

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD SEPTEMBER 28, 2020
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 Heidi Husbands, Kaz Thea, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

Sam Linnet is not present.

[5:30:21 PM](#) Call to order by Mayor Burke

Public concerns:

[5:31:36 PM](#) Jane Drussel Hailey resident and business owner, asks if there has been any discussion or meetings about her last request. She wants to pursue RV parks and camping of some sort, more hiking, biking trails things where people can get out in the wilderness. We need to look out in the future and get revenue to grow. In her travels this summer, she sees how important this is and that we need to look at this. Also, wants a traffic light at Elm and Main Street. We need to slow down the traffic on Main Street, the one light is not handling the traffic we have coming through town now. We are going to lose a lot of jobs, need to know how we can survive, should put spending on hold.

[5:34:36 PM](#) Mayor Burke thanks Drussel. She will follow up on Drussel's comments.

[5:35:13 PM](#) Herbert Romero, thanks everyone for supporting diversity during this crucial time, and small activities. Thanks to Steve England, city staff and Mayor Burke for supporting Hispanic Heritage Month and diversity.

CONSENT AGENDA:

- [CA 379](#) Motion to ratify a letter from Mayor Burke to the Blaine County Commissioners regarding Area of City Impact dated September 15, 2020 ACTION ITEM
- [CA 380](#) Motion to approve Resolution 2020-110, a resolution creating an Easement Agreement between the Snow Bunny and the City of Hailey to allow access currently exists, and to avoid a new curb cut on to Highway 75 ACTION ITEM
- [CA 381](#) Motion to approve Resolution 2020-111, authorizing a renewed lease through September 30, 2030 for Syringa Mountain School's use of city property adjacent to the school for gardening and outdoor programs. ACTION ITEM
- [CA 382](#) Motion to approve Resolution 2020-112, authorizing the Mayor's signature on a County wide Mutual aid agreement, adopted every 5 years between all of the local EMS and Fire departments including Carey, Bellevue, Hailey, Friedman Memorial, Wood River, Ketchum, Ketchum Rural, Sun Valley and Smiley Creek ACTION ITEM
- [CA 383](#) Motion to approve Resolution 2020-113, authorizing contract for services with Blaine County Housing Authority for housing management services for FY 2020-2021, at a cost of \$2,850 ACTION ITEM
- [CA 384](#) Motion to approve Resolution 2020-114, authorizing contract for services with Mountain Rides Transportation Authority for bus and transportation services for FY 2021, at a cost of \$61,500. ACTION ITEM

