

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD MAY 24, 2021
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 Martha Burke. Present were Council members Heidi Husbands, Kaz Thea, Sam Linnet, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:31:16 PM](#) call to order by Mayor Burke.

[5:31:48 PM](#) Thea moves to amend agenda adding items CA 191-CA193, seconded by Martinez. Motion passed with roll call vote. Thea, yes. Husbands, yes. Linnet, yes. Martinez, yes.

Public comments:

[5:32:31 PM](#) no comments

CONSENT AGENDA:

- [CA 180](#) Motion to approve Idaho Department of Lands grant application for PPE equipment, 90% match for \$4346.15
ACTION ITEM
- ~~[CA 181](#) Motion to authorize Mayor to sign Letter of Intent to utilize SolSmart's solar education/credit program ACTION~~
- ~~[*CA 191](#) Motion to approve the Special Event, The Hunger Coalition Lunch in the Park, to be held Monday through Friday beginning June 14th, 2021 through August 20th, 2021, from 11:30am to 12:30pm, in Kiwanis Park
ACTION ITEM~~
- ~~[*CA 192](#) Motion to approve the Special Event, Children's Day Family Community Carnival, to be held Saturday, June 1st, 2021, from 10:00am to 6:00pm, in Kiwanis Park ACTION ITEM~~
- ~~[*CA 193](#) Motion to approve the Special Event, ArborFest, to be held Saturday June 12th, 2021, at McKercher Park from 10:00am to 1:00pm ACTION ITEM~~
- [CA 182](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision regarding an extension for the time limitation for the submittal of the Final Plat Application by ARCH Community Housing Trust and Blaine County for the Blaine Manor Subdivision, extending the timeline for one (1) year or until May 2022 ACTION ITEM
- [CA 183](#) Motion to approve minutes of May 10, 2021 and to suspend reading of them ACTION ITEM
- ~~[CA 184](#) Motion to approve claims for expenses incurred during the month of April, 2021, and claims for expenses due by contract in May, 2021 ACTION ITEM~~
- [CA 185](#) Motion to approve unaudited Treasurer's report for the month of April 2021 ACTION ITEM

[5:33:10 PM](#) Horowitz pulls CA 181 and CA 184, claims.

[5:33:52 PM](#) Martinez, moved to approve all consent agenda items minus CA 181 and CA 184, seconded by Thea, motion passed with roll call vote; Husbands, yes. Thea, yes. Martinez, yes. Linnet, yes. [5:35:03 PM](#)

CA 181 [5:35:36 PM](#) Horowitz, comments from public or Rebecca Bundy. [5:36:01 PM](#) Bundy, lot to learn about the grant, no cost to city except staff time, promote solearth in the valley.

[5:36:41 PM](#) Elizabeth Jeffrey, glad city looked into this, begin transitioning to renewable energy.

[5:37:14 PM](#) Kathleen Graco, echoes Jeffrey's comments, will do all she can to support this.

[5:37:37 PM](#) Thea, wanted to comment on this, excited about this, bring attention, G02-04, give examples of Missoula, agreements, what we should do with Idaho Power.

[5:39:34 PM](#) **Thea moves to approve CA 181, Martinez, seconds, could incorporate WATER club in this too, very exciting. Motion passed with roll call vote; Linnet, yes. Husbands, yes. Thea, yes. Martinez, yes.**

CA 184 [5:40:31 PM](#) Horowitz pulled this item for an added check in this report. Sunbeam is asking for a check in \$167,552.76. Yeager is in agreement with the amount, cash bond.

