

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD OCTOBER 1, 2018
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:29 P.M. by Mayor Fritz Haemmerle. Present were Council members Colleen Teevin, Kaz Thea, Pat Cooley, and Martha Burke. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:29:15 PM](#) Call to order by Mayor Haemmerle.

Open Session for Public Comments:

No comments

CONSENT AGENDA:

- [CA 382](#) Motion to approve Resolution 2018-110, approving the liability insurance for FY 2018-2019, and to reject full coverage of terrorism risk and authorize the Mayor to decline such coverage **ACTION ITEM**.....
- [CA 383](#) Motion to approve the Special Event, Halloween Hoopla, to be held on Main Street, from Myrtle Street to Pine Street, on Wednesday, October 31, 2018, from 3:30pm to 6:30pm **ACTION ITEM**.....
- ~~[CA 384](#) Motion to approve minutes of September 10, 2018 and to suspend reading of them **ACTION ITEM**.....~~
- [CA 385](#) Motion to approve minutes of September 17, 2018 and to suspend reading of them **ACTION ITEM**.....
- [CA 386](#) Motion to ratify claims for expenses incurred during the month of September 2018 **ACTION ITEM**.....
- [CA 387](#) Motion to approve claims for expenses incurred during the month of September 2018, and claims for expenses due by contract in October, 2018 **ACTION ITEM**.....
- [CA 388](#) Motion to approve request for approval to write off uncollectible receivables **ACTION ITEM**.....

[5:29:47 PM](#) Thea pulls to abstain from CA 384

[5:30:13 PM](#) **Burke moved to approve all consent agenda items minus CA 384, seconded by Cooley, motion passed with roll call vote. Thea, yes. Cooley, yes. Burke, yes. Teevin, yes.**

[5:30:47 PM](#) **CA 384 Burke, Teevin seconds motion passed with roll call vote. Thea, abstains. Cooley, yes. Burke, yes. Teevin, yes.**

MAYOR'S REMARKS:

[5:31:09 PM](#) Teevin speaks, announces this has been a fantastic experience, but she will need to resign due to personal and professional duties, the person sitting here (in council seat) needs to be here (in Hailey) full time and she is not. Teevin thanks the community and council and mayor, she has seen personal growth. Teevin also thanked city staff, who makes our job easier, is sad to go, but it is the right decision.

[5:32:55 PM](#) Mayor Haemmerle, anyone who runs for public service, is to be applauded. Teevin made our council better for her presence. Your voice was getting stronger and you did a

fantastic job. Mayor Haemmerle, presents a plaque to Teevin, and states that, “your voice will definitely be missed.”

[5:34:22 PM](#) Thea, will miss you, liked having your opinion here. Very honorable of you for stepping down, glad you feel good about your decision.

[5:35:00 PM](#) Cooley, feel the same as Thea, happy trails.

[5:35:11 PM](#) Burke, you will be missed here, stop by and have tea sometime.

[5:35:40 PM](#) Teevin responded Burke, you’ll still see me. This is not an easy decision.

[5:35:51 PM](#) Haemmerle, feel free to come back in whatever capacity you want to, “Thank you for your service Colleen.”

Haemmerle announced, we will advertise in the paper, for this seat, for anyone who wants to serve, Mayor will recommend and the council will vote to confirm. Hope to have the seat filled within the month.

APPOINTMENTS AND AWARDS:

AA 389 Consideration of Resolution 2018-111, appointing Kate Ristow to Hailey Public Library Board of Trustees for a 5-year term, which expires September, 2023 (replaces Carol Shennahan) ACTION ITEM

[5:37:03 PM](#) Haemmerle announces a Library board appointment, Kate Ristow applied and the board wants to appoint her.

