

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JANUARY 23, 2023
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, Heidi Husbands, and Sam Linnet. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

Juan Martinez is not in attendance.

[5:31:05 PM](#) Call to order by Mayor Burke

Open session: [5:31:33 PM](#) no comments

CONSENT AGENDA:

- [CA 025](#) Motion to ratify the Mayor’s signature on a letter of support to the Idaho Transportation Department regarding a Mountain Rides Transportation Authority grant to enlarge and upgrade the Bellevue, Idaho, facility, including expanding and outfitting it with charging infrastructure to accommodate Mountain Rides’ fleet of battery electric buses **ACTION ITEM**.....
- [CA 026](#) Motion to approve Resolution 2023-009, authorizing the mayor’ signature on a Memorandum of Understanding, by and between the Sun Valley Board of Realtors, recognizing the reimbursement of grant monies awarded to the City via a Smart Growth Grant in the amount of \$10,000. **ACTION ITEM**
- [CA 027](#) Motion to approve Resolution 2023-010, authorizing the mayor’s signature on a partial release (#2) 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 028](#) Motion to approve Resolution 2023-011, authorizing the mayor’s signature on a Contract for Services Agreement with Agnew: Beck for the development of a Housing Needs Assessment and a Growth Projections Memorandum for utilization by the Community Development and Public Works Departments. **ACTION ITEM**
- ~~[CA 029](#) Motion to approve Resolution 2023-012, authorizing the mayor’s signature on a Contract for Services Agreement with ClearGov for Management Suite accounting software enhancement for budgeting and reporting efficiencies for \$14,325. **ACTION ITEM**.....~~
- [CA 030](#) Motion to approve new alcohol license for Dang LLC DBA Mr. Dee **ACTION ITEM**.....
- [CA 031](#) Motion to approve the Summary of Hailey Ordinance No. 1317 **ACTION ITEM**.....
- [CA 032](#) Motion to approve minutes of January 9, 2023 and to suspend reading of them **ACTION ITEM**
- [CA 033](#) Motion to approve claims for expenses incurred during the month of December 2022, and claims for expenses due by contract in January, 2023 **ACTION ITEM**.....
- [CA 034](#) Motion to approve annual Road and Street Report **ACTION ITEM**
- [CA 035](#) Motion to approve unaudited Treasurer’s report for the month of December 2022 **ACTION ITEM**

[5:31:41 PM](#) CA 029 pulled by Mayor Burke

[5:31:57 PM](#) **Thea moved to approve all consent agenda items minus CA 029, seconded by Linnet. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes.**

[5:32:18 PM](#) CA 029 Becky Stokes, treasurer spoke to this item. Quote is for ½ year, integrates financial software making budgeting and reporting easier. Discussion about the cost of software.

[5:37:11 PM](#) Thea moved to approve Resolution 2023-012, Husbands seconds. Motion passed with roll call vote, Husbands, yes. Linnet, yes. Thea, yes.

PUBLIC HEARINGS:

PH 036 Consideration of a Planned Unit Development Application by Kathleen Miller QTIP Trust and Sophie Nunberg Trust represented by Lee Young of CSHQA, for a 1,213 square foot addition to Albertsons and a new 0.42-acre public recycling area for the City. This project is located at 911 North Main Street (Sub Lots 2 and 3, Block 1, North Hailey Plaza) within the Business (B) and Townsite Overlay (TO) Zoning Districts. The following waiver is requested:

1. Waiver to the maximum floor area permitted within the Business (B) Zoning District for an additional 3% of square footage, totaling to 37,127 square feet of individual retail/wholesale trade **ACTION ITEM**.....

[5:37:52 PM](#) PUD. Robyn Davis gives an overview of this item. A PUD gives flexibility and a way for applicants to receive waivers to our code. This application is asking for a waiver, 36,000, wants to be approx. 39,000 sq ft and is offering to relocate the recycling center to their property. Davis gives them options.

[5:39:46 PM](#) Simms, this applicant is tenant only, not owner of land, suggest don't have in perpetuity. Normally PUD is with land owner, here long-term tenant is the PUD applicant, they don't want to restrict property to a future tenant. Linnet asks question. [5:41:49 PM](#)

[5:42:10 PM](#) Lee Young, Boise, represents tenant (Albertson's), want to add 1,200 sq ft expansion along River Street, to help the store function. Replace the 2 conex containers that are on site authorized with PUD. Recycling along the north of the property, will run electricity. Husbands asks to know where the recycling would go. Where the snow is stored right now.

[5:45:19 PM](#) Young speaks, landlord has been cooperative. Linnet asked if they would do snow removal of area? Young confirms, yes.

[5:46:35 PM](#) public comments, none.

