

**MINUTES OF THE REGULAR MEETING OF THE  
HAILEY CITY COUNCIL  
HELD MONDAY, MARCH 26, 2007  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The regular meeting of the Hailey City Council was called to order at 5:30 p.m. by Mayor Susan McBryant. Present were Council members Rick Davis, Don Keirn and Carol Brown. Martha Burke was absent. Staff present included: City Attorney Ned Williamson and City Clerk Heather Dawson.

**OPEN SESSION FOR PUBLIC CONCERN**

Geoffrey Moore expressed some ideas about the Hailey Zoning Ordinance.

**CONSENT AGENDA**

The mayor pulled CA 112, CA 113 and CA 115 as it relates to the HRA/VBA Employer Adoption Agreement from the consent agenda. **Davis moved to approve the remainder of the consent agenda as presented and Keirn seconded; the motion carried unanimously.**

CA 110 Motion to approve findings of fact, conclusions of law, and decision for Green Meadows Condominiums final plat

CA 111 Motion to approve Special Event Application for The Trailing of the sheep

~~CA 112 Motion to approve Special Event Application for the Wood River High School Home & Garden Show~~

~~CA 113 Motion to approve minutes from the March 12, 2007 City Council Meeting~~

CA 114 Motion to approve claims for expenses incurred during March, 2007

~~CA 115 Motion to approve contracts for new City Health Insurance Program, including:~~

Resolution establishing an HRA/VBA Plan- Resolution 2007-04

~~HRA/VBA Employer Adoption Agreement~~

AFLAC Agreement revised to eliminate AFLAC as Flex Plan Administrator

Regence Blue Shield Insurance Regence Classic Plan Acceptance

**CA112 Special Events – WR High School Home and Garden Show**

McBryant asked, in what way does this mirror an activity that is regularly held by a high school. Dawson noted that because this is not an activity regular to a high school, the special events ordinance requires that it be submitted to the council for review. Mayor said out-of-town merchants compete for local business in events such as these. An opposite argument can also be raised – it may bring people to town. Mayor advised the council to not simply approve these applications just because they are put in front of the council.

**Brown moved to approve the special event with comments noted. Davis seconded; the motion carried unanimously.** Keirn noted that the name implies the school should be the applicant. Staff was advised to check with school.

**CA113 Minutes of March 12, 2007**

Mayor corrected the minutes to identify Susan Pasavoy and to correct a typographical error. Keirn moved to approve the minutes as amended; Brown seconded. The motion carried unanimously.

**CA115 HRA/VBA Employer Adoption Agreement and Resolution**

Brown noted the name Board of Directors should be changed to Hailey City Council. Williamson said the Employer Adoption Agreement outlines Hailey's responsibilities, including making contributions, and conducting the audit work. Williamson suggested amendments to the indemnification language. **Keirn moved to approve with amendments approved by the city attorney.** Brown seconded; the motion carried unanimously.

**MAYOR'S REMARKS**

Mayor said office hours have been held with city council members for public concerns and that forum will continue. She read a letter from the Community School thanking the Mayor for her support of the Mayor's Climate Protection Agreement. She announced that she had spoken with the Bellevue City Council Thursday to invite them into a dialogue for the consolidation of fire services. The Mayor of Bellevue made some nice comments regarding the consolidation. Mayor McBryant will be sending out correspondence to the county to advise them of this, and that we are not, by doing this, shirking the conversation with the county, but these two cities look alike.

**NB 120 AIP 32 Resolution 2007-05**

Rick Baird asked that the Mayor be authorized to sign appropriate grant documents for a \$5,350,000 grant for runway improvements. **Davis moved to authorize the Mayor to sign Resolution 2007-05.** Keirn seconded; the motion carried unanimously.

**PP 116 PROCLAMATION**

Mayor McBryant read a proclamation announcing Company of Fools Day in Hailey as April 1, 2007.

**PP 117 MUSEUM BOARD PRESENTATION**

Bob MacLeod, present with Teddy Daley, said the museum board was created in 1962. MacLeod gave a rendition of the recent educational activities of the board. The building and the land are owned by the City of Hailey. He went on to give history of the building. The north wall was replaced in 1992, after it had become structurally unsound. It is now in need of restoration of the south wall. This will be a repair to the building. The Museum Board asked the council's support in terms of waiving any applicable fees, approximating \$2500 in building and planning department fees. Keirn favored waiving the fees because it is a city-owned building. Brown concurred, and noted that city staff time can sometimes be used for grant matches. **Brown moved to waive the building permits and other staff review permits fees for museum south wall restoration.** Keirn seconded; the motion carried unanimously.