[5:41:57 PM](#) **Linnet makes a motion to approve CA 184 with added claim item for Sunbeam, seconded by Martinez. Motion passed with roll call vote; Martinez, yes. Linnet, yes. Husbands, yes. Thea, yes.**

PUBLIC HEARINGS:

*PH 186 Consideration of a City-initiated infrastructure project pursuant to Hailey Municipal Code, Title 18, Mobility Design, Section 18.04.012, to implement an interim bicycle/pedestrian pathway along River Street, generally between McKercher Blvd and Bullion Street. The project includes an approximately five-foot (5') to ten-foot (10') wide asphalt bicycle/pedestrian pathway, generally located adjacent to the River Street right of way or existing curb lines; existing parking within the River Street right of way to be revised; relative paving and drainage improvements; portions of new asphalt; asphalt striping. The pathway will be constructed on both the east and west sides of River Street, and construction is anticipated to commence in the summer of 2021. Approximately \$600,000 of Hailey Urban Renewal District funds will be utilized towards the project **ACTION ITEM***

[5:42:51 PM](#) Horowitz opens this item, Larry Schwartz, excited to present this, working on River Street designs over last 5 years. Looking at the 4 blocks covered by LHTAC grant but also wants to look at the entire street. At first thought we should go out to bond, then decided we should use cash on hand. [5:44:36 PM](#) Between cash on hand and have an interim plan.

[5:45:00 PM](#) Yeager expands on the River Street process and shows his screen. Initially thought it would cost \$500,000 per block, will be able to revise the cost estimates when plans are revised this fall. The project is from McKercher to Bullion. Portions of the project we won't be able to complete. [5:47:27 PM](#) Yeager shows map starting at north end of River Street, will put in bike lanes. Wherever we have curb and gutters now, keep them. Plan is to do chip seal project this fall then stripe. In order to have enough width for 12-foot lanes and bike path, need to lose parallel parking by Albertson's.

[5:51:10 PM](#) Horowitz, narrower right of way, 80-foot instead of 100-foot. Yeager explains green marking for bike pedestrian use in Albertson's entrances.

[5:52:56 PM](#) Thea asks for clarification about getting rid of parking by Albertson's. Yeager, confirmed yes that is correct.

[5:54:17 PM](#) Husbands, can we get the lanes down to 11 feet, that would put more width into the buffer, Yeager responded. Husbands, asks if bike path can be wider. Yeager explained why he won't widen the bike path. Thea agrees with Husbands wants 11-foot travel lanes. Yeager, proposal to have center stripe.

[5:55:49 PM](#) Yeager 13-foot travel lane in other areas of River Street. Yeager will note that width.

[5:57:05 PM](#) Burke makes suggestion, will summarize at the end.

[5:57:23 PM](#) Yeager moves on to the next page. The street south of Albertson's, white stripes in parking lot as this parking is less used than Albertson's. Prefer continental crosswalks, huge commitment for striping. [5:58:59 PM](#) River Street apartments, irregular striping around the tree. [6:00:07 PM](#) Yeager not crazy about losing the buffer in this area. Relocate bus stop, if council agrees. [6:01:16 PM](#) then behind former King's store there is irregular parking, 2 or 3 pull in parking spots, a natural spot for bus stop, a little further from the senior housing apartments though. There is a section of sidewalk is missing. [6:03:22 PM](#) next sheet, bulb outs at Myrtle, White and green thermoplastic at Les Schwab. Chip seal on Myrtle Street, align to pathway, 10-foot bi-directional path to connect to the path we built a few years ago. [6:05:12 PM](#) Husbands likes that idea. Thea asks to see that proposal. [6:05:48 PM](#) Yeager explains, expects challenges with cars encroaching in the pathway like we have with the Croy pathway. [6:08:49 PM](#) from Myrtle street north, working with existing curb, going south don't have a curb. [6:09:43 PM](#) we are scrambling trying to use in-house resources to make this happen.

[6:10:04 PM](#) Horowitz, what should we try and do now? We ended up deciding that what made the most sense was what made it on paper. [6:10:56 PM](#) Burke asks about trees. Horowitz, holding back on the trees for now. [6:11:16 PM](#) Yeager looking at Spruce and Silver, thought was to put an inexpensive path in now, and then do long-term later. We don't have irrigation yet. [6:12:47 PM](#) Horowitz, this is a \$600,000 project right now. When vacant property develops, put irrigation trees and pathway in at that time.

