

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
Hailey Town Center Meeting Room  
Monday, January 10, 2011**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Rick Davis. Present were Council members Carol Brown, Don Keirn, Fritz Haemmerle, and Martha Burke. Staff present included Ned Williamson, Heather Dawson, Beth Robrahn, Tom Hellen and Jeff Gunter.

**OPEN SESSION FOR PUBLIC CONCERNS:**

Dennis Carlova (no address given) expressed concern about adding a new planner to staff rather than conserving money, and asked if this indicated a permanent increase in Planning Department staff. Mayor Davis explained that this position would be funded by a 3-year grant which has not yet been approved, and that payment for this position would not come out of the general fund. Mayor Davis and Carol Brown invited Mr. Carlova to consider staying at the meeting until this matter could be explained with a more in-depth Power Point presentation.

**AIRPORT ISSUES:**

[5:28:25 PM](#) Susan McBryant explained that the financial feasibility study should be ready for a draft review in April, 2011, and in June, 2011, the proposed version should be finished. An economically viable financial plan is in development to allow general aviation tenants to bridge existing leases to leases at the relocation site. On February 2, 2011, a sustainability workshop will be held (open to public) to explore green building and green operating practices at the relocated airport. The FAA has expressed that this is a top priority for them.

[5:32:16 PM](#) **Motion to amend the Consent Agenda was made by Martha Burke, and seconded by Carol Brown. The motion passed unanimously.**

Mayor Davis asked Heather Dawson to explain the addition of CA10A-J. [5:33:56 PM](#) Ms. Dawson clarified that these payment amounts and receiving entities were previously approved by the Council on November 22, 2010, as part of the bid approval process. The additional items on the agenda seek only the approval of the standard form of agreement, performance and payment bonds.

**Following discussion of items to be pulled from the agenda, Don Keirn moved to approve the Consent Agenda minus CA 003 and CA 008. Fritz Haemmerle seconded, and the motion carried unanimously.**

**CONSENT AGENDA:**

CA 001 Motion to authorize the mayor to sign Idaho Humanities Council grant application seeking \$4,900 in grant funds, which must be matched dollar for dollar by city funds, for the Hailey Rodeo Park Interpretive Exhibit.

CA 002 Motion to authorize the mayor to sign Idaho Commission on the Arts Entry Track grant application seeking funding for programs sponsored by the Hailey Arts Commission, including

A Month of Art and A Night of Music, as well as a Public Art Master Plan and funding for staff assistance to the Hailey Arts Commission.

~~CA 003 Motion to approve Resolution 2011-01 and preliminary draft of LHTAC Grant Application for funds to complete North River Street reconstruction, from Galena Street north to Myrtle Street, and authorize the mayor to sign and submit final application within the week following this approval.~~

CA 004 Motion to authorize the Mayor to sign a letter of support for the City of Bellevue/Blaine County grant. Grant application to LHTAC for Broadford Road.

CA 005 Motion to approve Amended Contract between the Idaho Office of Energy Resources and the City of Hailey regarding intellectual property, decontamination and/or decommissioning costs, and acknowledgment of the Federal funds being used for publications in the matter of the Renewable Energy Enterprise Program (REEZ) Grant.

CA 006 Motion to approve minutes of Hailey city council Meeting December 13, 2010, and to suspend reading of them.

CA 007 Motion to approve minutes of Special Hailey city council Meeting December 20, 2010, and to suspend reading of them.

~~CA 008 Motion to approve minutes of Blaine County Regional Leadership Meeting of December 20, 2010, as assembled by Blaine County.~~

CA 009 Motion to approve claims for expenses incurred during the month of December, 2010.

CA 010 Motion to approve Treasurer's Four Year Cash Flow Analyses for FY First Quarter ending December, 2010, and LOT revenue report for the month of December, 2010.

CA 010-A Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with Western States Geothermal in the amount of \$155,725.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-B Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with Thornton Heating & Sheetmetal in the amount of \$36,920.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-C Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with Wheeler Electric in the amount of \$285,505.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-D Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with D & A Door & Specialties, Inc. in the amount of \$25,280.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-E Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with Modern Roofing in the amount of \$117,136.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-F Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with Crawford Door Sales of Idaho in the amount of \$5,140.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-G Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with Commercial Glass, Inc. in the amount of \$11,697.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-H Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with Color Craft Painting, Inc. in the amount of \$8,850.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-I Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with SBI Contracting, Inc. in the amount of \$40,805.00, and authorize Mayor to sign contingent upon City Attorney approval.

CA 010-J Motion to approve standard form of agreement, performance and payment bonds for Rodeo Park Project construction contract with Allen Construction, Inc. in the amount of \$56,208.00, and authorize Mayor to sign contingent upon City Attorney approval.

