

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JUNE 28, 2021
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:30 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

Heidi Husbands not present.

[5:30:49 PM](#) Call to order by Mayor Burke

Open session for public concerns:

[5:31:56 PM](#) Joel Cater of 610 E Croy, encourage bike ped, he rides Croy Street, need better transitions, and slow traffic down so pedestrians can pass safely.

CONSENT AGENDA:

- [CA 215](#) Motion to approve Idaho Community Foundation future funds grant award of \$15,000 for summer reading program **ACTION ITEM**
- [CA 216](#) Motion to approve Library grant from American Rescue Plan Act (ARPA), Keep Students Learning and Adults Earning award of \$16,600 **ACTION ITEM**
- [CA 217](#) Motion to ratify Mayor's signature on new LGIP fund, for funds expected from the American Rescue Plan Act of 2021 (ARPA) **ACTION ITEM**
- [CA 218](#) Motion to adopt Resolution 2021-066, authorizing three lease agreements with Western States Cat through CAT Financial for a Caterpillar Track Type Tractor at \$23,400.00 annually and two Caterpillar 938M Loaders, each at \$16,262.41 annually. **ACTION ITEM**
- [CA 219](#) Motion to adopt Resolution 2021-067, ratifying the Mayor's signature on Change Order #1 for Electric 1 West, for the WWTP Generator site work. **ACTION ITEM**.....
- ~~[CA 220](#) Motion to accept bid from _____ in the amount of \$ _____, for Phase 1 River Street URA Improvements, and motion to adopt Resolution 2021-068 authorizing the mayor to sign the Notice of Award and project related documents. **ACTION ITEM**~~
- [CA 221](#) Motion to approve minutes of May 24, 2021 and to suspend reading of them **ACTION ITEM**
- [CA 222](#) Motion to approve minutes of June 14, 2021 and to suspend reading of them **ACTION ITEM**
- [CA 223](#) Motion to approve claims for expenses incurred during the month of May, 2021, and claims for expenses due by contract in June, 2021 **ACTION ITEM**
- [CA 224](#) Motion to approve unaudited Treasurer's report for the month of May 2021 **ACTION ITEM**

[5:31:28 PM](#) Yeager pulls ca 220

[5:33:11 PM](#) **Martinez moved to approve all consent agenda items minus CA 220, seconded by Linnet, motion passed with roll call vote; Linnet, yes. Thea, yes. Martinez, yes.**

[5:33:39 PM](#) Yeager challenging times, bids are higher than like to see, ask council to reject bids at this time.

This may extend timeline, had hoped to do this path this year. Ask council motion.

[5:34:46 PM](#) Thea, how much over? Yeager responds, concrete costs are way higher than what he had hoped for, explains where he wanted sidewalks, \$280,000 and \$240,000 bids.

[5:35:39 PM](#) Linnet motion to reject all bids, seconded by Martinez, Linnet, eys. Thea, yes. Martinez, yes.

PROCLAMATIONS AND PRESENTATIONS:

PP 225 Presentation of Dark to Light Productions film on a historical preservation house move within Hailey

Brian Yeager goes to his office to show video. [5:37:20 PM](#)

PUBLIC HEARINGS:

PH 226 Consideration of a Preliminary Plat Application by Quartz Properties, represented by Galena Engineering, where AM Lot 2A, Block 61, Woodside Subdivision #15 (2740 Winterhaven Drive) is subdivided into seven (7) sublots, ranging in size from 6,001 square feet to 17,258 square feet, with all vehicular access from Winterhaven Drive. This project is located within the Limited Business (LB) Zoning District. ACTION ITEM

[5:47:03 PM](#) Horowitz Sam Stahlnecker will present for applicant. This is a small subdivision in Woodside, one block South of Countryside. The property is zoned Limited Business, max is 38 units. Developer is proposing 7 sub lots accessible from Winterhaven. Lots 2-3 and 4-5 will share driveways. It is in the hillside overlay zone. Alternative 1, one of alternatives, sub lot 1 was going to be park like space, mini park, HOA would have owned it. Alternative 2, Planning and Zoning Commission preferred this option, no park dedication, 5' foot sidewalk, parcel A in alternative 1 would be residential development instead of a park. Developing sidewalks along parcel 2. [5:52:08 PM](#) drainage, discussion with staff, history of flooding on site, will do some analysis to determine if changes need to be made before construction.

