

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD JANUARY 8, 2024  
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 5:29 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:**

[5:29:14 PM](#) Call to Order by Mayor Burke.

Open Session for Public comments:

[5:29:44 PM](#) Tim Eagan, Hailey resident and manager of the Meriweather building, annual request sidewalk repairs, portion done last year, thank you, some still needs replacing. 2<sup>nd</sup> issue, Java store and Health Department, opened in 2008, everything was approved by code, now the sink doesn't meet requirements; incredible expense to this business owner to replace this sink. Received a call from a Nail salon, state HVAC inspection, fresh air/ventilation requirements, won't be able to afford this. Eagen refers to code, "supply sufficient ventilation." Wanted to let you know about this requirement.

**CONSENT AGENDA:**

<a href="#">CA 001</a>	Motion to ratify the Mayors signature on a grant letter of support to Mountain Rides: Federal transit Administration 5311 and 5399 Grants ACTION ITEM .....	1
<a href="#">CA 002</a>	Motion to ratify the Mayors signature on a grant letter of support to Mountain Rides: Cares Act one-time funding grant ACTION ITEM .....	4
<del><a href="#">CA 003</a></del>	<del>Motion to ratify the Mayors signature on a lease agreement with Tanner Investments, LLC for a three month lease for property located at Block 1, Sweetwater PUD Subdivision for the purposes of storage of vehicles towed from the public rights of way as part of municipal snow removal activities. ACTION ITEM.....</del>	<del>7</del>
<a href="#">CA 004</a>	Motion to approve claims for expenses due for payment in January 2024, incurred in December, 2023 ACTION ITEM .....	13
<del><a href="#">CA 005</a></del>	<del>Motion to approve minutes of December 11, 2023 and to suspend reading of them ACTION ITEM.....</del>	<del>62</del>
<a href="#">CA 006</a>	Motion to approve unaudited Treasurer's report from November 2023 ACTION ITEM.....	70

[5:34:05 PM](#) CA 003, pulled by Martinez, CA 005 pulled by Yeager.

[5:34:22 PM](#) Thea moved to approve all consent agenda items minus CA 003 and CA 005, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Linnet, yes. Thea, yes. Martinez, yes.

CA 003, Martinez speaks [5:34:57 PM](#) \$1,000 is a little too much per month. I think we can find a better spot (location) for this. Maybe we can use Park and Ride instead this year, since it is been a slow snow year. [5:35:59 PM](#) Yeager, in anticipation of a heavy snow year, we wanted to

be prepared. There are limited areas in Woodside due to zoning to use for this purpose. With clock running out, we identified this lot. Since this is only a 3 month lease, higher price per month. Snow maintained, is the main “improvement” that we are required to perform. Lease starting date, Christmas. [5:38:05 PM](#) Horowitz adds, thought that the Park and Ride location might be more expensive than a Woodside spot. Thea, where did the price come from? Yeager, we just discussed and came up with this amount. Husbands feels we should move forward this year and reconsider for next year. Linnet, anticipated revenue, maybe look at that for next year’s planning.

[5:41:33 PM](#) **Martinez moves to approve CA 003 as presented, Thea seconds. Motion passed with roll call vote; Husbands, yes. Thea thanks Linnet, votes yes. Linnet, yes. Martinez, yes.**

CA 005, [5:41:52 PM](#) Yeager, pulled this item for another reason.

Video plays on the projector screen. Animated spreadsheet.

[5:43:30 PM](#) Martha Burke, you are prepared, thoughtful, thank you for your involvement.

[5:44:03 PM](#) Linnet, it has been a privilege for being a part of this team. Looking back over past work makes me proud, incredible staff, you do all the hard work, department heads, chiefs, you listen to us for proposed changes in Ordinances, deed restricted housing, thankful to be a part of this team. Public service is important, look forward to a future involvement in some other way.

Dustin, excited for you, let me know if you need anything. Thank you. Applause by room.

[5:46:35 PM](#) **Linnet moves to approve CA 005, Martinez seconds. Motion passed with roll call vote; Motion passed with roll call vote; Husbands, yes. Thea thanks Linnet, votes yes. Linnet, yes. Martinez, yes.**

**Linnet makes a motion to adjourn, seconded by Martinez, motion passed unanimously.**

**Call to order** by Mayor Burke a few minutes later to prepare for the Oaths of Office.

### **OATHS OF OFFICE:**

*OO 007 Martha Burke, Juan Martinez and Dustin Stone Oaths of Office ACTION ITEM*

[5:48:13 PM](#) City Clerk, Mary Cone swears in Mayor Burke.

