

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD NOVEMBER 6, 2019  
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 Jeff Engelhardt, Kaz Thea, Pat Cooley, and Martha Burke. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:30:27 PM](#) call to order by Mayor Haemmerle

Open Session for Public Comments:

No public comments.

**CONSENT AGENDA:**

[5:30:59 PM](#) CA 386 is pulled by Horowitz, and CA 387 is pulled by Yeager

- [CA 382](#) Motion to ratify Mayors signature on annual Grant support letter from Mountain Rides to ITD it was due November 4, 2019 **ACTION ITEM** .....
- [CA 383](#) Motion to approve Resolution 2019-113, authorizing the Mayor to sign Settlement Agreement with Jason Blamires and Heidi Marcus for payment of \$19,000 relating to water meter vault installation issue **ACTION ITEM** .....
- [CA 384](#) Motion to adopt Resolution 2019-107, authorizing the Mayor’s signature on an agreement with G.J. Verti-line Pumps in the amount of \$30,249, to supply and install a new pump at the River St. well **ACTION ITEM** .....
- [CA 385](#) Motion to adopt Resolution 2019-108, authorizing the Mayor’s signature on an agreement with Idaho Power in the amount of \$12,927, to complete electrical service modifications for the River St. well upgrade **ACTION ITEM** .....
- ~~[CA 386](#) Motion to approve Resolution 2019-109, authorizing an independent contractor agreement with Brittany Skelton for contract planning services in the Community Development Department for an amount not to exceed \$6,000 and authorize the Mayor to sign the agreement. **ACTION ITEM** .....~~
- ~~[CA 387](#) Motion to approve Resolution 2019-110, authorizing an independent contractor agreement with Wood River GIS Services for Geographic Information Services (GIS) mapping services; contract amount not to exceed \$\_\_\_\_\_ **ACTION ITEM** .....~~
- [CA 388](#) Motion to Resolution 2019- 111, authorizing a snow removal agreement with Sun Valley Landscaping **ACTION ITEM** .....
- [CA 389](#) Motion to approve Resolution 2019-112, authorizing the Mayor’s signature on Revocable License Agreements between the City of Hailey and Luke’s Family Pharmacy, Blaine County Courthouse, J.J. Tracy Building, Atkinsons’ Market, Liberty Theatre, and the Sun Valley Center for the Arts (Ezra Pound House), for narrative plaques to be installed on the historical buildings. **ACTION ITEM**.....
- [CA 390](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision for a Text Amendment request to amend the Hailey Municipal Code, submitted by Michelle Harris, to Title 17, Zoning Regulations, Chapter 17.05.040, District Use Matrix, to include Personal Services as a Conditional Use in the SCI-SO Subdistrict. **ACTION ITEM** .....

- [CA 391](#) Motion to ratify claims for expenses incurred during the month of September, 2019 ACTION ITEM .....
- [CA 392](#) Motion to approve claims for expenses incurred during the month of September, 2019, and claims for expenses due by contract in October, 2019 ACTION ITEM .....

[5:31:24 PM](#) **Burke moved to approve all consent agenda items minus CA 386 and CA 387, seconded by Cooley, motion passed with roll call vote. Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

[5:31:48 PM](#) CA 386, Horowitz asked to move this item to Nov 12<sup>th</sup> meeting. **Burke makes motion to continue this item to November 12<sup>th</sup>, seconded by Engelhardt, motion passed with roll call vote. Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

[5:32:21 PM](#) [5:32:34 PM](#) CA 387 This item will be in a future meeting, there were no packet documents for this meeting.

**MAYOR’S REMARKS:**

[5:32:54 PM](#) Mayor Haemmerle comments on yesterday’s election. Elections are a time for change. Haemmerle admires everyone, it takes a special person to run for office, multiple choices and democracy are always good. To fellow council members Engelhardt, Cooley, it has been an honor to serve with both of you. Mayor elect Burke, it is a fun job, you are going to enjoy it. Congratulations to council members Linnet and Martinez. [5:34:39 PM](#) Haemmerle, hopes the new candidates have vision, and hope that the city will be well served. To everyone, you represent the citizens of Hailey we (Mayor and Council) act in the best interest of all citizens. [5:35:29 PM](#) A little disappointed in the Political Action Committee (PAC) becoming involved in our election, as local elections are the purest form of democracy.

