

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD OCTOBER 13, 2023
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:00 P.M. by Kaz Thea, Council President. 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.

Mayor Martha Burke not in attendance.

[4:59:45 PM](#) call to order by Kaz Thea.

Presentation from Baledge [5:00:45 PM](#) regarding fire dept consolidation meetings. Recently hired Dannie Emerick, to replace Kevin's position.

PROCLAMATIONS AND PRESENTATIONS:

PP 297 Presentation by Agnew: Beck on Housing Needs Assessment ACTION ITEM

[5:01:17 PM](#) Horowitz, announced that the Sun Valley Board of Realtors, \$10,000 grant towards housing assessment, received a check today.

[5:02:02 PM](#) Aaron Mondada with Agnew::Beck presented. Housing needs assessment over the past 6 months have been working with Davis and Horowitz, these are the results of those discussions and work.

[5:04:33 PM](#) Michelle Bowlds introduced herself also with Agnew::Beck, has a background in Planning.

[5:06:30 PM](#) Mondada gives background on company before discussing housing data. References most recent housing analysis done in Alaska, different issues with housing.

[5:09:00 PM](#) Bowlds discusses the population and forecasting future population, 3 scenarios, low medium and high. Low, regional forecasts, medium historical growth using census data and high woodside water reclamation facility study. Hailey has consistent and steady growth. 20 year horizon, 14,342 population forecast high. 50 year forecast for 2070 22,403.

[5:14:22 PM](#) existing housing stock Mondada, only about 250 units are in for sale or for rent category. Seasonal/recreation percentages includes 2nd homeowners added Horowitz. These are estimates not exact numbers. Housing tenure, higher percentage of renters in Hailey than surrounding communities. [5:22:43 PM](#) Roughly 20% of housing stock was built over 60 years ago in Hailey, relatively young compared to other communities. Units in Structure, majority or 67% are single-family homes in Hailey.

Housing needs forecast based on population growth, hailey will need approximately 700-1000 houses in the next 10 years based on the needs forecast. About 83 units per year under construction.

Housing bridge is a visual assessment with all income brackets, low high and medium. Mondada explains the need to have housing for all incomes based on median income levels. Housing needs compared to bridge assessment, shows that lower income rental units are needed in the lower AMI brackets.

Husbands asks who is the population in these forecasts? Bowlds responds, permanent residents of Hailey. Bowlds, we don't have exact demographics of who is moving to Hailey, not sure if they are 2nd homeowners or not.

[5:41:15 PM](#) Bowlds discusses inflow and outflow of residents, who lives and works in Hailey and works out of Hailey. Looked at fair market rents. [5:44:54 PM](#) Also looked at rental availability.

[5:45:40 PM](#) Strategies and recommendations, Mondada, praises Hailey for its efforts to get housing in your community. Moving forward, how to build relationships with public and private development, policies, funding and programs are key to creating more housing. Ketchum has been working with Placemate, to place people into housing, monetary housing incentives. Excited to continue conversations regarding the comprehensive plan with city of Hailey.

Horowitz added you will see more in the next year as Community Development completes the comprehensive plan.

Martinez asks about mobile homes, are they an option for successful housing? Mondada responds, city by city decision. Bowlds, a couple of communities are looking at manufactured and mobile homes.

CONSENT AGENDA:

CA 298	Motion to ratify Mayor's signature on Blaine County Land Water and Wildlife Program pre-application for Conservation Funding (Wood River Land Trust applicant) ACTION ITEM	49
CA 299	Motion to approve Resolution 2023-117, authorizing Library grant award with Idaho Vocational Rehabilitation for the Work-Based Learning Experience ACTION ITEM	53
CA 300	Motion to approve Library grant application with Idaho Commission for Libraries for Kindergarten Readiness subprogram K Ready Set Go grant ACTION ITEM	58
CA 301	Motion to ratify Library award with Idaho Commission for Libraries grant ACTION ITEM	74
CA 302	Motion to adopt Resolution 2023-118, authorizing the mayor's signature on Change Order No. 1 with B&G Dirtworks, for the McKercher Blvd. Right of Way Improvements project, which increases the project price by \$55,493.41 to account for additional work performed during construction, and to authorize final payment of \$55,493.41 on this project. ACTION ITEM	90
CA 303	Motion to approve Resolution 2023-119, authorizing a contract for services with The Senior Connection for transportation services in the amount of \$5,150 for FY 23/24 ACTION ITEM	99
CA 304	Motion to approve Resolution 2023-120, authorizing the Mayor's signature on the Public Right-of-Way Maintenance Agreement related to the development of Spruce Street Duplexes located at 109 West Spruce Street (Lots 9-10, Block 66, Hailey Townsite). ACTION ITEM	106

