined it is impacted and has insufficient sediment transport capacity, it is highly unstable laterally and vertically, also has extensive channel enlargement potential and very high sediment supply source. The primary causes of river impairment include, historic channelization, dredging and development encroachment onto the floodplain. Ryan with Biota showed a picture of the Big Wood river in the early 1900’s showing the active floodplain and winding of the river. Current picture of the River shows it channelized and Yung adds, she is not sure if the river has been dredged. Gilbert White, known as the father of floodplain management said, “Floods are acts of god, but flood losses are acts of man.” Long term solutions include, channel form, horizontal stability, and vertical stability. Yung shows a cross section of the river, to achieve optimal design geometry. Zung shows a cross section just past the bullion street bridge, the river is not able to use the close floodplain because of the berming that has occurred. The recent cross sections show much less depth than the last survey that was done, indicating there has been further degradation of the river with this last flood. [6:00:51 PM](#) So now flooding is activating earlier (at 3 feet deep) because of the additional sediment that has deposited since the 2015 study. Zung, they looked at the broader greenway area, focused on Della View area. 1<sup>st</sup> project identified is to reestablish high flow channel to river which is a short-term project and could be done relatively easy, and fits into the long-term goal of stream stabilization and restoration. 2<sup>nd</sup> project, drainage improvement in Della View neighborhood, along War Eagle Drive. Yung recommends stream stabilization and restoration first and then floodplain reconnection and then setback barrier berm. Zung explains why you should not do the berm first because it would cause problems north and south of the berm if you did this project before the others. The 3<sup>rd</sup> project is a long-term project with many players (stakeholders) 4<sup>th</sup> project, 5<sup>th</sup> project stream stabilization, not many residents near this project. Zung showed pictures in Teton County, development encroachment into the floodplain, it was causing significant problems. Teton Creek budget was 2.85 million, they received multiple grants which paid for the restoration, including land owners voted in a flood control district, total of 65 entities, and it took 8 years to implement.

[6:10:48 PM](#) Mayor explains intent for tonight.

Miller offered to give overview, status of grant apps, status and timeline to move forward.

[6:11:43 PM](#) Haemmerle shows on a map the city owned property close to the river. There have been county meetings, they have applied for FEMA grants. We have focused on, aspects that can provide relief to us in the section of the river closest to the city affected area.

[6:13:15 PM](#) Miller shows a flood timeline. In brackets shows applied and received grants, waiting to find out which projects we can do, need to discuss with FEMA before moving forward. Grant application in the works, we will have public hearing tonight on the application which is due Oct 11<sup>th</sup>. Letter of intent is in tonight’s packet, later on under public hearing. On

the bottom of the document is the status of each grant which we've applied for if applicable. City is prepared to continue looking for all funding opportunities, including grants to secure funds with the resources that we have.

Pat Cooley joined the meeting via conference again.

[6:16:43 PM](#) Mayor Haemmerle described that this grant we were awarded is a competitive process, they (FEMA) determines who in the county has the greatest need which can be an issue.

[6:17:24 PM](#) Miller gives an overview of the FEMA Hazard mitigation grant approved tonight under consent agenda. Letter of intent authorizes staff to refine the potential projects. Need to do more work to make the concept projects into potential projects. Award would be in 2018 with construction in 2019, if awarded.

Next Discussion topic is PH 395; fema

### **PUBLIC HEARINGS:**

*PH 395 Discussion and Consideration of FEMA Pre-Disaster Mitigation grant application for \$698,696 in federal funding, with a \$232,898 matching share, for stormwater management improvements in the Della View neighborhood; and motion to ratify two standard federal forms*

[6:18:36 PM](#) Mayor Haemmerle asked Miller to give an overview. Miller presents to council, a number of projects have been comingled to provided holistic drainage, Brian Yeager, City Engineer is present to give more explanation of how this could work. Hope to get approval, and if awarded, we would do the project listed here not the broad projects presented by Harmony Engineers tonight. Miller explains why these projects were selected.

