

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JANUARY 8, 2018
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 4:31 P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Don Keirn, Pat Cooley, and Martha Burke. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

4:31:22 PM Mayor Haemmerle calls to order the joint meeting with Wood River Land Trust (WRLT).

4:31:49 PM Scott Boettger introduces the WRLT board members present: Richard Carr, Co-Chair; Kathie Levison, Co-Chair; Barry Bunshoft; Sarah Michael; Dan Smith; Trish Klahr; and Bob Ordal.

Mayor Haemmerle, we will hear the presentation of the Hailey Greenway Master Plan draft document from Harmony Engineering and then each entity (City) and (WRLT) will meet to discuss their priorities and then will determine the final Master Plan document? Boettger confirms, that sounds good. Mayor Haemmerle, we have our regular meeting which starts at 5:30 tonight so we will end this presentation part of the meeting at 5:25.

4:33:03 PM Jennifer Zung with Harmony Design and Engineering presents to Council and the WRLT. The Hailey Greenway Master Plan, encompasses land owners Hailey City and WRLT. Zung explained the Master Plan process. We are at the final master plan phase. Public involvement has been taken all along in this process. Zung explained the public involvement phase last July. In August and October, Harmony came back to discuss river restoration and potential projects. There is a list of projects which were presented in October, meetings were held in various venues including the Community Campus and WiseGuy Pizza. An online survey was also done and incorporated. Any comments can be sent to: haileygreenway@harmonydesigninc.com.

4:38:37 PM Zung reviews the Master Plan Process which includes: land uses and recreation; access & connectivity. The goal is to provide a sustainable public trails system, having some ADA access points on the trail. The Plan includes replacing the Colorado Gulch bridge which is now gone due to damage from last year's flooding. Zung explained a few more projects, trail head signage, improving entrance at Lions Park, improving parking at Lions and aesthetics. Branding the project is also a suggestion with literature and brochures.

4:42:47 PM Would like to balance recreational uses while creating designated conservation areas for wildlife. There is an idea for a recreation play way, next to Lions Park, to increase dimensions of the softball field and have it a multi-use field for other events. Suggest to allow camping at the Park. Possible reconstruction of the tennis courts at Heagle park and build restroom facilities at Lions Park.

A very important goal of the Master Plan is to create [4:44:54 PM](#) a stable river system that functions without adversely impacting any existing structure or land uses. Restoration is encouraged uses a wide sweep of treatments, ones that address the channel form, ensuring that the form of the channel is such that it conveys the sediment through the system adequately. If you want more information on this you may review the appendix of the report, for details of a stable river. Most projects identified focused around river restoration, segments including, Bullion bridge to Bow Bridge section over the years has straightened. Next section is from Bow Bridge to Heagle Park projects treatments are recommended in conjunction with other projects. One project is to plan channels through Heagle Park, increasing floodplain area, reprogramming park as a riverside park. Highest priority projects would be restoration from Bow Bridge to Heagle Park [4:47:59 PM](#). Would want to look at flood management, and how it affects the Della neighborhood area and floodplain reconnection to Lions Park.

[4:48:17 PM](#) Zung continues, comments on implementation, the master plan documents are high level – not huge detail. All projects are feasible at some level. Each one needs to be further analyzed, designed, engineered and funded in order to happen. Many things need to come together and many entities will need to work together, Hailey, WRLT, Flood Control District, Blaine County, etc; to realize these projects.

Next steps are to [4:49:47 PM](#) complete master plan. It can be found on the City's website, homepage and the WRLT website. We are taking public comments until January 19, 2018.

Zung concludes her presentation and asked if they wanted to hear about specific projects. Mayor Haemmerle asked her to go through some projects.

[4:51:05 PM](#) Zung begins with discussing a bullion bridge area, relocation of entrance to Lions park is one project idea. Zung reviews a project map, which shows various project ideas, including a full-size softball field, a new park entrance, and a water recreation play area.

[4:52:55 PM](#) Burke is looking on pg.39 of the packet (Implementation), the costs are high, and we must align priorities with all players and interested parties. Zung comments regarding some costs that are in the master plan. The parking lot at Lions Park used to be a city dump; if you excavate this area the costs are much higher.

Another project is displayed, main projects include channel restoration, including building a barrier berm, closing off 2 trail heads off of War Eagle and creating a connector to trail.

[4:56:40 PM](#) Zung discusses Heagle Park projects, keeping existing ponds, the gold shaded areas are wildlife conservation areas. Alternatives for Heagle Park, make it a riverside park, establishing a secondary channel and removing tennis courts.

[4:57:53 PM](#) Colorado Gulch area projects include, adding trailhead and parking lot. And adding a trail through the future Colorado Gulch preserve, and add an educational center. Colorado Gulch bridge, need to identify the best location for the bridge. Improve trail head and parking and river restoration.