CA 305	Motion to approve Resolution 2023-121, authorizing a contract for services with Frederick Allington, Esq. in the amount of \$51,658 for prosecution of misdemeanor services for FY 23/24 ACTION ITEM	117
CA 306	Motion to approve Resolution 2023-122, authorizing a contract for services for FY 23/24 with the Valley Chamber for travel, tourism, visitors center, economic development and event services in the amount of \$92,700, which includes \$1,000 for the Blaine County Museum and an additional \$11,330 for Hailey Ice ACTION ITEM	126
CA 307	Motion to approve Resolution 2023-123, authorizing a letter of engagement with Workman & Company in the amount of \$13,200 for audit services and delivery for FY 23 ACTION ITEM	137
CA 308	Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application by ARCH Community Housing Trust, Inc., wherein one (1) lot is subdivided into eight (8) sublots for cottage townhouse development (SUNBEAM SUBDIVISION PHASE 1 LOT 64 BLK 5). ACTION ITEM	145
CA 309	Motion to approve minutes of September 25, 2023 and to suspend reading of them ACTION ITEM	174
CA 310	Motion to ratify claims for expenses incurred paid in September, 2023 ACTION ITEM	182
CA 311	Motion to approve claims for expenses incurred during the month of September 2023, and claims for expenses due by contract in October, 2023 ACTION ITEM	188

CA 302, Husbands pulls this item for discussion.

5:54:00 PM Martinez moved to approve all consent agenda items minus CA 302, seconded by Linnet, motion passed unanimously.

CA 302 Husbands asks about the additional work, what was it? Yeager responds, several changes, curb repaired on North intersection, more excavation than anticipated, paved further into lot, significant number of soft spots, made tweaks as project went along. Some striping done, may finish that in the Spring.

5:57:02 PM Husbands moves to approve CA 302, Linnet seconds. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Martinez, yes. Thea, yes.

5:57:24 PM Open Session for Public Concerns, no comments.

PROCLAMATIONS AND PRESENTATIONS:

PP 313 Presentation by Southern Idaho Solid Waste District (SISWD) Executive Director Nate Francisco: update on SISWD landfill fees and recycling opportunities

5:58:02 PM Nate Francisco with Southern Idaho Solid Waste District Executive Director presents. Francisco gives a history, what their plans are and will address any questions you may have. Solid waste district comprised of seven member counties including Blaine County, Cassia, Twin Falls, Gooding, one county commissioner on the board, one meeting per month. Blaine County is about 13-15% of their waste volume. Take waste to Regional landfill, Milner Butte. Operate 3.9 MW landfill-Gas to Energy and sell the energy to Idaho Power, equivalent to 3,500 homes energy. Process 300,000 tons of waste annually. Have about 35 years of space available. We’ve done a good job of keeping costs low and run very efficiently. Recent waste composition analysis, by county. Almost 26% organic waste being put in the landfill across all counties. In 2022, developed strategic plan, first one. Affordability is still a focus but want to keep innovative programs a priority.