[5:37:38 PM](#) **With Resolution 2018-111, Thea moves to appoint Ristow to a 5-year term on the Hailey Public Library Board, seconded by Burke, motion passed, Teevin, yes. Burke, yes. Cooley, yes. Thea, yes.**

PUBLIC HEARINGS:

PH 390 Town Square Site Locations – a revisiting of Hailey’s 2015 Town Square Report ACTION ITEM

[5:38:40 PM](#) First thing to discuss is the location. Horowitz takes the floor, time to discuss this again. From the 2015 study, 12 sites were studied and 2 sites rise to the top. Croy street adjacent to the Library, and Carbonate / Main Streets next to Christopher and Co. Horowitz, the Hailey Hotel has changed owners, now the new owner, Barkin Basement, is open to a town square at this site, they are in support of this idea. Having a receptive property owner which is supportive of this idea is helpful. Mountain Rides is wishing to have an expanded bus stop at this location (Croy / Main St.), and wants to enhance the North bound stop as well. The farmers market site last year, was not hugely popular at Carbonate / Main Street. Due to this, maybe the town square may not be a good place for this site. The library and the town square could be mutually beneficial. Horowitz shows pictures of town squares, including: Driggs Idaho, town square, also

Nelson, Canada, Helen Georgia, white house square. Town Square elements, consider programmatic elements from the community and then bring to council. [5:47:27 PM](#) Yeager, this is a cool opportunity, the concept we are considering is to close the street from main street to the alley on West Croy Street. There are so many reasons why we should make this happen now, good opportunities.

[5:48:37 PM](#) Bob Macleod, Hailey resident, this is a good idea, his only hesitation is that no matter what you do, it is difficult to cross Main Street in the evenings. Something to think about when you are on the other side of town.

[5:49:43 PM](#) LeAnn, the library board is open to discussing this topic. Parking could be an issue and a restroom is a topic to be discussed and figured out. It could be a win=win situation.

[5:50:37 PM](#) Marcia Hills, Hailey resident, asks about a walkway crossing above the highway?

[5:51:21 PM](#) Haemmerle, recently visiting Germany, every town had a town square. Saw removeable posts that enabled traffic through at times. It is worth pursuing and looking at.

[5:52:35 PM](#) Burke, takes Leann's comments seriously, she wants to do this, and has wanted this for 20 years.

[5:53:25 PM](#) Thea wants a town square, shares MacLeod's concern about the traffic. Is there any thought of taking it to River Street or 1st Ave to reduce the noise? There are some pros to having it where you are considering. A town square can create a buffer. She definitely wants to move forward on this.

[5:56:49 PM](#) Cooley, Mr. Gunderson did a thorough job of narrowing the potential town square sites, he thinks this is a good spot. The opportunity for this location is here and now. We can make this thing work and figure out the details. Great turn out when we had the Christmas event here.

[5:58:36 PM](#) Teevin, this feels like a natural site for the town square. First thought, is in planting a permanent tree for a tree lighting for the town square. And then second, get specific about the types of activities that we will allow in the town square is important, for example, not allowing truck sales in parks. Define activities for the town square that are appropriate and those that are not.

[6:00:14 PM](#) Haemmerle, if anyone has a different suggestion on a site, bring it forward. We want to bring this out to the public, this seems to be the right time.

*PH 391 Discussion of tax levy increases and revenue enhancements available to the City of Hailey
ACTION ITEM*

[6:01:23 PM](#) Haemmerle opened and announced that Dawson will lead us through revenue funding

[6:02:05 PM](#) Dawson, our next opportunity, is May 2019, with wrapping up thoughts in March 2019 to go to vote in May that year. Using the structured pathways for people project as an example, we asked for a temporary levy 2-years. We need to set the amount to what you need in the 2-year period.

[6:03:25 PM](#) Haemmerle dovetailed, we moved forward with the current levy because one was expiring and this amount was the same as what voters were already paying.

[6:04:10 PM](#) Dawson, the Idaho Power franchise fee diversifies our revenue stream and enhances levies for the long-term. This would go to voters to pass and would be in perpetuity, with a simple majority.

[6:05:20 PM](#) Dawson then discussed a Capital Levy. The reporting requirements are similar to the Development Impact Fees (DIF) which we do now.

[6:05:59 PM](#) Next is the general property tax levy increase, .0026 is the rate now – about 1/3 of what the law allows, and we can go up to .009. .004 would go up to, \$400/per \$100,000 property valuation and an additional \$1.12 million revenue per year. Dawson points to this information on a table on page 146 of packet. Residents currently pay \$261/per \$100,000 property valuation.

Those are short-term options.

The long-term options, would want to get through the next 2020 census before considering a long-term bond.

The current arena bond expires in 2020. [6:08:56 PM](#) A street levy looks and feels like a general levy but would be isolated to streets. We also have that same opportunity with a Park levy and a library levy, these are a bit nebulous for voters to get their heads around.