[6:13:42 PM](#) Yeager talks about pathway in front of Silver River apartments going in right now. 26-foot wide. As cross Silver, lots of trees, pathway jogs around them. On East side, path will miss the trees by about 1 foot, these properties may not be excited about that. Next block, need to relocate utilities at Galena. Galena Street and south, is the LHTAC project, expect funding for this project to fall short. In anticipation of this falling through, plan to widen shoulder, continue pathway through, would allow traffic to continue in somewhat protected state. [6:17:46 PM](#) Thea, why widen? Consider 11-foot travel lanes. [6:18:14 PM](#) Yeager, okay with 11-foot travel here, but concerned with head in parking.

[6:18:51 PM](#) Thea has question on previous slide. 12-foot lanes, can they be 11-foot travel lanes, give other side more room? It would slow people down. Yeager, we can look at the lane width, transition to parallel parking okay. 11-foot is too minimal for head in parking.

[6:20:27 PM](#) last slide Carbonate, Yeager, curved on one side asphalt, doing a striping project, challenges are a couple of bus stops, next to park n ride, no room left for a buffer. Anticipate parking conflicts here. At Bullion can convert to Continental striping.

[6:22:17 PM](#) Husbands asks a question, maybe right in front, no parking on bike path, hopefully will help cars stay off this pathway. [6:22:56 PM](#) Yeager, this is where he is thinking about putting delineators. [6:23:28 PM](#) Yeager, effective on Croy Street. Take a picture of license plate while parked over the area.

[6:24:00 PM](#) Linnet asks about connecting River Street to the Park, does this make a seamless transition. Yeager, do you mean Hop Porter Park? Linnet, yes. LHTAC grant has plans on a pathway on the northwest side of Bullion.

[6:26:54 PM](#) Yeager asked Horowitz, does URA go to Hop Porter? Horowitz will look. [6:27:18 PM](#) Yeager talks about the Wood River Land Trust property, would be great to get a pathway by Hop Porter and out to Croy Canyon. [6:27:50 PM](#) Horowitz, the URA does go West of the park, past the park.

[6:28:17 PM](#) if URA built pathway now, could ask for it to be removed from project and something else added in instead, Yeager responded to Linnet's comments. Yeager a lot of the properties out Croy, have easements by the road.

[6:29:41 PM](#) Yeager wants to point out some of the conflicts this project would create with parking. Some properties have challenges with parking. When we put in curb and gutter, some will not have a place to park.

[6:30:44 PM](#) Linnet those that will have parking challenges? What outreach should we do? Horowitz answers, plan to do mailing and door hanger to have conversations with individuals. Linnet is in favor of reaching out to those that are living there.

[6:32:02 PM](#) Yeager, plan to group your comments and public comments by next council meeting.

[6:32:57 PM](#) Husbands comments about parking, we need parking, and a pathway. Either we need to up parking or set priority pathway is for pedestrians not car parking. Yeager, agrees with Husbands. Parking issues, will tow if in right of way and need to snow plow.

[6:34:15 PM](#) Burke, can we look at google earth next time, what it looks like, to the brewery and other places. We have the URA attorney and a consultant waiting online for the next two items.

[6:35:16 PM](#) Yeager asks for feedback on a couple of items. 11-foot lanes? Bus stop area? Horowitz, Ben Varner on line.

[6:35:59 PM](#) Ben Varner comments, mountain rides will work with Kelly and Brian Yeager, supports this.

[6:36:35 PM](#) Husbands, by Les Schwab, fireplaces, asks about Continental Striping there. Yeager, would be white striping as there is no pathway there. [6:37:49 PM](#) Yeager, can do 12-foot lane, afraid that parking, cars may have more conflicts with people. Thea thinks it should be 12-foot. [6:38:27 PM](#) Martinez, a lot of cars are backing into that area, thinks 13-foot lanes would work better. [6:38:51 PM](#) Horowitz is concerned about parking conflicts. [6:39:17 PM](#) Husbands, this isn't supposed to be only Les Schwab's parking, that needs to be addressed. [6:39:55 PM](#) Yeager, anticipates parking encroachments in this area already.

[6:40:24 PM](#) Burke, let's let Yeager consider council's comments around traffic calming and safety.

