

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD OCTOBER 12, 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 Heidi Husbands. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

5:30:53 PM 5:31 CALL TO ORDER

PUBLIC COMMENTS: **5:32:01 PM** Robert Blake Hailey resident, you are all wearing the wrong masks. 22 not many dead people, not really a pandemic.

Sam Linnet not in attendance.

5:33:28 PM Brian Opp – 26 Rodeo Dr. people are leaving blue states in droves, can't believe, you know my position on this, can't believe, 30 years ago, I moved to a red state, don't extend the mandate.

5:34:39 PM Housing workshop thoughts, Mayor Burke been here since 1971, anything we can do to address this problem is good, has always been a problem.

PRESENTATION AND WORKSHOP:

PP 347 Presentation from Blaine County Housing Authority and ARCH Community Housing Trust regarding housing initiatives in Hailey and Blaine County. No documents. Presentation with workshop style discussion ACTION ITEM

5:35:36 PM Horowitz, knows this is a pressing time. P&Z has been asking for a workshop on this. 2 primary housing organizations present, Michelle Griffith and Nathan hARville. Harville EDirector with BCHA will speak first.

Harville reviews his presentation, have representative's county wide including the cities. **5:39:39 PM** median income w/in Blaine County has declined for 5 of past 6 years, in the state median income has increased for the last 4 years. Housing costs & median income, in 2021 Hailey, approx. \$2,275 up 42% and household income needed \$91,000; means housing is out of reach for more than 50% of residents in Hailey. Harvill reviews the ACS data all households. **5:43:30 PM**, total # of housing units has increased in Hailey 3.399 up 3.8%. Number of vacant housing units has increased. **5:44:07 PM** BCHA # of housing units in Hailey 10 ownership units, 3, 2 bd units and 7, 3 bd units. Since 2013 Hailey community homeowners have saved an avg. of \$102,597 on housing versus market price. **5:46:12 PM** BCHA's mission statement includes increasing housing supply, encourage more efficient use of land and look at increasing housing to all full-time workers in the valley. **5:50:40 PM** BCHA's work, all applications are available

online. BCHA does not receive Federal funding, solely private funding, nimble and flexible because of this. Harvill is happy to answer questions.

Michelle Griffith presents for ARCH [5:53:05 PM](#) thanks Horowitz for scheduling this tonight. Typically used federal funding to build housing, Parcel O falls under single-family category. Those programs are highly competitive, seeing housing decline in other areas around the state, have had to fight for this money, income limitation is 60% of Area Median Income (AMI), doesn't allow us to specifically allow city employees housing, has to be first come first served. Our board decided that most families were not qualifying with the federal requirements. Many members of the community do not qualify. 60% of AMI is \$42,000 for single person and \$60k for family of 4. 80% of AMI is \$52,000 for single and \$75k for family of 4. A med technician makes about \$65,000 per year at St. Luke's Wood River. [5:58](#), continued discussion about housing challenges. Housing should not be more than 30% of AGI. BCHA board, voted in favor of using land owned to partner with St. Luke's. The hospital foundation is financing the construction of the housing. Rental is unique to each person's income. Only way we can do this is because of private funding, key to this program. ARCH is working with other area non-profits. Griffith discusses AGI, housing stipend, deduction of childcare costs, and deduction for retirement. [6:02:28 PM](#), other considerations, student loans, not sure what hospital will do yet. Also working with the school district. Have received a million dollar donation, 50% match, rec'd Aug. 25th and have received 2/3 of the goal. Sent out emails, cancelled due to COVID, 2 smaller events of 10 people each, able to raise 3/4 of million. [6:04:16 PM](#), think about what your needs are. Need to consider, what we can do for a private organization like small businesses; a little trickier from a tax standpoint. [6:05:31 PM](#) question about how many units in Hailey, income restriction or land lease, occupied 9 ownership units, 41 rental units, under construction 1 owner units, 61 rentals. Some units are not in these numbers, i.e. Advocates.

[6:07:07 PM](#) questions for Griffith?

Horowitz, slide on occupied vs. vacant, she explains short-term rentals in Oct. 2nd report, 54 of units are short-term in the city, equals 2% of our housing.

[6:09:05 PM](#) Thea comments, amazing we have these partnerships, really excited about how you are moving funding away from federal funding. How can we help from city's perspective, what can we apply to help? [6:10:23 PM](#) Griffith responds, LOT has been discussed, but know how this is scrutinized at the state level and understand the hesitancy for city's to use this funding. Hailey has been great at making land available. One idea is to reduce fees for permitting and other idea, expediting applications come to mind.