[5:53:09 PM](#) Horowitz explains why P&Z preferred sidewalk. Linnet asks for clarification. Horowitz explains process. [5:54:55 PM](#) Linnet access to Toe of the Hill trail, Horowitz, informal access. Thea, can we make this formal? Stahlnecker responds, can look at the topography and see what we can do.

Linnet, would be in support of that. Can we have applicant explore doing this? He asks Horowitz.

[5:56:57 PM](#) Stahlnecker, suggests a condition, as long as it doesn't have significant switchbacks.

[5:57:33 PM](#) pg 33, condition 9, final sentence [listen](#) [5:57:46 PM](#)

[5:58:09 PM](#) Thea, asks why 2 lots are sharing driveways. Stahlnecker, in order to decrease amount of curb cuts required. [5:58:55 PM](#) Stahlnecker continues, which also increases pedestrian safety.

Thea asks, what is a shared driveway.

Stahlnecker, Old Cutters has many examples, it is where there is one shared portion of the driveway that splits off to each individual house.

Public comments:

[6:00:16 PM](#) Jake Libaire of Quartz Properties in Whitefish Montana, speaks for the applicant, Planning and Zoning Commission added one condition, accessory dwelling units on 5 of the houses. As far as the path connection, Libaire is fine with looking at the feasibility, happy to accept that condition. [6:01:53 PM](#) Thea, are the ADU's separate buildings? Bear the ADUs are separate units above the garage.

Council deliberation:

[6:03:34 PM](#) Linnet likes Thea's comment about connecting to park trail, appreciate willingness to connect. Linnet likes the ADU's, appreciate this, a step in the right direction.

[6:04:33 PM](#) Thea appreciates willingness to connect to the Toe of the Hill trail, important for recreation. Also appreciates the ADU's. in support of this.

[6:05:37 PM](#) Martinez, lives and works in this area. There are a lot of parks in this area, getting the sidewalk is thoughtful consideration from the applicant. Appreciate the ADU's and formal trail connection.

[6:06:43 PM](#) **Martinez motion to approve Preliminary Plat for 2740 Winterhaven Drive to subdivide into sublots with conditions 1-14. Simms suggests revision to motion, 1-14 condition 9 as amended. Martinez amends motion to condition 9 as discussed. Thea seconds amended motion. Motion passed with roll call vote; Linnet, yes. Martinez, yes. Thea, yes.**

PH 227 Consideration Ordinance No. _____, an Ordinance implementing a recommendation by the Hailey Planning and Zoning Commission for a Zone Change Application by Larry Green, L.L. Greens, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed changes include amending Lot 1, Block 2, Northridge X from Limited Business (LB) to Business (B), and Lot 1, Block 27, Northridge IX from Limited Residential (LR-1) to General Residential (GR). ACTION ITEM

[6:07:55 PM](#) Horowitz will ask Stahlnecker to review her presentation and Larry Green is also on the call. This project is back, asking for a rezone, is excited to move their store to get a little more room. This is a Zoning amendment application, points out red, business zone, blue is General Residential, purple represents Limited Residential 1 & 2, lower density residential. Business zoning is mainly on Main Street. Transitions from commercial core to lower density

residential. On left existing zoning, across street from Albertson's next to Northridge is LR-1. Want business zone on Main Street and propose GR for the other parcel next to Northridge. [6:12:36 PM](#) big part of the zoning application, does it comply with Comprehensive Plan? Stahlnecker believes it does. [6:14:12 PM](#) a request to study traffic and water in this area. Revision to traffic study, got late today. Draft of study, touch on results of the water study today. [6:15:02 PM](#) Hales Engineering of Utah, studied the traffic. For 26 cottage units, 306 trips, about ¼ of what was previously proposed. Memo, in summary, the project will not degrade any access points of this development, no degradation of level of service. [6:17:19 PM](#) Water study, will provide this to City Engineer soon. Generally we use 20% more water than other parts of the state, applied to this application. DEQ, the water pressures met standards, and fire flow not impacted by these units. No change in pressure was observed at transition points. [6:19:23 PM](#) application requirements and criteria, comp plan analysis, site plan, proposed amendment. GR zone area will have to go through Design Review, public will have opportunity to critique this process. Owner willing to agree to 30-foot maximum height instead of 35-foot. Believes meets comp plan, public services are available, compatible, yes; will serve neighborhood better than LR-1. Create this buffer space will serve this area well.

