

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD MAY 23, 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, Sam Linnet, and Juan Martinez. Staff present included City Attorney Christopher P. Simms, City Administrator Heather Dawson, and City Clerk Mary Cone.

[5:31:27 PM](#) call to order by Mayor Burke.

**Open session for public comments:**

[5:31:47 PM](#) no comments

**CONSENT AGENDA:**

- [CA 166](#) Motion to approve a grant application to the Local Highway Technical Assistance Council (LHTAC) requesting \$250,000 to fund the Quigley Pathway Project. **ACTION ITEM** .....
- [CA 167](#) Consideration of a Memorandum of Understanding between Hailey, Blaine County Ketchum, Sun Valley the Blaine County Recreation District and Mountain Rides to update the 2014 Blaine County Community Bicycle and Pedestrian Master Plan and approval of Resolution 2022-039 authorizing \$2,500 towards the Plan Update **ACTION ITEM** .....
- [CA 168](#) Motion to adopt Resolution 2022-040 authorizing the mayor’s signature on an on-call engineering consulting contract with Civil Science for varying topics as the need arises. **ACTION ITEM** .....
- [CA 169](#) Motion to approve final design of the East Croy Pathway and authorize project bidding. **ACTION ITEM** .....
- [CA 170](#) Motion to approve Resolution 2022-041 authorizing the Fireworks Indemnification contract with Blaine County School District for the annual July 4<sup>th</sup> show **ACTION ITEM** .....
- [CA 171](#) Motion to approve Resolution 2022-042 Motion to adopt Resolution 2022-\_\_\_\_, authorizing the sole source purchase of a Cat 938MLoader mounted Hydraulic Blower in an amount of \$60,072.66 upon completion of the required public notice period, and to declare there is only one (1) vendor for this public works procurement, and that competitive solicitation of bids is impractical, disadvantageous or unreasonable under the circumstances **ACTION ITEM** .....
- [CA 172](#) Motion to approve the Special Event, In a Landscape: Classical Music in the Wild, to be held on September 10 and 11, 2022 from 4pm to 6pm, and located at the Simons Bauer Preserve/Lions Park Parking area. **ACTION ITEM** .....
- [CA 173](#) Motion to approve Resolution 2022-043 authorizing the mayor’s signature on a partial release for the Security Agreement related to the Final Plat of Lots 1A, 2A, 3A, 4A, 5A, and 6A, Block 86, Woodside Subdivision #25. **ACTION ITEM** .....
- [CA 174](#) Motion to authorize the mayor’s signature on a letter to Fermin De La Cruz and Ruth Marivel Inca regarding their request to extend the Winterhaven Estates (Lot 2A, Block 61, Woodside Subdivision No. 15) Preliminary Plat timeline from one (1) year to two (2) years to ensure all required infrastructure gets installed prior to Final Plat submittal. **ACTION ITEM** .....
- [CA 175](#) Motion to approve claims for expenses incurred during the month of April 2022, and claims for expenses due by contract in May, 2022 **ACTION ITEM** .....

[5:32:27 PM](#) **Thea moves to approve Consent agenda as presented, Martinez, seconds. Motion passed with roll call vote. Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

## **MAYOR'S REMARKS:**

[5:33:07 PM](#) Mayor Burke thanks staff, musicians at Heather's retirement party.

## **PROCLAMATIONS:**

### *PH 176 Arbor Day Proclamation*

[5:34:14 PM](#) Martinez opens with the reading of the Arbor Day Proclamation, then Thea, and Mayor Burke, Linnet and Husbands takes turns in reading.

### *PH 177 Presentation by Tim Wolff regarding the recently created nonprofit, Wood River Community Housing Trust (no docs)*

Tim Wolff with Wood River Community Housing Trust speaking on housing problem in the valley. It started with 2 people. Will have an open dialogue. They find housing for 80-140% of AMI, all tenants will pay rent equal to 30% of household income. Trying to disconnect rents from market rent. Will tie rent specifically to income. [5:39:06 PM](#) first 501c3 in America, no one else in the country is doing this specifically. Vision, not seeking federal funds, looking at funds from community donors, local businesses, banks/lenders, IHFA and investors. Through tax exempt bonds. First project is in Hailey for Blaine County employees expect a variety of essential workers. [5:41:52 PM](#) How drive rents down, not trying to generate a return. Reductions in capital cost, bond structure, gifted/reduced cost land, reduction in expenses, property tax expenses. Why is this better? it is highly efficient, total capital structure 3-5%. [5:44:16 PM](#) will be issuing Employer bonds (E-bonds). Employers can buy in to get housing for their employees. Will hire a professional property management firm. Our team, Steve Shafran, worked for Goldman Saks for a long time, co-founded ski academy. Mark Edlen and Tim Wolff have experience in institutional markets. Mary Wilson currently on Spur Foundation Board. Tim Wolff has built housing across the West, built about 10,000 units, private equity, and board of Spur Foundation.