[6:09:35 PM](#) Southern Idaho Resource Recovery, idea Francisco has had, not recycling per se. concepts of project, public private partnerships, how can we take advantage of efficient systems, divert large quantities of material, avoided cost, no upfront investment or risk to the district, and generate revenue back to district to maintain low cost to district. [6:12:17 PM](#) Flow control, agreements with counties, have property available, waste in one place. Material recovery Facility (MRF), separate like materials, no tipping fees increased. Bio Digester is first step in this process, which will fund the MRF, no district funding, organics processing. 2nd large component, Waste Conversion, plastics and rubber, chemical reprocessing produce hydrogen and oxygen, will cover costs of MRF with the revenue from this program. [6:17:16 PM](#) can reduce 50 % going into the landfill annually, save 15% volume of metals going into the landfill annually. Organic waste, Carcasses, they see a lot of them in this district, get 12 semi loads per day approximately. 20,000 carcasses per year approximately. Cardboard and paper, want to breakdown these to create gasses to sell, and provide a revenue source. Have 100 acres lease, [6:20:46 PM](#) drive to get facility built with revenue sharing, Guaranteed annual revenue, help with short term budget constraints. Risk-management, will take no risk of financial liability, or Environmental, restoration, liability, bonds in place. Goal with chemical processing, waste tires, cannot landfill waste tires. Hoping we can help solve this problem, don't want to bring tire shreds to our site, will have limit that they can store at the site. Have a very high organic waste content makes this digester a good solution. Favorable business, within 1 year in Idaho versus 10 years in other places, states. SISW district owns the property that we would lease to the Resource Recovery business. [6:26:35 PM](#) chemical recycling can deal with waste within recycling products and turn into gas – energy. Want to make their own fuel, to keep costs down. Can divert energy to them to keep them operating year-round. Human behavior is the hardest to change in recycling. Las Vegas casinos, figured out, throw it in one bin, break out bags and separate for you. Smaller example of what we are wanting to do, getting top dollar for recyclables. We would be able to meet EPA 50% recycling rate overnight with this process. Collaborate with education and research. Francisco touches on landfill model flowchart, always will need a landfill.

[6:37:38 PM](#) Thea asks about how this would work and benefit everyone. Plastic recycling, 2D or 3D plastics, jugs and containers fall down, others go up.

Next Steps, due diligence and negotiations, facility tours, entered into an MOU for the property, going through Due Diligence, will then enter into lease and legal agreements, permitting and construction. Will know if this will move forward possibly next spring and if so, 3 to 4 years will be in operation.

[6:41:51 PM](#) Linnet revisits costs of garbage containers, this process could turn that on its head. Everyone would possibly need larger bins, recycle what we can here, ship the rest to landfill.

PP 314 Presentation by Andrew Mentzer, Blaine County Sustainability Manager, update on Blaine County Contract for Services with Sloan, Vazquez and McAfee for analysis on how recycling opportunities at SISWD will impact Blaine County recycling services, economically and environmentally (no documents)

[6:45:00 PM](#) Andrew Mentzer Sustainability Manager at Blaine County. Discusses Blaine Counties program. Oversees recycling team at Ohio Gulch, 2000 tons per year, cardboard,

plastics, paper are sent to different areas. Commissioners has asked Mentzer to find out what this means to Blaine County, recently hired Sloan Vasquez McAfee to do a high level solid waste assessment, will wrap up by the end of this month. 1st scenario, if nothing happens what can we do to expand, 2nd, dirty MRF program, looking at our waste stream. 3rd, once scaled up, can take advantage of their facility.

[6:53:14 PM](#) Horowitz will bring proposal from Clear Creek with about 3% fee increase, not changing franchise agreement only fee increase by resolution.

NEW BUSINESS:

NB 315 Discussion regarding upcoming fee increase from Clear Creek disposal related to SISWD landfill fees and inflationary measures ACTION ITEM (no documents)

Mike Goitiandia will hold comments until next meeting.

Public comments on these presentations. [6:54:55 PM](#) there are none.

OLD BUSINESS:

OB 316 2nd/3rd Reading of Ordinance No. 1333 – Annexation Application to annex a 55-foot-widesection of Quigley Road. ACTION ITEM

[6:56:44 PM](#) Thea conducts 2nd Reading of Ordinance No. 1333, by title only.

STAFF REPORTS:

[6:58:06 PM](#) Chief England, keeping busy and prioritizing where they need to. Traffic complaints continue, follow up when possible. Fully staffed right now.

[6:59:42 PM](#) Linnet moves to adjourn, Martinez seconds, motion passed unanimously.