

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD OCTOBER 11, 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.

Call to order by Mayor Burke [5:30:09 PM](#)

[5:30:42 PM](#) **Motion to amenda agenda made by Linnet CA 344, seconded by Martinez. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

**Open Session for Public Comments:**

[5:31:20 PM](#) no comments

**CONSENT AGENDA:**

- [CA 328](#) Motion to approve Resolution 2022-086, authorizing a contract for services with Mountain Rides Transportation Authority for transportation services in the amount of \$92,000 for FY 22/23 **ACTION ITEM**.....
- ~~[CA 329](#) Motion to approve Resolution 2022-087, authorizing a contract for services The Senior Connection for transportation services in the amount of \$5,000 for FY 22/23 **ACTION ITEM**.....~~
- ~~[CA 330](#) Motion to approve Resolution 2022-088, authorizing the mayor's signature on a Memorandum of Understanding, by and between Quigley Farm and Conservation Community, LLC, recognizing the agreement reached to realign the bike path design in exchange for a monetary contribution of \$44,000. **ACTION ITEM**.....~~
- ~~[\\*CA 344](#) Motion to approve Resolution 2022-092, authorizing final Conservation Easement Agreement documents for the Croy Canyon Ranch Subdivision #1 as well as related closing documents for Oct. 12<sup>th</sup> closing **ACTION ITEM**..~~
- [CA 331](#) Motion to approve Resolution 2022-089, authorizing the mayor's signature on a Grant of Easement by and between the Blaine County School District #61 and the City of Hailey pertaining to the Toe of the Hill Trail -- a trail constructed, and opened for perpetual public use and traverse, a non-motorized pathway, open and accessible to all members of the public, located on Lot 1A, Block 3, Wood River High School Campus Subdivision (1250 Fox Acres Road). **ACTION ITEM** .....
- [CA 332](#) Motion to approve the Findings of Fact, Conclusion of Law and Decisions for the Preliminary Plat Application by Kilgore Properties, LLC, wherein Phase II of Block 2 approximately 3.70 acres in size, is subdivided into eight (8) sublots, consisting of eighty (80) condominium units, and Parcel A, approximately 5,982 square feet in size, to host a tot lot and other amenities. This project is located along Shenandoah Drive, in Section 15, T.2 N., R.18 E., B.M., City of Hailey, Blaine County, Idaho, within the Limited Business (LB) Zoning District. **ACTION ITEM** .....
- [CA 333](#) Motion to approve Resolution 2022-090 declaring surplus property and allowing proper disposal or sale of it **ACTION ITEM** .....
- [CA 334](#) Motion to approve Summary of Ordinance No. 1307, ebikes amendment **ACTION ITEM** .....
- [CA 335](#) Motion to approve minutes of September 26, 2022 and to suspend reading of them **ACTION ITEM** .....
- [CA 336](#) 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** .....

Simms pulled CA 330 and CA 344

Thea pulled CA 329

[5:32:11 PM](#) **Martinez moved to approve all consent agenda items minus CA 329, CA 330 and CA 344, seconded by Linnet. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

CA 329 Thea \$4,000 in the contract, should it be 5,000? Horowitz, confirms, and will correct it.

[5:32:59 PM](#) **Thea moves to approve CA 329 with correction, Martinez seconds. Motion passed with roll call vote, Thea, yes. Linnet, yes. Husbands, yes. Martinez, yes.**

CA 330 - [5:33:15 PM](#) Simms, corrects typo in AIS Memorandum of Understanding and let council know we have the \$44,000 payment.

[5:33:41 PM](#) **Thea moves to approve CA 330 as amended, Husbands seconds. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

CA 344 – Simms conservation easement, today received baseline conditions study, asked for signature, closing date moved, CA in future meeting after all have had to review the new document. Moving forward as presented but have new document, haven't had time to review.

[5:35:18 PM](#) Horowitz, looking at Oct 25<sup>th</sup> for the closing date now.