[4:59:18 PM](#) Zung refers to access and connectivity projects listed as a1 – a8 starting on page 24 of packet, it also suggests partners and costs. Zung then shows projects and ranking for river restoration and floodplain.

[5:00:54 PM](#) Haemmerle asked a question. Zung clarified, we are not physically channeling the river, just how to support the flowing river. Zung, refers to the Teton river project. It was a large partnership with Friends of the Teton River, the County, a large FEMA grant, 60 individuals and other funding sources. Zung suggests for this type of project, a LID is a funding possibility. You (Blaine County) have a flood control district, Teton did not have one.

[5:04:34 PM](#) Walt Denekas asks about funding sources, where is the funding coming from? Zung responded, needs to be from many different sources.

[5:06:11 PM](#) Kristine Hilt, Blaine County employee, asks a question about the vicinity of the Bullion street bridge, will there be ongoing sediment maintenance as the river spreads out? What about funding costs? Zung, responds, they've had many discussions about sediment. One possibility is that ongoing maintenance could be added to flood control district's scope. Need to look at this holistically, as one can't restore the entire Big Wood River.

[5:09:49 PM](#) Jenna Lagergren, Hailey resident asked, has anyone asked Caplow about access to the river? Zung responded to this question, confirmed yes, but there is limited potential for that idea.

[5:10:58 PM](#) Lili Simpson, speaks, she would like to see funding for moving snow storage from Lions Park to go towards this project instead.

[5:11:56 PM](#) Zung snow storage would have to be relocated at Lions Park to implement some or all of the projects.

[5:12:21 PM](#) Jenna Lagergren, Bow Bridge is a wood bridge, an old bridge made of metal can be disassembled and rebuilt on site. A preservative used on the wood at Bow Bridge is so offensive, she cannot stay on that bridge for long periods of time.

[5:14:05 PM](#) Nancy Linscott is curious about the restoration proposal establishing a channel at the base of Della Mountain. Zung responds, it is a secondary channel and would need to be fully considered before implementing it. Horowitz, it is an old channel that is being proposed as a secondary channel. Linscott comments again, the hillside is very unstable and you are looking at a landslide potential. Should we look at buying out some houses (In Della View area) instead of creating another channel?

[5:18:56 PM](#) Richard Carr, WRLT board member asked a question regarding the Colorado Gulch Bridge; has county taken a position on as to whether they are seeking a replacement, what kind of replacement it is or are they hands off and looking to others to worry about a bridge there? Hilt responded, the County wants to figure out the best location for the bridge, the county does not have a plan right now, and it is not the highest priority right now.

[5:20:11 PM](#) Scott Boettger speaks, and explains that the Colorado Gulch Bridge was an old box car, box cars are only so long, so they built in an abutment in the river on the east side to make the span possible, that pinch point created a deposition area and made the river jump the bridge and road that was there. What we are looking at, figure out what the span of bridge needs to be, how wide, and best location by having a hydrology study done.

[5:20:50 PM](#) Haemmerle every suggestion needs more thought and engineering but we don't pay for all of that engineering up front.

[5:21:12 PM](#) Walt Denekas, asks if the estimates in the Plan includes engineering? Zung, confirms yes they do.

Zung regarding Colorado Gulch, so far the public input received, requests foot and equestrian bridge only – no vehicles.

[5:22:33 PM](#) Nancy Linscott comments again. The camping site idea didn't seem very popular in some of the focus group meetings. Zung comments, she does not recall specific comments.

[5:23:49 PM](#) Ken Lagergren, an engineer, kayaker and Hailey resident, comments - there is a huge dice roll in this entire process. If the Overflow channel project is built, it may not be used by the river or possibly the entire river will go through the channel.

[5:25:38 PM](#) Kristine Hilt, the County is going to scope for the Army Corps of Engineers grant, for the next month so what happens after that? Zung once the master plan comments through January 19th, will make adjustments to the plan according to the comments and then after that is up to the City and the WRLT and other entities.

[5:26:45 PM](#) Haemmerle comments on Ken Lagergren's comment, this is the great debate on what to do with the river. Mayor Haemmerle encourages folks to show up at county meetings and provide comments and input.

Scott Boettger thanks Mayor Haemmerle and Hailey for this collaboration for the past 25 years he's been with the WRLT. Boettger is looking forward to great things in the future.

[5:27:42 PM](#) WRLT has been instrumental on making lots of land around Hailey perpetual open space, Haemmerle, thanks them for their efforts and appreciates all that the WRLT has done for Hailey too.

Applause by room and public session attendees depart.

