

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD JUNE 27, 2022  
IN THE HAILEY TOWN CENTER MEETING ROOM**

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

5:30:50 PM Mayor Burke called the meeting to order

5:31:33 PM Motion to approve the agenda: agenda approved  
Waiting for speakers to work for gotomeeting  
Mayor Burke spoke about successful housing meeting

Open Session for Public Comments:

5:33:57 PM Scott Runkel of 1610 Northridge Dr. speaks. Thank you and a thought. Thank council Mayor, staff, hiring new staff, progress, codes, and budget: commendation; super impressive. we should all be proud. Idea: clean energy goals: resources, people power; continue to collaborate with other counties

**CONSENT AGENDA:**

- CA 207 Motion to adopt Resolution 2022-055 authorizing the Mayor’s signature on a grant agreement with the Idaho Department of Environmental Quality in the amount of \$33,500, to implement a pilot food waste composting project in the City of Hailey. **ACTION ITEM** .....
- CA 208 Motion to adopt Resolution 2022-056, authorizing the Mayor’s signature on a grant agreement with Idaho Division of Vocational Rehabilitation extending contract for Library Asst. II, C. Harding for next 6 months **ACTION ITEM** .....
- CA 209 Motion to approve the special event, Kiwanis Kids Fair, to be held at Kiwanis Park on Saturday, July 2, 2022 from 10 a.m. until 6:00 p.m. **ACTION ITEM** .....
- CA 210 Motion to approve AICity of Haileyol Renewal Licenses **ACTION ITEM** .....
- CA 211 Motion to approve the Findings of Fact, Conclusions of Law and Decision for modifications to McKercher Boulevard to modify the curb line and sidewalk configuration on the south side of McKercher Boulevard between River Street and Highway 75/Main Street to include a ten-foot-wide (10’) multi-use pathway, and to reduce the existing eight-foot-wide (8’) sidewalk to five feet (5’) in width. **ACTION ITEM** .....
- CA 212 Motion to approve the Findings of Fact, Conclusions of Law and Decision for the Final Plat Application by Bullion Square, LLC, to subdivide the existing Bullion Square Condominium Unit 1 into three (3) units: Units 1A, 1B, and 1C. This project is located at 111 North Main Street (Bullion Square Condominiums) within the Business (B) and Townsite Overlay (TO) Zoning Districts. **ACTION ITEM**.....
- CA 213 Motion to approve minutes of June 13, 2022 and to suspend reading of them **ACTION ITEM** .....
- CA 214 Motion to approve claims for expenses incurred during the month of May 2022, and claims for expenses due by contract in June, 2022 **ACTION ITEM** .....

**Thea moved to approve all consent agenda items, seconded by Martinez. Motion passed with roll call vote. Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.**

## **MAYOR'S REMARKS:**

Mayor Burke is grateful for staff putting budget together. Eternally grateful.

## **PROCLAMATIONS AND PRESENTATIONS:**

*PP 215* Presentations by 2023 Contract for Service partners:

- The Valley Chamber
- Hailey Ice
- Blaine County Senior Connection
- Mountain Rides

[5:37:48 PM](#) Wally Morgus, Mountain Rides, Executive Director, speaks to council. Fiscal 2023: requesting \$92,000 from City of Hailey. What mountain rides provides, includes crucial infrastructure. Benefits those who choose to ride. Feedback: people like the service, Benefits those who are transit dependent. Business opportunities. Foster sense of community Reduce travel times, air pollution, energy consumption. Stand ready in times of emergency: transportation and evacuation services. Infrastructure: \$8.8M Fed grant awards will be implemented, amount will rise. Confident and hopeful of future grants. Jobs: 1.8M underwriting for jobs: 45 jobs for the community. Quality of life: mitigating congestion, reducing emissions, provide safe, accessible, free public fare. Hailey is where the workers live, Mt rides provides mobility. Contribute substantially to livability of Hailey. Contribute to the vitality of the valley City of SV: Hailey \$: operations and capital projects. Back to pre-pandemic levels of service; ridership far above pre-pandemic levels. Looking to increase frequency during commute hours; extend commute hours. Extend/continue Twin Falls route. Capital projects: \$, new building on Bellevue campus, 10 new battery-operated busses = 14 total battery electric busses; will be able to run year-round with e-busses, except height of winter. Mt rides capital fund: \$1.7M. As transparent as I can be about our numbers and how. Kaz: asks about highway improvements; Hwy 75 corridor, funding from other entity. Improve Ohio Gulch intersection: parking lot; tunnel; bus stops on both sides of highway; coup to get this grant; mt rides instrumental in improving that intersection: public transit key to getting funding for intersection.