[5:46:47 PM](#) Linnet, relatively modest increase in size for the benefit of recycling. Thinks it is a good idea. Only concern, PUD terminates when tenants lease terminates, asks staff to find workable solution. [5:48:25 PM](#) Thea thinks moving the containers and adding to the building would be a good step, reduce the chaos feel. Pleased with this location for recycling.

[5:50:32 PM](#) Husbands, snow storage now, you'll haul away the snow? Want to use area for snow storage where containers are now.

[5:52:03 PM](#) Davis asks to continue this to the next meeting, Feb. 13th.

[5:52:29 PM](#) Linnet moves to continue to Feb. 13th, Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.

PH 037 Consideration of a of a City-Initiated Text Amendment to the Hailey Municipal Code, Title 17, to incorporate the SolSmart Recommendations, which facilitate best practices for solar development within the City of Hailey. ACTION ITEM

[5:53:32 PM](#) Robyn Davis, SolSmart how to encourage solar development. Intent is to address gaps and barriers of clean energy goals to City, permitting ground mounted solar. Would amend building height, permit roof mounted solar 5 ft. allowance, allow to go over building height for the solar.new chapter, outlining solar provisions, development. Have a few edits to the proposed ordinance.

[5:56:17 PM](#) Thea, asks question. Davis comments. P&Z felt 10 feet is more common.

Public comments: [5:58:22 PM](#) there are none.

[5:59:05 PM](#) Linnet inclined to take P&Z's recommendation. Linnet has concerns about height, section on airport approval 17? Airport influence area, airport director's review, 90 days to get response. This area is more than the city limits, think this is too broad of an area. Modification of pink and blue areas shown on map, subject to review. Simms, thinks that is acceptable idea. Simms suggests make a motion, go back to airport authority. Thea, just north critical zone, pink and light blue area, confirms Linnet.

[6:04:54 PM](#) Davis has another amendment, item E, panels 5 feet from structure, propose removing, max 5 feet from max building height in zone.

[6:07:38 PM](#) **Linnet moves to approve ord. no. 1318, solar energy chapter amendments with amendments discussed tonight for red and blue critical zones, authorize reading by title only, seconded by Thea. Motion passed with roll call vote; Motion passed with roll call vote; Husbards, yes. Linnet, yes. Thea, yes.**

[6:09:16 PM](#) **Mayor Burke conducts 1st Reading of Ordinance No. 1318 by title only.**

NEW BUSINESS:

NB 038 Consideration of Resolution 2023-___, authorizing an expanded contract for services with Jacobs Engineering for support engineering, parking and analysis services related to a recently-approved Urban Renewal Contract for services with GGLO design for a Hailey Urban Renewal Gateway District Downtown Strategic Plan ACTION ITEM

Jacobs [6:11:07 PM](#) Horowitz, Hailey URA has been following what has been going on in the state. In Twin falls, they've engaged GGLO, URA has met and asked them to give proposal, as attached in packet. URA wanted City to have Jacobs pay for the engineering part, URA is paying for GGLO. [6:13:12 PM](#) Yeager, we are waiting for plan and then would work with Jacobs to make sure it works for traffic flow.

[6:14:50 PM](#) Mark? With GGLO, Idaho towns experiencing explosive growth in the last 5 years. Growth brings with loss of culture and identity. Have been working with Twin and other

regional municipalities. Goal is to develop a goal and vision for growth in Downtown. [6:17:32 PM](#) Burke adds, Mark is a resident of Bellevue, Idaho, 120 N. 4th street.

[6:23:01 PM](#) working with URA and your staff, core downtown, analyzing this area, look at Main street and understand what are some strategic improvements to make it a good urban place. Also have River street and close by that are ripe for discussion. Challenges in mountain town, must have a strategy that includes winter weather conditions. URA main lead with Jacobs and GGLO, City of Hailey partnership. Mark shows timeline, preliminary downtown master plan by April 2023. [6:28:42 PM](#) Shows example from Twin Falls project.

[6:29:02 PM](#) Thea, questions to focused group, to get more meaningful feedback? Yes, confirms Mark. [6:31:34 PM](#) Thea have you worked with transportation engineers before? Mark confirms, yes.

[6:32:03 PM](#) Linnet, remembers Caldwell before the transformation. Contract with Jacobs, parking and traffic, would like to see walkability incorporated. Mark confirms bike ped complete streets perspective. [6:34:07 PM](#) Yeager comments, reviewed in a holistic manner. Linnet wants to make sure the language includes these holistic modes of transportation within the contract. Continued discussion about complete streets and the need to keep mobility in winter months.

Darin with Jacobs engineering is on the call, Yeager. [6:40:36 PM](#) no questions, understand with where you are going with your city, knows mobility is not just cars.

