

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD APRIL 25, 2022
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 Heidi Husbands, Kaz Thea, Sam Linnet, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, Retiring City Administrator Heather Dawson, City Administrator Lisa Horowitz and City Clerk Mary Cone.

[5:29:30 PM](#) call to order by Mayor Burke.

Open session for public comments:

[5:30:06 PM](#) no comments

CONSENT AGENDA:

- [CA 122](#) Library grant application to Idaho Commission for Libraries \$1,000 award for That All May Read Mini-grant
ACTION ITEM
- [CA 123](#) Library EBSCO solar grant application requesting \$100,000 **ACTION ITEM**.....
- [CA 124](#) Consideration of Resolution 2022-030, a resolution authorizing a contract for services with Michele Johnson for administrative support for the Community Development and Public Works Departments **ACTION ITEM**.....
- [CA 125](#) Motion to adopt Resolution 2022-031 authorizing the mayor to sign the Adopt a Park Agreements with the various Clearwater Landscaping, G&G Landscaping, Sun Valley Services, and Webb Landscape, for maintenance and mowing of the adopted parks during the 2022 park season. **ACTION ITEM**
- [CA 126](#) Motion to adopt Resolution 2022-032, authorizing the Mayor’s signature with Integrated Controls Incorporated (ICI) for the sole source purchase of “SBR Control System Upgrades” in an amount no to exceed \$58,251.00 upon completion of the required public notice period and to declare there is only one (1) vendor for this public works construction or service, and that competitive solicitation of bids is impractical, disadvantageous or unreasonable under the circumstances. **ACTION ITEM**
- [CA 127](#) Motion to approve minutes of April 11, 2022 and to suspend reading of them **ACTION ITEM**.....
- [CA 128](#) 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**

[5:30:33 PM](#) **Martinez moves to approve Consent Agenda as presented, Linnet seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

MAYOR’S REMARKS:

[5:31:06 PM](#) Mayor Burke shows the new, planting for caring for trees and shrubs brochure, it is very informational, pick one up, thanks to all that participated in last weekend’s event.

Presentations and Proclamations:

[5:32:11 PM](#) Mayor Burke asks to keep presentations short since there are many tonight.

Teens are coming.

*PP 131 Wood River Land Trust presentation on Greenway Master Plan projects status and initiatives.
(no docs)*

[5:33:54 PM](#) Amy Trujillo with WRLT reviews Hailey Greenway Master Plan, from Bullion street to Colorado Gulch, focuses include restoration. Priority list of project ideas is in the plan. Trailhead improvements at War Eagle, closed 2 of 4 access trails, parking has not been added yet. Trail connections easement secured in 2022, footbridge coming in fall 2022. New parking on Feather way drive in Colorado Gulch. Plan for public access to Colorado Gulch Canyon, hope to have new bridge installed this year. New bridge will be pedestrian and non-motorized access. [5:38:30 PM](#) relocate snow storage was a goal, not done yet. L3 restrooms at Lions Park. Yeager talks and working with Lions club concession area. L5, Amy Trujillo, establish wildlife [5:40:23 PM](#) Restoration projects, Yeager spoke to the drainage improvements installed in Heagle Park area. We have not pursued any plans as Harmony Engineers indicated that improvement benefits would be very low. [5:42:02 PM](#) Trujillo talks about R5, floodplain restoration. Then discusses Lions Park, remove old dump material, spread out channel. Next steps, move snow storage. Been working with EPA's technical Assistance to Brownfields Program – TAB, identified next steps, take a sample under ball field, then DEQ can sample for hazardous waste. All clean up and removal costs can be paid for by EPA, stated Trujillo. [5:45:15 PM](#) Yeager, many balls in the air right now, until we get Brownfield grant in process. There is a tremendous amount of momentum, EPA sole purpose to help us get this grant. Want DEQ to test the ballfields, if we remove something we might as well remove ballfield too. Part of purpose, let you see numerous tasks have been completed by WRLT.

[5:47:38 PM](#) Thea, how much would this cost? Trujillo, we are not at that point yet. Yeager, strategic evaluations needed before we will get a price.

[5:48:38 PM](#) Burke, compliments WRLT on their patience with this project.

[5:49:01 PM](#) Scott Boettger speaks, this is a legacy to be proud of.

[5:49:42 PM](#) Trujillo, will look at multi-year funding, and how that could help.