Skyview Residences is the first project [5:48:16 PM](#) 3 new buildings in Woodside. Each building has 4 apartments, two 2 bedroom units and two 3 bedroom units. Total 30 bedrooms. 2 buildings are complete. Horowitz has the presentation. [5:51:25 PM](#) Horowitz asked Wolff to explain how City of Hailey could/could not participate. [5:51:50 PM](#) employer would purchase a bond, for a return of 2-3% e-bond with a 10-year maturity. Only offering these, right now to non-profit employers. Horowitz asked about process, would Hailey employees be given preference? Wolff, responds, working through these specifics right now.

Mayor Burke, what is next? [5:56:40 PM](#) Simms, will look at this and discuss. E bond opening, redlined version, draft on June 6<sup>th</sup>, will plan on letter of intent. We reserved 2 units, possibly let the City have one or two of them. We will look into this and research.

PH 178 *Presentation by The Water Club of a bulb planting project, "Tulips for Towns"*

[6:00:58 PM](#) WATER club is a student run club at Wood River High School promoting green living. Project is Tulips for Town, collaborate with local businesses, brighten up Hailey and encourage bees. Tulips are one of first foods for bees. [6:03:32 PM](#) will be using fall days to plant bulbs, after school and weekends. Will reach out to local businesses for help. Questions, cost of bulbs, how much of Main Street to use, how many spaces available, about 119 places to plant. Will propose to businesses, purchase bulbs, who to cut leaves when done blooming. 2 years ago, planted first bulbs around the high school. Burke suggests to speak with Chamber also. Thea has volunteered as will Husbands. [6:06:44 PM](#) Yeager, last year we acquired 1,500 bulbs and planted around downtown. Not sure how that would work with those already planted. [6:08:02 PM](#) Marty Lyon offered to provide financial assistance. Working on a different project which also includes City of Hailey. Linnet asks question, discussion about locations around town. Discussion about where to plant and need approval from City for locations.

### **PUBLIC HEARINGS:**

PH 179 *Consideration of a Proposed Ordinance No. \_\_\_\_\_, a City-initiated Text Amendment to the Hailey Municipal Code to Title 15, Section 15.08.010: Adoption of Codes, to adopt 2018 International Residential Code (IRC), Appendix Q: Tiny Houses and Appendix T: Solar Ready Provisions – Detached One- and Two-Family Dwellings and Townhouses* **ACTION ITEM**

[6:14:03 PM](#) couple of sections of residential code, don't directly relate to specific projects, recommend Hailey adopt them, regarding solar. Horowitz explains generally how this works, state adopts code, cities adopt after state. Simms, state has preempted our authority on several issues. We got specific provisions to do this. [6:16:38 PM](#) Baledge, international code, minimum requirement that everyone has to go by, state adopts, local cities can be a little more stringent.

Public comments: [6:18:23 PM](#) Elizabeth Jeffrey, commends staff, good product in the end.

[6:19:33 PM](#) **Thea moves to approve ord. no. 1304 authorize the Mayor to conduct reading by title only, Martinez seconds, motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:20:44 PM](#) **Burke conducts 1<sup>st</sup> Reading of Ord. no. 1304, by title only.**

### **NEW BUSINESS:**

NB 180 *Motion to approve Resolution 2022-044 authorizing the mayor's signature on a Resolution approving the request to relocate the Baldy View Drive northbound bus stop and shelter to the existing pullout south of Baldy View Drive pursuant to Title 10.08.030 of the Hailey Municipal Code* **ACTION ITEM**

[6:21:49 PM](#) Ben Varner with Mountain Rides will discuss item. The staff report explains details, this is about safety, it gets intense there, traffic through there is wild at times. There is not a pull out at this location. Have no close calls at the temporary location on Baldy View Drive. Tanner will be paying for the installation of the bus shelter.

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[6:25:53 PM](#) Linnet makes a motion to approve Resolution 2022-044 authorizing relocation of bus shelter. Martinez seconds. Motion passed with roll call vote. Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

