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**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD NOVEMBER 9, 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 Council President Kaz Thea. Present were Council members Heidi Husbands, Sam Linnet, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

Mayor Martha Burke not in attendance tonight.

5:30:45 PM call to order by Kaz Thea. And no public comments.

CONSENT AGENDA:

- CA 458 Motion to ratify letter from Mayor Burke to HartBeat of Main Street Grant program round 2, in support of The Barkin' Grant Application **ACTION ITEM**.....
- CA 459 Motion to approve Resolution 2020-124, ratifying Mayor Burke signature on Security Agreement with Jesse German, for Little Indio Subdivision **ACTION ITEM**
- ~~CA 460 Motion to adopt Resolution 2020-125, authorizing the City's 2020/2021 Snow Removal Policy **ACTION ITEM**.~~
- CA 461 Motion to adopt Resolution 2020-126, authorizing the Mayor to sign a General Release with Victor and Karina Lizarraga, and issue payment of \$498.37 **ACTION ITEM**
- ~~CA 462 Motion to adopt Resolution 2020-127, authorizing the Mayor's signature on an agreement with Imperial Asphalt for a Crack Fill project on Woodside Blvd. in an amount not to exceed of \$4,980. **ACTION ITEM**.....~~
- CA 463 Motion to authorize Pay Request No. 2, to B&G Dirtworks, in the amount of \$17,547.15, and authorize the release of retainage in the amount of \$6,413.89, for work completed on the West Meadow Water Main Improvements Project. **ACTION ITEM**
- CA 464 Motion to approve Resolution 2020-128, authorizing an independent contract renewal for Chris Corwin for GIS work for the Community Development and Public Works Departments. **ACTION ITEM**.....
- ~~CA 465 Motion to approve the Special Event, Turkey Trot 5k run/walk, to be held on Carbonate Street with route to commence to Draper Preserve on November 26, 2020 from 9 am to 1 pm, and to have a start and finish at Carbonate Street **ACTION ITEM**.....~~
- ~~CA 466 Motion to approve the Special Event, Holiday Bazaar, to be held at 1st Avenue between Croy Street and Walnut Street on December 4-5, 2020, from 11 am to 3 pm **ACTION ITEM**.....~~
- CA 467 Motion to adopt amended Findings of Fact Conclusions of Law and Decision for a Final Plat Application by Jesse and Taryn German, represented by Galena Engineering, where Lot 38, Little Indio Subdivision (415 W Bullion) is subdivided into two lots, Lot 1, 12,704 square feet and Lot 2, 11,335 square feet, within General Residential (GR) Zoning District and the Special Flood Hazard Area. **ACTION ITEM**
- CA 468 Motion to approve minutes of October 26, 2020 and to suspend reading of them **ACTION ITEM**
- CA 469 Motion to ratify claims for expenses paid in October 2020 **ACTION ITEM**.....
- CA 470 Motion to approve claims for expenses incurred during the month of October, 2020, and claims for expenses due by contract in November, 2020**ACTION ITEM**

5:31:27 PM Thea pulls CA 466, as applicant has withdrawn application. Husbands CA 462, pulls. CA 460, pulled by Dawson

Christopher Simms, asks for a roll call.

[5:32:28 PM](#) Juan Martinez, Heidi Husbands, Sam Linnet, Kaz Thea are present.

[5:33:05 PM](#) CA 465 pulled by Thea.

[5:33:15 PM](#) **Martinez moved to approve all consent agenda items minus CA 460, CA 462, CA 465-CA 466, seconded by Linnet, motion passed unanimously. Martinez, yes. Husbands, yes. Linnet, yes.**

[5:34:07 PM](#) Dawson pulled this item CA 460, the policy should say 2020-2021, last page, names and phone numbers, the airport contact name should be Tim Burke, phone number is the same.

[5:35:22 PM](#) **Martinez, moves to approve with corrections made by Dawson, Husbands seconds, motion approved with roll call vote. Linnet, yes. Husbands, yes. Martinez, yes.**

[5:36:02 PM](#) CA 462, Husbands pulled this item, can you crack fill now or wait until spring? Yeager responds, Kelly Schwarz is also on the call tonight. Yeager, spring is the best time to do crack fill. If conditions continue the way they are, may be able to do this weather dependent, moisture is the barrier.

[5:38:00 PM](#) **Martinez, moves to approve, Husbands seconds, motion passed with roll call vote. Linnet, yes. Husbands, yes. Martinez, yes. Thea, yes.**

Simms adds, Council President is allowed to vote.

