

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL MEETING
HELD MONDAY, JULY 8, 2019
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 4:30 P.M. by Mayor Fritz Haemmerle. Present were Council members Jeff Engelhardt, Kaz Thea, Pat Cooley, and Martha Burke. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and Deputy Clerk Nancy Arellano.

[4:31:03 PM](#) The meeting is called to order by Mayor Fritz Haemmerle.

PH 224 Consideration of an appeal from a Nuisance Abatement Notice served on Daniel T. Henry, relating to an administrative determination of existence of nuisance conditions on the premises located at 308 N. Second Avenue: ACTION ITEM

[4:32:17 PM](#) Simms gives a background. Records of nuisance citations go back to 2001. The question, based on Hailey Municipal Code and Idaho Law, is if Officer England's Notice of Nuisance Abatement on June 6, 2019 was appropriate and well founded. Simms informs Council of the Bill of Particulars and photos. This hearing is limited to review the argument from Daniel Henry. [4:34:54 PM](#) Haemmerle, these notices are pre-conditions to issue once a criminal citation for nuisance. We are not finding a quantum of evidence. We are just finding if the notice has sufficient factual basis to proceed. [4:36:11 PM](#) Haemmerle, we received a notice of Appeal from Mr. Henry. You are here to state your near-term intentions which are not relevant to these proceedings. What is relevant is whether you agree or disagree with the Bill of Particulars that has been served upon you and whether there's factual basis to take action against you. Henry understands.

[4:36:36 PM](#) Henry begins. Henry states the photos presented were taken with his permission inside the yard. Haemmerle, we're not here about how the evidence was collected. Henry, trying to establish the basis from where the photos were taken and when.

[4:39:44 PM](#) Henry begins going down the list on the Bill of Particulars on the applicable 1 through 14 line items. Henry explains each of the applicable line items and the purpose for having those including the empty bottles, excavations, lumber, and fencing. [5:00:42 PM](#) Haemmerle points to picture 6/5/19 -2 and asks for an explanation. Henry explains the hot tubs covers are to keep snow off the free-standing canopies. [5:03:11 PM](#) Haemmerle asks to pull up picture: 6/6/19 - 2 for an explanation. Henry explains the two outdoor space heaters and the registered covered car. [5:05:28 PM](#) Thea, asks for clarification on picture 6/6/19 - 1. Henry answers, it is museum quality mining air trimmer from Hailey's era. It is museum quality mining equipment.

[5:12:28 PM](#) Haemmerle, Mr. Henry spoke on all except #1 the accumulation of junk. Henry appreciates the opportunity to bring forth the subjects. Henry is continuing to move things. [5:15:33 PM](#) Simms speaks, he is not unsympathetic to Mr. Henry's political views or his storage of materials that he might see fit but not at the cost of the rest of the citizens safety and enjoyment of the public spaces. The condition of Mr. Henry's property back on June 5th and 6th this year was clearly in violation of any number of nuisance conditions. [5:16:16 PM](#) Haemmerle, the pictures and

Mr. England’s report support the Bill of Particulars. [5:16:57 PM](#) Burke, at the time Officer England visited the site and the nuisance of conditions existed, he made note of those. The date of service of the abatement notice was in fact validated by these photographs. The Bill of Particulars has met the criteria for the nuisance abatement notice. [5:18:16 PM](#) Cooley, agrees the bill supports the issuance of the nuisance. Thea agrees. Haemmerle, the task was to determine whether there was sufficient evidence to support the Bill of Particulars. We have done that.

[5:19:37 PM](#) **Thea motions to sustain the administrative determination that nuisance conditions existed on the premises located at 308 N 2nd Ave. seconded by Burke. Thea then amends her motion to include, that there was an administrative determination that nuisance conditions existed on or about June 6th, 2019 at 308 N 2nd Ave. amended motion seconded by Burke. Motion passed with a roll call vote. Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

The Mayor called for a short recess before the regular meeting time at 5:30 pm.

[5:30:39 PM](#) The meeting is reconvened by Mayor Fritz Haemmerle.

Open Session for Public Comments:

No public comments.