- [CA 385](#) Motion to approve Resolution 2020-115, authorizing contract for services with Blaine County School District for law enforcement/school resource officer services for FY 2021-2020, with consideration of \$191,3380 to be paid to Hailey for the service. ACTION ITEM
- [CA 386](#) Motion to approve Resolution 2020-116, authorizing contract for services with ICRMP for property, liability and error and omissions insurance for FY 2021, at a cost of \$141,135. ACTION ITEM
- [CA 387](#) Motion to reject bid for the Wastewater Treatment Plant Standby Generator concrete foundation ACTION ITEM
- [CA 388](#) Motion to authorize the Mayor to sign the Findings for a Preliminary Plat extension by Quigley Green, LLC, for Preliminary Plats for Phase 1 (document on file with the Hailey Community Development Department). Phase 1 consists of Preliminary Plats for Blocks 1, 2, 3, 4, 10, 11 and 15. ACTION ITEM
- [CA 389](#) Motion to authorize the Mayor to sign the Findings for a Final Plat Application by S.V. Flying Squirrels, LLC, represented by Alpine Enterprises Inc., for Quigley Townhomes, located at Lot 1A and Lot 2A of Quigley View Subdivision (631 East Croy Street), where Lot 1A and Lot 2A are subdivided into eight (8) townhouse sublots, located within the Limited Residential (LR-1) Zoning District. This project converts a condominium subdivision to a townhouse subdivision. ACTION ITEM
- [CA 390](#) Motion to approve minutes of May 11, 2020 and to suspend reading of them ACTION ITEM
- [CA 391](#) Motion to approve minutes of May 19, 2020 and to suspend reading of them ACTION ITEM
- [CA 392](#) Motion to approve minutes of May 26, 2020 and to suspend reading of them ACTION ITEM
- [CA 393](#) Motion to approve minutes of June 2, 2020 and to suspend reading of them ACTION ITEM
- [CA 394](#) Motion to approve minutes of June 8, 2020 and to suspend reading of them ACTION ITEM
- [CA 395](#) Motion to approve minutes of June 22, 2020 and to suspend reading of them ACTION ITEM
- [CA 396](#) Motion to approve minutes of June 30, 2020 and to suspend reading of them ACTION ITEM
- [CA 397](#) Motion to approve minutes of July 13, 2020 and to suspend reading of them ACTION ITEM
- [CA 398](#) Motion to approve minutes of July 27, 2020 and to suspend reading of them ACTION ITEM
- [CA 399](#) Motion to approve minutes of August 10, 2020 and to suspend reading of them ACTION ITEM
- [CA 400](#) Motion to approve minutes of August 24, 2020 and to suspend reading of them ACTION ITEM
- [CA 401](#) Motion to approve minutes of September 14, 2020 and to suspend reading of them ACTION ITEM
- [CA 402](#) Motion to approve unaudited Treasurer's report for August, 2020 ACTION ITEM
- [CA 403](#) Motion to approve claims for expenses incurred during the month of August, 2020, and claims for expenses due by contract in September, 2020 ACTION ITEM

[5:36:32 PM](#) CA 381 pulled by Dawson
 Husbands pulls CA 380, CA 383, and CA 382
 Martinez pulls CA 379, and CA 384
 England pulls CA 385

[5:37:41 PM](#) **Martinez moved to approve all consent agenda items minus CA 379-CA 385, seconded by Husbands, motion passed with roll call vote. Husbands, yes. Martinez, yes. Thea, yes.**

CA 379 - [5:38:21 PM](#) Martinez asks how the meeting went on 9/22. Burke, the County Commissioners met and Horowitz gave a great presentation. Burke's goal, the current land owners don't want their property annexed into City of Hailey, want greenspace between the cities. There is an odor from our sewer plant, maybe land closest to the WW treatment plant. Want the 30 acres as the visual corridor, sports fields. The county meeting was continued. Burke will continue to push this forward.

Thea suggests camping in this area. The west side of the airport was not discussed, don't want development on this side, as this is an FAA discussion. Horowitz, next 10/13

5:42:27 PM Martinez moves to ratify Mayor’s letter on ACI to Blaine County, seconded by Thea. Motion passed with roll call vote, Thea, yes. Husbands, yes. Martinez, yes.

CA 380 5:42:42 PM Horowitz, Snow Bunny when it was a Taco Time, the property access was through the alley on the East side of building and the City asked that that access be closed and wanted Snow Bunny to access their business from the Werthheimer Park entrance where the Rodeo Grounds is located.

5:44:01 PM Martinez moves to approve CA 380 authorizing easement agreement with Snow Bunny, Thea seconds. Motion passed with roll call vote. Husbands, yes. Martinez, yes. Thea, yes.

5:44:20 PM CA 381 lease, why is the lease so cheap, asks Martinez. Dawson, \$20/ per term, entire term, it is customary, the intention is to not make money. Horowitz, this is a small parcel.

5:45:38 PM Simms, this is standard and a customary practice. Martinez, he is in support of this, but just wanted to discuss more revenue sources. 5:47:27 PM Husbands, agrees with Martinez, concerns with money issues. Space is valuable, something a little higher, agrees with philosophy with the school.

5:48:07 PM Dawson, hearing that would be happy to talk further with Syringa on costs.

5:48:41 PM Thea, how long have we had this in place. Dawson, since 2014. Doesn’t have a problem with this. Relationships are built on mutual understanding. Doesn’t think we should jack up the price on this, not worthy of severing our relationship.