[5:49:48 PM](#) Mayor Burke administers Oath to Juan Martinez and Dustin Stone.

Mayor and council comments. [5:52:26 PM](#) Mayor Burke thanks Dustin, thinks he will bring wonderful perspective. Thea welcomes Stone.

### **COUNCIL PRESIDENT:**

[5:53:01 PM](#) Mayor Burke, wonders if Thea would like to continue to serve as Council President or if someone else is interested. Thea, is pleased to continue.

[5:53:40 PM](#) **Martinez moves to appoint Thea as council president, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

### **APPOINTMENTS AND AWARDS:**

*AA 009 Consideration of Resolution 2024-\_\_\_\_\_, appointing of Jordan Fitzgerald to the Hailey Planning and Zoning Commission ACTION ITEM*

[5:55:33 PM](#) Burke asks for consideration of appointment of Jordan Fitzgerald, to replace Dustin Stone's vacancy on the Planning and Zoning Commission. Feel we have found the best candidate for this position, Fitzgerald is present tonight.

[5:56:45 PM](#) Davis, typo on the Agenda Item Summary reads 2025 as the term end, it is actually December 31, 2024, the remaining portion of Stone's term.

[5:57:16 PM](#) Thea knows Fitzgerald, and is pleased to have her join. Martinez, this is how it is supposed to work, getting involved.

[5:57:57 PM](#) Husbands, great to add new voices to P&Z, on how to shape hailey 20 years down the road.

[5:58:21 PM](#) **Thea moves to approve, Stone seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

Applause by room.

### **PUBLIC HEARINGS:**

*PH 010 Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 11, Quigley Farm Subdivision Large Block Plat is subdivided into two (2) lots, and Parcel D. This project is located within the Neighborhood Business (NB), Peri-Urban Agriculture (PA), and Recreational Greenbelt (RGB) Zoning Districts ACTION ITEM*

[5:59:06 PM](#) Davis gives an overview of these items. Large block plat was approved in 2018, wants to further subdivide this block into smaller parcels. Block 11, proposing 2 lots, one for open space.

This application preceded Stone's time on Planning and Zoning Commission, added Simms.

Thea, [6:01:05 PM](#) sewer system, Hennessy, Puttman has put up a bond, details and plan coming forth. Why is this subdivision installing a different treatment system, Hennessy responds.

[6:03:00 PM](#) Martinez, parcel d & e, recreational green belt, on map, looks like an extension of a lawn. Please describe use. Hennessy, Neighborhood business, limit for acre usage, 3 acres is split between the 3 lots and remaining areas are for open space. HOA manages the open space, developed with other infrastructure, adds Hennessy.

Public comments: [6:04:50 PM](#) there are none.

Burke has no concerns.

[6:05:15 PM](#) Stone, sees this as administrative, smaller lots the better.

Burke, motion language on page 7.

**[6:06:17 PM](#) Thea moves to approve final plat block 11, large block plat, subdivided into 2 lots, seconded by conditions 1-8, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

*PH 011 Consideration of a Final Plat Application by Quigley Farm & Conservation Community, LLC, c/o Hennessy Company, wherein Block 15, Quigley Farm Subdivision Large Block Plat is subdivided into four (4) lots, and Parcel E. This project is located within the General Residential (GR) and Recreational Greenbelt (RGB) Zoning Districts **ACTION ITEM***

[6:07:12 PM](#) Davis gives an overview of block 15, subdivided into 4 lots, parcel E is open space. Stone asks question, surety, typo? Simms explains, bonding.

[6:08:29 PM](#) no public comments.

[6:08:35 PM](#) Thea these are large lots, higher ground, heard something about them. Hennessy responds, peri-urban lots, non-profit space, idea agriculture space out to the East, no residential units in these lots. Hospitality area must be in supportive of the urban/agriculture theme. [6:10:21 PM](#) lots 3 & 4, will use Quigley Road to get into their lots. Hennessey, article 15, must be brought up to city standards.

