

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD APRIL 11, 2022
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 4:31 P.M. by Mayor Martha Burke. Present were Council members Heidi Husbands, Kaz Thea, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, City Administrator Heather Dawson and City Clerk Mary Cone.

[5:30:52 PM](#) Call to order by Mayor Burke.

Juan Martinez not in attendance.

[5:31:46 PM](#) Dawson explains amendment of agenda, budget public hearing from \$611,000 to \$311,000.

[5:32:21 PM](#) Linnet moves to amend agenda PH 117, to change the last bulleted item, \$611,290 to \$311,290, seconded by Thea, motion passed with roll call vote. Husbands, yes. Linnet, yes. Thea, yes.

Open session for public comments:

[5:33:42 PM](#) Ron Bateman, expresses his appreciation, and recognize the care and concern everyone has shown in the loss of Tom White, Hailey staff have been engaged and supportive, thanks to all.

[5:34:44 PM](#) Elizabeth Jeffrey, Hailey resident talks about Earth Day 5k. Jeffrey reads bullets from IPCC on climate change. Jeffrey asks that council fund for clean energy and other line items.

CONSENT AGENDA:

- [CA 105](#) Motion to approve Library Grant application and acceptance of 2022 Trailblazer Grant award from Blue Cross Foundation in the amount of \$8,400, and authorize city staff to sign acceptance **ACTION ITEM**.....
- [CA 106](#) Motion to approve and authorize the Mayor to sign Federal Surplus Property Program Eligibility Application **ACTION ITEM**
- [CA 107](#) Motion to approve and authorize the Mayor to sign ITD permission to access private property for SH-75 Timmerman to Timber Way project **ACTION ITEM**.....
- [CA 108](#) Motion to approve Resolution 2022-028 declaring Surplus Property and authorizing its removal or destruction **ACTION ITEM**
- [CA 109](#) Motion to adopt Resolution 2022-029, authorizing the Mayor’s signature on an Estimate with Country Boy Excavation in the amount of \$33,750, to add fencing around the Quigley Reservoir Tank. **ACTION ITEM**
- [CA 110](#) Motion to authorize Pay Request No. 2 from Skyline Excavation and Grading in the amount of \$60,871.82, for work completed on the Quigley Water Main Improvements Project. **ACTION ITEM**
- [CA 111](#) Motion to approve the Findings of Fact, Conclusions of Law and Decision for the Final Plat of River Street Townhomes, LLC, wherein Lots 14-17, Block 56, Hailey Townsite (410 North River Street) are subdivided into twelve (12) sublots. **ACTION ITEM**

- ~~[CA 112](#) Motion to authorize the Mayor's signature on a letter to Blaine County regarding the 24 lot Quigley Ranch subdivision pursuant to the Hailey/Blaine County Area of City Impact Agreement and the Quigley Farm Annexation and Development Agreement ACTION ITEM.....~~
- [CA 113](#) Motion to approve minutes of March 28, 2022 and to suspend reading of them ACTION ITEM
- [CA 114](#) Motion to approve claims for expenses incurred during the month of March 2022, and claims for expenses due by contract in April, 2022 ACTION ITEM
- [CA 115](#) Motion to approve unaudited Treasurer's report for the month of March 2022 ACTION ITEM

[5:39:02 PM](#) Horowitz pulls CA 112

[5:39:31 PM](#) Linnet moves to approve Consent Agenda minus CA 112, seconded by Thea. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.

[5:39:58 PM](#) Horowitz speaks to CA 112, sent draft letter to county staff and wants to make an alternate recommendation. The letter confusing 2 matters, public road or not and maintenance of road, better to have county grapple with this situation. [5:41:06 PM](#) Burke thought the letter might indicate that we would participate in the solution, not the case, so better to withdraw at this time.

MAYOR'S REMARKS:

[5:42:34 PM](#) Mayor thanks England and Horowitz for representing Hailey city at the Hispanic Heritage Festival in Hailey.