CONSENT AGENDA:

- [CA 225](#) Motion to approve digital signature and submission of U.S. DOT BUILD grant application, requesting \$4,115,680 in federal funding for reconstructing River St. from Walnut to Galena, reconstructing the associated side streets from River to Main, and adding a pedestrian path from River St. to Hop Porter Park **ACTION ITEM**
- [CA 226](#) Motion to approve Resolution 2019- 058, authorizing Special Use Agreement with Blaine County for the City to install and utilize wireless communications equipment from the Annex building **ACTION ITEM**.....
- [CA 227](#) Motion to approve Resolution 2019- 059, authorizing equipment order from Syringa for wireless communication equipment to be installed and utilized on the Blaine County Annex building **ACTION ITEM**.....
- [CA 228](#) Motion to approve taxi driver application for new drivers with Sun Valley Coach **ACTION ITEM**.....
- [CA 229](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision of a Preliminary Plat Application by Sweetwater Communities, LLC, represented by Matt Watson, to be located at Parcel B2, Block 4, Sweetwater P.U.D. Townhouses (vacant lot on the corner of Shenandoah Drive and Maple Leaf Drive), to consist of 26 sublots **ACTION ITEM**.....
- [CA 230](#) Motion to approve the Findings of Fact, Conclusion of Law and Decision of a Plat Application by James Mizer and Ben Young, represented by Bruce Smith of Alpine Enterprises, Inc., for a Lot Line Adjustment in the Limited Residential (LR-1) Zoning District, whereby Lots 20-24, Block 94, Original Townsite (605 East Bullion Street) and Lots 13-19, Block 94, Original Townsite (no address assigned), are reconfigured to create four lots, Lots 13A, 14A, 17A and 20A **ACTION ITEM**.....
- [CA 231](#) Motion to approve Alcohol License Renewals **ACTION ITEM**
- [CA 232](#) Motion to approve minutes of June 24, 2019 and to suspend reading of them **ACTION ITEM**
- [CA 233](#) Motion to ratify claims for expense during the month of June 2019 **ACTION ITEM**.....

[CA 234](#) Motion to approve claims for expenses incurred during the month of June, 2019, and claims for expenses due by contract in July, 2019 **ACTION ITEM**.....

[5:31:26 PM](#) **Burke motions to approve all consent agenda, seconded by Cooley. Motion passed with a roll call vote. Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

MAYOR’S REMARKS:

[5:31:45 PM](#) Mayor Haemmerle announces that the City of Hailey had a fantastic July 4th. Hailey shined. The parade was excellent. Mayor Haemmerle thanks the Chamber for all of their efforts. Fun Runs, River Fest, Antique Shows, and an operable temporary town square. Hailey shined. Haemmerle congratulates City staff and the Chamber. Burke added that the street dept dumped about 8 dump trucks of dirt at the rodeo grounds. The Street department received great accolades from the Sawtooth Rangers. Haemmerle, they consulted a rodeo dirt expert and they found our rodeo dirt was not up to speed so they fixed it. Yeager adds, the Sawtooth Rangers donated a significant amount of time and effort for the material. It was a group effort and a lot of people deserve accolades for that. Sawtooth Rangers, Walker Sand & Gravel, and Burks Excavation and City staff. Mayor Haemmerle congratulates all.

PUBLIC HEARING:

PH 235 City Council consideration of tentative budget for FY 2020, including budget needs presentations from Partners:

- Mountain Rides Transportation Authority (Wally Morgus)
- The Chamber of Hailey and the Wood River Valley (Mike McKenna)
- Senior Connection (Teresa Beahen-Lipman)
- Sun Valley Institute (Aimee Christensen)
- Hailey Climate Action Coalition represented by Rob Lonning
- City Council discussion of budget, direction to staff **ACTION ITEM**.....

[5:34:46 PM](#) Haemmerle opens. With general revenue, our revenue increases about \$75,000 or \$80,000 per year. That’s what we have to provide peoples raises, keep our snow plower’s happy, buy new equipment like blades for snow trucks. The budget is very tight. If you propose adding something to the budget something on the other end has to give. If you propose an increase somewhere, it’s helpful to know where the decrease is coming from.