**[6:11:38 PM](#) Martinez moves to approve block 15, divided into 4 sub lots, subject to conditions 1-9, Husbands seconds. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

### **OLD BUSINESS:**

[6:14:20 PM](#) Stone has discussed this with attorney Simms, he can be impartial and has no conflict of interest.

*OB 012 3rd Reading of Ord. No. 1331, Planned Unit Development Application by Darin and Kathleen Barfuss for the proposed Star Light Lane Subdivision at 1371 Silver Star Drive (Hailey FR S 1/2 TL 7731 & TL 7732 Sec 16 2N 18E). ACTION ITEM*

[6:14:46 PM](#) Thea moves to approve Ordinance No. 1331 3<sup>rd</sup> Reading by title only, seconded by Martinez. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

[6:15:50 PM](#) Mayor Burke conducts 3<sup>rd</sup> Reading of Ord. No. 1331 by title only.

*OB 013 2nd Reading of Ordinance No. 1336, Title 16/Title 17 Cottage, and Detached Townhouse Developments. Action Item*

[6:16:53 PM](#) Mayor Burke conducts the 2<sup>nd</sup> Reading of Ordinance No. 1336, by title only.

*OB 014 2nd/3rd Reading of Ordinance No. 1337, Title 17 Sidewalk In-Lieu Code Amendments. ACTION ITEM*

[6:18:30 PM](#) Thea moves to waive 2<sup>nd</sup> reading conduct 3<sup>rd</sup> Reading of Ordinance No. 1337, by title only, seconded by Martinez. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.

**Mayor Burke conducts the 3<sup>rd</sup> and final Reading of Ordinance No. 1337, by title only.**

*OB 015 Discussion of the proposed Water Department office building ACTION ITEM*

[6:21:00 PM](#) Yeager, no action item on this item tonight. Yeager, the Water Department is an enterprise fund, capital improvement plan, identified a new office building for the water department, uses the conference room in the Wastewater Treatment building. Part of Yeager's goal, can separate the team (in cases of Covid situations in the future) to attempt to keep staff healthy. Had hoped to be further along to publish the bid package. Will come to council in a February meeting. The building is a tall building with shop, potential expansion for future employee housing. Won't know until we go through the process. The building will be adjacent to the East of the current Wastewater offices. Asks if council has any questions.

[6:25:58 PM](#) Burke, solar build out on the roof area? Will that be able to benefit the WW treatment facility? Yeager, plan is to line the entire roof, and will divert some energy to the WW blowers to offset energy costs. If bids are excessively high, we'd delay those for a future. Thea asks if we can prep for the solar? [6:28:02 PM](#) Yeager, would love to do both, goal is to do it all, but not sure where these bids will come in.

More discussion about future expansion preparation, Yeager, that is his goal.

[6:31:50 PM](#) Stone how many Water dept. employees, 6, Yeager replies. 5-6 in WW. 2 one-bedroom units.

### **STAFF REPORTS:**

[6:34:25 PM](#) Mike Baledge, thanks Thea & Stone for attending the last Quarterly Business meeting. Looking forward to having the Mayor, Husbands and Martinez tomorrow. Ketchum city council has a special meeting to discuss a new Fire JPA, this Thursday.

[6:35:28 PM](#) Yeager, new microphones, logistics. River Street LTHAC project, final design is complete, ITD bids project, helps with contractor selection process. Last year, attempted, looking at spring 2025 construction. Budget challenges in DC, have not allocated funds to the states, can't bid until this is done. If we miss the mid-January timeline, then will be left with contractors that might be available. We are currently in process in selecting a 3<sup>rd</sup> party inspection engineer, 1 council member, street division manager, and PW director. At mercy at the funding process.

[6:39:17 PM](#) Lyn Drewien, congratulations to council and mayor's newly elected. Introduces herself and Lee Dabney. Library is busy, focusing on executing grants, and long-term planning. Dabney will be presenting to council in the near future.

[6:40:33 PM](#) Simms, Senior Center closed for now. Burke, they are looking at Feb. 1<sup>st</sup> of reopening.

[6:41:04 PM](#) Burke announces that all are welcome to join Linnet and his family at La Cabanita after the meeting.

[6:41:23 PM](#) **Martinez makes a motion to adjourn, Thea seconds, unanimously approved.**