

**MINUTES OF THE MEETING OF THE  
HAILEY CITY COUNCIL  
HELD MARCH 11, 2024  
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 Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

**CALL TO ORDER:** [5:30:44 PM](#) Call to order by Mayor Burke.

Thea not yet present at the meeting.

**Open Session for Public Concerns:**

[5:30:53 PM](#) Officer Morgan Ballis speaks to council, states he is running for Blaine County Sheriff.

**CONSENT AGENDA:**

<a href="#">CA 066</a>	Motion to approve Resolution 2024-013, authorizing the Mayor to sign (LHTAC grant) Local Professional Services Agreement, for Civil Science services, not to exceed \$309,859, with 7.34% match, River St. Walnut to Galena, Hailey project. <b>ACTION ITEM</b> .....	1
<a href="#">CA 067</a>	Motion to authorize the Mayors signature on a letter of support for the Friends of the Hailey Public Library for a grant of the Spur Foundation related to a library expansion feasibility study in the amount of \$50,000 <b>ACTION ITEM</b> .....	31
<a href="#">CA 068</a>	Motion to authorize the Mayors signature on a letter of support for ARCH for a grant to the Spur Foundation in the amount of \$50,000 <b>ACTION ITEM</b> .....	35
<a href="#">CA 069</a>	Motion to approve Resolution 2024-014, authorizing Mayor’s signature on Library Commercial Services Agreement with Cox Business for E-rate for discount on internet <b>ACTION ITEM</b> .....	38
<a href="#">CA 070</a>	Motion to approve Resolution 2024-015, authorizing a contract for services with GGLO for design services related to Renovation of Hop Porter Park in Downtown Hailey and the adjacent Bullion Street Promenade, per the approved Hailey Downtown Master Plan completed by GGLO in February 2024 <b>ACTION ITEM</b> .....	44
<a href="#">CA 071</a>	Motion to approve New Alcohol license for Hailey business <b>ACTION ITEM</b> .....	54
<a href="#">CA 072</a>	Motion to approve minutes of February 26, 2024 and to suspend reading of them <b>ACTION ITEM</b> .....	59
<a href="#">CA 073</a>	Motion to approve claims for expenses incurred during the month of February 2024, and claims for expenses due by contract in March, 2024 <b>ACTION ITEM</b> .....	66
<a href="#">CA 074</a>	Motion to approve Accounts Receivable write offs as of February 2024 <b>ACTION ITEM</b> .....	96
<a href="#">CA 075</a>	Motion to approve unaudited Treasurer’s report for the month of February 2024 <b>ACTION ITEM</b> .....	108

[5:34:42 PM](#) **Martinez moved to approve all consent agenda items, seconded by Husbands, motion passed with roll call vote; Husbands, yes. Stone, yes. Martinez, yes.**

**PROCLAMATIONS AND PRESENTATIONS:**

*PP 076 Presentation of the Hailey Housing Committee Report*

[5:35:29 PM](#) Robyn Davis opens the housing presentation. Present tonight we have 7 housing committee members, including Daryl Fauth, Ron Hayes and Anna Mathieu [5:36:19 PM](#) This group developed a list of ideas and they will present the top 3 to council.

[5:36:46 PM](#) Daryl Fauth speaks first, no magic bullet to fix what we have here. We have come up with a bunch of options will find out which one will stick. 1<sup>st</sup> item, someone building an ADU, in response to building would get \$30,000 payment, for 3 year lease to local. If don't renew, must pay back all money. If after 6 years pay back \$15,000. After 9 years, would not have to pay back anything at the end of 9 years, don't have any penalty to have the restriction removed. [5:39:08 PM](#) Stone asks a question, Fauth responds.