[6:22:39 PM](#) Burke asks question, height limit is in conditions of approval.

[6:22:59 PM](#) Linnet, objective for GR property. Is it going to be multi-family? Stahlnecker, similar to Old Cutters, not sure yet. [6:24:36 PM](#) Horowitz explains, [6:25:07 PM](#) discussion regarding use of property and appropriateness of this zoning district in this area.

[6:26:33 PM](#) Thea, why are they linked? Stahlnecker concern business next to residential, owner owns same property. Thea, water pressure is a concern.

[6:28:05 PM](#) Linnet parcel has been approved for a short plat. Discussion ensued regarding what a short plat is compared to a long plat process. [6:28:42 PM](#) Horowitz, explains short plat, is 4 lots or less, and a faster process than long plat.

Public comments:

[6:29:19 PM](#) Jason Scherer, member of HOA in nearby neighborhood. The original plan proposed, different, but similar enough that it gives him response. They are in favor of being closer to LL Greens, it will make the north entrance to Hailey. Our neighbors are concerned about 4 things. [6:30:51 PM](#) we don't mind seeing higher density, could include homes like on 1st Ave, hard to see rezone, storage units and high-density housing were in the first application. Would like to see the traffic enter from Main Street instead of McKercher over bike path. It should support family living. It should maintain entrance on Main Street.

[6:33:20 PM](#) Horowitz, shows site plan, addresses comments, impossible to have curb cut on Main Street. [6:34:02 PM](#) Yeager, not enough space to add a curb cut on this property.

[6:34:54 PM](#) Scherer comments on the original plan. We are creating a sliver on Main, suggests it could be subdivided in another way.

Council Deliberation:

[6:35:49 PM](#) Linnet, parcel to south is? Stahlnecker addresses comments and concerns. Horowitz, that is the senior living, and they access on McKercher Blvd not Main Street.

[6:38:50 PM](#) Thea has big issue with this property, it has a lot of knap weed. Horowitz, can be a condition of approval. Thea has a concern with curb cut on McKercher, but no other opportunity. Horowitz has received another application for the adjacent property owner for a business use.

[6:40:43 PM](#) Linnet, all developments have some impacts, in land use. Saw some of comments, explain, certain criteria that we look at. Listen. Council can amend zoning when appropriate, reality, this zoning is not set in stone. This is to make the best decision now and going forward. Appreciates that this is hard, it is a very useful tool. [6:43:09 PM](#) Linnet's goal, to look through criteria, feels that it is consistent with the comprehensive plan, facilities and services are not an issue. Compatibility is his focus. Believes that talking about uses of property is not productive as it will go through design review. Thinks generally meets requirements. [6:45:10 PM](#) can we add conditions of approval for zoning change? Simms, responds, yes you can. We have provisions to have provisional approval. Horowitz comments. [6:46:08 PM](#) Linnet, thinking about requiring a certain type of density, not specific use at this point. Thea, feels this is appropriate. Linnet, not sure if we need this requirement, but would hope that this is not creating too much friction.

[6:48:15 PM](#) Martinez, appreciates Linnet's perspective, new to conditions. If done correctly, would work well. There is affordable housing near this area, multi-family situation. Getting this rezoned, creates competition in developers.

[6:50:32 PM](#) continued discussion about zoning restrictions. Trying to create minimum density, suggests Linnet.

[6:51:55 PM](#) Thea asks? Horowitz, yes. Makes sense to Thea with what is in surrounding area, if housing is suitable for the area.

[6:53:06 PM](#) Stahlnecker, communicating with owner, is fine with a minimum density, he wants more density. With park requirements, difficult to build detached structures. About 18 units fit comfortably. Horowitz, how many units per acre? Stahlnecker, about 10 units per acre. 2.64 acres, 6.8 units per acre.

[6:55:56 PM](#) Linnet asks condition? Simms, Horowitz, suggests a condition, "shall be developed at a density of no less than 6.8 units per acre." Thea is okay with more density.