[6:41:09 PM](#) Yeager, empty saddle, 4-way stop or 2-way stop like it is today. Husbands, 4-way stop, due to new businesses and hotel. [6:41:51 PM](#) Martinez concurs. Burke agrees. Thea, agrees. Martinez thinks 5 ½ foot buffer makes sense in this section.

[6:42:46 PM](#) Yeager, we have 2 chip seal projects before Memorial Day, trying to plan Bullion to McKercher in August and striping after that. Need to get contractors in place before August. Given challenges, we will be scrambling to get all that done. The thermoplastic alone will make this area look great. Just the material for the Croy Street path was [6:44:28 PM](#) \$37,000. Next year, plan on using contract labor to do concrete curb and gutter through apts.

Public hearing:

[6:45:22 PM](#) Rob Lonning, 20 year resident of Hailey, when think about highway, we are stuck with it. The idea of making River Street more desirable, thank you, heading in the right direction.

[6:46:12 PM](#) Ben Varner live on Calumet way, great project when done. He bikes or walks to downtown often through alleys, commends Yeager on this. Appreciates URA and Horowitz's work on this. Parking, property for sale, neighbor scuttle is 400 block of River Street, tenants told to move out soon. Want council to have courage to have 10 year view, put in the infrastructure.

[6:48:28 PM](#) Elizabeth Jeffrey, excited about this project. Love the 11-foot width of travel lanes, would slow down traffic. Talking about trees, make attractive place, a tree makes a big difference, shade slows down traffic. Jeffrey, want trees as much as intersections.

[6:50:12 PM](#) Yeager, Schwarz is on the phone, deserves kudos as well. Yeager comments on the trees, from Spruce North, only pathway, Galena and Spruce blocks, not losing a huge opportunity for trees, since only 2 blocks.

[6:51:32 PM](#) Burke thanks all involved, Larry Schwartz, URA and staff.

[6:52:02 PM](#) Horowitz, asks do we need a motion? Simms responds, next time a motion.

NEW BUSINESS:

NB 187 Consideration of Resolution 2021-____, and a City-Urban Renewal Agency Agreement for River Street Improvements ACTION ITEM

[6:52:44 PM](#) Horowitz, have Meghan Conrad on call URA legal counsel, joint agreement with URA and City. [6:53:34 PM](#) Simms, ask to have Conrad explain document.

Conrad calls in, having challenges with audio. [6:56:12 PM](#) Meghan Conrad, in packets have City Agency Agreement, addressing River Street improvement project, in phases, Yeager has reviewed with you tonight. Cities and URA's have broad authority to work together in code §50-2015 [6:57:20 PM](#) do not exceed amount of \$600,000 in phase 1. Potential opportunities for bond in future. This agreement clarifies role. Agency is just the financing arm in this project, city is project manager with a lot of the work being done in house. Fee schedule attached, with regular payment approvals for reimbursement. [6:59:30 PM](#) formal consideration from council tonight.

[6:59:43 PM](#) Simms, thanks Conrad. This is a brother sister type contract, not drop dead or damages clauses, approve of this agreement.

[7:00:30 PM](#) Martinez moves to approve Resolution 2021-056 authorizing the Mayor to sign agreement with URA for River Street Improvements, seconded by Thea. Motion passed with roll call vote; Thea, yes. Martinez, yes. Linnet, yes. Husbands, yes.

Thea and Husbands are very excited about this project.

NB 188 Consideration of Resolution 2021-____, a Resolution approving the Eligibility Report for the Airport Way Urban Renewal District ACTION ITEM

[7:02:55 PM](#) Horowitz, another URA project, proposal to prepare a second URA plan, new districts, Airport West Urban Renewal District. Phil Cushman, contracted, eligibility report.

[7:04:07 PM](#) Cushman speaks to council, this is the culmination, of development of a new URA district. A number of conditions must be met to make an area is eligible for the establishment of a district. We've been asked to do a study area, outlined in red, highway to west of airport. Looked at parcel in that area, and conditioned, to see if they line up with the establishment of the district, report which is in the packet. Have concluded that this area is eligible for URA district. Direction on your part, if you concur, you can adopt. [7:07:11 PM](#) produce revenues for future projects. Here for questions you may have.

