

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD NOVEMBER 28, 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, Juan Martinez, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Kaz Thea not in attendance

[5:30:48 PM](#) call to order by Mayor Burke

Open session for public concerns:

[5:31:44 PM](#) Kathy Grotto Hailey citizen, attended an ITD open house, spoke with ITD, and asked about an additional access to highway from woodside boulevard. 120 apartments in woodside, community campus, light industrial. Northridge 350 parcels, has 3 accesses to highway and 2 accesses to buttercup. Woodside needs another access. ITD, yes, fox acres. City of Hailey needs to request a study of ITD to look at this. Sooner than later would be great. Mayor Burke, will have staff look into this with ITD.

CONSENT AGENDA:

CA 390	Motion to approve Resolution 2022- <u>117</u> , a resolution authorizing a contract for services with Granicus regarding short term rental tracking for FY 22/23 in the amount of \$5,000 and ratify the Mayors signature on attached contract ACTION ITEM	1
CA 391	Motion to approve Resolution 2022- <u>118</u> , a resolution regarding a lease for the Visitor Center to the Wood River Chamber ACTION ITEM	11
CA 392	Motion to accept bid from GSE Construction Company in the amount of \$394,900 for installation of the WWTP UV Equipment project and motion to adopt Resolution 2022- <u>119</u> , authorizing the mayor to sign the Notice of Award, and upon receipt of adequate bonding submittals to also authorize the mayor to sign the Agreement, Notice to Proceed, and other project related documents. ACTION ITEM	24
CA 393	Motion to adopt Resolution 2022- <u>120</u> a resolution adopting the state of Idaho 457 Deferred compensation plan, a voluntary retirement plan option for municipal employees to encourage employee savings ACTION ITEM .	61
CA 394	Motion to adopt Resolution 2022- <u>121</u> , a resolution identifying surplus property within several departments and authorizing the sale, destruction, or recycling of said property ACTION ITEM	65
CA 395	Motion to authorize the mayor’s signature on a letter to Dennis Kavanagh regarding his request to extend the Preliminary Plat of Kavanagh Condominiums (1060 Mountain Drive – Lot 1 and Lot 22, Block 43, Woodside Subdivision #10) from one (1) calendar year to two (2) calendar years, with a new expiration date of March 1, 2023. ACTION ITEM	67
CA 396	Motion to approve the Findings of Fact, Conclusion of Law, and Decision for the Final Plat Application by Elevation Builders to subdivide the Duplex Lot at 550 Doc’s Hickory Drive (Lot 4, Block 6, Old Cutters Subdivision Duplex Lot) into two (2) Townhouse Sublots. ACTION ITEM	90
CA 397	Motion to approve claims for expenses incurred during the month of November 2022, and claims for expenses due by contract in December 2022 ACTION ITEM	117

[5:34:45 PM](#) Martinez moved to approve all consent agenda items, seconded by Linnet, motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes.

MAYOR'S REMARKS:

[5:35:23 PM](#) Mayor Burke compliments HPD, accredited again with ICOPA, celebrate that achievement and compliment chief England.

Tree lighting Friday night December 2nd, Town Center West 4-6 pm.

PROCLAMATIONS AND PRESENTATIONS:

PP 398 Presentation by students from The Sage School – Public Art Mural on the Keefer Park Restroom Building (no documents)

Arts commission and sage school looking for space for kids to display their artistic ability. Decorate/paint mural on Keefer Park restroom building.

[5:37:35 PM](#) Brian Yeager shows video. Julie from Sage school presents, stages of project. Sage school students took a field trip to San Francisco to view various murals and art throughout the city. Sage students also met with John Zender and received tips from him. Mural they designed was inspired by 6th story building mural. [5:43:15 PM](#) end results are shown to the mayor and council. Theme, “everyone deserves a home.” 8 designs are displayed.

[5:47:49 PM](#) Mayor Burke, compliment the kids, good designs.

Next steps? Martinez thinks the Arts Commission should be involved in helping select a design. Davis concurs, that would be a good next step, they have not seen any of these designs.