[6:58:17 PM](#) Mark Caplow is on the line, and is the property owner, he was the Silver Creek Assisted Living developer, and developed Northridge. Not everyone is a family, there are single-mothers with kids, don't want to lose track of that. Goal of this whole thing, master plan of this parcel. Hollywood in the 30's and 40's bungalow units, idea here would be to have 2 stories, same time, would like to see more density. Idea of solution like Old Cutters. Only thing

that can ask for is GR. Will eventually come to Planning and Zoning Commission with units, will be a special project, nice buffer between the two. Not sure about density minimums or maximums, challenge with height. Want to talk further about this.

[7:02:23 PM](#) Stahlnecker LL Green's has submitted application Design Review, can you waive any reading of the ord. will help with construction schedule with LL Greens'

[7:03:26 PM](#) Horowitz, new condition number 4, :shall be developed with no less than 6.8 units per acre," **Linnet motion to conduct 1st reading, waive 2nd 3rd readings, of Ordinance No. 1285, seconded by Martinez,. Motion passed with roll call vote; Linnet, yes. Thea, yes. Martinez, yes.**

[7:05:35 PM](#) **Mayor Burke conducts 1st and only reading of Ordinance No. 1285, by title only.**

PH 228 Consideration of Ordinance No. ____ amending a section of Hailey Municipal Code Title 13, to exempt city parks and rights of way from irrigation restrictions, with waiver of readings, adoption with one reading by only ACTION ITEM

[7:07:45 PM](#) Dawson, gives an overview of this item. We do not like being outside of our code.

[7:10:05 PM](#) Burke explains situation, want to simplify and take care of our parks, need to modify our uses.

Dawson expediency is preferred on this Ordinance also, asks to consider waiving readings.

[7:11:20 PM](#) public comments

No public comments.

[7:11:38 PM](#) Linnet important to acknowledge why we are exempting ourselves, at first blush it doesn't sit well. Because our parks are so large not compatible with taking care of our parks. As much as want to do same thing, need to explain why this is important to us.

[7:12:50 PM](#) Thea, and trying to reducing water use.

[7:13:27 PM](#) **Martinez, moves to approve Ordinance No. 1286, waive 2 readings, authorize the mayor to sign. Thea seconds, motion passed with roll call vote; Linnet yes Thea yes. Martinez, yes.**

[7:14:08 PM](#) **Mayor Burke conducts 1st and only reading of Ordinance No. 1286, by title only.**

PH 229 Introduction of Mayor's proposed budget for FY 2022, including Operations and Capital Improvement Budgets for all funds ACTION ITEM

[7:14:52 PM](#) Dawson as far as budget goes, been working on this for 3 months. We are open to scheduling more meetings, but challenged with vacation time. Looking at July 19-23rd. Thea out of town. Martinez, is back on the 19th of July.

Burke suggests we have a special meeting, but asks for an overview tonight.

[7:16:48 PM](#) Dawson trying to maintain simplicity, budget is 2 main parts, have same 3 sections in each. General funds and proprietary funds. One funded by property taxes, proprietary funds funded by fees, Public Works, Water and Wastewater. [7:17:51 PM](#) capital funds, currently we have no new bonds budgeted. Don't want to get into capital fund discussions tonight. The capital improvement funds has a long list of projects. Would like to focus on roll out of general fund and w/ww funds. [7:19:33 PM](#) Dawson talks about operating funds, concepts are the same and very simple. Last year we cut our budgets, this year, attempting to restore budget pre-covid. These budgets restores spending, police cars, move parks to resiliency, increased salaries, some above 6%, could raise up to 18% and hope to retain staff. We could easily double that to retain staff. [7:21:39 PM](#) Burke want to consider this carefully, and understand what it takes to replace staff.

[7:22:07 PM](#) This budget also creates new positions in CD, fire dept. library and public works, and long sought resiliency position. We won't have Rebecca Bundy in the future in this role. We always get focused on spending LOT funds, restored funding to previous budgets. We expect that the AARPA funds, transportation funding will fit nicely into that, Mountain Rides.

public comments

[7:24:37 PM](#) no comments.