*PP 132 City Staff presentation on status of River Street projects conducted under HURA contract
(no docs)*

[5:50:29 PM](#) URA river street projects by Yeager. Chip seal project, didn't accomplish some projects, still targeting 4th of July for chip seal or fog sealing. Sluder has been on site will be pouring curb and gutter by Les Schwab. Spruce St. North, 1st – 3rd of July fog seal. McKercher and Main St. by Albertson's, mid summer bid, later this year project or next year. Design Engineer on River Street project asking for more money. [5:53:32 PM](#)

PP 129 Presentation by Every Teen Counts Interns with the Advocates for Prevention of Domestic Violence present their purple ribbon Sexual Assault Awareness Campaign

[5:54:08 PM](#) Asia Angel, Every Teen Counts (ETC) intern with The Advocates speaks, collect teen voice / perspective. Sexual Assault Awareness Month SAAM, putting purple colored ribbons on Main Street trees. Students will remove the ribbons by April 30th. Trees represent growth, world can change for the better, bring awareness, we will stand with victims of sexual assault. Applause by council and room.

[5:56:43 PM](#) Mayor Burke worked for Advocates in the valley supporting victims of sexual assaults, it is across all ages and economic groups. Thank you immensely.

PP 130 The WATER Club presentation of compostable and recyclable materials for community events (no docs)

[5:57:54 PM](#) Lola Eicker, student with WATER club. Pamphlet, leaves one copy with Juan Martinez. Erica Greenberg also shows the project display case full of options other than single-use plastic for events.

PP 133 Proclamation – Sawtooth National Recreation Area’s 50th Anniversary **ACTION ITEM**

[6:00:36 PM](#) Mayor Burke asks council to take turns reading, Martinez to start first Whereas statement, then all council and Mayor take turns reading the Proclamation.

Appointments and Awards:

AA 134 Tree Committee Appointment of Melanie Paisley to complete the term of Katie Van Hess who is resigning from TCA, with approval of Resolution 2022-033 setting appointments and terms **ACTION ITEM**

[6:05:59 PM](#) Mayor has letter of interest by Melanie Paisley, asks for council’s consideration.

[6:06:41 PM](#) Thea moves **Resolution 2022-033, appointing Melanie Paisley to remaining term of Katie Van Hess, Martinez, seconds. Linnet, Husbands, Thea, Martinez.**

PUBLIC HEARINGS:

*PH 135 Consideration of a Planned Unit Development Application by ARCH Community Housing, represented by Galena Engineering, for construction of three (3), four-plex buildings, for a total of twelve (12) additional residential units to be located at 2711 and 2721 Shenandoah Drive (Lots 1 and 2, Block 21, Woodside Subdivision #6) within the Limited Business (LB) Zoning District. The PUD Application includes additional amenities and a request for waivers. The Applicant is requesting to waive the subdivision park requirement and park in-lieu fee. **ACTION ITEM***

[6:08:13 PM](#) Robyn Davis shows council the project location, proposing to subdivide parcels, which would have an additional 12 units, under this PUD, requesting waivers, waive Park requirement and park in lieu fees.

[6:09:24 PM](#) Michelle Griffith with ARCH, will give update, all units in Blaine Manor, senior units are full, other building, will be occupied, family units, has to be 60% Area Median income, leased it within 2 months. Indicates the need in our valley. We got there in the end.

[6:10:54 PM](#) Griffith, these units, were Federally funded by Neighborhood Stabilization Program (NSP), and that program would not allow us to build on the back portion of the parcel. The idea to subdivide was St. Luke's idea, out of necessity for varied sizes. This partnership, gives hospital access to rent to employees, they will have a policy, and how Adjusted Gross income will be calculated. All are 1-bedroom units. [6:13:10 PM](#) Thea how does this work? Griffith, no federal funds are used. St. Luke's is building the apartments and acting as the lender. ARCH will implement the hospital's policy.

[6:15:11 PM](#) Sam Stahlnecker speaks to the application. Property is 1.2 acres, potential for 24 units, requirement for ½ park, would take up a lot of the property. As Griffith mentioned, some deed restriction units, 30% of units to 50% AMI, meeting this benefit called out in your code. An amenity opportunity for ARCH to work with local employers, remaining 12 units, 4 go to St. Luke's other 8 units will be deed restricted.

[6:17:59 PM](#) Husbands asks, do the units have garages? Stahlnecker confirms yes, they have 2 car garages. Units are 800 sq. ft. Thea asks about electric, Griffith responds. Benefits and drawbacks in providing electricity, need to get solar panels, to find less expensive option for tenants.

Public comments: [6:19:43 PM](#) Nathan Harville BCHA for 5 more days, great opportunity to fill a need in our community. Wonderful entry point in our community, urge your support.

[6:20:52 PM](#) Husbands, can the city have 2 units? Griffith, yes if we can find financing for them.

Simms suggests, 1st phase is full, Griffith would love to have city have 2 units in another phase. Griffith, cost is \$360,000 per unit, unknown is what it will take to get utilities to the back of the property. Horowitz will speak with Griffith about options if we were to find funding for future options.

[6:25:13 PM](#) Linnet, not encouraging gas appliances, we don't prohibit gas appliances, hoping to see less development in gas and encourage electric.