Burke, we will bring it back in a future meeting.

CA 382 5:50:11 PM Husbands, Chris Koch as Mayor of Bellevue. Mike Baledge speaks, that will be updated, pages will be exchanged this week at the meeting. Every 5 years we update our mutual aid agreements, and we align them together.

5:51:42 PM CA 382 – Martinez moves to approve the fire mutual aid agreement, Thea seconds. Motion passed with roll call vote, Thea, yes. Husbands, yes. Martinez, yes.

CA 383 - 5:52:12 PM BCHA, Martinez, question, \$50/hour, to hard working employee already. Would like town hall discussion around affordable housing, want public to discuss this topic, push for discussion, have vision and plan realized. Husbands, what do we pay them for?

5:53:39 PM Dawson, they collect, 3% of sales price on every affordable housing unit that changes hands. They manage paperwork and lists, that is what the money goes towards, less than we’ve paid in past years, \$2,850. Changed to paid bookkeeping to \$50/hour for our services. Husbands, why do we pay them? Dawson, they handle the housing units, qualify individuals and get them into the housing. We chose to pay them instead of adding staff.

5:56:33 PM Martinez moves to approve the BCHA contract for services, seconded Thea, Motion passed with roll call vote, Husbands, yes. Martinez, yes. Thea, yes.

5:57:00 PM CA 384 – Martinez, shout out to the Mountain Rides Executive Director as a good partner, the discussion about traffic is not positive, just heard it from Drussel. Mountain Rides is

fare free for awhile. Ketchum has 45% of local funding, Hailey, less than 6% of their funding. We should plan on boosting our funding.

5:58:53 PM Martinez moves to approve Mountain Rides agreement, Thea, seconds, Ketchum has much larger LOT to be able to pull from, Martinez, yes. Husbands, yes. Thea, yes.

CA 385 - 5:59:49 PM BCSD contract for services, school resource officers. England, let's council know, pleased with this process, some wording changes have been made, this is a vital contract in partnership with the school district. Thanks all involved in this effort. 6:01:32 PM Husbands, questions, 3% automatic raise, how is this evaluated. England, speaks to this comment. One point of discussion, how we handle this in the future, keep partnership, without a gap in service. England, we will clarify in future years to make sure this is adequate in future contracts. 6:03:53 PM Dawson, explains, paragraph 4, consideration, not a 3% in contract, not an employee salary increase, it off sets rising costs which occur annually.

6:04:54 PM Thea moves to approve CA 385, the school resource office contract with BCSD, Martinez seconds. Thea, yes. Husbands, yes. Martinez, yes.

MAYOR'S REMARKS:

6:05:56 PM Had a meeting this morning with Chris Corwin, Dr. Terry O'Connor, Health District, Lars and Angenie, we have almost doubled in covid cases in the last week. Right now, 40 students and staff not in school and are quarantined individuals. We have to begin reminding people, to wear their masks. We are seeing a spike, want our students to stay in school, remind friends and neighbors. We may all have covid fatigue, but must remain vigilant.

PROCLAMATIONS AND PRESENTATIONS:

PP 404 Proclamation of Hispanic Heritage Month in the City of Hailey ACTION ITEM

6:08:29 PM Mayor Burke reads Proclamation on Hispanic Heritage Month in City of Hailey from September 15 to October 15.

PP 405 Presentation by Hailey Climate Action Coalition on an initiative for 100% Clean Electricity by 2035 (No Documents) ACTION ITEM

PP 406 Presentation by Idaho Power Company on planned action items leading to 100% Clean Electricity by 2045 (No Documents) ACTION ITEM

6:13:45 PM Mayor Burke announced that the Hailey Climate Action Committee and Idaho Power have requested a future date for their presentations.

APPOINTMENTS AND AWARDS:

AA 407 *Motion to approve Resolution 2020-____, appointing _____ to fill the vacated seat of April MacLeod, for a five-year term which will expire September 30, 2025 ACTION ITEM*

[6:14:24 PM](#) Mayor Burke asks for Kate Wutz to be appointed, replacing April MacLeod as Chairman on the Library Board. [6:15:11 PM](#) Kate Wutz is on the call, and speaks. She appreciates the opportunity to take this position.

