

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD MAY 13, 2019  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:31 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.

[5:31:31 PM](#) call to order by Mayor Haemmerle

Open Session for Public Comments:

No comments

**CONSENT AGENDA:**

- [CA 155](#) Motion to approve Final Plat lot line shift Lots 2a & 3a, Block 1, Wertheimer Park where the line between lots 2 and 3 are shifted 15 feet, as decided from Blaine Manor site and authorize the Mayor to sign **ACTION ITEM**.....
- [CA 156](#) Motion to approve Resolution 2019-046 Proclaiming May as Mental Health Awareness and Wellness Month in the City of Hailey **ACTION ITEM**.....
- [CA 157](#) Motion to approve ratification of grant agreement with the Idaho Commission for Libraries by participating in the 2019 Summer Intern affiliate program as outlined in the grant proposal **ACTION ITEM** .....
- [CA 158](#) Motion to approve ratification of grant agreement with the Idaho Commission for Libraries by participating in the 2019 Idaho Libraries Future Camp affiliate program as outlined in the grant proposal **ACTION ITEM** .....
- [CA 159](#) Motion to approve Grant Application to Idaho Department of Lands Volunteer Fire Assistance grant for 90% potential grant funding (\$3802.39) of Wildland PPE gear, the city's match is 10% \$422.49 **ACTION ITEM** .....
- [CA 160](#) Motion to adopt Resolution 2019-047, authorizing the Mayor's signature on an agreement with Imperial Asphalt in an amount not to exceed \$30,000, to perform crack seal services on Hailey streets **ACTION ITEM**.....
- [CA 161](#) Motion to adopt Resolution 2019-048, authorizing the Mayor's signature on an agreement with Imperial Asphalt for a lump sum amount of \$5,146, to provide striping services on Hailey streets **ACTION ITEM** .....
- [CA 162](#) Motion to approve Resolution 2019-049 authorizing certain City property as Surplus Property for sale by auction on Saturday, May 18, 2019, with approval for remaining unsold items to be donated to appropriate non-profits. **ACTION ITEM** .....
- [CA 163](#) Motion to ratify the special event, Cinco de Mayo Fest 2019, to be held in front of Lago Azul Mexican Restaurant and on Croy Street (between River Street and east to the alley) in Hailey (Sunday, May 5, 2019 from 5:00pm to 9:00pm) **ACTION ITEM** .....
- [CA 164](#) Motion to approve Resolution 2019-050 authorizing a proprietary special event permit for the Wood River Land Trust's Riverfest at Lions Park on July 4, 2019 **ACTION ITEM** .....
- [CA 165](#) Motion to approve Resolution 2019-051, authorizing a proprietary special event permit for the Wood River Baseball and Softball Association to hold the Ray Nelson Baseball Tournament at Lions Park and Keefer Park on June 6th, 7th and 8th, 2019 contingent on payment of all Park reservation and event fees **ACTION ITEM** .....
- [CA 166](#) Motion to approve minutes of April 22<sup>nd</sup> 2019 and to suspend reading of them **ACTION ITEM**.....
- [CA 167](#) Motion to approve claims for expenses incurred during the month of April, 2019, and claims for expenses due by contract in May, 2019 **ACTION ITEM** .....
- [CA 168](#) Motion to approve unaudited Treasurer's report for the month of April 2019.....

[5:31:59 PM](#) Simms pulls CA 155 for comment  
Haemmerle moves CA 156 to proclamations

[5:32:27 PM](#) CA 155 Simms, regarding this old Blaine Manor site, take a moment to recognize Blaine County for giving us this property for use by Hailey Ice.

[5:33:02 PM](#) Burke moves to approve CA 155, seconded by Cooley, motion passed unanimously.