**PH 118 CAPITAL IMPROVEMENT PLAN**

Dawson introduced Paul Tischler, who then introduced the Capital Improvement Plan. Tischler said Idaho law is fairly restrictive, such that new growth can not be fully charged its fair share of growth, only their fair share of the eligible components under the law. That is why police vehicles are under the annexation fee category rather than the development impact fee category. There are four service categories allowed under Idaho Law, parks, transportation, police and fire services, and recapturing the CIP cost. The study resulted in a \$2629 maximum fee for single family residential units. If the council does not impose the maximum fee, Hailey will either have a reduction in levels of service or will have to use another funding source. Based on the forecast of growth, the average annual revenue from impact fees would be over \$600,000. The approach we have used is the incremental approach, because the act requires Hailey to have first identified any deficiencies. The incremental approach defines the current level of service, and the suggested fees allow maintaining that level of service despite new growth. Some fees are based on persons per housing unit, some on other factors. He explained that the parks current level of service costs each person \$326 per person, and trails cost \$45 per person. There are 2 components to the transportation fee, the rolling stock and the infrastructure. Retail acts as an interceptor for trips. Police fee is allocated on the basis of functional population. Retail generates more calls for police service than warehouse, and the cost is spread out among the different types. Fire department analyses tabulated calls for service to land use. There was, in Hailey, lower residential area calls than we find normally across the nation. That shows that a significant number of calls come from visitors rather than residents of the town. Operating expenses tend to be the greatest part of each budget, and these fees only provide for the allowed capital improvements associated with growth.

Brown appreciated the relationship between the annexation fees and impact fees as shown in the document.

Dawson said the plan defines the level of service, and dovetails with the Transpo Group's Transportation Master Plan. It is scientific in nature, and even if not used for development impact fees, should be used by the city as a financial planning tool. Grotto said if this Capital Improvement Plan is adopted as part of the comprehensive plan it would become a new component of the Hailey Comprehensive Plan. Williamson said if the city adopts a new capital budget plan every year, CIP has to be updated every 5 years. Once adopted as a section of the comprehensive plan, then we would need to adopt the ordinance setting forth the fees. Notice requirements would put that, at the earliest, in late April. The CIP has to include 11 things. This report will suffice, but he wouldn't want to slide it into the comprehensive plan in its entirety. He suggested that we continue this hearing after taking public comment and come up with a consensus of how to incorporate the CIP into the Hailey Comprehensive Plan.

The mayor opened the public hearing. Stephanie Marvel of 316 East Bullion said she sat on the Development Impact Fee Advisory Committee. She supports the plan because the city is scrambling to keep up with its growth. Balancing the growth you want against the impacts of growth on the city is vital to avoiding a continued decline in the level of

service. Growth diminishes the services for those of us who have lived here. There are plenty of subdivisions in the city that, as they develop, spread out the service.

Geoffrey Moore of 406 South First Avenue urged the council to adopt this plan at the maximum amount we can ask for. There being no further public comment, Mayor McBryant closed the public hearing.

McBryant said we would be smart to get on board, and adopting gives us the ability to move forward on this. Keirn said he has seen the development impact fees work. Davis asked if remodeling is subject to the fee. Williamson said the statute exempts remodels; the fee is for new construction only. Davis said he had received a comment cautioning making retail fees too high. He was glad the report addressed other methodologies. We'll still have to use LID's and Bonds. McBryant said we will need to dump our former adoption of an annexation study to assess annexation fees. Brown felt comfortable with the CIP, saying Tischler's reputation is outstanding in this area. She emphasized that the service response of fire to non-residents gives more support to our Local Option Tax. **Davis moved to continue this hearing to April 9, 2007.** Keirn seconded; the motion carried unanimously.

**OB 119 THIRD READING ORDINANCE 983- WATER METERING ORDINANCE**

Davis moved and Keirn seconded that the third reading of Ordinance 983 be read by title only. The motion carried unanimously.

**WORKSHOPS**

**Logan's Run Annexation**

Grotto said the planning and zoning commission recommended denial of Logan's Run annexation, and the developer will wait before bringing that matter to the council.

**Water Storage Tank**

Hellen announced that the Quigley Water Storage Tank leak test will be done in the near future.

**Employee Health Meeting**

Spinelli said employee health meetings were conducted well by our very professional consultants. The transition went surprisingly smoothly.

**Animal Control**

Brown wanted to clarify a discussion taken at the last meeting regarding the dog catcher – she wanted to clarify that we were not eliminating service in Hailey we were transferring the entire package to the county. The City of Hailey will still retain the service. McBryant said the contract had been structured as a 2-headed dragon. It made sense to shift the entire oversight to the county. Whether the level of service will continue will be contingent upon whether the county wants to fund the position. She understands they don't want to allocate the full-time position, but will still allocate hours to Hailey. She hoped they would increase the number of hours proportionately. We are

also helping the county to fund the animal shelter to the tune of \$40,000, so we are stepping up with funds. She said she spoke with both the Sheriff and Commissioner Bowman the night after our meeting.

### **HHPC**

Davis said the HHPC is busy working on demolition applications. Last Friday he spent the day at the Mountain Home Air Force Base. He also reported that the first shipment of medical supplies is leaving for Vietnam tomorrow in conjunction with his Vietnam Project. .

### **Mayor's Remarks – Transportation and more**

Mayor said she attended a transportation meeting that was noticed as critical, but wasn't critical from her perspective. She said she would be attending the County's April 18 event, Blaine Regional Leadership Council, which has evolved because of the Spring Creek development. Spring Creek News, put out by Developing Green, put together an RFP to get a consultant to come put together a supervising committee. Mayors meetings with South County and adjacent counties will continue with discussions of current talk about regional planning. Our economic development interests are very different than the North County's. If we truly had shared economic interests they would be embracing and fast-tracking the airport relocation. If we really were planning regionally we wouldn't be talking about toll roads in our regional transportation meetings

There being no further business, the mayor adjourned the meeting at 7:15 p.m.