[5:43:37 PM](#) Chief England adds, this was a first time in Hailey to have such a large conference. Hosted with Idaho Commission on Hispanic Affairs. Horowitz gave opening remarks on behalf of Mayor Burke. The LA county sheriff's office was present and other officers and deputies from around the area. At the end of the day had a round table including Twin Falls, Ketchum and Latino Community members, answered a lot of questions [5:45:36 PM](#)

PROCLAMATIONS AND PRESENTATIONS:

[5:46:16 PM](#) Robyn Davis gives 2021 update for Community Development Department. Planning and Zoning, Building, Business Licensing, Urban Renewal Agency (URA), Hailey Arts and Historic Preservation Commission (HAHPC). New residential projects 453 single family homes. Subdivisions, Quigley farms and Old Cutters and Colorado Gulch and Northridge. Issued C of O, Sweetwater 57 units. [5:48:36 PM](#) Linnet asks about the jump from 2019 to 2020. Maybe not as much multi-family in 2019. In 2012 116, issued 228, last year. [5:49:49 PM](#) 10-year overview. Highest year 2020, estimated value, lower. 2021 new commercial includes, concrete construction supply, Hailey Airport Inn, Homeworks, River Street Townhomes, Sage School, Sunbeam subdivision is the 1st 4 star conservation project. Fees and code adoptions include, light and air property setbacks, extending time to submit final plat to 2 years, and Accessory Dwelling Unit, most widely used so far. Received approx. 25 ADU applications since change. Long range city projects, passing emergency RV ordinance to allow people to live in their RVs for a temporary time. Added a resiliency team to our city, both have done great things so far. Businesses [5:56:56 PM](#) 489 businesses last year 27 closed. [5:57:45 PM](#) Hailey Urban Renewal, had a big year creating a new district, council approved it late in 2021, Horowitz. Also working on improvements, and have partnership agreements with developers, will begin

remitting checks to those entities that have done work. [5:59:16 PM](#) Davis talks about HAHPC new art at Main and Pine Streets.

[6:00:28 PM](#) Davis, must be noted in the application whether short or long term rental, only 3 have been short-term rental to date.

PUBLIC HEARINGS:

PH 117 Introduction and tentative adoption of amendment to Hailey FY 2022 Budget, to amend current year appropriations to include:

- *Consideration of additional development permit revenue to be applied to cost of living salary adjustment for community development, library, public works and administrative department staff, and to add expenses required by a contract with Idaho Building Safety Department, by which a percentage of increased building permits is paid to the contractor.*
- *Consideration of additional LOT revenue to be applied to cost-of-living salary adjustment for police, fire, street and park department staff, and to add expenses required by contract to Sun Valley Air Service Board for submittal of additional LOT for Air proceeds and to fund certain Equipment Replacement expenses and;*
- *Equipment Replacement expenses for items previously removed from Capital Fund;*
- *System Maintenance expenses for items previously removed from Capital Fund;*

*Consideration of American Rescue Plan Act (ARPA) Lost Revenue 4-year spending plan, which includes \$311,290 assigned to cover expenses for equipment replacement and system maintenance in FY 2022. **ACTION ITEM***

[6:03:33 PM](#) Dawson opens with the budget item. Where we've come from and where we are now. We've discussed budget several times, in March we discussed Capital Improvement Plan, council provided input, before DIF advisory committee discussion. More time to refine those recommendations. In last meeting we discussed ARPA funds, but did not assign them. Council decided to ? [6:06:12 PM](#) and moved replacement maintenance costs into operating funds where they appropriately belong. Today we are revisiting equipment and replacement projects to place them in our budget operating for this fiscal year. [6:08:01 PM](#) keep in mind the increases in permits, work volume is up for the second year in a row. We are going to exceed estimated revenues and pay the people that do the work, namely DBS. Seeing same thing in Local Option Tax Revenue, last summer was high. This year, the paper has been reporting our LOT, we are expecting to exceed revenue by \$500,000. [6:10:23 PM](#) Dawson, we amended agenda for amount, overstated by \$300,000, will walk through all the numbers, feel free to ask questions as we go through this. [6:11:49 PM](#) Building permit revenue, expecting \$204,000, increase expenses for the bulk of that, and a portion going to mid-year salary increase for those that process development permits. [6:13:59 PM](#) \$104,000 for LOT salaries, in 2006, elected officials assigned a committee to work on priorities. At the time we added 2 additional police officers, vote approved, \$120,000 for 2 officers. We increased staff and still continue to use some LOT for Police Department. This is an increase for one officer. 3rd category, fire mutual aid, came in late October, this fiscal year, fire department renewing wildland truck to extend life of truck for 10 years, that revenue will partially pay for that and part of pumper truck. [6:16:49 PM](#) ARPA revenue \$311,290 not \$611,290 as previously stated. ARPA this year \$201,290 and \$110,000 for system maintenance. [6:18:12 PM](#) also, given details about salary increases proposed, after much analysis with surrounding municipalities, we've fallen behind from the county, have lost 2 employees in recent months, felt this was important to do Hailey's first ever mid-year cost of living increase. If don't increase all then fall out of parity with each other. We thought about outsourcing this to a consultant, decided to roll up sleeves and do it ourselves.