[5:33:21 PM](#) **Thea moved to approve all consent agenda items minus CA 156, seconded by Cooley, motion passed roll call vote Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

### **MAYOR'S REMARKS:**

[5:33:52 PM](#) Haemmerle met with the flower committee today and the unveiling of the Main Street flowers is on June 12<sup>th</sup>, Mayor is encouraging people to get out and make contributions, it will make our downtown nicer.

### **PROCLAMATIONS AND PRESENTATIONS:**

*PP 156 ArborFest combined with Home and Garden Show and NAMI's Mental Wellness Bike Ride – Presentation by Christina Cernansky of NAMI, Mike McKenna of the Chamber, and Stephanie Cook of Hailey Parks*

[5:34:19 PM](#) Mayor Haemmerle moved this item for discussion during this portion of the meeting. There are multiple events happening on the same day, Home and Garden show at Hailey Ice, Arborfest, and NAMI mental health bike ride, on May 18<sup>th</sup>, Mayor asked for a motion to approve CA 156.

[5:34:55 PM](#) **CA 156, Cooley moves to approve Resolution 2019-046 declaring May as mental health awareness month, Burke seconds, motion passed unanimously. Mayor Haemmerle reads Resolution 2019-046 declaring May mental health month.**

[5:39:02 PM](#) Christina Cersnanski with NAMI is presenting on mental health month, she hands out bracelets, promoting mental health, invites all to take part in the event on May 18<sup>th</sup>. Council and Mayor gather for a photo wearing the bracelets for NAMI to post on their website.

[5:42:22 PM](#) Mayor Haemmerle, NAMi bike ride check in is from 9-11, followed by ArborFest from 10-2 pm at McKercher Park, and the Home and Garden show at Hailey Ice.

[5:44:37 PM](#) Mike McKenna with Chamber, is teaming up with Hailey Ice, excited about bringing this event back. All day event, until 6 pm.

[5:46:27 PM](#) Mayor Haemmerle gives Jeff Gunter and the Hailey Police recognition that Hailey police have adopted McKercher Park, it is looking extraordinary.

## **PUBLIC HEARINGS:**

*PH 171 Consideration of a text amendment by 43 North, Inc. to Hailey Municipal Code Title 17, Section 17.03, Definitions, to add “individuals with intellectual and developmental disabilities” to the definition of Residential Care Facility, and first reading of Ord. No. \_\_, an Ordinance amending Hailey Municipal Code Title 17, section 17.03, Definitions. ACTION ITEM*

[5:47:19 PM](#) proposed ordinance, Lisa Horowitz turns over to the families to speak.

[5:47:57 PM](#) Marie Cockran with Tiffany Lago members of the board, Cockran and Lago have been friends and mentor since her child was 3 years old. They discussed options for raising a child with developmental disabilities, they started researching the possibilities of what our area offers for their needs, and didn't find anything. They used some family money to start the non-profit, moving forward to build a home for individuals with developmental disabilities, about a 6,000 sq ft facility, similar to the senior living facility.

Cockran, in the beginning stages of this process. Mayor Haemmerle asked if Tiffany Lago wanted to speak, she added that they are wanting to build a large home. Cockran wants Nathan to be in a home. With staff? Asks Haemmerle. Yes. [5:50:51 PM](#) They have a down payment on lot in Quigley but wanted this change before they moved forward.

[5:51:14 PM](#) Horowitz, this item passed in one public hearing at Planning and Zoning Commission. With 8 or fewer residents there are no requirements, if 8-16 residents, then Rules in IDAPA code apply, Planning and Zoning Commission recommended approval.

No Public comments.

[5:52:23 PM](#) Cooley moves to approve Ord. No. 1245, seconded by Burke, read by title only. motion passed with roll call vote, Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.

[5:54:32 PM](#) Mayor Haemmerle conducts the 1<sup>st</sup> Reading of Ordinance No. 1245, by title only.