[6:12:39 PM](#), Harvill, concurs with Griffith and offering incentive to developers to promote housing. Not to say Ketchum's program would work in Hailey, but worth kicking the tires on it. With recent increase in housing, high prices are rolling downhill, reducing barriers is good to discuss. Thea, what is Ketchum doing? Harvill, Ketchum has an in-lieu fee incentive for affordable-housing to encourage development. It is not a requirement. Horowitz you can build a 3 story with no fee, 4 story with in-lieu fee, not mandatory, voluntary, not struck down.

[6:16:08 PM](#) council will see 2 projects within the next 6 months from private sector. Mayor Burke, Horowitz is very familiar with the Ketchum policies. Burke, it has to be equitable. 6:18, Martinez, philanthropy work, it will continue to work for us in the valley, thanks to Griffith.

Harville thanks everyone’s efforts on this topic.

[6:19:39 PM](#) Mayor Burke, 50% of our community cannot afford rentals

CONSENT AGENDA:

- [CA 348](#) Motion to approve Resolution 2021-099, authorizing the mayor to pledge participation in ICLEI150 Race to Zero Initiative **ACTION ITEM**
- [CA 349](#) Motion to approve Resolution 2021-100 authorizing a Clean Energy Coalition MOU with Blaine County and the Cities of Ketchum and Bellevue, with an amendment to the MOU language as approved by Blaine County, with the amendment being an equal-share funding model for partners, rather than a funding model based on population. **ACTION ITEM**.....
- [CA 350](#) Motion to approve Resolution 2021-101 authorizing contract for services with Blaine County School District under which two school resource officers employed and supervised by Hailey Police Department are assigned to Blaine County Schools at a cost to BCSD of \$196,910 **ACTION ITEM**
- [CA 351](#) Motion to approve Resolution 2021-102, ratifying mayor’s signature on engagement letter for legal counsel Deborah Ferguson’s representation of the City of Hailey in a federal lawsuit**ACTION ITEM**
- [CA 352](#) Motion to approve Resolution 2021-103 authorizing MOU with Blaine County for snow removal coordination and cooperation between Hailey and Blaine County **ACTION ITEM**.....
- [CA 353](#) Motion to adopt Resolution 2021-104, authorizing the City’s 2021/2022 Snow Removal Policy. **ACTION ITEM**
- [CA 354](#) Motion to adopt Resolution 2021-105, declaring Surplus Property, authorizing its sale, recycle, or disposal. **ACTION ITEM**.....
- [CA 355](#) Motion to approve Resolution 2021-106, authorizing Special Use Agreement with Blaine County for the City’s wireless equipment upon Blaine County buildings **ACTION ITEM**.....
- [CA 356](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision of a Final Plat Application by Larry Green of L.L. Greens, represented by Galena Engineering, wherein Lot 1, Block 2, Northridge X (21 East McKercher) is subdivided into two (2) lots, Lot 1A, comprising of 43,785 square feet, and Lot 1B, comprising of 31,855 square feet. This project is located within the Limited Business (LB) and Downtown Residential Overlay (DRO) Zoning Districts. **ACTION ITEM**.....
- [CA 357](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision of a Final Plat Application by Emerald City, LLC, represented by Galena Engineering, where the existing building located on Lot 4HA, Block 4, Airport West Subdivision Phase II (110 Gulf Stream Lane) is converted into three (3) commercial condominiums. This project is located within the SCI Industrial (SCI-I) Zoning District **ACTION ITEM**.....
- [CA 358](#) Motion to approve minutes of September 27, 2021 and to suspend reading of them **ACTION ITEM**.....
- [CA 359](#) Motion to approve claims for expenses incurred during the month of September, 2021, and claims for expenses due by contract in October, 2021 **ACTION ITEM**.....

[6:20:39 PM](#) Thea pulls CA 358 to recuse since she missed that meeting.

Martinez moved to approve all consent agenda items minus CA 358, seconded by Husbands, motion passed with roll call vote; Martinez, yes. Thea, yes. Husbands, yes.

[6:20:46 PM](#) Ca 358 – Martinez moves to approve, Husbands seconds, Martinez yes. Thea abstains, Husbands, yes.

MAYOR’S REMARKS:

Video from St. Luke's is played, thanks from our entire team for taking the lead for our valley, adopting a mask order. Mayor Burke, it is very rewarding to receive this thank you.

