

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JULY 12, 2010
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:35 P.M. by Council President Fritz Haemmerle. Present were Council members Carol Brown, Don Keirn, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone. Mayor Rick Davis was not present at the meeting.

OPEN SESSION:

Linda Haavik [5:35:12 PM](#) is with friends of Blaine Manor and is here tonight to hand out a flyer to council regarding the upcoming levy election. The election is Tuesday August 3, 2010.

[5:37:53 PM](#) Bob Macleod of 417 E Myrtle announced the Hailey Garden Tour is on Saturday July 24th. All proceeds of the event will go to the Hailey Public Library.

[5:38:38 PM](#) Jen Smith of the Hailey Tree Committee introduced a friend and arborist Jim Flott. Hailey has a tree inventory agreement with Ketchum and Flott is doing the tree inventory around Hailey and Ketchum.

CONSENT AGENDA:

CA 276	Motion to approve Resolution 2010-09 authorizing entering into a contract for professional services with Emergency Services Consulting, International, through a collaborative initiative with Wood River Fire Protection District and the City of Bellevue to conduct a Fire and EMS services study	1
CA 277	Motion to approve Resolution 2010-10 for AIP-35 grant Friedman Memorial Airport and authorize the Mayor to sign	17
CA 278	Motion to approve Summary of Ordinance No. 1062	21
CA 279	Motion to extend contract with SPF Engineering for miscellaneous water rights issues	25
CA 280	Motion to declare the rodeo grounds lighting as surplus property, and authorize the donation of those lights to the Carey Fair & Rodeo Grounds.....	29
CA 281	Motion to approve LDS Church Quitclaim Deeds and authorize the Mayor to sign.....	33
CA 282	Motion to approve revised and updated Library LYNX agreement	41
CA 283	Motion to approve minutes of June 28, 2010 and to suspend reading of them.....	63
CA 284	Motion to approve claims for expenses incurred during the month of June 2010	73
CA 285	Motion to approve Treasurer’s report with LOT report, Investment Report and Capital Projects report – Rodeo Grounds.....	95

Brown pulled items 281 for clarification.
Haemmerle pulled items 276, 277, and 279

Motion to approve all consent agenda items except 276, 277, 279, and 281 was made by Burke, seconded by Keirn, motion passed unanimously.

CA 281 – page 37 in packet [5:41:26 PM](#) Brown does not understand what is being quitclaimed. Is it sections of the street?

Williamson explained one quitclaim is for any and all interest in Queen of the Hills Street and the other quitclaim by the city would release any and all interest in lot 1. [5:43:06 PM](#) Williamson has been told that the assessor's office has had an issue with this plat, Williamson does not necessarily agree but he's been told that this document should clear up things with the assessor's office. Williamson did not see any issue with this quitclaim deed and he explained why.

Brown moved to approve the CA 281 the quitclaim deeds, seconded by Keirn, motion passed with Haemmerle voting against.

CA 276 – Haemmerle pulled this item because this is a large expenditure of funds and one city has already stated that they cannot pay.

[5:47:34 PM](#) Dawson stated that Bellevue's involvement will be necessary for this study to be fruitful. Dawson explained the reason for the expense and the necessity for the study to be conducted.

Brown moves to approve consent agenda item CA 276, seconded by Keirn, motion passed unanimously.

CA277 [5:50:58 PM](#) Haemmerle pulled this item because of ongoing expenses for the airport. When will these go away, Haemmerle asked?

Burke added that we need to be smart about our stance because we could get a new “non-working airport” if not careful.

Motion to approve consent agenda item 277 was made by Brown, Keirn seconded, motion passed unanimously.

CA 279 – Haemmerle pulled this item because he's not sure if this is complete [5:56:15 PM](#) Haemmerle feels there are points that should be addressed with SPF in the contract – such as a mitigation plan if there is a call for water rights (conjunctive management). Tom Hellen Public Works Director feels that there should be a future agreement which would include the mitigation plan that Haemmerle is talking about. Hellen let council know that they will be preparing a memo to send to us to let us know what they will do for us regarding conjunctive management. Hellen anticipates another agreement in the near future with SPF but feels it is important to move forward with this agreement tonight.