[5:38:52 PM](#) CA 465, Thea brought this up, wonders how COVID standards are going to be applied. [5:39:28 PM](#) Mike McKenna responds, will model the event after the Baldy Hill Climb, starts every 15 minutes, groups of 50 will start, won't have pre and post event gathering. You just show up and run. The Swag this year includes buffs, to keep everyone healthy.

[5:40:53 PM](#) **Martinez moves to approve, Husbands seconds, motion passed with roll call vote. Linnet, yes. Husbands, yes. Martinez, yes.**

PROCLAMATIONS AND PRESENTATIONS:

PP 471 Presentation by the Wood River Land Trust regarding future trails in the Simons/Bauer Preserve (west of Lions Park) including trails on the City future snow storage site

[5:42:35 PM](#) presentations by WRLT. Keri York speaking, they recently closed on acquisition of over 180 acres from the Simons/Bauer family, recently Hailey city acquired snow storage property from the school district and Mountain Humane's property are all adjacent to each other. Parties have been discussing how to best utilize these properties. The WRLT recently received a grant which has paid for a new map by Evelyn Phillips, Simons/Bauer Preserve, want to post the map on the trail this summer. This joint collaboration, provides enhanced amenities. Grant includes trail design, elevated boardwalk, over the wetlands, trails directly below the snow storage site, ADA trails to allow people of all abilities to use them. Imagine having a pavilion and boardwalk, with interpretation signs. Image on left developed during the Hailey Greenway

Master plan process. Look forward to continue working with city and animal shelter on this project.

[5:50:18 PM](#) Thea thanks York for her presentation, look forward to these trails.

APPOINTMENTS AND AWARDS:

AA 472 *Consideration of Resolution 2020-129 setting Friedman Memorial Airport Authority (FMAA) board appointments. ACTION ITEM*

[5:50:41 PM](#) Thea, Mayor Burke is to fill Haemmerle's seat and Linnet's appointment will be at end of year.

[5:51:16 PM](#) Martinez speaks, Mayor Burke has been on this board before and feels she and Linnet will be good. This is the 2nd most important board.

[5:51:49 PM](#) **Martinez, moves to approve Resolution 2020-129, Husbands seconds, motion passed. Linnet, yes. Husbands, yes. Martinez, yes. Thea, yes.**

PUBLIC HEARINGS:

PH 473 *Discussion and consideration of Resolution 2020-____ adopting Hailey City clean electricity/energy goals following the October 13, 2020 presentations by Hailey Climate Action Coalition on an initiative for 100% Clean Electricity by 2035 and by Idaho Power Company on planned action items leading to 100% Clean Electricity by 2045 ACTION ITEM*

[5:54:26 PM](#) Scott Runkel appreciates council putting this on the agenda. Last week, Blaine County Commissioners adopted this Resolution slightly changes, clean air vehicles, by 2022, position to oversee these goals at county.

[5:56:36 PM](#) Linnet has comments, but wants to hear public comments first. This has been an issue that he ran his campaign on. We've met on this several times, it is a good plan, metrics to hit, timelines, excited to talk about this tonight. Interested in any suggested changes or modifications any may have.

[5:58:24 PM](#) Dawson, along with the Climate Action Coalition Resolution, Idaho Power representatives are on the call tonight if you have any questions.

[5:59:36 PM](#) Thea, there are different timelines with Idaho Power, 2045, want to know how we can move their timeline up. [6:00:15 PM](#) Megan Ronk delivered the presentation last month. The 2045 date was developed and hopefully articulated in the presentation, protecting the cost element, acknowledge that clean energy costs continue to come down. Meeting the system peak is the desired goal. Will work with the city and other customers that have more aggressive timelines. Idaho Power will continue to work with City on these objectives.

[6:02:07 PM](#) Linnet, appreciates Ronk's presentation, and the trend and change in policy that Idaho Power has taken on recently.

[6:04:24 PM](#) Rebecca Bundy, city needs to adopt concrete goals to help coordinate with Idaho Power. Goals are really lofty, need to try to figure out the action plan.

Public comments:

[6:05:40 PM](#) Elizabeth Jeffrey, 201 N. 3rd Hailey resident. Blaine County, 75%, highest response from our county in all of Idaho, most concerned about the climate. Thanks for your commitment to this goal.

[6:07:22 PM](#) Citizen is in support of this resolution, Sylvie Dore(?), they are already seeing problems it is causing in Argentina.