[6:15:56 PM](#) **Martinez moves to approve Resolution 2020-117 appointing Kate Wutz, replacing April MacLeod on the Library board. Motion seconded by Thea, and thanks Wutz for sticking with the board. Motion passed with roll call vote. Husbands, yes. Thea, yes. Martinez, yes.**

Mayor Burke, thanks Wutz for her service.

PUBLIC HEARINGS:

PH 408 *Consideration of a Preliminary Plat Subdivision Application (Phase II) by Sweetwater Communities, LLC, represented by Matt Watson, located at Block 2, Sweetwater P.U.D. Subdivision, where Phase II of Block 2 is subdivided into 14 sublots consisting of: two (2), ten-unit condominiums and four (4), three-plex townhomes, for a total of 32 residential units. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District ACTION ITEM*

[6:16:57 PM](#) Horowitz, Matt Watson will present a few slides to Mayor and Council. Horowitz hands over to Watson as presenter, now block 2 phase 2 just north of the phase 1 area. Current plan on the right. Same townhomes that were in phase 1, 2 condo buildings in this phase. Discussed several topics in the Planning and Zoning Commission meeting including, unit markers, trail connectivity on the north and south sides, and walking along Balmoral.

[6:21:03 PM](#) Horowitz, have received a letter from Idaho Fish and Game, first public comment from them. They've had some staff turnover, this is a more urban project than what they would normally comment on, so you can choose whether or not you take into consideration. Thea, their comments make sense.

[6:22:28 PM](#) Burke, we will take public comments and then will go back to council to discuss.

[6:22:47 PM](#) no public comments.

Council deliberation:

[6:23:12 PM](#) Thea, asked why the reduction in the number of units, we need more, and affordable and smaller at an affordable rate. Interested in adding this if possible, great opportunity for affordable housing. [6:24:27 PM](#) Husbands, asks cost? Watson responds, the prices range from \$300,000s to \$400,000s. Condos are all 3-bedroom units. Martinez, are these fixed? Watson, these are ranges, pricing usually changes through the time of the project. [6:25:49 PM](#) Horowitz, in 2005, there was no requirement to offer deed restricted living, they gave property to the City

on River Street that River Street Apts, sits on. [6:26:40 PM](#) Martinez, likes these units, it adds flavor to the neighborhood. Watson, this is what Sweetwater sees right now, cannot control future sales, it is what market will bear.

[6:28:44 PM](#) **Martinez, moves to approve Sweetwater preliminary plat phase 2 with conditions A-K, Thea seconds, Husbands, yes. Martinez, yes. Thea, yes.**

[6:29:46 PM](#) Watson comments, he appreciates the City working with us.

PH 409 Consideration of proposed Ordinance No. _____, amendments to Hailey Municipal Code Chapter 8, Health and Safety, adding a new section 8.06 which places limits on engine idling within the City of Hailey, with potential first reading ACTION ITEM

[6:31:00 PM](#) Mayor Burke opens this item, to consciously remind people to turn off their car when stopped. Simms, has reviewed the proposed Ordinance, it is intended to be an educational level item, for your consideration. [6:32:32 PM](#) Thea is ready to pass this.

[6:32:48 PM](#) public comments.

[6:33:02 PM](#) email from Jim Hill regarding this topic.

There are no public comments.[6:33:37 PM](#)

[6:33:46 PM](#) Thea, personally has witnessed a lot of people idling, similar to people smoking, comment about children in the park and keep the heat on, ready to vote on this item.

[6:35:14 PM](#) Martinez and Husbands had coffee at Java recently, surprising that many people idle, and surprising, we need to educate.

[6:35:55 PM](#) amazing the number of people who would idle, education is key to this, one step in climate change.