Mike McKenna: valley chamber, Executive Director presents to council. Many intangibles to valley, contributes. Add tangibles to community: new valley guide came out a few weeks ago; award winning. Report statistics every month. Biggest visitation: other Idahoans. City lot funds: Events; support economy and improve life for locals, ~1 event/month. New event: earth day, Old favorites: chili cookoff invitational. Trying to bring back: Wood River Artists Studio Tour, Hoopla, Turkey Trot, holiday tree lighting, 4<sup>th</sup> of July: planning is going really well for this year, close on the fireworks funding, Great partnerships: city council and staff. Team up with for profits: ribbon cutting, BAH, market business strategies, visitors and locals needing information Covid: team with city to help locals and tourists. Teamwork: Senior connection, Hailey Ice, hotels, sports travel industry: brings the most money, listed many other entities: We are not a traditional chamber. Welcome Center: thousands of people, no other welcome center, first face people see when they arrive in valley. City Grant: use it to fund ITC: completed fourth cycle with them, partnership got off to shaky start, now very strong. LOT funds, costs of everything have gone up. Every dollar City of Hailey gives the Chamber comes back to Hailey 10-fold. We

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feel we are a good investment. Future projects: walking tour map of Hailey, get people to stop, slow down and enjoy it. Goals: help with Town Square, leader in recreating responsibly, educating on responsible land use. We appreciate all support from City of Hailey. Everything we do costs money and requires staffing. Request: \$90,000

Hailey Ice: Sarah Benson, Executive Director presents to council. Recap last year: 21/22: growth, community & commitment. Open from June 2021 – March 2022; about to launch 8<sup>th</sup> season. During covid: no spectators, toward end allowed spectators. 21/22: best numbers ever for use and spectators. Sun Valley Suns able to have a season last year. Girls hockey tournament. Part of WRHS homecoming week. Shows a Power point with list. Youth Hockey camps. Etc. BCRD field trip. Hockey camps: more then 50% from outside Blaine County participants: bring a lot of vitality to valley. BSU College showcase: staff. Players, families. Girls tier II tournament: first time for tournament like this in Hailey. SV Suns were back: great to have people back in the building. Had to roll with punches with numbers of spectators, and cancellations of participants. Youth Hockey has flourished. We are a rink for kids to do all sorts of activities on the ice: hockey, curling, ice skating, etc. 3 state events, teams staying elsewhere because Hailey ran out of rooms. High School team Field trips, internal programing both came back. What's coming up? Girls and women's event this October: open to all girls and women in Intermountain West Sport leaders involved in this event. Hopefully make it into annual event. More to come in 2022/2023. Circle of life: we all need each other. Hailey Ice supports community, community supports Hailey Ice  
Questions:

