

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD SEPTEMBER 26, 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 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.

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

Public concerns:

[5:30:56 PM](#) Winn Weaver, tonight ERC food collections presentation tonight. Cities like Hailey, make it possible to make progress with food waste and composting, feels like breaking into new territory, thank you.

CONSENT AGENDA:

- [CA 308](#) Motion to approve Resolution 2022-081, ratifying the mayor’s signature on Amended Service Provider Agreement for Blaine County School District FY 22/23 School Resource Officers and Memorandum of Understanding to clarify certain matters within the Agreement **ACTION ITEM**
- [CA 309](#) Motion to ratify the Mayor’s signature on a joint letter with Blaine County, Bellevue and Ketchum to the Idaho Public Utilities Commission regarding Idaho Power Value of Distributed Energy Resources Study **ACTION ITEM**
- [CA 310](#) Motion to approve Resolution 2022-082, a resolution authorizing a contract for services with Mountain Humane for provide the sheltering of animals at large brought to the facility from within the Hailey City limits, in the amount of \$26,640 per year **ACTION ITEM**
- [CA 311](#) Motion to approve a Purchase Order (Agreement) for acquisition of two Ford F150 Electric “Lightnings” at a cost of approximately \$75,469 each and authorize staff to proceed with the acquisition process **ACTION ITEM**
- ~~[CA 312](#) Motion to approve Resolution 2022-083, amending the Annexation, Services and Development Agreement of Quigley Farm, to be known as the First Addendum to the Annexation, Services and Development Agreement of Quigley Farm, which includes the realignment of the bike path design within the Quigley Farms Subdivision and a monetary contribution to the city of \$44,000 **ACTION ITEM**~~
- [CA 313](#) Motion to authorize the mayor’s signature on Letter of Completion for Phase I Sunbeam Subdivision Security Agreement **ACTION ITEM**
- [CA 314](#) Motion to approve Alcohol License Renewals **ACTION ITEM**
- [CA 315](#) Motion to approve special event 5 Alarm chili cookoff, Saturday October 15th from 1-5 at Centennial Station on Silver Street and Main **ACTION ITEM**
- [CA 316](#) Motion to approve minutes of September 12, 2022 and to suspend reading of them **ACTION ITEM**
- [CA 317](#) Motion to approve claims for expenses incurred during the month of September 2022, and claims for expenses due by contract in October, 2022 **ACTION ITEM**
- [CA 318](#) Motion to approve unaudited Treasurer’s report for the month of August 2022 **ACTION ITEM**

[5:32:08 PM](#) CA 312 pulled by Simms

5:32:19 PM Thea moved to approve all consent agenda items minus CA 312, seconded by Martinez. motion passed with roll call vote; Husbands, yes. Martinez, yes. Thea, yes. Linnet, yes.

5:33:49 PM CA 312, pulled by applicant, will present again in 2 weeks, Simms comments.

MAYOR'S REMARKS:

5:34:17 PM 5th year of Hispanic culture celebrated last weekend, collaboration, making sure immigrants have a fair shake, great to meet people that are putting this together.

PROCLAMATIONS AND PRESENTATIONS:

PP 319 Presentation from Environmental Resource Center on summer event recycling partnership (no documents)

ERC has cancelled tonight's presentation.

APPOINTMENTS AND AWARDS:

AA 320 Consideration of Resolution 2022-084, Nominating Jacob Greenberg to serve as City of Hailey's ex-officio representative to the Friedman Memorial Airport Authority ACTION ITEM

5:35:37 PM nomination on FMAA, Jacob Greenberg. Not ex-officio, it is a voting, until 2023 term.