APPOINTMENTS AND AWARDS:

AA 360 *Consideration of Library Board Appointment CeCe Navarrete with Resolution 2021-___ ACTION ITEM*

[6:27:06 PM](#) , CeCe Navarrete pursuing, Mayor Burke reads the letter from applicant, Husbands, overall a great person, taught her in school.

[6:29:34 PM](#) Dawson, Library will appoint another member next month, Resolution will be presented next month, need a motion to appoint in this meeting.

[6:30:15 PM](#) **Thea moves to appoint CeCe Martinez to Library Board, seconded by Martinez, Motion passed with roll call vote; Thea, yes. Husbands, yes. Martinez, yes.**

PUBLIC HEARINGS:

PH 361 *Consideration to extend the deadline for recording the Final Plat of Lots 1A, 2A and 3A, Block 94, Hailey Townsite, and motion to approve the Resolution 2021-___, authorizing the mayor's signature on the Security Agreement related to the Final Plat of Lots 1A, 2A, and 3A, Block 94, Hailey Townsite (666 East Carbonate, 607 Bullion Street and 127 North 7th Avenue ACTION ITEM*

[6:31:29 PM](#) Horowitz, Hennessey has subdivided his lots, not Quigley, on corner of Bullion and 7th. Plat has not been recorded. Council may extend by holding a public hearing. Infrastructure is underway.

[6:32:24 PM](#) – Dave Hennessey, working with Brian Yeager to pick up another house with the sewer line, will do this in the spring time, rest of the infrastructure will be completed soon.

Public hearing: [6:33:04 PM](#) , no comments

Thea, considering extension for plat and deadline. Horowitz asks for 2 motions. Yeager responds to Thea's question, after getting through the process, pick up an additional house sewer, will construct next spring, he is helping us out. Motion language on pg. 158, [6:34:29 PM](#) .

[6:35:02 PM](#) Thea moves to extend deadline listen, seconded by Martinez, Husbands Thea.

[6:35:30 PM](#) **Martinez moves to approve Resolution 2021-107, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Thea, yes. Martinez, yes.**

NEW BUSINESS:

NB 363 Consideration of installing a Cardboard Compactor and Roll off glass bin on the western side of the 3rd Ave. Wood River Rural Fire Station, pending final site development details, and motion to direct staff to proceed with implementation of said plans. ACTION ITEM

[6:36:56 PM](#) Yeager gives information on this item, searching for a home. Consideration of the park n ride lot, have also explored the fire station lot on 3rd Ave South. Ask that council discuss and support this location. Proposing to house the roll off cardboard container and glass roll off container as well. Hope that this will be a bit more quiet than current pick up, as the entire bin is removed from the site, instead of being emptied. [6:39:24 PM](#) , spoke with Hailey and Wood River Rural fire chiefs, they are okay with this proposed plan.

[6:40:27 PM](#) , Burke asked if we have gotten complaints on glass recycling? Baledge confirms it is loud. Thea has received similar complaints. Yeager explains rationale about this spot, trying to get as farther from residential use.

[6:42:40 PM](#) Heidi Bynum Beaver Brook in Hailey, asked if structure around it also, buffering materials, would help with the noise. A lot of people are dependent on boxes, maybe think about this, don't compact all of them?

[6:44:26 PM](#) , Martinez, asks will this affect fire dept functionality? Baledge, we are discussing, may only block the dumpsters for parking use needed. Other than that, not an issue. May be 8-10 vehicles at WRFD during a fire response. Baledge, Hailey owns the lot Wood River owns the structure, exploring options for use of building if the Wood River Fire bond passes.

[6:46:18 PM](#) , Yeager, sound dampening, at first considered this, would have to create a wall, don't have funding and complicates snow removal efforts, that's why we've pushed it behind the buildings. All of the park n ride cardboard recycling bins would be removed. Still working through details want to know if council supports this idea.

[6:48:47 PM](#) , Bynum speaks again, how is traffic flow going to work? Yeager, only one person at a time can use the bins. More of waiting in line like a school drop off situation, wait their turn. Bynum, can see a problem with this approach for herself, inconvenient for users. Burke, will require "retraining." Goal is to reduce contamination, Burke responds.

[6:51:23 PM](#) , Burke asks staff, does this compactor take Costco boxes? Yeager, not sure, have to look into this, depends on the opening of the compactor. Suggest to reach out to 300 ft adjoiners, reach out and can bring back to council if you so wish. Construction details to work out.