Motion to approve consent agenda item 279 made by Brown, seconded by Keirn, motion passed unanimously.

PROCLAMATIONS AND PRESENTATIONS:

PP 286 Proclamation declaring each Earth Day a Plastic Bag Free Day

Council President [5:58:13 PM](#) Haemmerle read the Proclamation for Earth Day.

PUBLIC HEARINGS:

PH 287 A city initiated text amendment to Article 7, of Hailey Zoning Ordinance No 532 to clarify requirements for Detached and Attached Accessory Structures and Chicken Coops. The Planning & Zoning Commission recommended approval of this text amendment on June 7, 2010

[5:59:51 PM](#) Beth Robrahn gave council an overview of this change, clarifying accessory structures and chicken coops.

[6:01:49 PM](#) Tony Evans from Idaho Mountain Express asked how many coops are in Hailey. Plat answered not sure because these are not required to be reported.

Brown moved to approve ord 1066, seconded by Burke, motion passed unanimously.

[6:03:32 PM](#) Council President Haemmerle conducted the 1st Reading of Ord. No. 1066 by title only.

PH 288 Consideration of Ordinance Amendment No. 1065 – clarification of security process for successful bidder

[6:03:56 PM](#) Dawson gave a brief overview to council and Cone added a few points for council to have an understanding on the reason for the revised ordinance.

No public comments.

Brown makes a motion to adopt Ordinance No. 1065, waive the 3 readings read by title only and authorize mayor to sign, seconded by Keirn, motion passed unanimously.

Council President Haemmerle conducted the Reading of Ordinance No. 1065 by title only.

[6:07:09 PM](#) Brown moves to approve the summary of Ordinance No. 1065, seconded by Keirn, motion passed unanimously.

PH 289 Airport Site Master Planning – consideration of options for consultant selection

[6:07:34 PM](#) Robrahn pointed to the memo in council's packet to summarize what has been happening regarding the master planning process of the redevelopment of the Friedman Memorial Airport site.

[6:12:20 PM](#) Rick Baird thinks Robrahn's summarization was very good and does not have anything to add.

Haemmerle asked how much this consultant might cost. Robrahn thinks approximately \$200,000 which is the amount that the County has estimated for cost.

[6:14:39 PM](#) Robrahn thinks council should take some direction tonight.

Burke shared some of her thoughts on the subject. Two factors were important to the FMAA board when they prepared the Request for Qualifications (RFQ). One was a suggested direction by the consultant on how to proceed with the project and second, how to prepare for relocating an airport site.

[6:17:01 PM](#) **Brown makes a motion to proceed with Mead and Hunt consulting team, seconded by Keirn, motion passed unanimously.**

PH 290 Resolution to adopt Hailey Street Lighting Master Plan

[6:18:37 PM](#) – Mariel Plat, Hailey Planner gave council an overview of the Street lighting replacement schedule. The schedule complies with Idaho Power’s maintenance schedule to be most efficient.

Motion to approve Resolution 2010-11 was made by Burke, seconded by Keirn, motion passed unanimously.

OLD BUSINESS:

OB 291 A city initiated text amendment to the Hailey Zoning Ordinance No. 532, Sections 10.5.4(c) Planned Unit Developments, 11.4.1 Conditional Use Permits and 12.4 Variances to delete any standard of evaluation or criteria for review relating to the Hailey Comprehensive Plan. On May 17, 2010 the Planning and Zoning Commission recommend the criteria be deleted for CUPs and Variances only (Continued from 6/14/10 meeting).

[6:20:54 PM](#) Robrahn gave council an overview. This item was continued from the 6/14 meeting and should have been listed as a Public Hearings item.

There were no public comments.

[6:22:53 PM](#) **Brown moves to approve the proposed amendments to section 10, 11, and 12, finding that the amendments are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; the proposed uses are compatible with the surrounding area; and the proposed amendment will promote the public health, safety and general welfare and adopt Ordinance No. 1067, conduct 1st reading by title only, seconded by Burke, motion passed unanimously.**

Haemmerle conducted the 1st Reading by title only of Ordinance No. 1067.