[6:08:41 PM](#) Nina Tully, buttercup road resident, member of Climate Action Coalition. We don't have a lot of time left, this is creating a more resilient community. Clean energy benefits climate, economy, why wait any longer, thank you for your time.

[6:10:06 PM](#) Scott Pinazotto, comments on the technology, this is not 20 years away, it is 5 years away in his opinion. Question to Idaho Power, why can't you do this sooner?

[6:11:04 PM](#) Ronk responds, we are all on the same page, technology continues to advance, looking at the system as a whole and protect the reliability and cost. It is a balancing act, agree technology is changing quickly, will continue working with city and other customers who have earlier goals.

Council Deliberation.

[6:13:12 PM](#) Thea begins, this is very exciting and we need to look at efficiencies, really excited, in support of this resolution.

[6:15:39 PM](#) Husbands, this resolution is overdue and maybe needs to be more strict. Wonder if we should be more aggressive to 2035. It is a lofty goal, would like the goal moved to 2035. Cost of clean energy is getting lower all the time.

[6:17:32 PM](#) Martinez, everyone is in agreement, exciting day for all of us. Speaks to the boots on the ground, Bundy had a great timeline, as we put things forward, important to engage the Coalition and the public, wonder if we can get together and build a categorized timeline. Would like to be a part of the solution with Idaho Power.

[6:19:50 PM](#) Linnet, 3 goals of this resolution listen, vehicle fleet 100% electric, would like to see faster timeline, but want to keep discussing this want to be realistic. Is on board for faster and quicker if possible, great first step. Another part, is a committee formed by Jan 2021.

[6:21:50 PM](#) Thea, as plan gets flushed out, would like to see more aggressive dates. Certainly, seem to be in agreement.

6:22:35 PM Linnet moves to approve Resolution 2020-130, Martinez seconds, motion passed with roll call vote. Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.

6:23:18 PM Thea, thanks all of these partners.

PH 474 Consideration of a Final Plat Application for Quigley Farms Phase 1 Block 2, by Quigley Farm & Conservation Community, LLC where Block 2, Quigley Farm Large Block Plat, is subdivided into 8 lots, ranging in size from 33,790 square feet to 54,952 square feet to 54,952 square feet, within General Residential (GR), and Flood Hazard Zoning Districts. ACTION ITEM

PH 475 Consideration of a Final Plat Application for Quigley Farms Phase 1 Block 3, by Quigley Farm & Conservation Community, LLC where Block 3, Quigley Farm Large Block Plat is subdivided into 7 lots, ranging in size from 11,053 square feet to 12,637 square feet, within General Residential (GR) Zoning District. ACTION ITEM

PH 476 Consideration of a Final Plat Application for Quigley Farms Phase 1 Block 4, by Quigley Farm & Conservation Community, LLC where Block 4, Quigley Farm Large Block Plat is subdivided into 15 lots, ranging in size from 6,380 square feet to 22,802 square feet, within General Residential (GR) Zoning District. ACTION ITEM

PH 477 Consideration of Resolution 2020- __, a Resolution authorizing a Security Agreement with Quigley Farms for of subdivision Phase 1, Blocks 2, 3 & 4. ACTION ITEM

6:23:35 PM ph 474-476 concurrent public hearings.

6:24:29 PM Simms, suggests to have all Quigley discussions simultaneously.

6:25:13 PM Horowitz gives and overview tonight, and displays a plan, you are seeing the football field / track at high school, lot 1 was given to Blaine County School District lot 2 was given to BCRD. Stipulations in the findings, blocks 2, 3 and 4 are stand alone. Number of units, remainder of subdivision. At this point turns over to Dave Hennessey, applicant.

6:27:46 PM Hennessey, will continue in spring to finish blocks 11/15 infrastructure. The trails and track will open next spring. Hennessey can answer any questions.

6:28:32 PM Horowitz, Yeager has been working in great detail spreadsheet, showing the elements of the development. Yeager has been going through each of these items, total dollar amount estimated for bonding is \$2,200,000. Original estimate for all the infrastructure costs was \$2.9 million.

6:30:20 PM Thea, asks Yeager a question. Seems like 90% has been done, right? Yeager, correct, the large heavy lifting has been done. Much of project is complete, but many things left which will require much of the effort.

6:32:07 PM Quigley Ditch access and floodplain. Yeager speaks to this. The ditch was filled in and a new culvert installed and ditch will be realigned to the? Can approve final plat tonight,

Dave Hennessey will finish the ditch components in the next week. Many signatures have to take place, make sure the stream realignment is complete before signing by City Clerk.