Kaz: comment: Hailey Ice has a great reputation elsewhere in Idaho

Blaine County Senior Center: Teresa Beaman Lipman, Executive Director. Thank you for your support of senior connection. Request \$5000, one month of covering transportation expenses; asking county for \$20,000. Senior community LOVES mt rides. Others: need *through* the door transportation. Drivers are transportation but also care givers, 70% of riders live in Hailey; asking for 1 month funding for this vital service. Asking to help people get to and from the center, to and from field trips such as Craters of the Moon. Also provides medical transportation for appts; driver goes into med facility/facilitates person getting what they need from appt. Senior riders: \$25/month for riders; 100% of riders are on scholarship. Not a No Pay, but a Pay What You Can. City Attorney: What's on the menu for lunch? Teresa: food costs have doubled, conducting food survey: less gourmet and more traditional senior center menu items. New Executive Director discussed, name mentioned, why Teresa stayed on longer due to Covid and "all hands on deck" needs

Mayor: look at our community and all the great things happing. Questions from council members

[6:19:50 PM](#) Lisa H: member of the public arrived late hoping to make comments. Caller had disconnected

### **PUBLIC HEARINGS:**

PH 216 *Consideration of Ordinance No. \_\_\_\_\_, a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.07: Supplementary Location and Bulk Requirements, Section 17.07.030.02: Construction Trailers, RVs and ATVs, to allow for licensed, operational RVs to be used on private property when such property is operating under a valid Building Permit* **ACTION ITEM**

[6:20:43 PM](#) Robin: housing in the valley. City has traditionally not allowed temporary housing on a construction site. Change ordinance: how it would read. Conditions developed by staff, refined by commission.

Must be on private property, sewage disposed properly, not on right of way, quiet hours, water and sewage connections = utilities charges. Non-compliance: consequences

Questions?

Sam: P&Z did a good job creating conditions

Mayor: Open to public comments: no comments

Kaz: supported, well written for potential problems and consequences

Mayor: people don't want to pay rent while they are building.

Juan: rentals: saw an offer to rent out RV. How does that work with us? RV as ADU? Is that in compliance? Robin: common question. Temp RV staff interpretation of current ordinance: people can park on private property and live there temporarily. Sam: any evidence of RVs being rented short term or long term. Robin: no, probably more people of people doing it than we are aware of. Juan: not in our best interests to knock on doors and find out. Robin: only reason to knock on doors is obvious violations. Kaz: if it's not allowed in CCRs, people can request to change. Atty: state law, comments about law that will become effective next week: CCRs cannot prohibit short time rental in RVs. Only way for CCR to outlaw is by unanimous approval of HOA membership. Kaz: some CCRs do not allow RVs to be parked. Mayor: let's bring it back to this ordinance. Heidi: does it need to be owner occupied? Robin: could be contractor living on site on private property. Kaz: question about license plate. Robin: RV must be operational and building permit must be active. Re-outlined consequences of non-compliance; verbiage could be "owner and resident", discussion about verbiage.

**Kaz: Makes motion to approve Ord. no. 1305, with suggested changes mentioned by Robyn, Juan: seconded. Motion passed with roll call vote; Heidi: aye, Sam: aye, Kaz: aye, Juan: aye**

**Mayor Burke conducts 1<sup>st</sup> Reading of Ordinance No. 1305, by title only.**

PH 217 *Consideration of Ordinance No. \_\_\_\_\_, a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17: Zoning Regulations, Chapter 17.02: Definitions, Section 17.02.020: Meaning of Terms or Words, to add the various definitions of solar energy systems to provide clarity and opportunity concerning the development of solar resources* **ACTION ITEM**

Paige: presents to council. Zoning review of Hailey municipal code. Lack of solar energy definitions. Recommendations for adding definitions. Provide better clarity – reason to add recommendation

[6:38:29 PM](#) Public comment: Mayor opened floor, no comments.

Any questions from council?