*PH 172 Consideration of ordinance amending the impacts of the current water user fee and how it relates to the City Parks irrigation rate in comparison to other uses within the City ACTION ITEM*

[5:56:47 PM](#) Yeager presented to council; this was last discussed April 8<sup>th</sup> at the council meeting. Yeager reads from his Agenda Item Summary, rate versus volume, larger the property, moving up the tier in rate if larger property. Yeager compares water usage across the city avg residential bill, multi-family home fees and Northridge were compared to rates paid by city parks. [6:00:14 PM](#) and looked at multi-family units, look at chart in Agenda Item Summary, option 1 would have rate at \$.44 per 1,000 gallons used. And option 2 would cap the rates at \$2.20 and would increase user rates approximately 10.3%. Yeager discusses other considerations, moving forward for today, one tasks he was asked to look at last meeting, what if the property was converted to residential living, displays a chart of the size of the parks that would be developable, 181

equivalent residential connections. Option 3, [6:04:12 PM](#) factors in the equivalent connections of 181, then the maximum water rate would be \$2.20 per 1,000 gallons..

[6:04:26 PM](#) Yeager asked other cities what they pay for irrigation, Ketchum pays \$20,000 for their 12.25 acres. Hailey pays \$140,000 30 acres of parks. Coeur D'Alene, working mutual agreement conservation measures, they pay \$.85/1000 gallons. Hailey is paying about \$5.00 per 1,000 gallons. These are public open spaces, reservable by public, the money we are pulling out of this rate change, if council has concerns about this rate structure change, then we can do this for 1 year to see how it goes. Water conservation, Yeager displays an Arial map which shows a potential to reduce the irrigation size of Keefer Park, by 60%. Old Cutters can potentially remove about 28% of the irrigation, return to native grasses. Fox Acres Park is a good [6:08:28 PM](#) candidate for a xeriscape garden, reducing watering by 18%. Yeager discusses the analysis performed on the water usage last year compared to past years, the black line is 2018, the red dashed line the water usage average of past 5 years showing a slight reduction in past years. So, usage has been dropping but rates have increased. At Keefer Park, spent thousands of dollars on compost to stretch irrigation. [6:10:15 PM](#) Yeager asks council for consideration, let him know if you support some of these ideas. Depending on discussion, may bring back as a proposed Ordinance.

[6:10:59 PM](#) Engelhardt suggests to, pick out a test park. Yeager, would select Keefer to do this.

[6:11:26 PM](#) Haemmerle policies have driven this over the years. Discussion of other cities irrigation.

[6:12:41 PM](#) Peter Lobb, Hailey citizen comments, if this money is not paid by the parks department, then water dept. how does the economics work?

[6:13:39 PM](#) Yeager responds, to the water question, reduction in fee structure is offset by increase in rates, currently the parks watering is subsidizing the true price of water. If we reduce the water use by water conservation, water fees will go up. Or if we change fees, water rates will increase.

[6:15:12 PM](#) Lobb, if we do this, general rates will go up? Yeager responds, if we quit watering the park, user rates will go up. Look at chart, random properties in Hailey are paying \$1.13 per 1000 gallons, Northridge is paying 2.51 per 1000 gallons, city parks are \$4.96. we can divide our parks in tiny parcels or recognize that our rates are not balanced? [6:17:55 PM](#) General fund payments, water fund, can't use those funds out of the water fund. Lobb, understands this. don't deplete the water fund, rates would go up. [6:19:08 PM](#) Lobb this happens with larger lots in Hailey too. [6:20:17 PM](#) Burke comments, if she stopped watering the trees in her right of way, then her consumption would be cut in half. Burke is not disagreeing with comments. Burke is in the top tier in August. [6:21:30 PM](#) Yeager every reduction in use will see an increase in rates. Burke, it's a catch 22.

[6:22:52 PM](#) Cooley asks to display the chart showing total gallons used by year. Since 2014 we've reduced water usage from 46,810,000 gallons to 2018 - 29,567,000 gallons. Option 3 is the industry standard on how rates are configured and it is rationale and defensible to the public and ourselves. If we cap the fee at an arbitrary number, there are no guarantees in conservation.