[7:07:44 PM](#) Simms, nothing further to add, nor Conrad.

[7:08:08 PM](#) Thea, is in support of this. Sage school is moving soon, this area needs serious attention. Thea has a question. Create the district, where are the revenue generating mechanisms? Cushman answers, in this process, 50-29, provides for revenue allocation district, combined tax rate for nearby areas for 20 year period, incremental tax increase, over time. This will bring in the funds, other revenues and be used to combined with this revenue to create infrastructure.

[7:13:03 PM](#) Burke suggests motion, adopt Resolution 2021-057 directing URA district, plan subject to certain conditions, Moved by Thea, Linnet seconds. Thea, yes. Linnet, yes. Martinez, yes. Husbands, yes.

STAFF REPORTS:

[7:14:24 PM](#) property tax legislation, [7:15:01 PM](#) Dawson, can answer any questions, if her document is not clear.

[7:15:44 PM](#) Linnet any time legislature takes away our decision-making ability, is a challenge.

[7:16:33 PM](#) Dawson comments

[7:16:53 PM](#) Burke if we have covid money, need to invest in funding mechanisms, rely on it for future income.

[7:17:47 PM](#) Steve England, am aware, inundated with calls / emails concerning traffic, big thing struggling with right now, under control, have Cutters and sunbeam and Quigley starting up, also visiting construction crews at Colorado Gulch. Anticipating construction on Main Street, will divert more traffic into Hailey streets. Have overtime at HPD, to help cover some of these areas. More complaints about cell phone usage. Hopefully council and citizens have patience while get this under control. Mayor Burke thanks England and staff.

[7:21:35 PM](#) Yeager, shows his screen, transition plan for hybrid meetings, working on running cable. We will be able to host meeting in person and on Gotomeeting, will be able to accommodate that.

[7:22:39 PM](#) Linnet what is policy right now? Yeager, masks are not required. Burke, you are free to wear a mask if you want to. [7:23:51 PM](#) continue to work with ITD on the Main Street project, difficult at this time to change the curb ramps at this point. If we were to change the curb ramps locations, question of who would pay for it, ITD says they do not have money available. They have not gotten an estimate to Yeager yet on the cost. [7:25:30 PM](#) Linnet asks, Yeager, explains where we tried to get different curb ramps as discussed. From real estate standpoint, not appropriate [7:26:16 PM](#) open to the curb ramp, will look to the city to make those changes and Knife River is not gentle when it comes to change orders. [7:26:52 PM](#) Yeager, continue to try to move to a 3rd location, not a favorable report. [7:27:20 PM](#) Linnet is frustrated with this process. Appreciates all Yeager has done. [7:27:57 PM](#) Thea, this is frustrating and annoying.

[7:30:23 PM](#) Burke appreciates and understands, we are relying on ITD to do this project. We can refurbish these ramps in the future. I don't want to alienate ITD on this project. I understand, please, we have to work with these people.

[7:31:55 PM](#) Burke asks, what is the purpose of the letter, what do you hope to achieve? Thea, to be on record that the ramps are not the safest. Simms, responds to Mayor Burke, over the course of many years, the City agreed to this design a long time ago. There is ITD money going into

this, we don't have fiscal ability to do it with our specs. We can continue to see alternate funding to rebuild the intersections in the future. Don't want to hurt our chances in the future. [7:33:58 PM](#) Yeager, it would be cheaper to do ourselves in the future rather than ask Knife River to make these changes at this point in the process.

EXECUTIVE SESSION:

Simms ask for motion for exec session. [7:35:52 PM](#) Linnet moves **to go into Executive Session for Real Property Acquisition under IC 74-206 (1)(c) or Pending & Imminently Likely Litigation under (IC 74-206(1)(f)), Martinez, seconds. Motion passed with roll call vote; Martinez, yes. Husbands, yes. Linnet, yes. Thea, yes.**

Mayor and council depart to conduct Executive Session.

8:30 pm - Mayor and council rejoin council meeting after executive session.

8:31 pm **Motion to adjourn meeting made by Thea, seconded by Martinez, motion passed unanimously.**