[5:37:39 PM](#) Open Session for Public Comment on the budget.

[5:37:59 PM](#) Nancy Linscott, comments on the presentation on the Hailey Climate Action Coalition, whatever can be placed in the budget to help catapult Hailey into the forefront for leadership on this critical issue.

[5:38:58 PM](#) Haemmerle, answers Linscott, our prior resiliency position Mariel Platt was paid for entirely by federal grant. We have engaged Rebecca Bundy to lead that effort.

Presentations.

[5:39:50 PM](#) Wally Morgus presents for Mountain Rides Transportation Authority. Morgus briefs City Council. Ridership is up, spending is within budget, and riders are happy and satisfied. Mountain Rides requests \$84,700 for Fiscal Year 2020 to override operations and sustain excellence. In this request is the continuance of FY 19 service levels in FY 20 plus marginal expansion of services including nightly runs on the Valley Route. Morgus concludes with ridership commentary. [5:42:49 PM](#) Haemmerle thanks Morgus and Mountain Rides for providing an important public service to the City and the valley. It fulfills a lot of functions.

[5:50:15 PM](#) Thea, question for Mountain Rides. Mountain Rides asked for \$84,700. Clarification on the \$82,000 why it wouldn't give any expansion? Morgus answers, that allows them to adjust for increases they experience in cost of fuel, vehicle maintenance and the aging fleet, and small increase in payroll.

[5:43:50 PM](#) Mike McKenna, Hailey Chamber. The Chamber helps with events from the 4th of July to Wake up Chamber to Business After Hours and new businesses. All these events help strengthen our community but also has a positive fiscal impact. McKenna directs attention to the *Discover Hailey & The Wood River Valley Guide*. The Chamber supports the business community with approximately 325 members. McKenna informs the council that the Chamber has two full-time employees, two seasonal part-time employees and most are volunteers. [5:49:39 PM](#) McKenna thanks the City of Hailey on behalf of the hundreds of businesses, non-profits, and thousands of locals.

[5:53:10 PM](#) Haemmerle, the Senior Connection is a new ask this year and introduces Teresa Beahen-Lipman with the Senior Connection. Haemmerle and Burke went to the Senior Connection. The Senior Connections request relates to giving seniors that are wheelchair bound or can't leave their house in the Winter, getting them in a vehicle so they can get out and about.

[5:53:51 PM](#) Beahen-Lipman speaks and gives thanks for the \$4,000 LOT budget consideration funding. The Senior Connection has 9 program service divisions. The only one that produces a surplus is the home care program. All other 8 requires subsidy. The \$4,000 budget request ½ percent of the total asking budget and 6 ½ percent of the transportation budget which includes a fleet of 9 vehicles. If approved, it'll help keep the roads safer and isolated senior will be engaged in the community.

[5:56:51 PM](#) Haemmerle, it's a hard place to live here in the Winter. It is an important service.

[5:57:22 PM](#) Aimee Christensen from the Sun Valley Institute speaks. The Sun Valley Institute for Resilience was founded four years ago in the wake of the Beavercreek and Castlerock Fires. It was the wake-up call that the community saw. 2/3 of Blaine County economy is dependent upon recreation and tourism. As we see these impacts, we wanted to get ahead of those. The first thing they did was the Blaine Solarize program. Community Resiliency Workshops were held this past Winter. In the workshops, it was asked what the greatest risks are and where should the efforts be focused? The number one answer was housing, two: energy, three: food and agriculture, transportation, and water. Christensen, in March, they identified specific projects that we should do as a community. [6:02:45 PM](#) city by city we can't solve this challenge. We need to collaborate regionally and together put our resources towards these efforts. The regional collaboration ask is

\$1,500. It is to collaboratively work with cities and the county to come up with a business plan for this regional collaboration and together identify how we can shift regulations.

[6:04:50 PM](#) Haemmerle thanks Christensen and asks if she is willing to participate in the Resiliency Committee in Hailey? Christensen, absolutely. Happy to do that.