[6:33:51 PM](#) Horowitz points out 4 conditions, 18, 19 offsite financial contribution, 8th and Bullion, Yeager asked that this not go in this year, #20 [6:34:43 PM](#) #21 final review from Security Agreement for remaining bonding.

[6:35:08 PM](#) Thea, asks about the sewer connection to city services while sewer infrastructure is being built. [6:35:39 PM](#) Yeager, for the onsite sewer treatment plant, City has agreed to take up to 10 houses prior to the operational sewer treatment plant. With current bonding estimates, it composes approximately 17%, Hennessey, line item 66, in spreadsheet, \$280,000 bonded for 150%. The \$280,000 is adequate to cover the connections to our system. Have the money to upgrade the collection system if Hennessey can't get up and running. [6:38:17 PM](#) listen to Yeager explain to Thea's question.

[6:39:09 PM](#) Hennessey, will have a connection to cities system because will need to discharge in the winter. Yeager, there are details pending about timing of discharge into the city's system.

Public comments:

There are none.

[6:40:58 PM](#) Council deliberation

[6:41:09 PM](#) Horowitz, security agreement, still need the dollar amount filled in.

[6:41:40 PM](#) Linnet appreciates staffs appreciation to detail, know Hennessey wants to get this done, want to make sure we are covered to get this development completed. Comfortable with this final plat approval.

[6:42:56 PM](#) Martinez in agreement.

[6:43:08 PM](#) Husbands appreciates staff details on this.

[6:43:43 PM](#) Thea, echos same comments.

[6:44:25 PM](#) Christopher Simms stated, Horowitz is drafting one motion for all items.

PH items 474 - 477 [6:46:03 PM](#) **Martinez motioned to approve application for Quigley final plats for Phase 1, blocks 2, 3 and 4, finding that the application meets all city standards and that conditions 1-17 are met and adopting Resolution 2020-131 approving the Security agreement, seconded by Linnet, passed with roll call vote. Linnet, yes. Husbands, yes. Linnet, yes. Thea, yes.**

PH 478 Consideration of project pursuant to Title 18, Mobility Design to amend Hawker Lane, a private road located within Airport West, to make the eastern half of Hawker Lane one-way from west to east, eliminating the westbound access from Airport Circle to Aviation Drive through Hawker

Lane. The eastbound access from Aviation Drive to Airport Circle and north and southbound access along Piper Crossing from Hawker Lane to Jetstar Lane will remain the same. ACTION ITEM

[6:47:08 PM](#) ph 478 – Hawker Lane Michelle Cronin on phone representing multiple owners, can Hawker Lane be made a one-way private road. [6:48:53 PM](#) Michele Cronin speaks, mostly a safety concern.

Public comments:

No public comments.

[6:50:20 PM](#) Linnet seems straight forward, it makes sense, especially since the nearby property owner thinks it should be one way.

[6:50:59 PM](#) Yeager, correction only portion one-way. still allow people to exit only take eastern portion.

[6:52:28 PM](#) Martinez, asks if fire department has approved of this. [6:52:59 PM](#) Mike Baledge, if emergency at this site, would use it from either side.

[6:53:19 PM](#) Martinez moves to approve, Hawker lane one-way A-B, seconded by Husbands, Horowitz, motion should be from west to east commencing from Piper lane. Yeager, yes that is correct. Staff suggests correction. Martinez, amends motion as suggested by Horowitz, Husbands seconds amendments. Linnet, yes. Husbands, yes. Martinez, yes. Thea, yes.

PH 479 Consideration of proposed Ordinance No. _____ of a City-Initiated Text Amendment to Hailey Municipal Code, Title 15, Section 15.08.010: Adoption of Codes, to adopt the 2018 International Building Code (IBC), the 2018 International Residential Code (IRC), the 2018 International Energy Conservation Code (IECC), the 2018 International Swimming Pool and Spa Code (ISPSC), and the 2018 International Existing Building Code (IEBC); and amending sections: 15.08.012, Build Better Program, subsection 15.08.012.D.3, Construction Waste; 15.08.020, Amendment of Codes to reorganize amendments so that they are listed by underlying code, along with amendments and additions to reflect local concerns and deleting subsection 15.08.020.E, Fees, Deposits and Refunds; and amending section 15.08.030, Additional Requirements, to add subsections G, Stormwater Retention and H, Building Permit Valuations. ACTION ITEM

[6:55:37 PM](#) Horowitz, introduces Rebecca Bundy for this item. The State of Idaho has suggested adopting these codes by January 2021, 2018 IBC codes as amended by the State of Idaho, more stringent, recommending IRC, ISPSC, in packet, organized code differently, which code was amended, retained build better code, exception of wood waste as there is no buyer for that wood right now. Fees are being adopted separately. Added language for 20 year storm. [7:00:43 PM](#) items removed are shown with stricken language, new language is underlined.