[6:09:41 PM](#) Haemmerle brought these together for discussion.

Public comments, there were none.

[6:10:30 PM](#) Burke, the 2-year temporary levy would have the easiest sell, lack of maintenance is a concern. The Idaho Power fee is a good long-term option. The community is getting disappointed watching the school bring levys often because we ask where does it end?

[6:11:40 PM](#) Haemmerle, the schools constant levy to voters, acts as a black hole and takes it out of all of us. They should think about how they spend their money.

[6:12:16 PM](#) Thea likes something more permanent and spreading it broader to not burden a smaller group too much. Cities need money. Her catch is with Idaho Power, in general they've sucked some out of us in the valley with the transmission line topic. Thea likes the Idaho Power option because it is long-term and open to what you can use the money on. Thea is not afraid of taxes, because she sees their benefit.

[6:14:52 PM](#) Cooley, all 4 short-term options, for the town square, the 2 year levy may be the way to go because we've shown success. People want specific goals to see where their money is going. The other 3 are harder for homeowners to support. We should call out specific projects for the public to know what we want to do.

[6:16:47 PM](#) Haemmerle, if you put it out to the public, identify it, uses Wastewater treatment plant as the example. It depends on what the people want to see happen and then we'll match the funding to the project, if large construction, then a long-term solution (possibly a bond) may need to fund. As we move forward, will tap into the energy to what people want to see happen.

[6:19:27 PM](#) Thea asks, if we really want town square, what do we do? Haemmerle responds, 4-months timeframe.

[6:22:12 PM](#) **Burke moves to consider moving forward with Croy and Main town square site, seconded by Thea, Haemmerle, concerned that more citizens may come up with better ideas for location. Burke, there will be challenges with any site. Cooley, maybe we should schedule a public focus group to discuss this site, he is committed to this site unless someone has a better option. Teevin, yes. Burke, yes. Cooley, yes. Thea, yes.**

*PH 392 Consideration and potential first reading of a proposed ordinance, Ordinance No. _____, a City-Initiated Text Amendment to Title 17: Zoning Regulations, Chapter 17.04: Establishment, Purposes and Uses within Zoning Districts, Section 17.04N.060: Public Hearing, to edit item A. Notice, and add a subcategory 1. Posting on Premises, to further clarify and define on-site noticing requirements **ACTION ITEM***

[6:27:17 PM](#) Horowitz, this is regarding legal posting of notices at property, a clean up suggestion. This is similar to what Blaine County does, it puts more of responsibility of noticing on the applicant, they would take a picture, and send it to the city. Blaine County has this process. Haemmerle, have we done this in the past? Horowitz responds, no but this is a good idea, as we've had problems in the past with signs, being moved or pushed over with snow removal, or forgotten to post in time.

Public comments, there are none.

[6:30:14 PM](#) Thea, asks who makes the sign? Horowitz, we will use the existing sign boards that we have. The citizen will put down a deposit, use our sign, and we check the sign for compliance. Blaine County attests to the sign content and language, and then deposit is returned when applicant brings sign back at end of process.

[6:31:10 PM](#) Cooley, how do we make sure this is in compliance? Horowitz, we would not expect them to monitor it every week only at the beginning.

[6:31:59 PM](#) Burke would like to think that this could work and have burden removed from the city, by shifting responsibility to applicant.

[6:32:38 PM](#) Haemmerle, how did this come up? Horowitz, noting that this is how the county does their process and it would be easier than having our staff have a reminder to go out and post the sign on the property. Haemmerle, Blaine County has a lot of staff why can't they do this? Thea, asks, why shouldn't the applicant do this? Haemmerle, responds, because government is responsible for noticing, it is an essential duty of government.

[6:33:52 PM](#) Teevin, aren't we doing this if we give them the form to post? Horowitz, we would attest as to the form. We have not looked outside this county on this process, so if you want us to do so, we can.

Burke is not totally sold on this, but would like to lessen the burden on staff.

[6:34:39 PM](#) Cooley, moves to direct staff to continue looking at other municipalities process, Burke seconds. Motion passed with roll call vote. Thea, yes. Cooley, yes. Teevin, yes. Burke, yes.