[6:37:30 PM](#) **Thea moves to adopt the new Idling Ordinance No. 1267, authorize the first reading by title only, Martinez, seconds. Motion passed with roll call vote. Thea, yes. Martinez, yes. Husbands, yes.**

[6:38:28 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1267, by title only.**

PH 410 Consideration of Resolution 2020-_____ setting the water and wastewater connection fees to be implemented on October 1, 2020 for FY2021 ACTION ITEM

[6:39:06 PM](#) Dawson opens with this item. City engineer calculates these fees annually, right now in front of you, changes right now are only to the connection fees for water and wastewater.

Public comments:

[6:40:40 PM](#) no public comments

Council deliberation:

[6:41:55 PM](#) Mayor Burke, this is to make ends meet.

[6:42:17 PM](#) **Martinez, moves to approve Resolution 2020-118 authorizing increase to water and wastewater connection fees, seconded by Thea. Motion passed with roll call vote. Thea, yes. Husbands, yes. Martinez, yes.**

NEW BUSINESS:

NB 411 Introduction of Amendments to Hailey Municipal Code Chapter 13, Water and Wastewater, to reduce financial hardships on rate payers and adjust processes and/or programs to provide financial relief to rate-payers in need. ACTION ITEM

[6:42:51 PM](#) Dawson discusses this item. A month ago, a council member asked how we could make constituents live better. Dawson is excited to propose these ideas, and a future public hearing would be in October. Want council's comments tonight. We collect shut off deposit and landlord tenant deposits, propose to eliminate this deposit collection, and refund the deposits we have on file by applying them to accounts, we would retain the collected landlord tenant deposits, and discontinue future tenant deposits. We could also add a section for equal pay, there are clear rules in place for this function. Also, already have a program that uses the county's property tax reduction list to give same Hailey residents a reduced water bill, we can look at giving them a bigger reduction. Winter water use sets sewer rate for the year on April 1st. When we have new customers, set that new rate at 6,000 gallon usage rate, propose a new 4,000 gallon average usage rate, can propose to make adjustments sooner at 2 months.

We think this will make a difference to some community members.

[6:48:38 PM](#) Thea, thanks Dawson for this information. Question about water use, feel we should incentivize people for low and high water usage. Don't want to lose water conservation. How do these changes help with conservation? [6:50:45 PM](#) Dawson responds, higher users pay more. The drawback may be a good reason to not implement the equal pay.

[6:51:53 PM](#) Martinez, wants to hear Linnet's comments on this proposal.

[6:52:15 PM](#) Husbands, likes #3, would like to see more of a discount, we should be concerned about people on fixed incomes. Thea, all for this too, concerned about efforts to conserve water.

[6:53:39 PM](#) Mayor Burke, can bring this back to council after discussing further.

NB 412 Consideration of the Hailey Arts and Historic Preservation Commission's recommendation for a sculpture, designed and produced by Mark Stasz, to be located on the northeastern corner of Main Street and Pine Street (Pine Street Station) and motion to adopt Resolution 2020-_____, authorizing the Mayor's signature on an Public Art Agreement between the City of Hailey and Mark Stasz, Artist, for delivery, installation and terms pertaining to the sculpture ACTION ITEM

[6:54:29 PM](#) Horowitz, we have negotiated a great price for this piece of art to be located at Pine Street Station.

Martinez, likes the art.

Thea, where does this money come from? Horowitz answers, 1% for art collected. Husbands, what businesses are there and where will it be located? Horowitz responds, will place it where PW feels is best and with businesses buy in.

[6:57:46 PM](#) Martinez moves to approve Resolution 2020-119 agreement with Mark Staz for art at Pine Street Station, Thea seconds. Motion passed with roll call vote. Husbands, yes. Martinez, yes. Thea, yes.

NB 413 Discussion of Street Department adaptive re-use of the Forest Service Warehouse Building into a Commodities Storage Building ACTION ITEM

[6:58:34 PM](#) Horowitz, many ups and downs for finding homes for this building, costs have been daunting. Public Works came up with this idea, it would face Broadford Road and serve a functional use to the City street department.