**CA 003 - Carol Brown moved to approve Resolution 2011-01 and authorize the Mayor to sign. Martha Burke seconded, and the motion passes unanimously.**

**MAYOR'S REMARKS:**

*MR 011 Appreciation of Becki Keefer, who retired from a contract position as Hailey Parks Project Coordinator on December 31, 2010, after serving in that capacity for over four years.*  
[5:38:52 PM](#) Ms. Keefer expressed her gratitude to staff and elected officials. [5:40:43 PM](#)

**PROCLAMATIONS & PRESENTATIONS:**

*PP 012 Presentation of new Hailey Community Development Program and implementation of Community Development Department.*

[5:41:34 PM](#) Mayor Davis expressed his support for a program that restructures City staff and responsibilities to improve functionality. Heather Dawson explained the new 2011 Community Development and Grant Program, which is an infrastructure, community development, and grants program as subsets of an economic development focus. [5:46:23 PM](#) Beth Robrahn used Power Point to offer explanation and clarification of the proposed change from the City's Planning & Building Department to a Community Development Department (CDD). The proposed changes are intended to provide high quality service to the community with the same number of staff.

[5:52:40 PM](#) Heather Dawson further explained the background of the proposed CDD. [5:55:26 PM](#) The Council entered discussion regarding the proposed structure of the new department, the number of

positions remaining the same, and the reasons for making this change. [6:02:36 PM](#) The Council expressed both support and concerns. Mayor Davis advised the staff to proceed. [6:05:00 PM](#)

**PUBLIC HEARING:**

*PH 013 A city initiated text amendment to the Hailey Municipal Code to Title 15, Chapter 15.04, Standard Specifications to update the standard specifications and drawings related to street, water and wastewater infrastructure construction (will be introduced conceptually, with decisions to be continued to a future meeting).*

[6:06:50 PM](#) Beth Robrahn clarified that the text amendment essentially consolidates several current titles in the Municipal Code to one and would be applicable to any construction of public infrastructure projects. The Council expressed concern about giving citizens full notice and clear understanding of the scope of this amendment, especially as it would affect street standards. Mayor Davis advised providing the public with extra notification of hearings. [6:11:12 PM](#) Mayor Davis opened the meeting to public comment; none was offered.

**NEW BUSINESS:**

*NB 014 Adoption of Arena Use Policies for weekend events during the inaugural season of 2011, beginning with the second weekend of July (following the Sawtooth Rangers Fourth of July Rodeo during the first weekend of July), and applicable to weekend events during the remainder of calendar year 2011.*

[6:11:43 PM](#) Heather Dawson explained that the City Council previously recommended the city form a comprehensive business plan that would address usage while the facility is being constructed and following its completion. In the interim, the Sawtooth Rangers desire a short-term agreement with the city to protect Sawtooth Rangers against potential losses of expenses that must be incurred before the July 4, 2011 rodeo events. [6:13:40 PM](#) Further discussion covered existing agreements, liquidated damages, penalties, bonuses, and the need to reach an agreement quickly.

[6:20:13 PM](#) **Carol Brown moved to adopt Resolution 2011-02 and authorized the Mayor to sign, Martha Burke seconded, and the motion passed unanimously.** [6:22:19 PM](#)

*NB 015 Outline of concepts for Hailey Chamber of Commerce visitor center lease arrangement at Rodeo Grounds Interpretive Center.*

[6:22:53 PM](#) Heather Dawson requested the Council's thoughts on a potential partnership with the Chamber of Commerce at the Interpretive Center. Discussion covered a possible theme for the center, the amount of space the chamber may fill, exhibitions in the center, staffing, hours, and restroom access. The Council expressed support.

**WORKSHOP:**

Staff Reports

Council Reports

Mayor's

Reports

[6:27:24 PM](#)

[6:27:44 PM](#) Tom Hellen reminded the Council that EECBG plans were ongoing, that snow removal was continuing as best as possible, and that the snow removal budget was feeling the strain of this year's weather. Fritz Haemmerle noted that the streets near the middle school were

particularly slick. Carol Brown noted she is participating with shelter training with the Red Cross, and an upcoming community visioning workshop.

**EXECUTIVE SESSION:**

*EX 023 Pending & Imminently Likely Litigation (IC 67-2345(1)(f))*

**6:29:28 PM Fritz Haemmerle moved to go into Executive Session. Don Keirn seconded, and the motion carried. 6:47:15 PM Council returns from Executive Session and adjourns the meeting.**

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Rick Davis, Mayor

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Mary Cone, City Clerk