[5:35:14 PM](#) Call to order by Mayor Haemmerle. Mayor is going to move the Old Business item up on the agenda.

Mayor Haemmerle moves Old Business item 013, up to before the Oath of Office section of the meeting. Also, we've had a late added item to the agenda under Executive Session, for personnel.

5:36:32 PM Cooley moves to amend agenda adding Executive Session item, seconded by Burke, motion passed unanimously.

Open Session for Public Comments:

No comments

CONSENT AGENDA:

- [CA 002](#) Motion to ratify lease agreement with Ascente Financial, Resolution 2018-001, authorizing the lease to purchase of 2 vehicles, one for Hailey Police Department and one for Hailey Fire Department for initial payment of \$17,378.65 and 3 annual payments of \$16,978.65.....
- [CA 003](#) Motion to ratify Mayor’s letter to City of Bellevue regarding Hailey/Bellevue Area of City Impact
- ~~[CA 004](#) Findings of Fact, conclusions of Law and Decision regarding the Preliminary Plat Application by David Morgan for Lupine subdivision (with permission by the International Church of the Foursquare), represented by Galena Engineering, Inc., to resubdivide Lots 21A and 21B, Block 49, Woodside Subdivision No. 12, located within Section 23, T.2.N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, into six (6) lots ranging in size from 6,026 to 16,034 square feet.....~~
- [CA 005](#) Motion to approve minutes of December 11, 2017 and to suspend reading of them
- [CA 006](#) Motion to ratify claims for expenses during the month of December 2017
- [CA 007](#) Motion to approve claims for expenses incurred during the month of December, 2017, and claims for expenses due by contract in January, 2018
- [CA 008](#) Motion to approve Treasurer’s Reports for the month of November and December, 2017

5:37:05 PM CA 004 is pulled by Horowitz

5:37:15 PM Burke moved to approve all consent agenda items minus CA 004, seconded by Cooley, motion passed unanimously.

5:37:35 PM CA 004 – Horowitz calls attention Lupine Subdivision preliminary plat, since council approved this item the appraisal has been done so the park in-lieu fee can be calculated. The park in-lieu fee amount, has been added and it is item M and is \$20,555. Horowitz explains if providing a park it would need to be 7,000 sq feet, the size is how we calculate the in-lieu fees.

5:38:45 PM Burke moves to approve CA 004 item as presented, Keirn seconds, motion passed unanimously.

MAYOR’S REMARKS:

MR 018 Commendation of Rick Davis and Don Keirn

5:39:31 PM Mayor Haemmerle thanks Davis for serving on the Blaine County Housing Board. Mayor presents the Mayor’s Award for serving City of Hailey since 1986. Davis was instrumental in getting roads paved in Hailey and the fireworks in Hailey. Unlike other public servers, you still served on the housing board after being Mayor – very commendable and we are grateful to you for all you’ve done.

[5:41:43 PM](#) Rick Davis speaks, it has been a pleasure serving in Hailey all those years, it was worth it. He is moving to Florida in March. He appreciated your support and appreciated working for you.

[5:42:40 PM](#) Mayor Haemmerle presents nameplate to Don Keirn. Haemmerle, we will miss your wise advice and thank you for your years of service.

Keirn, it has been a pleasure, let me know when you need any hole filled. The Citizens of Hailey are lucky to have these folks running the city. Applause by room.

OLD BUSINESS:

OB 013 Consideration of: 1) a Development Agreement between the City of Hailey and ARCH Community Housing Trust, for property located at 3920 Woodside Boulevard, Hailey, Idaho, and more particularly described as Lot 14, Block 46, Woodside Subdivision No. 11. The agreement addresses the manner and timing of construction, construction and landscaping of the property and other factors affecting the general health, safety and welfare of the citizens of City and users of the Property with regards to the City Council Conditions of Approval of the March 27, 2017, rezone of the subject property, and 2) a Ground Lease between the City of Hailey and ARCH for the southern ½ of Lot 14, Block 46, Woodside Subdivision No. 11

[5:45:10 PM](#) Simms gives an overview of this item. Then Michelle Griffith with ARCH presents. We have a site plan. Griffith thanks each, Rick Davis and Don Keirn for their service to the City.

This site plan shows what ARCH will install, 4 foot high fence, trees selected by height or diameter, temporary watering, install 6 foot wide path with weed barrier and path, install wayfinding sign, dog bags and receptacle and trash can. [5:48:01 PM](#) We went back and forth on responsibility of the park and trees.

[5:48:36 PM](#) Simms recent staff meeting, a design process will be forthcoming from the Parks & Lands Board, expect to see more coming forward.

Simms asks council to make 2 motions, one on the agreement and one on the lease.