[6:05:54 PM](#) Robert Lonning and Scott Runkle with the Hailey Climate Action Coalition present. Lonning, we are a group of citizens that call ourselves Climate Coalition. Lonning breaks down the meaning of the name. Hailey: effecting change in our community. Climate Action: we feel the need to deal with the effects of climate change. Coalition: hope to work with the City and other groups like Sun Valley Institute to slow down the rate of climate change. The mission is to promote city-wide action on climate change. The group consists of concerned citizens. [6:08:30 PM](#) Scott Runkle speaks. Things are changing dramatically. Locally there are significant changes. Runkle provides statistics from 1937-1947. Within the last 10 years, the variation is huge. Runkle reads a report from a scientist. Next slide on the presentation shows impacts on water flows. [6:12:36 PM](#) Runkle appreciates the budget item. Runkle, we are here because we care and we worry. As a city we can say that we did the right thing. [6:13:55 PM](#) Lonning emphasizes they are a group of concerned citizens looking for ways we can work with the city to meet this challenge. Lonning thanks City Council. [6:15:28 PM](#) Amy Christensen speaks to Lonning provides reinforcement on their approach. Lonning thanks Christensen saying we hope to be a facilitator.

[6:16:50 PM](#) Haemmerle, the work that you do is critical. It has got to start somewhere.

No public comment.

Recess.

PH 236 Hailey Town Square conceptual designs and cost estimates presented by Lyon Landscape Architects and Ben Young Landscape Architects: ACTION ITEM

[6:25:37 PM](#) Haemmerle, reminds all Council deliberation on the budget is July 22nd.

[6:26:50 PM](#) Horowitz, in 2015 a BSU graduate looked at 12 sites. In 2018, the topic became of interest. City staff conducted three workshops. We realized we needed professional help. We partnered two firms who live and are committed to Hailey. Ben Young Landscape Architects and Lyon Architects. About fifty people attended a workshop in April. The team will be presenting.

[6:28:29 PM](#) Lyon begins the presentation. Lyon begins with the question, why a town square? A town square provides vibrancy to a community. It is a gathering space, an event space different from a city park. It is another reason for people to stop in Hailey. Lyon presents several examples of what other communities have done and details what makes them unique like Jackson Hole and Park City. Lyon begins presenting site #1 on Croy between the Hailey Library and the Barkin'. Lyon, there is noise abatement to deal with but it provides great visibility. It is situated between two historic buildings. [6:40:19 PM](#) Lyon describes a few options for the west side edge of the town square like possibly extending the pavers onto the alley. Different designs are presented for the site. Lyon, there will be lighting for safety and nighttime activities.

[6:46:25 PM](#) Ben Young presents site #2 by the Courthouse. Young begins, both sites were identifiable as sites that could be developed further. Young notes Mike McKenna's statement about Hailey's role in the community at large. As Hailey grows, it is important to have a place that identifiable. Both sites are very different, on opposite sides of the highway. Site # 2 has challenges with the topography. It is interesting in that a lot of it is hillside but it has potential in it. There are two courthouse buildings, Atkinsons, and other businesses. In the designs, we looked at taking advantage of the courthouse location and the slope and working it to our advantage. The designs turned the slope into a seating amphitheater. Young presents different designs to site #2. There was a detailed cost study. Both of the options would be an estimated 1.5 million dollars to develop.

[6:55:48 PM](#) Haemmerle points out site #2 requires the purchase of the land.

Open Session for Public Comment.

[6:56:36 PM](#) Judy Foster asks what the max capacity is on each site. Young answers it depends on the design.

[6:58:26 PM](#) Lyon points out existing right of way on site #2. Young, we looked at how we borrow existing public land. Haemmerle reminds council there is a garden on the corner. All of 1st Ave. is open on weekends making it accessible.

[7:00:13 PM](#) Martha Bibb asks if the properties are different in size? Lyon answers, site #2 is about 28,000 square feet. If excluding the right of way, it is about 15,000 square feet. On site #1, it is also about 28,000 square feet but 10,000 square feet from building to building. It can't be limited by a certain footprint rather how it ties into the community and surrounding developments. Bibb references Portland. The parks are jammed. Young reiterates, the design and how the space is activated is going to be the key metrics to success.

[7:02:32 PM](#) McKenna asks does site # 2 have any impact on visibility? Young answers there are pros and cons to visibility with both sites.