5:37:02 PM Martinez moves to approve resolution 2022-084, appointing Greenberg to FMAA board, Husbands seconds. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

AA 321 Consideration of Resolution 2022-085, appointing Lee Dabney (serving as a commissioner for the remainder of a three-year term expiring December 31, 2021) to the Hailey Arts and Historic Preservation Commission ACTION ITEM

5:39:37 PM Thea moves to approve Resolution 2022-085 appointing Lee Dabney to remainder of 3 year term to Hailey Arts and Historic Preservation Commission, seconded by Martinez. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

PUBLIC HEARINGS:

PH 322 Consideration of a Preliminary Plat Application by Kilgore Properties, LLC, represented by Matt Watson, where the 3.77 acres of Phase II of Block 2 of the Sweetwater P.U.D. Subdivision is subdivided into eight (8) sublots, consisting of eighty (80) condominium units, plus the 5,982 square foot Parcel A to host a tot lot and other amenities. This project is located along Shenandoah Drive, in Section 15, T.2N., R.18 E., B.M., City of Hailey, Blaine County, Idaho,

within the Limited Business (LB) Zoning District (Continued from September 12, 2022 meeting)
ACTION ITEM

[5:40:30 PM](#) Robyn Davis opens this item, 80 units. Matt Watson is attending online tonight, will be happy to answer any questions council may have.

Public comments: [5:42:10 PM](#) there are none.

[5:43:10 PM](#) Thea asks again of Watson, are any of these units going to be affordable? Have asked about this in the past. Mike Bradshaw addressed this issue before, Watson responds, public service provider rates, possibly firemen, for example. Watson, we are not doing any deed restricted units, but pricing structure is a possibility.

[5:44:55 PM](#) Davis, there are future developments that may be opportunity to bring forward a different rate structure. Horowitz adds, that they gave River Street parcel where River Street Apartments are.

[5:46:10 PM](#) Husbands, asks, size and cost of units, Watson, 1,300 sq. ft. units, condos, working on final pricing, don't have purchase prices yet, trying to finish construction and figuring out costs.

[5:47:26 PM](#) Linnet, we've been looking at this for awhile, would like to see more multi-family, would like to see more affordable housing but this is under an existing agreement. Preliminary plat meets code, with conditions named.

[5:48:51 PM](#) **Linnet motions to approve Preliminary plat Sweetwater phase II with conditions A-J, seconded by Martinez. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

NEW BUSINESS:

NB 323 Discussion of Housing Action Plan Options ACTION ITEM

[5:50:00 PM](#) Horowitz, council has set aside \$500,000 in the budgeting process. Summarized staff report. This is the first time that City of Hailey has committed funds towards housing. Ketchum Housing Strategist (Carissa) is attending the meeting tonight. Will be doing a housing needs assessment, and will adopt a strategy, policy statement, in a future agenda, on how to approach housing issues for city employees.

[5:54:40 PM](#) Thea, attended ribbon cutting at Quigley, St. Luke's houses, what did they do? Horowitz, ARCH's land, St. Luke's trust paid for the construction of the units, have a lottery system as 30 employees have applied for the 4 units. Thea wants to purchase units, Horowitz responds; that's assuming the city would have enough funds to pay for construction of a unit.

[5:56:10 PM](#) Husbands, asks about the bond, Horowitz, city would purchase bonds and have first right for employees on 2 units for a 10-year period. Thea, “lease of locals”, suggests that council discuss in a future meeting, workshop to discuss.

[5:58:27 PM](#) Husbands, not comfortable giving the money away yet. Would like to see what the best bang for the buck is for us before making a decision. What about the 2 units on River Street?

[6:00:38 PM](#) Horowitz, e-bond purchase is on construction of unit in Woodside, have another employer waiting if we don’t take it. 1 unit for \$120,000. Horowitz, have 4 employees that have expression interest in renting.

[6:01:59 PM](#) Linnet, likes the e-bond option, have a pretty good understanding of it. Happy to move forward with it. Housing assistance policy, \$50,000, in support of that too. Look forward to the workshop on “lease for locals”

[6:03:20 PM](#) Horowitz, Treasurer putting funds in short-term investments ready to invest as council directs.

[6:04:38 PM](#) Tim Wolfe is on the call now. Add comments, Horowitz?