[6:20:51 PM](#) Brian Yeager tells council what we are focusing on, efforts that can happen on city owned right of way or property. These will not reduce flooding, or enable protection of infrastructure. In yellow, showing a conveyance swell, have greater drainage capability, blue areas are showing potential interconnected ditches and culverts throughout the neighborhood, trying to keep the residential lots as clean as possible. Trying to remove water from the road which is acting as a levy, working on the access road to the Riverside Lift Station, and showing a potential culvert at Snowfly. This will not substantially reduce flooding through the area, only shorten the time of flooding on front and back end of a future flooding event.

[6:24:57 PM](#) Mayor Haemmerle speaks, trying to move water in one direction, pushes water onto other areas. This will require cooperation from all neighbors in this area.

[6:25:58 PM](#) Yeager, we are just trying to create drainage ditches to get water out faster.

No public comments.

**6:26:55 PM Keirn moves to approve grant application \$698,696 FEMA, and ratify 2 standard federal forms, seconds by Burke, motion passed with roll call vote, Keirn, yes. Burke, yes. Cooley, yes.**

Brief recess for breakout meeting in police department, with Della View neighbors to meet with staff and professionals to discuss mitigation projects.

Pat Cooley arrives in person at meeting.

**6:29:35 PM Simms asks council to revisit the library board appointment.**

*PH 396 Consideration of a request from Hailey Airport Inn, LLC, to the City of Hailey, to vacate certain sections of the City Right-of-Way at 820 South 4<sup>th</sup> Avenue (Lots 7-12, 19-24, Block 137, Hailey Townsite), along the south side of Cedar Street, between Lots 1 & 13 of Block 137. Item continued from September 25, 2017*

**6:30:55 PM Mayor asked council to discuss Hailey Airport Inn next, then the appointment and Water and Wastewater rates discussion last.**

**6:31:13 PM Horowitz displays map of Cedar street it was 80 feet wide at one point, the old alley was not vacated which left a 20-foot block still owned by the City, and the property owner is asking for it to be vacated. Staff and Planning and Zoning Commission recommends vacation.**

**6:33:04 PM there are no public comments.**

**6:33:23 PM Burke moves to approve the vacation of public right of way – 20' x 26' Alley South of E Cedar Street Between Lots 1 & 13 of Hailey Block 137, finding that the vacation is no longer needed for public use, is expedient for the public good, is in accordance with the Comprehensive Plan, future development of the neighborhood will not be compromised, the current use and general configuration of public access would not change, seconded by Keirn, motion passed with roll call vote. Burke yes. Cooley, yes. Keirn, yes.**

*PH 398 Consideration of a City-initiated Text Amendment to Title 17, Section 17.06, Design Review, to create a Pre-Application Design Review process. Item continued from September 25, 2017*

**6:34:17 PM Horowitz explained this item to council. The Marriot Hotel was approved by council earlier this year, after going through the Planning and Zoning Commission asked that we allow this process to happen in the future stating that it was helpful to the applicant and the city. Primary purpose is to give feedback on a concept before applicant submits complete packet. The City Attorney has looked at this draft ordinance.**

**6:37:03 PM Haemmerle asked is LLUPA noticing still done on these pre-design meetings? Horowitz confirmed yes.**

[6:37:35 PM](#) Cooley asked to if it would be beneficial to have city infrastructure noted on the site plan which would help identify cases where that infrastructure is located may need to be moved? Horowitz will add this language, she thinks it is a good suggestion.

[6:38:18 PM](#) Simms recommends adding that it is “in accordance with comp plan.”

[6:38:43 PM](#) Horowitz reviewed the 4 standards for approval.

[6:39:57 PM](#) Haemmerle suggests approving Ordinance No. 1226. Simms asks council to add Cooley’s edit, in section 2 sub 4, showing where public utilities are.

**Burke moves to approve Ordinance No. 1226 with the suggested item on public utilities, seconded by Keirn, Burke amends her motion to authorize the 1<sup>st</sup> reading by title only, seconded by Keirn, motion passed with roll call vote. Burke yes. Cooley, yes. Keirn, yes.**

No public comment.