*NB 181 Presentation by DEQ for Lions Park Remediation Plan ACTION ITEM*

[6:27:18 PM](#) Yeager introduces DEQ. Ryan Santo put us in touch with a contact at DEQ. Looking at ball field during discussions, DEQ has offered to do work for cost of tipping fees. Put Brownfield grant on hold because of this offer. Eric Trainor, DEQ, gives brief history and involvement in Lions Park. In 2008 did assessment in Northern part of park, phase 1, looked at records. Starting in 1939, used as waste disposal, until 1980's. then phase 2, brought out excavator, dug 22 trenches, sampling, purple boxes at top, no buried waste. Orange boxes waste. Bulk of waste ranges from 3-6 feet in depth. Monitor impacts to groundwater. Good news, landfill stable, no vapor issues, no ground water issues. During the trenching, soil sampling. The only concerns were metals, arsenic, lead and zinc, not leaching – it is a stable site. With Land Trust and City's vision, restoring. Waste division DEQ is getting ARPA funds, he Eric put in for funds, received 1 million dollars to restore site. [6:33:53 PM](#) Have had 2 meetings with contractor. 2 phases in planning and 2 phases in project. Have been brainstorming to figure out how to minimize trips to Milner Butte. 2 types of waste, municipal and non-municipal waste. The bulk of waste is glass and then next is metal. A lot of batteries, take to battery recycler. [6:37:18 PM](#) conversations have been all over. Figure out the grade of new area, bringing in hydrologist. This will happen summer and fall and start next April 2023. After removal, do regrading. [6:38:56 PM](#) Yeager asks, project would start next April, funding comes from DEQ. Will lose access to park and draper preserve. [6:41:34 PM](#) DEQ would not touch the ball field. [6:42:13 PM](#) Yeager 2 contracts, DEQ, Land Trust looking to get contract, city master plan of site, long-term goals with Harmony Engineering to work with DEQ and Land Trust. Harmony plan is taking master plan to next level. DEQ contractor is doing the army corps permitting. Permit will be 404 army corps engineers on behalf of City of Hailey. [6:46:34 PM](#) Red line, hashed, power line will have to come out, should be able to replace it. Have a buried hose line to ball field, will lose water during the project. City's well would not be disturbed but pipe may be interrupted. [6:48:58 PM](#) should have a plan by fall states Trainor. DEQ would not be doing a bypass channel.

[6:51:29 PM](#) Horowitz, some glass could be historic, AHPC, could be interested in the glass. Discussion ensues about the glass and how to set it aside, city can have someone sort through them. Just need to figure out how to work through this.

[6:54:40 PM](#) Ryan Santo with Wood River Land Trust thanks Trainor. Learned about this after the last update to the Master Plan. Look forward to continued collaboration with DEQ and master plan projects.

Yeager, no action needed tonight. Will need a fee access agreement, Yeager has the document.

### **OLD BUSINESS:**

*OB 182 Update on exterior space adjacent to Hailey Town Center West and “Naming” contest (no documents)*

[6:58:22 PM](#) Town center West, Marty Lyon presents

5 minute break to get a few documents.

[7:03:12 PM](#) presentation of plan, Lyon option discussed in February 2022, connecting City Hall to 116 S. River street (former Copy and Print building). Expansion of outdoor area, for Hailey Library. Next slide, Library site, improvements received \$25,000 in grant funds, relocated the parklet, trees and choke cherry shrubs. Horowitz asked what we could do in front of the building 116 S. River. Safe passage from City Hall to install painted walkway area. West building, food truck, concrete paving would be removed, not removing parking, developing area to south. Interim design solution, can serve as a food court. 3 shade umbrellas, red blue and yellow in plan shown, extension of the plaza. Choke cherry trees mature at 25-30 feet. Estimating cost of construction as \$40,000. [7:13:22 PM](#) one landscape contractors is available to do this before July 3<sup>rd</sup>. If we go out to bid, likely to not receive any responses. [7:14:35 PM](#) Yeager has some unspent funds in CIP. [7:14:53 PM](#) Linnet, this is a different design than what we discussed before. Horowitz, we are seeing this as an interim plan, would discuss in a robust public process later. Linnet wants to know how this relates to our end goal. [7:20:38 PM](#) continued discussion about the temporary space. Discussion moves into grasses and potential pathway between buildings. [7:26:30 PM](#) Dawson asks where the dumpster would be, Lyons responds. Demolition of concrete to be done by Public Works department. [7:28:11 PM](#) Husbands, this is a good first step, great start. Linnet and Thea agrees with Husbands. [7:29:20 PM](#) We are doing a naming competition of the new building, boxes in Library and email.

No action is required adds Simms.

*OB 183 2nd and/or 3rd Reading of Ordinance No. 1303, an annual appropriation ordinance increasing the City of Hailey’s budget by \$1,129,056 to \$17,229,956 to defray expenses for Fiscal Year 2022  
ACTION ITEM*

[7:30:37 PM](#) Linnet is okay with waiving a reading.

Public comments: [7:31:19 PM](#) none

[7:31:22 PM](#) Linnet moves to adopt Ord. no. 1303, \$17,229,956 waiving 2<sup>nd</sup> reading, read by title only, Martinez seconds. Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

[7:32:07 PM](#) Mayor Burke conducts final reading of Ordinance No. 1303, by title only.

#### **STAFF REPORTS:**

[7:32:55 PM](#) Lisa Horowitz, last meeting for Heather Dawson applause by council and Mayor.

Thea not at next meeting, June 13<sup>th</sup>

[7:34:03 PM](#) **Martinez moves to adjourn, Linnet seconds, motion passed unanimously.**