[6:27:42 PM](#) Simms, suggests going through the first motion only tonight, PUD agreement. Griffith, Parcel O, residents paying for electricity, too much.

[6:30:48 PM](#) Stahlnecker notes one condition, 5, that this approval is subject subdivision approval by the city council. Davis added that Council will review Final Plat in the future.

[6:31:31 PM](#) **Linnet, motion to approve ARCH PUD Application, with conditions 1-6, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

PH 136 *Consideration of a Zone Change Application by Joan A. Williams Revocable Trust, represented by Opal Engineering, for an amendment to the City of Hailey Zoning District Map, Section 17.05.020. The proposed change includes rezoning 910 North Main Street (Hailey FR SESW TL 7589 SEC 4 2N 18E) from General Residential (GR) and Downtown Residential Overlay (DRO), to Business (B) and remain with the DRO. ACTION ITEM*

[6:33:30 PM](#) Robyn Davis states that the applicant withdraws the application at this time.

PH 137 *Consideration of a City-Initiated Text Amendment, Ordinance No. _____, an amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.10: Planned Unit Developments, Section 17.10.030: General Requirements, and Section 17.10.040.01: Density Bonus, to include amendments and additions that better address housing within the City of Hailey. ACTION ITEM*

[6:34:01 PM](#) Horowitz, they discussed number of units and sweet spot for Area Medium Income, only federal funding could meet 30% funding. Not proving to be effective, then came up the proposed language as presented. [6:36:59 PM](#) Harville, new HUD numbers are, \$79,000 AMI for family of four, increase over last year. HUD numbers are a trailing indicator, pre-pandemic numbers, could trend down in coming years. 70% would be \$55,000 AMI and up to 120% AMI. Lowering threshold bar to 10%. 2nd change, new number 8, BCHA local deed restricted housing. [6:40:09 PM](#) Harville explains what this is, other resort communities, have their own local restriction without an income restriction, only competing against local potential tenants, category L, anticipate this category expanding. Last change on Pg. 181 of packet, Horowitz adds, there is a Density Bonus in 17.10.040.01, allowing for 25% increase for deed restricted housing.

Public comments: [6:42:05 PM](#) none.

[6:42:20 PM](#) Linnet, community housing, I, 7, is this creating any loophole? Would this force commission or council's hand? Simms, likes flexibility with discretion. Linnet likes this, as does Thea.

[6:44:18 PM](#) Husbands asks a question on number 8. Local housing authority, PUD? Horowitz can work on this language. [6:45:30 PM](#) Harville, county wide language, wanted ability to have Blaine County area defined, suggests it could be challenging to change it to Hailey only.

[6:48:22 PM](#) **Linnet moves to approve Ordinance No. 1302, and have staff verify paragraph 8 as discussed previously and read by title only. Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:49:55 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1302, by title only.**

5 minute recess. [6:50:47 PM](#)

[6:53:24 PM](#) reconvene

PH 138 *Discussion of proposed FY2023 Capital Improvement Budget, including annual report and recommendations from Development Impact Fee Advisory Committee, to foster an understanding of this budget compared with and in relationship to the current FY2022 Capital Improvement Budget and the application of ARPA funds to capital improvement projects.*
ACTION ITEM

[6:54:08 PM](#) Dawson, intention of this to show 2022 capital budget compared to 2023 budget and accomplishments, labeled documents with wrong year, handouts are shown correctly. Purpose, no harm in looking at this early. [6:58:30 PM](#) Dawson discusses fire dept project, bay addition to the fire station, that is a new project. We took 10 projects off of capital list and onto maintenance list. 2 are under contractual limits, i.e. River Street project. 10 projects inked, funding cannot be applied until shovel ready position can be achieved. Outline of the discussion tonight. A couple opportunities have emerged out of tonight's meeting. Consider changing FY2023 for ARPA funds. [7:03:53 PM](#) Dawson gives council suggestions, recommend keep within \$200,000 range, did not show all ARPA funding in that plan.

[7:05:40 PM](#) Linnet asks, additional capital needs for 2023 budget? Yes, correct, responds Dawson. We have options on housing, want to buy 2 city houses. [7:07:47 PM](#) Burke, the question is, would our employees want to live there? The units available, no land, no yard space, not everyone would want to live there? Conversation about potential housing options. [7:11:15 PM](#) Dawson, lost revenue cannot be used for housing, other funds can be if we use ARPA for other costs. [7:11:52 PM](#) Martinez, feels money is going to run out on us. Thea we have way more questions than answers on this housing issue. [7:15:19 PM](#) Burke would like to know that we are funding this carefully, referring to the housing needs topic. Linnet agrees with that approach, find out how to leverage the funds. [7:17:04 PM](#) Burke housing has always been a challenge here, will always be.