[6:43:26 PM](#) Mayor Haemmerle conducts 1<sup>st</sup> reading of ordinance No. 1226, by title only.

Old business item next.

#### **OLD BUSINESS:**

*OB 399 2nd Reading of Ordinance No. 1225 - zoning and text amendment to Title 17, Section 17.05, District Use Matrix, to clarify and add definitions of: Health and Fitness Facility; Studio, Artist; Performing Arts Center; Recreation Facility, Commercial; Recreation Facility, Public; and Recreation Facility, Residential, and amendments to Title 17, Section 17.02, Definitions to add or modify definitions related to the above. AND consideration of Summary of Ordinance No. 1225*

[6:45:02 PM](#) Mayor Haemmerle conducts 2<sup>nd</sup> reading of Ordinance No. 1225.

*PH 397 Consideration of Resolution 2017-\_\_\_\_, amending water and wastewater connection fees and water rates for FY 2018*

[6:47:04 PM](#) Miller introduced this item, these are changes for FY2018, Oct 24<sup>th</sup> is the effective date, water base rate 9% decrease, 8.66 to 7.94 per account, \$180 for ¾ inch connection, 6.67% increase Wastewater 4.3% increase for water. All other fees are the same.

No public comments.

[6:49:02 PM](#) Cooley still has a few questions for Brian Yeager, city engineer.

[6:50:10 PM](#) Cooley asked about the methodology in place since 1995, miller confirmed Yeager is here and can answer questions.

[6:50:40 PM](#) Cooley asked what JUB stated about his question. Yeager was asked how Hailey's rates compared to other cities. JUB engineer will send Ketchum's info, he hasn't gotten it yet though. Yeager explained how Hailey's rates are calculated, there are supply and distribution (pipeline) fee components to our fee, and take total dollar aggregate value of the distribution supply then depreciate them according to years in service and appreciate them based on the consumer cost index to get a current dollar value. Take that dollar value then determine capacity, divide total dollar value by the equivalent connections to get individual connection fees. This approach seems to be the same as discussion with JUB engineer, but Ketchum adds more for capital improvement plan. A little bit of disparity not sure exactly where it is yet without more information from JUB.

Yeager departs from room.

[6:54:18 PM](#) **Burke moves to approve Resolution 2017-105, the water and wastewater rates for FY 2018, seconded by Keirn, motion passed with roll call vote. Keirn, yes. Cooley, yes. Burke, yes.**

Back to CA 390 – Consent Agenda

#### **CONSENT AGENDA:**

[6:55:23 PM](#) Burke will abstain from the minutes

[6:55:30 PM](#) **Keirn moves to approve CA 390 as presented, seconded by Cooley, motion passed with Burke abstaining.**

Library board appointment next.

#### **APPOINTMENTS AND AWARDS revisited:**

*AA 394 Reappointment of Library Board of Trustee - Linnea Polichetti term expired September 2017 – 5-year term new expiration 9/2022*

[6:56:05 PM](#) Linnea Polichetti asked for reappointment

**Cooley moves to approve reappoint Linnea Polichetti, seconded by Burke, motion passed unanimously.**

#### **STAFF REPORTS:**

[6:56:50 PM](#) Fire Chief Aberbach announced an upcoming Joint Fire Board open house, at Wood River Fire station 3, at 10 am in Bellevue, this Saturday October 7, 2017.

[6:57:21 PM](#) burke compliments presentation on flood issue. Horowitz will pass on that comment.

[6:57:59 PM](#) Haemmerle comments, Tracy Anderson is not here, but she has probably lost sleep over this grant as it is a complicated process many thanks to her efforts.

[6:58:43 PM](#) Haemmerle want to try to have 1 meeting per month. Cooley asked to see if we could change the meeting frequency and timeframe. November 13<sup>th</sup> for council meeting.

Don Keirn out of town October 16<sup>th</sup>.

[7:01:26 PM](#) **Burke moves to adjourn, seconded by Cooley, motion passed with roll call vote. Burke, yes. Keirn, yes. Cooley, yes.**