OB 292 A city initiated text amendment to the Hailey Zoning Ordinance No. 532, Article 8B, Outdoor Lighting Ordinance. Amendments include, but are not limited to, updates to reflect changes in technology since the requirements were originally adopted in 2002. On May 17, 2010 the Planning and Zoning Commission recommended approval (Continued from 6/14/10 meeting).

This item should have been a public hearing item.

[6:24:19 PM](#) – Plat gave council an overview of these proposed changes.

There were no public comments.

[6:28:02 PM](#) **Brown moves to approve the proposed amendments to Article 8B, finding that the amendments are in accordance with the Comprehensive Plan, essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services; the proposed uses are compatible with the surrounding area; and the proposed amendment will promote the public health, safety and general welfare and adopt Ordinance No. 1068, seconded by Keirn, motion passed unanimously.**

Haemmerle conducted the 1st Reading by title only of 1068.

OB 293 Consideration of Hailey Ice Lease agreement

[6:32:44 PM](#) – Williamson proposed that this item be discussed under New Business.

OB 294 3rd Reading of Ordinance No 1062 and authorize the Mayor to sign – A city initiated text amendment to the Hailey Zoning Ordinance No. 532, Article 6A, Design Review, to remove redundancy and clarify standards and guidelines, to allow Public Utility Facilities or Public Uses to install chain link fences, and to allow sidewalks to be constructed in an alternative location

[6:33:00 PM](#) **Brown moved to approve and authorize Mayor to sign, seconded by Burke, motion passed unanimously.**

Haemmerle conducted the 3rd Reading by title only of 1062.

OB 295 3rd Reading of Ordinance 1063 and authorize the Mayor to sign - A city initiated text amendment to the Hailey Zoning Ordinance No. 532, Article 8.1 Fences. Amendments include, but are not limited to, allowing fences 8 feet in heights for Public Uses and Public Utility Facilities

[6:33:56 PM](#) **Brown moved to approve 3rd Reading of Ordinance No. 1063 by title only, and authorize the Mayor to sign, seconded by Keirn, motion passed unanimously.**

Haemmerle conducted the 3rd Reading by title only of Ordinance No. 1063.

OB 296 3rd Reading of Ordinance 1064 and authorize the Mayor to sign - A city initiated text amendment to the Hailey Subdivision Ordinance No, 821, Section 4.0 to delete any standard of evaluation or criteria for review relating to the Hailey Comprehensive Plan. On May 17, 2010 the Planning and Zoning Commission recommended the criteria be deleted for Lot line Adjustments and Short Plats only

6:34:49 PM Brown moved to approve 3rd Reading of Ordinance No. 1064 by title only, and authorize the Mayor to sign, seconded by Keirn, motion passed unanimously.

Haemmerle conducted the 3rd Reading by title only of Ordinance No. 1064.

NEW BUSINESS:

NB 297 Selection of Construction Management Firm for Hailey Rodeo Grounds Redevelopment Project

6:35:56 PM Hellen gave council an overview of the recommendation.

Brown asked who helped Hellen make this decision. Hellen answered that he consulted with Dave Ferguson and a few others. Hellen added that on page 216 of the packet shows the correct grading scale. Haemmerle asked how the tie score was settled. Hellen answered that it was based on a couple of things one being prior experiences with the companies.

6:41:39 PM Williamson reviewed the responses to the Statement of Qualifications process. Williamson concurs with the general ranking which Hellen came up with and he understands why Kreizenbeck Construction was suggested based on the strength of the recommendations. Haemmerle asked if any applicants were not properly licensed. Williamson answered that two applicants were not licensed under the Public Works Construction Management Licensing Act, they were Oakland Construction and Power Engineers. Williamson spoke to the exceptions are architects, landscape architects, and registered professional engineers. The Construction Management role for this project needs to be licensed in his opinion answered Williamson.