NEW BUSINESS:

NB 393 Consideration of an agreement (Resolution 2018-____) with Stanley Consultants, Inc., in the amount of \$184,000 for Phase 1 Concept Design of the River St. Reconstruction Project
ACTION ITEM

[6:35:18 PM](#) Yeager new audio visual equipment in the room tonight, new screen will be forthcoming in a week or so.

[6:36:16 PM](#) The LHTAC consultant has been selected Stanley Consultants, the differing costs associated with this, \$149,000 budgeted for this project. After this process with LHTAC we are at \$184,000 for the project. LHTAC, will make up the difference, city will still have the match 7.34% match. 3 different alternatives for River Street, what are we responsible for if we can't find funding in the future? We can always pick [6:38:30 PM](#) the no build option and stop at the concept development stage. If we do move forward for additional funding build grant or URA at future point. Another option, is we can reduce the scope, have some opportunities to changes if we have funding challenges. Scope of work has been stripped down, bare bones, reduced this with LHTAC. 3 options, moving forward with the concept development stage, and BUILD grant. Need to do a transportation master plan to be eligible for the BUILD grant.

[6:41:55 PM](#) Burke how does this correspond with the Urban Renewal Agency (URA) area. Yeager, this is 2 blocks north of the URA area. We would be starting at the point where the URA would conclude.

[6:44:15 PM](#) Cooley asks, to move forward you are asking for motions #2 and #3 right? Yeager, confirms, yes that is correct.

[6:44:20 PM](#) Thea asks, does this tie into the funding we were talking about earlier?

Haemmerle, this is a 4-block portion we are discussing right now.

[6:46:25 PM](#) Yeager responds to Thea's question. A BUILD grant, would be include funding for a larger portion of River street.

[6:47:28 PM](#) **Burke moves to approve Resolution 2018-112, and agreement with Stanley Consultants for phase 1 construction design contingent on funding, Cooley, seconds, and asks for an option to apply for BUILD grant, Burke amends motion to include steps to apply for Build grant. Motion approved with roll call vote. Teevin, yes. Cooley, yes. Burke, yes. Thea, yes.**

OLD BUSINESS:

OB 394 3rd Reading of Ordinance No. 1238, and 3rd Reading of Ordinance No. 1239, amends Title 17, Section 17.05.040 District Use Matrix, to create a new Overlay Zone, "Downtown Housing Overlay District and an amendment to the City of Hailey Zone District Map, "Downtown Residential Overlay" ACTION ITEM

[6:48:59 PM](#) Mayor Haemmerle announces that the motion was made in the last meeting, but readings did not occur.

[6:49:41 PM](#) **Mayor Haemmerle conducts the 3rd reading of Ordinance No. 1238, by title only.**

[6:50:17 PM](#) **Mayor Haemmerle conducts 3rd Reading of Ordinance No. 1239, by title only.**

OB 395 2nd and/or 3rd Reading of Ordinance 1242, amending Title 17.07: Supplementary Location nd Bulk Requirements, 17.07.010: Supplementary Yard Setback Requirements, 17.07.010F: Side Yard Setbacks of Normal Corner Lot and 17.07.010G: Reverse Corner Lots, reference these code sections as footnotes in Title 17.05, Office Zoning Map and District Use Matrix, 17.05.040: District Use Matrix. ACTION ITEM

[6:51:38 PM](#) **Cooley, moves to waive 2nd reading conduct 3rd reading, by title only, seconded by Burke. Motion passed with roll call vote. Thea, yes. Cooley, yes. Burke, yes. Teevin, yes.**

[6:52:16 PM](#) **Mayor Haemmerle conducts 3rd Reading of Ordinance No. 1242, by title only.**

STAFF REPORTS:

[6:52:55 PM](#) Dawson, discussed the council meeting schedule, there are only 3 more meetings left this year. Oct. 22nd, November 26th and December 10th, if anyone can't make any of these meetings, please let us know because we may not have a quorum. Haemmerle, may call a special meeting to appoint someone to replace.

EXECUTIVE SESSION: Real Property Acquisition (IC 74-206(1)(c))

[6:54:46 PM](#) **Burke moves to go into Executive Session for Real Property Acquisition (IC 74-206(1)(c)), seconded by Cooley, motion passed with roll call vote. Thea, yes. Cooley, yes. Burke, yes. Teevin, yes.**

[7:25:51 PM](#) Mayor and council came out of Executive Session.

With no further business, Thea motions to adjourn, seconded by Burke, motion passed unanimously.