[5:49:37 PM](#) Cooley moves to approve the development agreement between the City of Hailey and ARCH Community Housing Trust regarding property located at 3920 Woodside Boulevard (Lot 14, Block 46, Woodside Plat #11) finding the amendments are in accordance with the Comprehensive Plan, that 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, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare, subject to the conditions established by the City Council in their Findings of Fact, Conclusions of Law and Decision dated March 27, 2017, Burke seconded, with Resolution 2018-003 Cooley adds, amendment seconded by Burke, Teevin parks will be able to know what trees right, Horowitz confirmed. When will park be built? Simms responds, it will be done before occupancy. Teevin would it be appropriate, to have

developer maintain a park, where the city gave the land, want to discuss in more detail. Motion passed with roll call vote. Cooley, yes. Teevin, yes. Keirn, yes. Burke, yes.

[5:53:29 PM](#) Cooley moves to approve Resolution 2018-004 authorizing lease agreement with ARCH regarding a portion of block 46 as shown on Exhibit A attached to the Lease, seconded by Burke, motion passed unanimously.

Mayor adjourns for 5 minutes.

OATH OF OFFICE TO COUNCIL MEMBERS:

CA 009 Martha Burke and Kaz Thea

[5:57:31 PM](#) Mayor steps out in front of the council table to administer the Oaths. The Oath of Office is the most sacred of items, there is a tendency to exercise our discretion any way we like it – not true. You always have to follow the law, it's the most sacred thing we do when we take office.

[5:58:47 PM](#) Mayor Haemmerle administers the Oath to Martha Burke.

Burke signs the Oath of Office.

[5:59:52 PM](#) Mayor Haemmerle administers the Oath to Kaz Thea.

Thea signs Oath of Office.

Don Keirn departs the council table and takes a seat in the audience. Kaz Thea takes her seat at the Council table.

ELECTION OF COUNCIL PRESIDENT: Council members elect a new Council President

Cooley suggests Burke for Council President.

[6:02:04 PM](#) Cooley nominates Burke as Council President, seconded by Teevin. Motion passed with roll call vote. Teevin, yes. Cooley, yes. Thea, yes. Burke, yes.

CONSIDERATION OF EX-OFFICIO AND LIAISON ASSIGNMENTS:

[6:02:52 PM](#) Dawson has put together a schedule of items in packet page 227. Think about what you'd like to do and let Dawson know. Keirn is willing to continue on FMAA and the URA.

[6:04:44 PM](#) Haemmerle clarifies, a liaison is not needed, but we can always use a volunteer. We can discuss these in Jan 22nd meeting.

CONSENT AGENDA (New Business):

CA 010 Motion to approve Resolution 2018-002, reappointing Linda Ries to Hailey Tree Committee

[6:06:08 PM](#) **Burke moves to reappoint Linda Ries with Resolution 2018-002, seconded by Thea, motion passed unanimously.**

PUBLIC HEARINGS:

PH 011 Consideration of Ordinance No. _____, amending Title 12.14, revising banner specifications and conditions when hardware is not included with banner

[6:06:44 PM](#) Dawson gave overview housekeeping in nature.

No public comments.

[6:07:55 PM](#) **Burke moves to approve ord. no. 1228, seconded by Cooley, motion passed with roll call vote. Teevin, yes. Cooley, yes. Burke, yes. Thea, yes.**

Mayor Haemmerle conducts 1st reading of Ordinance No. 1228, by title only.

NEW BUSINESS:

NB 012 Consideration of Ordinance No. _____, amending Chapter 12.20, that address City trees in the public right of way, creating new standards and amending existing language to reflect recommendations made by the Hailey Tree Committee

[6:09:16 PM](#) Stephanie Cook gave overview to council. Tree committee felt this code needed revisions, we've added ANSI and OSHA standards, the valley tree guide as a reference, arborist approval required in public right-of-way, allowing city to prune any right-of-way tree anytime.

Next meeting will be public hearing item.

No public comments made.

[6:12:25 PM](#) Horowitz comments on the protection of tree drip lines during construction. Cook responds, she will work on the language and present revisions to it in the next meeting.

STAFF REPORTS:

No staff reports

EXECUTIVE SESSION: Pending & Imminently Likely Litigation (IC 74-206(1)(f)), and/or Personnel (IC 74-206(1)(a/b))

[6:14:22 PM](#) **Motion to go into Executive Session made by Burke, seconded by Cooley, passed with roll call vote. Teevin, yes. Cooley, yes. Thea, yes. Burke, yes.**

[6:37:06 PM](#) Mayor and Council returned from Executive Session.

[6:37:24 PM](#) Motion to adjourn meeting made by Burke, Cooley seconded passed with roll call vote. Thea, yes. Cooley, yes. Burke, yes. Teevin, yes.