[6:59:40 PM](#) Yeager, we could make use of this building and face it towards Broadford Road, we need a storage shed, this could serve that purpose. Decided that we could repurpose this building to its original use. **[7:02:28 PM](#)** A plat showing on the West side of Street shop plant, we have some money in the capital improvement plan for a storage shed. Yeager can answer any council member questions.

[7:03:40 PM](#) Thea what will be the cost? We have an agreement with current owners, will give \$15,000 towards the relocation of the building, it will take approximately \$150,000 to bring it up to utilization for Street department. Thea thinks this is a great idea. Horowitz, a new shed could cost \$100,000 more than these estimated amounts. Most of the costs will be in preparation of the foundation. **[7:05:45 PM](#)** Burke, and we won't be creating waste, it is a win / win. **[7:06:25 PM](#)** Yeager, will take the entire building to Street shop for use. The cost estimate is \$151,000 to relocate the building. Optimistic that we could do upgrades as funding allows, we have \$100,000 in capital improvement plan, challenge has been in finding a shed that will be approved. Yeager, we may be able to use some of the building as salt storage.

[7:10:59 PM](#) received server execution failed error message from ftr player.

Yeager reviews the costs, may be able to perform with inhouse costs.

[7:11:48 PM](#) Thea thanks Yeager for always finding ways to make things work more efficiently. Simms let council know that we don't need anything further beyond what was discussed, staff can move forward.

Burke announces she wants to call the end of the meeting at 7:30 tonight.

OLD BUSINESS:

OB Motion to adopt Resolution 2020- _____ authorizing the Mayor to execute two (2) quitclaim deeds to BCSD for; (1) Lot 1 Block 15 of Northridge VI Subdivision; (2) Water Right #37-20831, and (3) a Promissory Note wherein the City assumes certain conditional obligations ACTION ITEM

[7:13:26 PM](#) Simms, only thing that is different, the school district has moved forward with all of their documents, in good faith to find acceptable assets to a mutually satisfactory exchange in the future.

[7:14:33 PM](#) **Martinez moves to adopt Resolution 2020-120 authorizing final documents with the BCSD, seconded by Thea, glad we are making progress with this. Motion passed with roll call vote. Martinez, yes. Husbands, yes. Thea, yes.**

OB 416 3rd Reading of Ordinance 1265, Hailey's annual appropriation ordinance setting forth \$12,728,166 of expenses for FY 2021 ACTION ITEM

[7:15:48 PM](#) **Martinez moves to approve Ordinance No. 1265, authorize the Mayor to read by title only and sign Ordinance. Husbands, seconds; motion passed with roll call vote. Husbands, yes. Thea, yes. Martinez, yes.**

[7:16:17 PM](#) **Mayor Burke conducts 3rd Reading of Ordinance No. 1265, by title only.**

STAFF REPORTS:

[7:17:19 PM](#) Brian Yeager thanks Simms for snow storage site help. Have been on site at snow storage property, will be prepping the entrance area for snow storage this winter. Will be working on the forest service building when moved and will be prepping for snow removal in the winter.

[7:18:17 PM](#) Martinez, remarks regarding Covid, potential spike, good practice set time to meet on covid, maybe the 19th of month, useful to meet regularly. [7:19:34 PM](#) Mayor's meetings will go back to weekly meetings, brings us indoors again, we need to stay ahead of this. Other communities around us are spiking, we won't have any place to send patients if our clinic is full. We need to be diligent. If we need another meeting, we will work with council. There is a Planning and Zoning Commission meeting that night Oct. 19th, Horowitz, adds.

[7:21:06 PM](#) Husbands, proposing meeting 3 times per month. Mayor Burke, the challenge is in asking staff to put together items with not enough time. Could have information forums with Dr. Holmes and others and will discuss this with staff, we could have information forums, and discuss how to keep everyone informed.

[7:22:42 PM](#) Thea, have had lots of questions about voting. Thea asked if we could update the voting information on our website.

[7:23:41 PM](#) With no further business, **Martinez moves to adjourn, Thea seconds, motion passed unanimously.**