[6:42:30 PM](#) **Horowitz add authorize mayor to sign. Husbands moves to approve Resolution 2023-013, authorize mayor to sign, seconded by Linnet. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.**

NB 039 Consideration of Resolution 2023-___, authorizing an agreement with the Wood River Community Housing Trust for trust agreement regarding the River Street Townhomes and long-term housing for the benefit of citizens living and working in Hailey **ACTION ITEM**

[6:43:40 PM](#) Horowitz, Tim Wolfe on call? Wolfe is with, Community Housing trust, come up with a creative proposal, long-term housing, exchange, give first right of refusal for hailey employees. Simms, have negotiated for some time, additions to the terms, feel beneficial to housing. Wolfe happy to answer questions. Thea asks, pg. 185 #6, if no one in city, just goes to community at large? Does it go to Hailey worker? Also on page 188. Wolfe, fine with that, only issue, not to conflict with Fair Housing issue, they are fine with that. Linnet, can we add that? Simms, if okay with Wolfe and not in conflict with Fair Housing Act.

[6:48:50 PM](#) Linnet asks, term of this agreement is 40 years, we try to get housing in perpetuity. Please explain why 40 years is preferred? Wolfe, unique nature of this situation, some economic benefit to the City, over time, housing gets older, need mechanism to be released and need a way to do that, capital gets to move. If trust elects to sell these 2 units, city benefits from increase, or sell and reinvest in different properties. Wolfe does not know the answer to that question.

[6:53:17 PM](#) Horowitz explains, maybe city can roll priority to another property.

6:55:26 PM Linnet moves to approve Resolution 2023-014, WRHT long term housing, with the change in priority as discussed tonight, Thea seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.

NB 040 Consideration of and motion to adopt Resolution 2023- ____, authorizing the mayor's signature and purchase of an MB4 Front Mount Airport Snow Blower and Chassis, pursuant to Idaho Code 67-2807 for Cooperative Purchasing, by use of the Minnesota Office of State Procurement Cooperative Purchasing contract #222955, in the amount of \$839,097.50 with an estimated delivery 450 days following receipt of Purchase Order ACTION ITEM

6:57:28 PM Yeager, snowblower, anticipated and budgeted this year, solicited a quote MB4, similar to airport and city of Ketchum equipment. Looking for council discussion and decision on moving forward. Price would go up \$90,000 if we don't lock this in now, added Yeager. Cabin chassis snowblower, different than what we have now.

7:01:22 PM Thea asks, when do we pay the funds? Yeager, don't pay anything until we get the equipment, wondering if we should buy or lease.

7:02:44 PM Thea moves to approve Resolution 2023-015 authorizing the purchase of snow blower MB4, authorize Mayor to sign, \$839,097.50, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.

OLD BUSINESS:

OB 041 Continued discussion of funding options for the Wastewater Division Aging Headworks infrastructure replacement and funding discussion including possible Bond measure in the approximate amount of \$6 million dollars

7:04:58 PM Yeager introduced topic, need to replace headworks in Wastewater treatment, what used to be \$2 million is now \$6 million 2 years later. Will present potential ballot language in a future meeting, May 2023. If successful, passed by voters, May of 2024 would be start date of project. Have been working with bond agency and bond council, would present to council next meeting.

OB 042 2nd Reading Ordinance No. 1316, Area of City Impact boundary amendment with MapACTION ITEM

7:07:49 PM Davis updated map.

7:09:33 PM Mayor Burke conducts 2nd reading Ordinance No. 1316, by title only.

STAFF REPORTS:

7:10:38 PM Hailey housing report presentation, Horowitz gives an overview of the report. Hailey has 15% community housing. Code changes to enable housing is recapped in the report, organizations that the city works with is included. Horowitz, discusses upcoming code

amendments or studies, ballot measurement which will be presented in the next meeting to council. Burke, this is years of work, and is ongoing.

Yeager, still short employees, working with half-staff.

Mike Baledge, [7:15:25 PM](#) meeting this morning, enlightening to learn other city's views and jurisdictions priorities, interested in attending but cautious about the outcome.

[7:16:17 PM](#) Chief England, will be in Boise, Feb 2nd, legislative push. Met with staff on emergency shelter, seems to be going well.

[7:17:10 PM](#) Davis, filled Emily, will start on Feb. 21st, Paige's position.

EXECUTIVE SESSION: Real Property Acquisition (IC 74-206(1)(c)), Pending & Imminently Likely Litigation (IC 74-206(1)(f)), and/or Personnel (IC 74-206(1)(a/b))

[7:18:12 PM](#) **Linnet moves to go into Executive Session to discuss Real Property Acquisition (IC 74-206(1)(c)) seconded by Thea, motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes.**

[7:48:05 PM](#) Mayor and council came out of executive session.

[7:48:29 PM](#) **Motion to adjourn made by Linnet, seconded by Husbands, motion passed unanimously.**