Discussion ensues about the size of the compactor bin.

[6:54:23 PM](#) Dawson, Feb-May we were wrestling with this issue, council selected the compactor and glass roll out bin, but did not discuss the location at that time. Rates that people are paying right now is predicated on the roll out bins. With the compactor, will have far less trips from Clear Creek, from twice every day to maybe twice a week. Horowitz, asking if council is okay with this proposed site, can be shielded.

[6:56:23 PM](#) , Husbands, and education of the public, regarding the new location. Dawson, one more decision in the future, working with Blaine County on an MOU, developing a collection site, Blaine County Recycling Center; Blaine County will help participate in this site development, may be under consent agenda as a reimbursement to them.

Thea wants to move forward as does Husbands and Martinez.

[6:58:29 PM](#) **Martinez moves to approve site for compactor at Hailey Fire Station, seconded by Thea. Motion passed with roll call vote; Martinez, yes. Thea, yes. Husbands, yes.**

NB 364 Consideration of extension to Health Order 2021-06 which would extend Hailey's mask mandate for an additional 90 days, requiring that face coverings be worn in indoor public spaces and in outdoor public places when distancing can't be maintained ACTION ITEM

Public comments:

Hunter Aitken, lives on Walnut Street. What is the attorney cost? Burke responds, asks if Simms wants to respond. Inappropriate to respond at this time. Aiken wants to speak about Science. Has done his own research, masks don't work. Sweden, masks are not required, lowest numbers in the world, look at Spain and Israel, dying by the thousands by the day. Science seems to say, not working. This is frivolous effort, waste of taxpayer's money. Mandate is unconstitutional, virus is a joke.

[7:02:30 PM](#) other comments:

Heidi Bynum of 2971 Beaver Brook. To know whether or not masks are working, would rather try them, can't make it worse. Would like to know more information on this. Have been wearing her mask since Feb. 2020. Hospitals have used masks for years. Also want to thank mayor and council for protecting the public with the (mask order), doing a good job. Feels the lawsuit is specious, people need more information. If you know people that work in the hospital, not sure of long-term effects.

[7:06:05 PM](#) 323 N. 2nd Ave, lives in the Baptist church Bex Wilkinson, living in the former Baptist Church. It infuriates her that the city is being sued. Have friends with auto immune disease, concerned for them and others. Masks are an inconvenience but do it for others. It would irresponsible to not have a mask mandate, hope you keep this in place.

[7:08:07 PM](#) Jane Drussel Hailey resident and business owner, just had this discussion with another member of the community. We have the highest percentage of vaccinated individuals. Lowest infection rates in state, because of our diligence. Sign on her store, used to state, masks mandated, now it is "masks encouraged" people are honoring the current sign, like our freedom to be out with our masks. As a business person, trying to run a business was difficult last year, good for you guys, okay with the mask order.

Council deliberation:

One change in this order, Thea exemption, age 2, should be age 5 on page 197.

Dawson [7:11:21 PM](#), there may be a couple of versions of the order, if you want to continue, recommend motion to adopt order 2021-007 to reflect 2021-006 with different expiration date. Simms adds, there is also an exemption for sports activities in the current order.

Motion to extend 2021-006 suggests Burke. Thea would like to extend for 30 days and then reassess, because of how decisive our community has become, instead of 90 days. We are staying in tune with what is going on. Martinez, thinks we should go to 2 weeks. Our next meeting 10/25 is before election. [7:14:18 PM](#) would like Linnet here for the discussion. Burke, Linnet wants 90 days and business signage. Martinez, would like to hear Linnet's thoughts on this topic. Husbands, would like to see 30 days. Would like to see signage on business doors, city is behind businesses. Simms is at your service, Mayor Burke. Burke is in favor of 30 days. Martinez, have worked elections. Discussion on timeframe extension ensues. Simms adds, can repeal the order at any time, having a sunset clause doesn't mean that we can't act before.

Discussion with council regarding sunset clause. [7:24:04 PM](#). Burke is okay with 90 days. Burke asks for a motion from council.

[7:24:33 PM](#) Thea moves to extend health order 2021-06, 30 days to Nov. 11th, (adopting 2021-07) order, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Thea, yes. Martinez, no. Burke, yes.

STAFF REPORTS:

[7:27:24 PM](#) Martinez announced that in the Mountain Rides Board meeting they will be discussing Hailey's roll, invite those that want to participate.

[7:27:45 PM](#) **Martinez moves to adjourn, Thea seconds. Motion passed unanimously.**