[5:49:59 PM](#) Linnet, what is timeline? anticipate, Julie responds, spring project.

PP 399 Presentation by Lynne Barker, County Sustainability Manager to present the Blaine County Clean Energy Study

[5:50:46 PM](#) Lynn barker not present tonight, will move this presentation to a future meeting.

PP 400 Presentation by Jolyon Sawrey on the Hailey City Hall Energy Commission Report (no documents)

[5:51:04 PM](#) Yeager gives a background on this item. Net zero by 2030. Trying to bring some buildings around. Jolyon Sawrey has been in community for many years, assessed building. 1st part of this effort, presentation. [5:52:38 PM](#) Sawrey presents to council, Vital Spec is his energy audit business, few guys in region certified to do these audits. Hired 2 consultants to assess fitness of city hall building. Sawrey talked about the process involved in doing the assessment. Shows before and after scans, 4 air changes per hour. Summary will prioritize items, could and should do. Windows around perimeter of the building should be replaced. Glass loses a lot of energy. Building used to have awnings, recommend solar shading letting snow fall through. Roof of building, [5:58:22 PM](#) The view is stellar. Suggest loading roof with solar panels, vertical access solar. Some offices had 60 cfm, tested flow rates in all rooms. suggest to update mechanical systems. Opening windows, system not designed to accommodate this action.

[6:02:51 PM](#) infrared readings show library's window shades as effective. Fix what you have.
[6:03:51 PM](#) Brian Formusa's design for radon is not working. Get grants for these upgrades.
[6:05:36 PM](#) fix what you got, 2, economizing, bring in fresh air, want outgoing air to pre-warm air. Mechanical engineering, suggests upgrading. Ways that system can economize, send warm air where is needed to another part of the building. 3, heat pumps, are 4 times as efficient as what we have on the roof. Every room gets a temperature control device. Next stage to do an energy model with mechanical engineer. [6:09:23 PM](#) can give you Return on Investment, can give you a plan for projects. [6:10:46 PM](#) architecturally, imaging a roof-top garden, stair case, is staff going to need future space, cut hole in roof to access roof space. Think about what it could be, full redo is warranted, suggests Sawrey.

[6:15:16 PM](#) Yeager, have engaged Sawrey in gathering ideas for what to do to building. Already reaping benefits, council chambers, heat ducts, cut insulation to chambers, wasn't getting heat. This is a preliminary report, will circulate final document, when done.

[6:16:59 PM](#) Mayor Burke, would like to have a workshop to discuss. Need comments from your discussions.

[6:17:36 PM](#) Horowitz, could be a good next year project. Like keeping historical respect of the building. [6:18:10 PM](#) Linnet work with balanced grant funding. Yeager commented.

APPOINTMENTS AND AWARDS:

AA 401 Reappointment of Dan Smith and Janet Fugate to another 3-year term on the Hailey Planning & Zoning Commission with Resolution 2022-122. ACTION ITEM

[6:18:58 PM](#) Burke, reappointments to P&Z Commissioners. Husbands was contacted by an interested party on P&Z, was not selected in this latest process. Burke would like to move forward, asks for council's thoughts. [6:20:28 PM](#) Linnet, both want to continue? Burke confirms.

Husbands have had neighbors ask about serving. These two have served many years, would like to see more people serve. [6:21:58 PM](#) Burke, position open since April, just filled Richard Pogue's position last meeting. Husbands comments, many people did not know the position was open.

[6:23:31 PM](#) Linnet, both Dan and Janet have a lot of experience and knowledge. If we open up seats, there is a fairness, due process, notice to commissioners. Don't think it feels fair at this point.

[6:26:47 PM](#) Linnet moves to approve Resolution 2022-122, reappointing Dan Smith and Janet Fugate, seconded by Martinez. Motion passed with roll call vote, Husbands, abstains. Linnet, yes. Martinez yes.