[5:36:35 PM](#) **Thea moves to approve CA 344 as presented, Husbands seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Linnet, yes. Husbands, yes.**

### **MAYOR'S REMARKS:**

[5:37:04 PM](#) thanks to the Trailing of the Sheep event producers, great weekend, people from all over.

### **PROCLAMATIONS AND PRESENTATIONS:**

PP 337 *Update from "Light the Liberty (Claudia McCain and JD McDonnel documents)* (no

[5:37:51 PM](#) Thanks to mayor and city council for letter of support, Claudia McCain President of the Board, and JD McDonald (Executive Director) are presenting. Talk about fund raising campaign, started campaign in March 2022, \$715,000, short \$985,000, target is \$1.7 million is goal, \$1.2 for building repairs, \$500,000 endowment, have 80 days to raise the rest of the funds, anyone that has interest, reach out by phone or email, running out of time, implores McDonald. We are fully available, reach out to us. McCain, [5:40:10 PM](#) lots of changes, culture opportunities, keeping our culture alive for our valley. Hope that the city can be an ambassador for the Theatre. [5:41:17 PM](#) McDonald hands out the recent letter that he is sending out. [5:41:44 PM](#) McCain reads from a letter.

Any questions? [5:43:06 PM](#) Thea, if goal not met? McCain, building goes back to SVMA, not sure what they would do with the building.

[5:44:26 PM](#) Mayor Burke, sad news, hope we can rally troops.

*PP 338 Presentation from Joe Minnocozi of Urbna3 on behalf of the Wood River Land Trust regarding regional economic analysis and growth scenario planning (no documents)*

[5:44:44 PM](#) Keri York with WRLT, Urban3, represented by Joe Minnocozi of North Carolina. Hired organizations to help economics of community design. York introduces Joe Minnocozi. York states that Joe's presentation can be available on the WRLT's website tomorrow. Minnocozi, from ? works for real estate development company, to convert buildings for housing. [5:49:10 PM](#) city 2.2 billion, county 8.8 billion economy. Land production, talks about restoring JC Penney building changing value from \$300,000 worth to \$11,000,000. [5:52:35 PM](#) total taxable value by acre is shown, red is higher values, gray is non taxable. Discussion about over state tax levy cap at 3% and price of Asphalt increased 29%. [5:57:06 PM](#) discussion of building valuations through our city and others. Need to have an honest conversation about using your land, adding a 3<sup>rd</sup> story makes a big difference in valuation. [6:00:03 PM](#) recommend 1:6 ratio, our downtown is 1: 1.8. Downtown is your golden goose but you have to feed it. [6:01:27 PM](#) use these models, find the red and purple spikes, dig down and replicate what is doing well.. [6:03:00 PM](#) employment, Ketchum imports most people, hailey pretty balanced, Bellevue needs to create more jobs. Share this with your citizens, use the 3 d models, will give this information to your staff and have fun with it. [6:06:23 PM](#) map your revenue, map your costs too. Net the costs/revenue per acre.

[6:08:27 PM](#) Linnet, WRLT will let us know when this is posted on their website. Linnet, Joe, not a fan of parking? Minnocozi responds. City Builds parking structures, developers don't have to provide it, win/win solution. More conversation about parking and retail businesses. Thea asks, apartment building, [6:13:28 PM](#) where do people park?

[6:16:34 PM](#) York, we can arrange another Q&A session if needed with Joe.

### **PUBLIC HEARINGS:**

*PH 339 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 amending 910 North Main Street (Lot 1, Haven Armstrong Subdivision) from General Residential (GR) to Business (B) ACTION ITEM*

[6:17:05 PM](#) Samantha Stahlnecker with Opal Engineering is here to represent applicant. This rezone was pulled a couple of months ago, for technicality, now presenting a rezone, 910 N. Main, surrounded by property that has been going through development changes. Area in blue is subject property, surrounded by business and limited business, proposing Business. [6:19:48 PM](#) Goal with this rezone is to allow more density. There is a desire and need for more commercial space in hailey, this rezone would allow for the mixed use of the property. Stahlnecker reviews

rezone to Comprehensive plan. Businesses to west and south of the property confirms that it is compatible with other uses in area.