Employee recognition is next.

[5:36:19 PM](#) After 27 ½ years of service, Terry Turner in the Street Department, he is retiring. Mayor Haemmerle congratulates Terry and thanks him for his years of service.

**PUBLIC HEARINGS:**

*PH 393 Consideration of Ordinance No. \_\_\_\_\_, proposing a Second Amendment of the Development Agreement with FaPo, LLC, regarding the area referred to as the Forest Service Block Lots 4-8, 13A, 14A and 20A of Block 20, Hailey Townsite) and property located at 401 and 407 S. River Street. (Continued from October 16, 2019) ACTION ITEM*

[5:37:21 PM](#) Mayor Haemmerle introduces this item while Horowitz displays a map. Mayor Haemmerle then gives a background on the last public hearing. One building was called out in the development agreement, the [5:38:54 PM](#) other 3 buildings on Main Street that were not in the development agreement, allow to be in place until 2024, and additional 240 days to take possession of those 3 buildings. It was discussed that if a non-profit wanted to come to you.

[5:40:03 PM](#) As to the building in the development agreements, July 1, 2019, in addition developer would provide relocation cost of \$15,000 towards that expense.

[5:40:54 PM](#) Jeremy Lange, based on the feedback from Council in the last meeting, we will push the time for the 1 building July 1 2020. And the other 3 buildings, 2024. According to the Sage School the cost to relocate that building would be ???, if you want to transfer building at an earlier date an

There are no public comments:

[5:42:30 PM](#) Cooley, excellent compromises down the road, thanked the developers.

[5:42:56 PM](#) Burke agrees with Cooley.

[5:43:06 PM](#) Engelhardt, exhibit A, description, Jeremy Lange, asks for clarification, will expand for further clarification.

[5:44:17 PM](#) Matt Engel, exhibit A is for the parking, not envisioning the front lots, but they can describe..

[5:44:59 PM](#) Engelhardt asked why City or Non-profit, Lange responds.

[5:45:22 PM](#) Simms expands, this amended Devel. Agreement, exhibit A is just the parking.

[5:45:57 PM](#) Thea asked about the size of the parking. Could we reduce the size of the parking overall. Thea's vision for River Street is Listen. [5:46:46 PM](#) Can you leave front portion open.

Lange responds, [5:47:15 PM](#) listen, Planning and Zoning Commission went back and forth on the parking and sidewalk, adding a landscape buffer.

[5:48:04 PM](#) Engel, pandz had concerns about the visual from River Street, so we expanded the

[5:48:42 PM](#) motion to approve ord. no. 1251 with adding, by Burke cooley seconds, Engelhardt proposes additional language, Mayor Haemmerle asks what page 6.a. pg 151 and 6.b., first one, another party identified by the City,. [5:50:57 PM](#) Simms adds for clarification. Haemmerle asks if Engel is good with this proposed language. Burke withdraws motion.

Thea [5:52:26 PM](#) asks on pg 116, city taking possession, add non-profit here? Horowitz.

[5:52:57 PM](#) **Engelhardt makes a motion to approve ord. no. 1251 as amended to insert words, listen, seconded by Burke, motion passed with roll call vote. Engelhardt, first.**

[5:54:15 PM](#) Simms clarifies the change in the motion, listen. Into engelhardt's motion, agreeable date.

*PH 394 Consideration of ordinance No. \_\_\_\_\_ amending chapter 5.20, Vehicles for Hire, allowing administrative, rather than city council, approval of taxi business and taxi drivers licenses  
ACTION ITEM.....*

City Clerk Cone explains this housekeeping change to council, nothing changes except council approval, all other requirements remain the same for the taxi businesses and the drivers.

[5:55:35 PM](#) Mayor Haemmerle opens up for public comments.

No public comments.

[5:58:02 PM](#) Cooley asks a question for clarification, this is only regarding taxis, it does not involve companies such as Lyft and Uber as the State of Idaho has adopted laws prohibiting municipalities in any regulation of these companies. Cone responds, correct.

Thea asks a question, stricken and highlighted is only to point out the change. Cone, correct, just for you to see what has changed. Cone clarifies that in the case of license revocation, suspension, or appeal, items still come in front of council.