Keirn moved to approve Kreizenbeck Construction as the Construction firm for the Rodeo Grounds redevelopment, seconded by Burke, motion passed unanimously.

NB 298 Selection of Water and Sewer Infrastructure Installation Contractors – recommendation from City Engineer on bids

NB 298 – Hellen handed out to council the recommendation at the beginning of tonight’s meeting. Haemmerle asked if other criteria were used other than price to select the contractor....

Brown moves to approve agreement with Extreme Excavation upon city attorney review and approval, seconded by Keirn, motion passed unanimously.

*NB 299 Rodeo Grounds Project Updates
Bond Rating and Sale Process – report from City Administrator
Schedule of July and August activity – report from City Engineer*

*Construction Drawings Development Updates – report from Architect
Lease with Hailey Ice – report from City Attorney*

[6:49:28 PM](#) Dawson and City Treasurer Becky Stokes met with the Bond consultant last week. Moody's will be getting a bond rating by the end of this week for us. The city looked very strong in the financial report because a lot of our income is from property taxes. A Moody representative stated on the call that "Hailey's story will be easy to tell."

Hellen gave council a schedule of July and August activities at the Rodeo Grounds; [6:54:45 PM](#) with August 20th being the target for final clean-up. Mid to end of August need to get a group together to move the paving stones around the skate park, remove trees and shrubs and relocate them.

An update regarding the construction of the project was given by [6:56:55 PM](#) Michael Bulls Architect with Ruscitto Latham Blanton. Bulls submitted a demo package to 6 local contractors to bid on the demolition of the remaining Rodeo Grounds structure. Regarding the Water and Sewer infrastructure; Idaho Power has sent a work order to the City. Bulls gave an update on where they were with drawings, 40% complete for the design package for bidding and he anticipates that these will be complete before first of August.

[7:06:11 PM](#) Brown asked if a 3rd Party would be reviewing the bleacher engineering drawings. Dave Ferguson Building Official answered yes, that is his recommendation. Dawson will meet with Mayor Davis tomorrow to discuss this topic and others.

[7:07:31 PM](#) Bulls announced that we are looking a mid August for submitting for the building permit and couple of weeks behind that for the construction schedule. Bulls attended a meeting last week with the city staff regarding a grant application for LEAD certification for the Interpretive Center. The Public Art panel [7:09:39 PM](#) meets tomorrow to review the 15 submissions for the public art project at the rodeo grounds. 5 finalists will be selected at the meeting.

[7:11:22 PM](#) Williamson – Hailey Ice's representative was on vacation last week, he will be discussing the lease with Jim Laski soon and hopes to have the lease in front of council by the next meeting.

STAFF REPORTS:

[7:12:08 PM](#) Hellen is being deposed tomorrow for the Indian Creek Water Rights issue. The grant Bulls was referring to for the LEAD Certification – Climate Showcase Communities Grant – which we've applied for before in the past. Hellen has been working with several individuals, including Tracy Anderson, Mariel Plat. They will submit this application early because Tracy is going on vacation soon for 1 week as well as Hellen.

[7:13:59 PM](#) Dawson added that council will be ratifying this application because it is due Thursday this week.

[7:14:33 PM](#) Gunter announced that the Police force has been aggressive with traffic enforcement.

[7:14:53 PM](#) Wednesday's special strategy meeting is at the Senior Center at 5:30.

[7:15:24 PM](#) Ferguson received a request for a building permit extension from Copper Ranch; he suggests extending it. Haemmerle asked Ferguson to put the request on the next council agenda.

Brown [7:17:26 PM](#) Library Board looking for one member. The annual Hailey Garden Tour is July 24th. Brown is excited about the tree inventory. Brown also attended the energy assurance meeting with Jim Zarubica.

Keirn attended Fly Sun Valley Alliance meeting today. [7:22:16 PM](#). Neil Morrow came up with an idea of a discount card program to raise money for Minimum Revenue Guarantees.

[7:23:09 PM](#) Burke reported that it was an interesting Freidman Memorial Airport Authority meeting which ended at 10 pm.

With no further business Council President concluded the meeting at 7:35 P.M.