PUBLIC HEARINGS:

PH 402 *Consideration of a City-Initiated Text Amendment (Ordinance No. ____), amending Title 18: Mobility Design, Chapter 18.14: Standard Drawings, Section 18.14.012: Street and Drainage, to add the River Street Concept Design as a Standard Drawing within the Hailey Municipal Code. This addition would create a new item, item 18.14.012.F.3. River Street Typical Section. This also includes the revision of the Index in Section 18.14.000.0. ACTION ITEM*

[6:27:59 PM](#) Robyn Davis gives an overview of this item. Not codified in our code, this would formalize the standards. Yeager responds to an angled parking question. Somewhat similar, angled parking 18 feet, approx. has a little less on Croy street angled parking.

[6:30:49 PM](#) Husbands, 11-foot travel lanes? Yeager yes, we have. We can change this but held 12 foot travel lanes for back in parking, Yeager explains. More discussion between Husbands and Yeager about travel lanes.

Public comments: [6:33:45 PM](#) There are none.

[6:34:08 PM](#) Martinez sees this as a housekeeping item, appreciates Husbands questions, ready for motion. Linnet agrees.

[6:35:00 PM](#) **Martinez moves to approve Ordinance No. 1315, standards, seconded by Husbands. Motion passed with roll call vote, Linnet, yes. Husbands, yes. Martinez yes.**

[6:36:16 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1315 by title only.**

OLD BUSINESS:

OB 403 *2nd reading of Ordinance No. 1314 , zoning map change Section 17.05.020 for Lots 1-3, Block 69, Hailey Townsite to be located within the Downtown Residential Overlay (DRO). This change also includes amending Lots 4-7, and N. ½ of 8, Block 69, Hailey Townsite and Lots S. ½ of 8, 9-10, Block 69 ACTION ITEM*

Robyn Davis, 2nd Reading, new motion language. Linnet wants to dispense 2nd reading.

[6:38:16 PM](#) **Linnet moves to waive 2nd reading, conduct 3rd Reading by title only, approve and adopt Ordinance No. 1314, Martinez seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez yes.**

[6:38:42 PM](#) **Mayor Burke conducts 3rd, final Reading of Ordinance No. 1314 by title only.**

OB 404 *3rd Reading of Ordinance No. 1313, zoning map change Section 17.09.040.02, parking for theatres reduced ACTION ITEM*

[6:40:36 PM](#) Davis, this is the 2nd Reading of Ordinance No. 1313, by title only. Simms adds, we are still working with developer, asks to conduct 2nd Reading.

[6:41:00 PM](#) **Mayor Burke conducts 2nd Reading of Ordinance No. 1313 by title only.**

STAFF REPORTS:

[6:42:02 PM](#) England, 2 officers Jones and Wells, Rigley, starting on Sunday. Another officer, starting possibly late December, if so, would be fully staffed again. Accredited 2016, ICOPA, follows a national standard, 30 agencies in Idaho, policy and procedures. Missed 2019 accreditation, auditor did not have any findings, which is very good, usually they find somethings.

[6:44:20 PM](#) Burke comments, have comfort in this accreditation. England very pleased.

[6:45:33 PM](#) Yeager, struggling to get full time staff in street department. Pulling water dept employees. Forecast of snow this Wednesday. We are working on sharing staff.

[6:46:49 PM](#) Davis, have been awarded a grant by the Board of Realtors, for a housing needs assessment. Also working on modernization of our code, district use matrix.

[6:47:30 PM](#) Horowitz, new design of newsletter, will launch electronic newsletter this month.

[6:48:08 PM](#) Drewien, working on restroom remodel if can find a contractor. Partnership with Bellevue Library, will leave current consortium next year possibly?

[6:49:00 PM](#) Baledge, was a barn fire at 4:45 this morning on Baseline Road, state fire marshal has not determined cause of fire yet.

EXECUTIVE SESSION: Real Property Acquisition (IC 74-206(1)(c))

[6:49:44 PM](#) **Real Property Acquisition (IC 74-206(1)(c)), Martinez, Linnet seconds, motion passed with roll call vote; Husbands, yes.**

Mayor and Council went into executive session.

[7:27:19 PM](#) Mayor and council came out of Executive Session.

[7:27:35 PM](#) **Motion to adjourn by Martinez, Linnet seconds motion passed unanimously.**