[6:05:27 PM](#) \$50,000 is in the general fund, would not be that same funds as the \$500,000 set aside. Hailey housing projects list is shown, have 476 restricted in some way in Hailey, 12% of our housing stock.

More discussion on housing and Hailey’s efforts.

[6:08:41 PM](#) Mayor Burke, if council comfortable would like to move forward with the \$120,000 for the e-bond.

Linnet, come back with Resolution in future? Would like to have more information prior to a decision.

[6:13:00 PM](#) Tim Wolfe, has rejoined the call

Horowitz asking for council availability, wed. oct 5th after 5? will set up meeting. 5:30.

NB 324 *Discussion of amendments to the City of Hailey Personnel Handbook to include:* **ACTION ITEM**.....

- A) *a new section regarding a Hailey Housing Assistance Policy*
- B) *Adding Juneteenth as a recognized federal holiday*

[6:14:38 PM](#) Horowitz presents these changes, first handbook change is adding Juneteenth as federal holiday. Then a new section on a housing assistance policy, City of Sun Valley has had a similar policy for several years, it would be handled by a 3rd party administrator.

[6:18:02 PM](#) Horowitz, one last suggestion from a department head, is to have a table to show maximum reimbursement, within city limits and out of city limits encouraging living in Hailey.

[6:19:49 PM](#) Thea, very exciting to be able to offer this, mixed feelings about different amounts outside city. Horowitz, responds to Thea's question, been told fairly simple application process but needs to apply every year. Husband is concerned about the mortgage payments.

[6:22:49 PM](#) Stokes, we can always make changes to this policy. Horowitz adds, money could spread between 10-14 Employees.

[6:23:59 PM](#) Husbands, shouldn't we purchase another e-bond with this \$50,000? Horowitz, both are 30% of AGI, 2 different programs.

[6:25:18 PM](#) Linnet, these seem to be addressing 2 different problems, this one seems to be taking the edge off. Likes the diversity of this option, one more tool.

[6:27:40 PM](#) more discussion on this program.

[6:28:26 PM](#) Stokes speaks again, City of Sun Valley, allows for relief on mortgages.

Continued discussion about options. Horowitz, offers suggestion. [6:32:16 PM](#) can vote tonight or we can bring this back. Would have an all employee meeting to discuss with everyone, would go into effect Jan 1, 2023.

[6:35:53 PM](#) Martinez thinks this is a great program, ready to adopt and okay to keep discussing.

Mayor Burke, these are the people that make the city work. Horowitz, happy to come back with other city's mortgage / rent employees.

OLD BUSINESS:

OB 325 3rd Reading of Ordinance No. 1310, Zoning map change DRO Section 17.05.020 ACTION ITEM

[6:38:23 PM](#) **Thea moves to approve 1310, read by title only, seconded by Martinez, motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:39:02 PM](#) **Mayor Burke conducts 3rd Reading of Ordinance No. 1310.**

OB 326 3rd Reading of Ordinance No. 1311, Design Standards tree caliper size 2 ½ inches Section 17.06.080 ACTION ITEM

[6:39:56 PM](#) **Thea moves to approve Ordinance No. 1311 authorize 3rd reading by title only and sign, seconded by Martinez. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:41:00 PM](#) Mayor Burke conducts 3rd Reading of Ordinance No. 1311.

STAFF REPORTS:

[6:41:49 PM](#) Yeager, River Street path, work in progress, to finish grading gravel. Not able to get striping contract this season. Crosswalk locations in near future. Excited to look for electric vehicles, has pros and cons, environmental impacts that are not widely known. The hybrid vehicle is probably best option, all electric, not a good option for us. Didn't have time to put together pros and cons before this meeting.

[6:44:55 PM](#) Martinez, library board update, Kristin Fletcher presenting to Idaho Libraries on Hispanic programming in the Library. Drewien, wants to talk about the bond, is on the call. Drewien speaks, super excited about the housing. For ILA, Ned Burns is speaking, will attend virtually.

[6:46:22 PM](#) Martinez, moves to adjourn. Thea, seconds; motion passed unanimously.