[7:25:27 PM](#) Dawson asks if council has concerns? Thea asked about our website redesign, Cone responded to Thea's question.

[7:28:25 PM](#) Dawson summarizes Cone's comments regarding website redesign.

[7:28:47 PM](#) Martinez, follows up on website design. Likes not spending much on website redesign, his focus is on the staff and raises, it's the people that makes this community. All staff are key. The foundations of these things, people and staff are more.

[7:30:32 PM](#) Burke, the point is, others have important tasks. Priority was gotomeeting, cameras, priority was to reach general public.

[7:32:16 PM](#) Martinez, our current website is doing its job, can wait for the new design. Is pleased with work that has been done.

[7:32:54 PM](#) Linnet, echoes Martinez's comments. Also, recognize that cost of living is increasing, employees need to be able to make a living wage in our town. Want employees to be retained as a whole in the city. At some point want to hear summary or explanation of new revenue streams or ability to make new revenue.

[7:34:33 PM](#) Burke, Harry Griffith, can target proper use of these funds. We are going to get more professional guidance. Martinez, appreciates the creative way to make the best use of these funds.

[7:36:06 PM](#) Dawson will give a brief introduction, different than other years. This year we are updating our DIF 5-year study. This first view will be seen in a different format, that is a larger discussion. It will introduce you to projects, estimated costs per projects. Column that shows appropriation, some engineering money, need to be completed by time or money, committed future appropriation, 2.8 million LHTAC River Street grant. Unfunded column, no designated funds for capital projects. [7:38:56 PM](#) \$21 million total projects from this list, you may have more or want to remove some. Subtotals, just under \$5 million going towards projects. Unfunded amount remains at \$15 million. Amount in capital fund can add is a little over million, 1.3 million. [7:40:59 PM](#) Dawson, this discussion is about projects and how to prioritize them. Staff's job to figure out funding of these projects.

[7:41:30 PM](#) Yeager, difference between this list and past lists, last year speculation on 8th street path, show up as a zero. We removed \$250,000 - \$400,000 in projects so council can prioritize as you see fit. [7:42:47 PM](#) under current revenue and funding, DIF fees, parks project, out of 1.3, \$1 million wild card money that council can prioritize. The numbers at top in blue, account ending balances as of last year.

Council Deliberation:

[7:44:44 PM](#) Martinez, his focus is on bike/ped, and get our people connected outside and involved with the city.

[7:45:13 PM](#) Thea adds, bike/ped, safety on Main Street, scooter park for kids, getting kids outside, positive outlet.

[7:46:21 PM](#) Burke doesn't want to lose our interest in URA airport way designation.

[7:47:10 PM](#) Thea another priority, restoration of Lions Park, removing landfill, high priority.

[7:47:38 PM](#) Linnet, generally agree with council members. Transportation projects can be small, would like to try to set aside more money for these similar easy projects. Quigley will have more traffic. Would like to see a checklist, more signs, paint, and speed bumps. [7:48:53 PM](#) Yeager 2 types of projects, maintenance, general funds. Capital projects, serving things that doesn't already exist. There are 3 line items not obligated, 3,4 and ?; we are desperate for 3 and 4. As an example, if we want a signal at Myrtle or Elm Street, use capital funds, but need to be careful to focus on less attractive projects.

[7:50:59 PM](#) Horowitz, large opportunistic project, purchase of Copy and Print building, we have limited time to act on this. Linnet, this is top on his list, a once in a lifetime opportunity for the city.

[7:51:52 PM](#) Yeager on this list, significant list of building/project costs. Suggests mark up high medium low with preferences, and expand on what you'd like to see added or strike projects to remove. To help facilitate our future discussion.

[7:53:28 PM](#) Thea, asking about a bond, reach input from public. Yeager, there is no funding that exists for the purchase of the police dept. building.

[7:54:51 PM](#) Dawson 2 elements mentioned by Linnet, part of knowing your priority gives staff ideas on how to obtain funding for armory purchase as an example. We would be buying ½ of the property of under armory and ½ of McKercher Park. The property is being appraised right now. You've seen what a 2-year levy could do. We need to match funding with the projects.

[7:56:45 PM](#) Martinez, a little nervous with next item. Increasing wage for council.