[6:22:05 PM](#) Dawson talks about percentage raises, higher amounts to lower employees and lower percentages to higher paid employees. [6:22:50 PM](#) Burke thanks Dawson for her efforts, very clear documents. Yeager pulls up a graph, Dawson continues, this chart takes proposed salaries in gray bars, progression of gradual and linear, line consistent, blue bars are Blaine County salaries, close to Hailey to grade 9, then change starting with grade 10. We want difference in managers and staff. Another difference in Blaine County and Hailey, BC some are elected officials, responsibilities higher for elected officials. [6:29:19 PM](#) Dawson explains triangles on graph. [6:31:10 PM](#) Yeager, the gray bar is Hailey's proposed pay scale. Linnet asks what better benefits? Dawson, they pay better portion of dependent care medical insurance. Stokes will find out. Stokes brought up the 4 day work week, more holidays because of this. [6:34:15 PM](#) we used to lose to private sector, now losing to other municipalities. [6:35:28 PM](#) Equipment replacement plan, police department vehicles, lease with Bancorp, 2 police vehicles, cars returned back to dealer, then 2 more cars. [6:40:30 PM](#) Dawson then discusses the fire department vehicles, including the fire pumper truck. Then talks about ladder truck, which is not needed yet but if a developer wants a taller building, we would need one. We did not want to front load the ARPA funding. [6:43:40 PM](#) Then on to systems management. Questions? [6:45:15 PM](#) Husbands, ARPA funds, pumper truck, timeframe to spend the funds 2022 – 2025, highlighted in orange, those total around 2.2 million, but we're only getting \$1.8 million in ARPA funds. [6:46:59 PM](#) Yeager jumps in to help clarify. Only a total of \$200,000 on the pumper truck, broken down between 2022, 2024 and 2025 funding. Dawson also adds, we purposefully did not want to spend only ARPA money for equipment, because when that ends we would have hit the wall in revenue. Trying to use other city funds, and use ARPA where we can. Have no intention to use all ARPA funding on equipment. [6:52:10 PM](#) Yeager talks more about funding. System improvements, costs match to the CIP. [6:58:07 PM](#) Dawson, go to last page line graph, equipment replacement expenses which includes systems components, RRFB, and infrastructure repairs.

Public comments: [7:00:19 PM](#) there are none.

Council deliberation [7:01:15 PM](#) are you comfortable moving forward with this language increasing budget to \$1,129,056.

[7:02:00 PM](#) Thea has suggestions on how to spend money differently. Burke responds, unless allowed under ARPA requirements. Thea wants to spend ARPA money differently, more specifically, Hailey Greenway Master Plan, project that I think should be a priority to Hailey. Burke asks for Thea's top five projects. Dawson adds, greenway master plan is in the capital plan, this is an operations budget discussion. [7:05:21 PM](#) Linnet, plan with ARPA money, figure out how to use the money in our operational budget that would free up some capital improvement plans, we are not precluding ourselves from allocate funding in 2023 budget? Dawson, exactly. Linnet asks, is this the time we are using revenue, is there an opportunity to do that in the future? Dawson, yes, in a month or two when we discuss budget. If we wanted to buy a house this summer, we'd have to amend our capital improvement plan. Thea comments again. [7:12:22 PM](#) continued discussion about Thea's ideas. Horowitz, we are looking for \$311,000 from ARPA. Horowitz adds statement, can work on whatever priority council suggests. [7:15:47 PM](#) [7:17:18 PM](#) Husbands, want ARPA funds for restoration. Burke, the goal for this council, to provide health safety and welfare for our community, we have to take care of our employees, so we won't lose them to other municipalities. Linnet, this makes sense, has questions confirming

our plans, ARPA funds to lost revenue, to free up CIP funds for future projects. Linnet, would want to have another budget amendment to enable some housing purchases. [7:21:28 PM](#) agrees and appreciates the Mayor's rationale on the presentation, but want to allocate future funds to projects. [7:22:04 PM](#) Dawson, process, don't hear objection to this proposal, am hearing strong request to Capital Improvement Plan. Suggest making a motion to next meeting, May 9th. Will bring capital plan to council in other meetings. [7:24:00 PM](#) Simms, motion language on pg. 114.