[6:25:12 PM](#) Public comments: there are none.

Council deliberation.

[6:25:42 PM](#) Thea, makes sense to her. Linnet agrees with Thea, doesn't make sense to have GR on Main Street.

[6:26:27 PM](#) Husbands agrees with both Linnet and Thea, would like to also see mixed use, maybe not just offices.

[6:27:03 PM](#) Martinez, need for office space is real, agrees with other comments.

[6:28:25 PM](#) **Martinez makes motion to adopt Ordinance No. 1312, seconded by Thea, Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:28:42 PM](#) **Mayor Burkes conducts 1<sup>st</sup> reading of Ordinance No. 1312, by title only.**

#### **NEW BUSINESS:**

*NB 340 Consideration of Resolution 2022-\_\_\_\_, authorizing the Mayor to sign an agreement with Hughes Fire Equipment Inc, for the purchase of an Enforcer PUC Pumper in the amount of \$705,186.00  
ACTION ITEM*

[6:30:04 PM](#) Mike Baledge speaks to council, began talking about this 2 years ago, done much research, working with use-fire equipment, would replace a 20 year old engine. Explanation letter in packet, happy to answer questions.

[6:31:34 PM](#) Thea, will take 5 years? Baledge, yes typical to lease for 5 years and then own it. Would comfortably use this engine for 15 years. We refurbished the 20 year old engine to expand its life.

[6:33:04 PM](#) Jamie Hoover, speaks, reserve engine, would be our front-line for City of hailey fire department. Hoover responds to question about 3 story building, yes it would be able.

[6:35:28 PM](#) **Thea moves to approve 2 resolutions 2022-092 and 2022-093 authorizing the Mayor to sign agreements for purchase of new fire department pumper truck and lease documents expected in the next few days, seconded by Martinez. [6:36:24 PM](#) motion, Simms, don't have lease agreement from bank yet, conditioned on staff review of document. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

*NB 341 Consideration of Resolution 2022-\_\_\_\_, authorizing the Mayor to sign a lease plan with Mountain West Bank in the amount of \$705,186 ACTION ITEM*

**OLD BUSINESS:**

*OB 342 Consideration of Resolution 2022-\_\_\_\_, adopting the 2022/23 Interim Housing Action Plan  
ACTION ITEM*

[6:39:02 PM](#) Horowitz gives overview of this item, Mayor Burke has retracted her recommendation to fund program. This year, recommend, housing assistance policy, fund up to \$200,000 ebonds, subject to research and legal abilities of city regarding this type of investments.

Thea, thought we were discussing \$220,000. Horowitz responds. Mayor comments. [6:42:13 PM](#)

[6:43:14 PM](#) Husbands okay with the ebond and employee assistance funds. Would like to give more money to folks that live in Hailey.

[6:44:32 PM](#) **Linnet moves to approve Resolution 2022-094, interim housing plan, seconded by Martinez. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

[6:45:48 PM](#) housing stipend, bring back report at end of year.

*OB 343 Consideration of Resolution 2022-\_\_\_\_, adopting 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*
- C) Clarifying that Columbus day is recognized in Idaho as Indigenous Peoples' Day*

[6:47:39 PM](#) **Martinez moves to approve Resolution 2022-095 personnel handbook amendments, Thea seconds. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.**

**STAFF REPORTS:**

[6:48:35 PM](#) Baledge looking for 3 celebrity judges to vote for the Chili cookoff. Mayor Burke is offering to help.

[6:51:29 PM](#) Thea going to walking fellows meeting in Boise.

[6:51:19 PM](#) **Martinez moves to adjourn, seconded by Linnet, motion passed unanimously.**