[5:59:18 PM](#) **Thea moves to approve Ordinance No 1252, waive the 1<sup>st</sup> and 2<sup>nd</sup> Readings, conduct the 3<sup>rd</sup> reading, read by title only, and authorize the Mayor to sign, seconded by Burke, motion passed with roll call vote. Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

[6:00:32 PM](#) **Mayor Haemmerle conducts the 3<sup>rd</sup> and only reading of Ordinance No. 1252, by title only.**

*PH 395 Consideration of ordinance No. \_\_\_\_\_ amending Hailey Municipal Code, Chapter 17. the zoning ordinance, to add Section 17.03.035, Planning and Zoning Commission, which governs the appointment process and requirements for service on the Hailey Planning and Zoning Commission within the ADMINISTRATION section of the ordinance **ACTION ITEM**.....*

[6:01:07 PM](#) Horowitz speaks and explains that Heather Dawson, Horowitz and Clerk Cone found that this was missing in our existing code.

[6:01:49 PM](#) Dawson adds that this is a housekeeping item, our bylaws are written in accordance to this ordinance language that you see here. This is reinstating what we used to have in our code.

Public comments, none.

[6:02:10 PM](#) **Burke moves to adopt Ordinance No. 1253, waive 2 readings conduct 3<sup>rd</sup> Reading by title only, authorize Mayor to sign, seconded by Cooley.** Thea asks a question about the ACI, Dawson responds [6:03:10 PM](#) this is written in compliance with Local Land Use Planning Act (LLUPA). 67-6504 is that state code. [6:03:26 PM](#) **Motion passed with roll call vote. Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

[6:03:45 PM](#) Mayor Haemmerle conducts the 3<sup>rd</sup> and only reading of Ordinance No. 1253, by title only.

**OLD BUSINESS:**

OB 396 Motion to adopt Resolution 2019 \_\_\_\_\_ declaring the value of certain real property the subject of an MOU with BCSD approved by Resolution 2019-097, contemplating the exchange of said property is as stated in the value comparison table attached thereto **ACTION ITEM**.....

[6:04:56 PM](#) Simms opens with this item. This is a procedural matter, and the city must declare the property values before exchanging with the school district. Hands over to Yeager, [6:05:38 PM](#) as you see in the staff report, we are exchanging a series of items, the city has 4 different items contributing lot in Northridge subdivision appraised at \$135,000, the infrastructure improvements that were previously completed on that lot which are valued at \$40,000, we have water rights valued in an existing MOU at \$180,000, and a fraction of another water right valued at \$235,000 - totaling, \$593,000. In exchange we are looking to receive from the school district their property in Croy Canyon Ranch, valued at \$466,000, creating a net difference of \$127,000 owed to the city in cash or other assets.

[6:07:08 PM](#) Burke moves to approve Resolution 2019-114 declaring the valuation of the properties set for exchange, seconded by Thea, motion passed with roll call vote. Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.

**STAFF REPORTS:**

[6:08:29 PM](#) Yeager funding mechanisms, have not inspected yet but largely complete. Tracy and Yeager have been working on grant due in Jan. 2020, for a multi-use path by Croy to Quigley Road, will require about a \$50,000 match. \$535,000 is total grant. It is the same program that funded the Myrtle Street project. The BUILD grant notification, we will hear soon, River Street grant. May have some discussions on funding strategies. Fourth item, Blaine County applied for a 206 aquatic restoration grant for Big Wood River, and they have been talking with the Army Corps of Engineers, it will require matching funds, not sure what that would look like. [6:11:28 PM](#) Yeager, the Army Corps is anticipating the feasibility study would cost \$500,000, after that design and construction would follow. Just want you to be aware of these projects. [6:12:24 PM](#) Haemmerle, for work done in the county. Yeager, yes correct, they will be looking to partner in the costs.

[6:13:37 PM](#) Dawson, next week we have a meeting, packets will be done on Friday for next Tuesday meeting.

[6:14:06 PM](#) Burke has issued a press release to collect interested parties for replacement for her council seat. It will be sent out tomorrow as a press release.

[6:14:38 PM](#) Burke moves to adjourn, seconded by Cooley, motion passed unanimously.

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Fritz X. Haemmerle, Mayor

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Mary Cone, City Clerk