[7:05:13 PM](#) Haemmerle opens public comment.

[7:05:26 PM](#) Ramona Duke comments. The Hailey Library is already the third space in our community. To have an extension of it would be valuable.

[7:05:58 PM](#) Linda Reiss voices support for site #2. There are so many distractions down Highway 75. Site #2 is exciting. We have the opportunity to improve that little space.

[7:07:38 PM](#) Chris Roebuck speaks. As a business owner, likes both sites. Both will generate foot traffic and interest. Votes in favor of site #2.

[7:09:07 PM](#) Martha Bibb, use of the existing historic building reminisces Portland. Votes in favor of site #2.

[7:10:15 PM](#) LeAnn Gelskey speaks. Having a town square is exciting. Gelskey speaks on the outdoor nook in the back area of City Hall and the Library. There are pros and cons in either location. Gelskey notes patron visits have doubled even with the street closure. The no parking and busy street do not matter. Haemmerle thanks Gelskey and states she painted the furniture. Applause from the room.

[7:12:29 PM](#) Horowitz speaks. We are at the conclusion until the Council is ready to make a decision. Haemmerle, if you dream big, you can make anything happen. When you make your decision, make it from the heart.

[7:15:24 PM](#) Council deliberation.

Burke, would like to make a decision tonight. The momentum is there. If money wasn't a thing, the obvious choice is the Courthouse site. It has access on 1st Ave. when the courthouse is closed, weekends, and holidays. Burke recounts the ribbon cutting at the Barkin'. Mayor Haemmerle had to stop multiple times because of the truck traffic. Burke, if we dream it, we can materialize it. [7:17:44 PM](#) Thea asks what percentage of the site is a slope? Lyon answers almost none of it. [7:19:52 PM](#) Cooley is curious on what the cost of the land is. Cooley favors site #2 by the Courthouse. [7:20:54 PM](#) Thea likes the Courthouse site for the noise factor. More of the community live on the East side of the highway. The flow of 1st Ave is a good flow and it's safer. [7:21:42 PM](#) Engelhardt favors the Courthouse site. It could have a future expansion with the connectivity to the Courthouse. Engelhardt speaks on the visibility.

[7:24:24 PM](#) Young, it was a collaborative effort. [7:25:58 PM](#) Haemmerle, intrigued with the possibility with the Courthouse site. Keep the dream a little bigger. Horowitz, we have good direction.

[7:27:57 PM](#) Yeager states there's been a lot of feedback. As long as we get a town square, we're all winners. Yeager acknowledges the teams work into this project. Applause from the room.

[7:28:55 PM](#) Lyon comments on visibility with wayfinding signs. Lyon commends the dreamers. That is the success of Hailey.

*PH 237 Consideration of, and motion to approve, final draft of 2019 Transportation Master Plan Update
ACTION ITEM*

[7:34:02 PM](#) Yeager, this is necessary in order to apply for the grant.

Open session for public comment.
None.

[7:35:20 PM](#) Burke motions to approve the final draft of the 2019 Transportation Master Plan Update seconded by Engelhardt. Motion passed with a roll call vote. Thea, yes. Cooley, yes. Burke, yes. Engelhardt, yes.

Staff Reports

[7:35:50 PM](#) Assistant Police Chief England speaks on the 4th of July. Two of their officers are serving in the National Guard and three are in field training. Staff did great and met the task of keeping people off Wood River High School and the Community Campus. Haemmerle thanks England.

[7:37:14 PM](#) Fire Chief Aberbach reports there were two firework related fires people throwing the fireworks in the trash.

[7:37:29 PM](#) Yeager, now with 4th of July done getting ready to start construction on Myrtle St.

[7:37:46 PM](#) Simms announces Executive Session needed.

[7:38:16 PM](#) **Burke moves to go into Executive Session to discuss Real Property Acquisition under IC 74-206 (1)(c) seconded by Thea, motion passed with roll call vote at 7:38 pm. Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

Mayor Haemmerle and Council came out of Executive Session at 7:46 P.M.

[7:46:05 PM](#) **Cooley motions to adjourn meeting seconded by Thea. Motion passed unanimously.**