[5:40:01 PM](#) Ron Hayes, revolving down-payment program, broader, to supplement down payment on purchase or buy down interest rate, to reduce payment. Idea is to select a market property, concept would require partnership with ARCH or BCHA. Includes requirements, Hailey purchase and other restrictions to sublet or no short-term rental. Once identified a home, participant execute a promissory note, with 2<sup>nd</sup> lien against the property, no repayment until the point of sale of the property, greater of 2 things, amount advanced or amount increased above the advanced amount. This program appreciates the housing fund balance.

[5:44:37 PM](#) Anna Mathieu, locals only program, have 2 so far in Hailey. The city provides funds up to 20% of market rate. It is given as cash at closing. Paid back at closing, 2<sup>nd</sup> lien, requirements work and live in county, purchase in Hailey only, no other property owned, both income earners would need to qualify, must continue to work in county. No short-term rentals, requirements to have property visits to ascertain whether it is being used as expected. [5:47:16 PM](#) If sale was below initial purchase price, the seller would be able to "write-off" a certain amount, the difference in sales price.

[5:48:51 PM](#) Steve Crosser speaks, hope that we can keep as much in Hailey as possible.

[5:49:38 PM](#) Christian Hovey speaks, is the youngest in the group, works for a local non-profit, has learned a lot through this process.

[5:50:26 PM](#) Ron Hayes speaks again, LOT funds a small amount, asks council to consider increasing funding for this purpose.

[5:51:28 PM](#) Husbands asks, ADUs are not in any particular order. Anthony Schneider, responds. Horowitz, Hailey has 16% of affordable housing stock.

[5:53:37 PM](#) Stone asks, Horowitz responds, would need a program developed for the ADU idea.

[5:54:24 PM](#) Burke asks what the process would take, Horowitz asks for input. Stone would like to see a greater amount.

[5:55:18 PM](#) Martinez asks how it compares to Ketchum's program. Nancy Mendelson, speaks

[5:55:45 PM](#) Fauth, also had discussions about land owners.

[5:56:06 PM](#) option 2 is a great option, Martinez comments. Hard to go from programmed housing to go on your own. Feels like this is a great bridge to get people in their own home.

[5:58:04 PM](#) Husbands asks about real estate, inventory is very low, when you look at this (question to Mathieu), where do you see things moving, more inventory opening up?

[6:00:00 PM](#) Burke adds, if she had an ADU, she might be able to cover her mortgage payment, if she were to purchase in this day and time. Leaning towards this option.

[6:00:53 PM](#) Mathieu, spring will see more inventory, don't know that it will make a dent in pricing. Likes the ADU, for a couple of reasons, provides permanent housing, variety of options.

[6:01:56 PM](#) Stone likes option one also, not everyone wants to buy property. Might be able to build an ADU if I had incentive money. Only concern is with the 3-year timeframe. Fauth, that was an example, want to incentivize, but not make it a detriment.

Continued discussion about inventory. [6:04:24 PM](#)

[6:05:29 PM](#) Kaz Thea arrives to join the meeting.

[6:05:44 PM](#) Fauth, this is a starting point.

Discussion about having a 9 month follow up meeting with this housing committee.

*PP 077 Presentation of the Mayor's 2023 State of the City Report*

[6:07:09 PM](#) Horowitz begins this presentation to council. Budget process is the most important policy decision that council makes. Hailey is a full service city, have our own library, fire department, police department, parks department, water and wastewater. Looking at 2023 accomplishments include, downtown master plan, first community service officer, city-wide fee schedule, continue to try and be competitive with our pay, Tiny Home on Wheels purchase, locals only housing program and broader initiatives such as transportation. Passed ww bond on aging headworks equipment. Have 500 small businesses in Hailey, over 300 building permits, quite a few code changes. Sustainability program has seen accomplishments, will be running Earth Day this year. Will be launching composting grant program. Have remodeled Library bathrooms. HPD many accomplishments available 24/7, over 10,000 calls for service. Fire department, filled vacant fire inspector position and over 700 calls for service. Big year in Parks, work days at parks, irrigation work on Woodside Blvd. Park adopters are a big reason for this success. [6:20:44 PM](#) Horowitz continues giving overviews of all departments, then mayor and council's list of goals from last year's goal setting meeting. [6:23:03 PM](#) Challenges, LOT up slightly from last year but not as high as 2 years ago, will keep an eye on this revenue item. National and worldwide uncertainty, continue to see labor shortages.