[6:39:11 PM](#) **Juan: motion to approve first reading of Ordinance No. 1306, seconded by Heidi. Motion passed with roll call vote; Heidi: aye, Sam: aye, Kaz: aya, Juan: aya**

**Mayor Burke conducted the 1<sup>st</sup> Reading of Ordinance No. 1306, by title only.**

*PH 218 Discussion of the FYE 23 Water and Wastewater Budgets, Capital Budget, Development Impact Fee Budget ACTION ITEM*

[6:41:27 PM](#) Brian: water and the water reclamation facility; trying to rename Wastewater Treatment Plant (WWTP) to Wastewater Reclamation Facility (WWRF). Lisa: turning it over to Brian, running sustainability. Reconsideration of budgeting goals? Brian: enterprise funds run almost run as a private entity. Operation funds: user fees. Replacement fees: connection fees/capital fees: Bond funds: Within CIP or budget. Primarily focuses on operations funds. C portion of budget: capital funds A and B budgets in front of council: examples. C portion of budget Operation portion of budget: revenue, sustainability. Amount increase proposed. Reasons: fuel, equipment, service costs. C budget: significantly diff from last year. Capital expenditures this year. Significant amount of upgrades. Water component: water capital user fund. Certain items create C budget. Brian asked for question from council. Lisa: can look at resilience? Sam: budgeted funds balance, p 140. Looks like no budgeted fund balance in past? Please explain. Brian: budget fund balance will pull from capital. Revenue has not yet been thoroughly vetted, Brian confirmed. Brian: planning to spend capital, must pull from fund balance. doing significant fund balance projects. Water offices building, Indian Creeks Springs Collections Lisa: sustainability of water budgets. Brian: City of Hailey has done an outstanding job of encouraging limited landscaping watering. Leak testing in certain areas in past. Wants it to happen across the city at one time. Purchase of new vehicles to replace old vehicles. Looking at e-vehicles: Ford electric trucks. Increase water user fees? Try to encourage water conservation. Working on these goals for quite some time. Discussion on water budget?

Mayor: public hearing now? Brian: sure? Mayor invited public comments:

Scott Runkel, of Northridge Dr, speaks again, he would love to see more visibility of this on Hailey website. Inform homeowners of building impacts, landscaping impacts on viability of city of water supply

Brian: wastewater: same financial org as water budget. Changes to B budget: increased costs of pumps, chemicals, etc. Significant increases in C budget: transfer sig \$ from savings into operations; invest aggressively in wastewater treatment plant. Working off of 2021 upgrades plans: will require ~\$20M over 20 years. Avoid tipping point of needing to make upgrades all at once. HDR, our consultant, is doing preliminary upgrade plans. Preliminary budget. Brian: another budget, replacement fund. Key and noticeable addition to CIP. Procurement of materials has been approved by council. CIP project will reduce funds significantly. Increase of fees =

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delays need for bond. Brian: full circle. A budget: salaries, B budget, C budget. A budget: add another operator. Any questions?

Heidi: timeline for this wastewater plant before we need to replace it. Brian: complicated answer: current SBR: sequencing batch reactor. Sequential filling of waste water basins. 50% capacity: do not have another basin available. Need to make conversion while we have capacity available. Add 3<sup>rd</sup> basin? When needed? Working on the process diagrams now. If possible to add, can push replacement of first two off significantly. If cannot build 3<sup>rd</sup> basin, must replace must sooner. Heidi & Brian: question and answer about capacity and rate of fill. Always seeking to get maximum life out of current basins. Lisa: comments about Brian's good work. We have a state of the art facility. Brian: City of Hailey has done an outstanding job of upgrading waste water treatment facilities. Reduced costs; transportation, etc etc. City of Hailey's system is enviable. Disposal of sludge component. Water or liquid component technology. Looking to create redistribution; do not currently have delivery system: pipes. Staff at wastewater treatment plant would be passionate about demonstrating plant. Looking to use liquids to our benefit: reuse on parks lawns. Looking to use solids to benefit: composting. A lot of balls in the air. Mayor: commended Brian on really good HR work Brian: city should be proud on compliance and work of staff. Mayor: great staff. Brian: staff promoted to div manager, named staff person; div manager retiring, but staying on to mentor. Kaz: question about water budget: new subdivisions and new hookups. How is that factored for future use and water. Brian: we look backwards to assist our projections forward. Project expenses, a function of demand. Operations Detailed calculations for projections. Try to project user fee revenue to be higher than we need. Unused: rolls into capital. Try to budget conservatively. Replacement fund can only be used for replacement, not new expansion. Lisa: water and waste water are a 50 year plan. Long term planning horizon. Kaz: potential growth: sunbeam, etc. questions about landscaping education. Brian: sunbeam in particular: designed to be a model subdivision. Dryland grasses. Right now creation state: needs water. Quigley Farms: own irrigation system. We have water rights that are adequate. Trying to expand infrastructure to deliver those water rights. Will ask for more rights in future. In future: new water system. Evaluate collection systems.