[7:19:07 PM](#) Thea asks Yeager, without other funds WRLT, momentum is moving on river restoration, do we have enough behind this to keep the progress going? Burke comments, it is all up in the air right now, maybe soon we will have numbers on what it will take from EPA and DEQ, but it is not mayor's first priority. [7:23:05 PM](#) Linnet would like to support it too, but money would not seem to help this at this time. Yeager, no idea what it will cost but have partners that have fundraising capability. Have \$150,000 allocated to contingency reserves, want flexibility for things that come up.

[7:26:20 PM](#) Husbands, how much money do we have to spend for capital projects between 2022 and 2023? Dawson responds, in last meeting, moved maintenance projects, operating fund assigned. No LOT funds in the capital fund. If you look at 2023 budget bottom of sheet, have 18 million in estimated project costs, 4th column, 12 million dollars, projects not funded at all. In current year 2.2 million appropriated, [7:28:55 PM](#) LHTAC (Local Highway Technical Assistance Council grant. And, 5 million of 18 million dollars available, with DIF, only consistent revenue funding the capital fund. [7:30:22 PM](#) Dawson adds, the city has zero bond indebtedness (GO Bond) levy is lowest we've ever seen it, will not deliver the community that our populous wants, as listening to council as elected by community. Line 51, Town Center Building, guesstimate, not sure what the project will look like, could subtract funds or add money to it, for housing purposes. [7:32:23 PM](#) Horowitz, it would be helpful for staff, things on

here, pathway projects, connecting greenway, down Broadford Road, would like to see some of these remain a priority. Yeager, we don't have control over the real estate, on school district sidewalk, shown in pink. [7:34:57 PM](#) total funding in CIP \$818,000. Continued conversation about CIP projects, generally. Thea asks about the 8th street project? Yeager, hope to have that completed this summer. [7:40:47 PM](#) Linnet suggests options, would like to see another \$100,000 line item for housing. [7:45:13 PM](#) Discussion regarding connection of Bullion/River Street to Hop Porter Park. Horowitz asked funding for Broadford path or Bullion to Hop Porter. Linnet asks Yeager about partial funding of Broadford path. [7:49:36 PM](#) Burke summarizes, maybe delay decision on changes to 2023 funding. Linnet suggests. [7:50:09 PM](#) staff figures out what projects can be finished and / or with additional \$100,000. Yeager, will probably look at this again in 2 months as moving operations projects along.

[7:51:24 PM](#) public comments, there are none.

No action as this time.

OLD BUSINESS:

OB 139 2nd Reading of Ordinance No. 1300 amending Title 15: Buildings and Construction, to add a chapter, Chapter 15.20, entitled Special Code Requirements, and within that chapter add a new section, Section 15.20.010, entitled Hailey Clean Energy Voluntary Compliance Rebate Program
ACTION ITEM

[7:52:38 PM](#) Mayor Burke conducts 2nd reading of ord. no. 1300 by title only.

OB 140 2nd Reading of Ordinance No. 1301 amending Table 1-A: City of Hailey Building Permit and Plan Check Fees, adding new section under Other Fees, entitled Hailey Clean Energy Deposit
ACTION ITEM

[7:53:32 PM](#) Mayor Burke conducts 2nd reading of Ordinance No. 1301 by title only.

Staff reports:

[7:54:06 PM](#) Steve England announced, Police dept. will be participating in a bomb exercise at the Friedman Memorial Airport with other agencies.

[7:54:45 PM](#) Yeager has spoken with Howie Royal from High School regarding installing a sewer main across Community Campus, which is what we've been trying to do since Quigley was annexed into the City. Update on Parks, only 2 FTEs. Mayor, Horowitz and Yeager visiting ITD to discuss highway markings for next year's chip seal project in Hailey. Emily Williams applied for composting grant last Friday.

[7:56:09 PM](#) Lyn Drewien gives an update for west side of Library this summer. Last year received grants from various places, Seagraves Foundation, Wood River Women's Foundation, Library Friends, and Idaho Community Foundation, to redo the kid's library. Then council purchased 116 S. River Street building. Lyon Landscape Architects drafted some options on how

to design. Library has decided to move the parklet, put trees on back side in galvanized pots. Then discussed with Yeager about a more permanent spot for the trees. [7:59:45 PM](#) Yeager points to, taking out asphalt for 3 parking spaces, dirt go in with trees.

[8:01:10 PM](#) Linnet went to Earth Day, the Library plan, this would be amazing first step. Linnet planting trees in this spot, are you sure you want to do this? Yeager, may not be able to do this if utilities are in the way, will know soon.

Horowitz 30 registered before Earth Day run, but 80 signed up the day of event.

[8:03:43 PM](#) **Martinez moves to adjourn, Linnet seconds, motion passed unanimously.**