[7:01:55 PM](#) Thea has 2 questions, we just passed this resolution, how much better will be with the new resolution. And why take out the wood recycling? Is it never going to happen again? Why not leave it in? Bundy, issue with the wood, very little clean wood lumber now, mostly engineered lumber. It is a matter of diminishing returns, not much of it these days. As for the

code, the international code council is working on code for net zero, the code will get progressively more restrictive. The state of Idaho tends to water it down a little, at this point, prudent to not make it more restrictive than what the state decides. Proposed to leave our build better code alone, adopt the new building code. [7:06:23 PM](#) Bundy, the biggest issue is not new homes, but bringing existing homes to new energy codes. [7:07:08 PM](#) Simms believes we are grandfathered into our build better code.

Public comments:

[7:07:41 PM](#) no public comments.

Council deliberation.

[7:08:19 PM](#) Linnet, thanks Bundy for all your hard work.

[7:09:26 PM](#) **Martinez moves to approve Ordinance No. 1270, by title only seconded by Linnet, motion passed. Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

[7:10:52 PM](#) **Thea conducts 1st Reading of Ordinance No. 1270, by title only.**

OLD BUSINESS:

OB 480 2nd Reading of Ordinance No.1268, amending the Zoning and Subdivision Fees, to establish new fees and increase some fees more than 5% and Summary of Ordinance No. 1268 ACTION ITEM

[7:13:42 PM](#) Simms suggests motion.

[7:16:10 PM](#) **Linnet moves to approve Ordinance No. 1268 and waive 2nd reading and conduct 3rd reading by title only, and approve summary, seconded Martinez, motion passed with roll call vote. Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

[7:16:46 PM](#) **Thea conducts 3rd Reading of Ordinance No. 1268 by title only.**

OB 481 2nd Reading of Ordinance No.1269, amending Table 1-A: City of Hailey Building Permit and Plan Check Fees, to establish new fees and increase some fees more than 5% and Summary of Ordinance No. 1269 ACTION ITEM

[7:18:40 PM](#) **Linnet moves to approve Ordinance No. 1269 and waive 2nd reading and conduct 3rd reading by title only, and approve summary, seconded Martinez, motion passed with roll call vote. Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.**

[7:20:15 PM](#) **Thea conducts 3rd reading of Ord. no. 1269, by title only.**

STAFF REPORTS:

[7:20:52 PM](#) Horowitz, Forest Service Warehouse building, not prudent to move this building at this time. [7:21:39 PM](#) Yeager, when we entered into this process, estimated \$58/square foot, lead paint abatement, now approx.. \$111/square foot, not bad in comparison to other building. The 2 companies contacted to remove walls, did not think it was worth doing this project, not paying back for us. Asking for feedback from council.

[7:23:59 PM](#) Thea, although disappointed, understands, and unfortunate, as we put in a lot of effort to save this building. It is not responsible to spend money like that.

[7:24:57 PM](#) Husbands agrees, understands, suggests to take off doors and keep them for future but don't spend any more time on this project.

[7:25:33 PM](#) Linnet, we've tried several ways to save this building. Cost benefit does not add up right now.

[7:26:39 PM](#) Horowitz, if we don't take the building, the current property owner gets the building back.

[7:28:21 PM](#) Linnet what was budgeted for next year? Yeager responds, \$15,000 in capital improvement plan, had \$125,000 budgeted for a storage shed. Linnet would like to see options for reincorporating those funds back in our budget. The \$15,000 was from the developer which will evaporate. The other funds are in capital. We are out fees.

[7:30:49 PM](#) Thea wants to participate in the task force.

[7:31:12 PM](#) Linnet, Harvey turns 1 year old on Thursday.

[7:31:27 PM](#) Thea, thanks to Yeager for the tour of the snow storage site. Very excited that we got the property.

[7:33:06 PM](#) **Martinez moves to adjourn, Linnet seconds, motion passed unanimously.**