[7:25:36 PM](#) **Thea moves to adopt tentative amended budget \$17,229,956, seconded by Linnet. Motion passed with roll call vote; Husbands, yes. Thea, yes. Linnet, yes.**

Short break [7:26:40 PM](#)

[7:30:03 PM](#) reconvene from break.

Paige Nied presenter PH 118 [7:30:48 PM](#) will discuss PH 119 at the same time. Staff felt that to help meet clean energy goals, a voluntary program would be best received from public. The highlighted schedule shows the proposed fees, feels people will be more motivated by getting a rebate.

[7:36:08 PM](#) public comments

Audio issues.

[7:39:25 PM](#) Thea asks if Horowitz presented idea to developers? Horowitz, yes we spoken to John Rueter and electricians and Division of Building Safety. [7:40:06 PM](#) Nied, received receptive feedback from the community we discussed this with.

Public comments: [7:42:56 PM](#) no comments
Council deliberation.

Thea is in support of this. [7:43:54 PM](#)

PH 118 Consideration of a City-Initiated Text Amendment, an Ordinance No. _____, to the Hailey Municipal Code, Title 15: Buildings and Construction, Chapter 15.20: Special Code Requirements, to add a new section, Section 15.20.010, entitled Hailey Clean Energy Voluntary Compliance Rebate Program, providing a rebate on the Building Permit Fee to developers who voluntarily install electric vehicle and solar wiring infrastructure and submit satisfactory documentation of compliance **ACTION ITEM**

PH 118 [7:45:27 PM](#) **Thea moves to approve Ordinance No. 1300, chapter 15.20 new chapter Hailey Clean Energy chapter, read by title only, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Thea, yes. Linnet, yes.**

[7:46:25 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1300, by title only.**

PH 119 *Consideration of an Ordinance No. _____, an Ordinance amending Table 1-A: City of Hailey Building Permit and Plan Check Fees, adding new section under Other Fees, entitled Hailey Clean Energy Deposit, with sections for new developments of single-family homes, townhomes, substantial remodels, and ADUs associated with new construction; multi-family; and commercial, industrial, institutional, office, and other ACTION ITEM*

[7:48:25 PM](#) Linnet moves to approve Ordinance No. 1301, conduct 1st Reading by title, Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.

[7:49:13 PM](#) Mayor Burke conducts 1st Reading of Ordinance No. 1300, by title only.

NEW BUSINESS:

NB 120 *Discussion of a letter from Hailey Mayor Burke, Bellevue Mayor Goldman and Blaine County Recreation District Executive Director Mark Davidson to Blaine County Board of County Commissioners regarding the Hailey and Bellevue Areas of City Impact and authorization for the Mayor to sign ACTION ITEM*

[7:50:04 PM](#) Burke gives an update on this item, some time ago a team came forward on interest of Eccles property on east side of property. City staff with Mayor met with developer and City of Bellevue mayor to discuss. This letter proposes that Bellevue and Hailey look to a mutually beneficial solution for our cities, would like to send this to County. Horowitz, City of Bellevue unanimously approved this letter about an hour ago, would be significantly beneficial to the BCRD. Mark Davidson is on the call and speaks, **[7:52:50 PM](#)** great opportunity for our community, super excited to play a role in this discussion. **[7:53:52 PM](#)** Thea, Oppenheimer wants some of the property annexed into Hailey. Horowitz, would need to amend the ACI agreement in order to do this. Simms, there is nothing legally binding in these letters. Burke, this letter presents to county that cities are working together.

[7:55:19 PM](#) Thea moves to authorize Mayor to sign letter, Linnet seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.

Staff reports:

[7:56:16 PM](#) Burke many non-profits have submitted funding requests for social services where the county actually gets funding to provide services to the community. Referring to the right source.

[7:59:12 PM](#) Linnet moves to authorize mayor to sign letter, Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.

[8:00:40 PM](#) Husbands moves to adjourn, Linnet seconds, motion passed unanimously.