public comments for public hearing:

Scott Runkel, Northridge Dr: capacity of water coming in, address conservation. What is being done to address water use in households? Brian: community dev office: always looking at upgrades to create more efficiency in system. Only so much city can do encourage conservation within households

Sam: what's the diff between irrigation of lawn vs. in house use? Brian: water smarty program: potable. Irrigation is magnitudes more than anything being used within the residence. Hailey is not excessive.

Kaz: landscaping design recommendation. Brian: biggest thing: conserving how you use water

Mayor: any other public comments? None

Brian: capital improvement plan: council have seen everything in this, in the past. One line item mentioned. C budget, enterprise funds: e-vehicles. On call people sometimes have to come from Jerome or Carey. Interested in making commutes be 100% e-vehicles. Questions over CIP in general?

Lisa: most of CIP has been covered in other council meetings. Asking for general feedback tonight leading up to July 11<sup>th</sup> meeting. Sam: this looks great, Brian. Heidi: sustainability, steepen curve on water user fees. Will this be brought to council. Brian: hasn't focused on revenues yet, because other items MUST be addressed by council. Can come back to revenues later. Increase funds for infrastructure needs. Juan: end game: reuse waste for parks and composting. Brian: a lot of intertwine between sustainability between water, waste water, and complex being woven to meet goals. Kaz: excellent presentation Mayor: third component; capital improvement plan CIP

public comments invited: There are none.

### **OLD BUSINESS:**

*OB 219 3rd Reading of Ordinance No. 1304 an amendment of Section 15.08.010 2018 IRC Appendix Q, tiny houses and Solar ready provisions. ACTION ITEM*

**7:30:01 PM Sam: makes motion to approve Ordinance No. 1304, adopting tiny houses and solar ready provisions, read by title only, seconded by Juan. Motion passed with roll call vote; Heidi: aye, Sam: aye, Kaz: aye, Juan: aye.**

**Mayor Burke conducts the 3rd reading of Ordinance No. 1304, by title only.**

### **STAFF REPORTS:**

**7:31:37 PM** Brian: 4<sup>th</sup> of July. Projects for bids: not a good time for putting out for bids. Going to put out for bids for projects in future. Pathways along River Street. Contractor being consumed by Quigley Farm. Public works is getting ready for 4<sup>th</sup> of July. Parade: is Monday, on 4<sup>th</sup> of July.

**7:33:42 PM** Fire chief: questions about fire danger: low. **7:34:06 PM** Police: arial fireworks are always illegal. Fire will be enforcing the arial fireworks ban.

Brian: running water on main street now to keep flowers, trees, etc looking really good for 4<sup>th</sup> of July. Daytime watering: testing, etc. not our goal to irrigate in daytime. Lisa: team Hailey is all systems go for 4<sup>th</sup> of July. Hailey Alive is packed and exciting. ERC compostable waste program, education. Brian: Emily Williams kudos. Recycling infrastructure out on Main St. education of public. Make a statement to public and visitors.

**7:37:13 PM Motion to adjourn made by Juan, seconded by Sam. Motion passed unanimously. 7:37:39 PM Meeting adjourned**