In regards to other cities, tiered rate structure incentivizes lower water usage. Many cities have private wells, some cities are watering all open space with wells. We have a reasonable and defensible plan to implement better rate structure, and the money saved can go back into our parks to bring along alternative sources like Croy Creek and other water rights. Taking the water usage out for conservation is good with Cooley, option 3 he supports. Thea, option 3, Cooley responds to Thea's question. If Keefer Park had x amount of lots, and units, 90 units using 90,000 per month per unit. It is no different than an apartment building. We amended our rates a few years ago to help multi-family units pay a different scale. [6:30:41 PM](#) Haemmerle, confused by maximum tier rate, over 120,000 gallons used in one month.

[6:31:38 PM](#) Thea just didn't understand option 3, looking at the general area and setting fees for the area, she understands it now. Appreciates the option of conservation efforts too. We should be the example in conservation where possible, it is really important.

[6:34:23 PM](#) Cooley, delay the development of another resource, another tank. [6:34:48 PM](#) Haemmerle asked a question about how rates would change. Yeager would like to run the numbers. 1.85% user fee increase, change density around \$70,000 change. Yeager is happy to bring back more details and proposed ordinance and a process on how to convert the Parks for water conservation. Haemmerle, doesn't want to take out areas of the parks for watering yet. Keefer Park neighbors will be upset, we need a plan and communicate it. It is a good idea but it is not easy. [6:38:22 PM](#) Yeager it is a transitional process.

[6:38:51 PM](#) Engelhardt, haven't seen a good alternative to natural landscaping. Thea, there are good alternatives.

Haemmerle asks council what options they like. Yeager likes option 3, Cooley likes 3, Thea likes 3 as well as Engelhardt.

### **NEW BUSINESS:**

#### *NB 173 Consideration of conceptual design for South Woodside Park ACTION ITEM*

[6:41:03 PM](#) Stephanie Cook displays a proposal of the park design. Had Marty Lyons sketch up a draft, then Cook took the design to the Parks and Lands Board. This design is the proposed draft. The access to Toe of the Hill Trail would remain, consensus to have logs and structures but not a typical play structure. A bus shelter would be at the street. Turf grass in a small portion of the area, and will have lots of trees.

[6:45:16 PM](#) Dawson reminds council as property owner, that they make the decision on this design.

[6:45:40 PM](#) Haemmerle, that is a lot of trees.

[6:46:59 PM](#) Cooley square footage on lawn, maybe 8000 sq ft Cook replies. It has good amenities connecting to Toe of the Hill Trail.

[6:48:17 PM](#) Burke likes the design, but is concerned about watering all the trees.

[6:49:08 PM](#) Thea what about a structure for shade, Cook, responds that is more expensive than trees. Engelhardt asked about parking, Cook responds, there is not going to be parking at the park. [6:50:57 PM](#) Thea asked about a bike rack. Cook, that would be easy enough to do.

[6:51:23 PM](#) **Thea makes a motion to move forward with final design, Cooley seconds, motion passed with roll call vote, Engelhardt, yes. Burke, yes. Cooley, yes. Thea, yes.**

**STAFF REPORTS:**

[6:52:17 PM](#) Yeager there is a River Street Workshop this Thurs. from 5:30 to 7:30 at city hall, we will be taking public comments on river street to June 10<sup>th</sup> during the council meeting, one week from tonight transportation master plan update meeting will be held at city hall, the same night as Planning and Zoning Commission meeting. Regarding the Myrtle Street pathway, council will see a change order in June 10<sup>th</sup> meeting. And the Big Wood River height is expected to get to about 6 feet this week.

[6:54:26 PM](#) with no further business, **Cooley moves to adjourn meeting, Thea seconds, motion passed unanimously.**

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Fritz X. Haemmerle, Mayor

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Mary Cone, City Clerk