NEW BUSINESS:

NB 230 Introduction of Ordinance increasing mayor and city council salaries, which amends Hailey Municipal Code Section 2.08.010 and 2.08.020 ACTION ITEM

[7:57:29 PM](#) Dawson introduction of ord. put this in front of you because you can only do this in election years. It is a reasonable time to look at a salary increase. 2008-2012, we stopped raising salaries. Last increase was in 2015. At that time set Mayor's salary at \$24,000. Increase of \$200 / month. Council increase to \$50 / month more. Welcome discussion about this topic.

[8:00:19 PM](#) Simms recognize ???

[8:00:43 PM](#) Yeager, raises aren't necessarily for you. If you get behind, hard to catch up. Don't let this make you feel guilty.

[8:01:33 PM](#) Dawson, we logged more meetings last year in June than in any other years. Explains what other cities do, some Mayor is 1/3 more than council. Others, big spread between Mayor and council, as you discuss, keep this in mind.

[8:03:06 PM](#) Burke, when started on P&Z, got a ham, no payment.

[8:04:04 PM](#) Linnet, uncomfortable to discuss this, but there will be others after us, in thinking about this, want to make sure this is attractive and possible for others to serve. Can get more diversity in opinions if make this more financial enticing. There is a balance with this payment. These are not salaries that anyone can live on by itself. This is the context on how he considered this. Suggests same percentage increase as mayor's 17%. But also open to suggestions.

[8:07:33 PM](#) Thea agrees with Linnet, thinks it should be a similar raise, see more accessible to others in our community. Our work is of great value to our community, these are important positions.

[8:09:33 PM](#) Martinez, would not be here unless he wasn't getting paid. Would like to see a 17% increase as mentioned by Linnet and Thea. Appreciate staff's comments about raises. [8:11:02 PM](#) Appreciates staff and your guidance.

[8:12:05 PM](#) Dawson will bring back as suggested. Bring back next time as public hearing.

NB 231 Discussion of administrative interpretations of Hailey Municipal Code to allow for short-term RV use on private property under certain conditions ACTION ITEM

[8:12:41 PM](#) Horowitz, this does not solve the housing problem, only a short-term solution. We routinely enforce RVs on private property. Simms feels we could propose certain criteria, must be on private property, not rights of way, 2nd one less than 6 months of occupancy and not in winter. 3rd people that are dependent on local economy for work, and is in a transition in housing. May have to go on good-faith, trusting, no short-term rentals, regularly dumped at RV dump. Give a temporary Certificate of Occupancy. [8:16:56 PM](#) but maybe allowing living at property if get c of o.

[8:17:20 PM](#) Linnet, sunset clause? Horowitz, yes that is what we were thinking. Simms, just an interpretation of our code. No increase in liability? Simms, no. Thea likes this and doesn't have a problem with it.

Martinez, [8:18:30 PM](#) makes a motion to interpret temporary certificate of occupancy process subject to conditions 1-5, and direct staff to report effectiveness in early 2022, seconded by Thea. [8:20:21 PM](#) Motion passed with roll call vote. Linnet, yes. Thea, yes. Martinez, yes.

[8:19:11 PM](#) Horowitz another motion on the c of o, construction trailer/office. Simms, construction office part 2. [8:20:37 PM](#) Horowitz simple part, if own, allow for corporate housing during construction and not in winter.

[8:21:20 PM](#) Martinez, not sure comfortable with people living on construction sites. Could have some conflicts. Burke, can we bring this part back"? Horowitz, yes. [8:22:18 PM](#) Thea would like to discuss rent control. Simms, asks Thea to contact him offline.

STAFF REPORTS:

Yeager on the ITD project, the asphalt work won't start until after 4th of July. In order to move forward, we need to do a test strip, this Thursday, 6 pm to 6 am. It is a necessary thing, to study in the lab to make sure they can start after the 4th. There is a possibility to do a test strip in another location. Ideally it will be done on Main Street.

[8:25:18 PM](#) Dawson will be planning a community event July 19 – July 30th to walk community through options of what the Copy & Print building could be used as. Will have a date hopefully in Our Town Newsletter.

[8:26:32 PM](#) Motion to adjourn made by Martinez. Linnet seconds. Motion passed unanimously.