[6:25:41 PM](#) Mayor Burke, thanks staff for their incredible work, applause by room. Horowitz thanks council for leadership and direction.

*PP 078 Proclamation for National Senior Nutrition Month March 2024 ACTION ITEM*

[6:26:17 PM](#) National Senior Nutrition Month, Mayor Burke starts reading the proclamation and will ask that council help her read.

**NEW BUSINESS:**

*NB 079 Consideration of Resolution 2024-\_\_\_\_, approving the Eligibility Report for the South Hailey Urban Renewal District ACTION ITEM*

[6:29:58 PM](#) URA eligibility report introduced by Horowitz, have legal council present, Meghan Conrad, this would be Hailey's 3<sup>rd</sup> URA district, would span south woodside area and span into Flying Hat parcel within our Area of City Impact. Turns over to Phil Kushlan and Conrad, first step, then develop the plan. Conrad starts, [6:31:52 PM](#), What is Urban Renewal, a way to fund redevelopment through taxes. In 1988, Idaho passed the local development act, sets for specific conditions for eligibility, would also require consent from nearby property owners. Because this includes ACI property, process is a little different, this was noticed to Blaine County for the ACI, Commissioners did sign off on the report. We are now in front of council to determine whether they will adopt resolution to kick-start the process. This would have to go back to the county for an agreement, since some of the property is in the unincorporated area. Phase 1, where we are, considering report, adopt resolution, would kick off phase 2, planning process.

[6:39:09 PM](#) Phil Kushlan, consultant, speaks to whether this area would qualify as per the state code, they believe the Hailey city limits area meets the criteria, and that Flying Hat Ranch was considered separately as well as together. Conditions exist to include consideration of a new URA district. The 2 areas are quite different, but are called out as eligible in the code. Happy to answer any questions.

[6:41:51 PM](#) Stone, is there a value to keep A & B parcels together? Kushlan responds, Area B revenue potential is much greater, reasonable thing to do, as will likely need to upgrade W WW facility, in parcel A.

[6:43:42 PM](#) Thea asks, for the different criteria, predominance of street layout, want to understand better. Kushlan responds to Thea's question. Horowitz, adds, that needs to meet one of them criteria.

[6:48:46 PM](#) Mayor Burke, a URA will provide through this process, the amenities to make this a great project going forward. This funding mechanism, could make a difference in the project.

[6:53:43 PM](#) Stone, is an employee at Power Engineers, and can be unbiased.

[6:54:12 PM](#) Martinez, jumpstarts ability of city to.

Thea, [6:54:41 PM](#) what will county do? Horowitz, will do the same as city.

[6:55:20 PM](#) **Martinez moves to approve Resolution 2024-016, seconded by Stone. Motion passed with roll call vote; Husbands yes. Stone, yes. Thea, yes. Martinez, yes.**

### **OLD BUSINESS:**

*OB 080 Consideration of Resolution 2024-\_\_\_, authorizing a Contract for Services with Ruscitto Latham, Blanton for architectural services related to building remodel options for the Hailey Fire Station in an amount not to exceed \$25,000 ACTION ITEM*

[6:56:20 PM](#) Horowitz, typo on this item, it is \$28,000 instead of \$25,000. Mike Smith is also present with RLB.

[6:57:18 PM](#) Baledge gives an overview, not an adequate fire station in the city, asking for contracts to explore remodel or build a new station. Brent, consultant on the phone as well as Mike with RLB.

Horowitz, Smith sat through the presentation from the consultant (ESCI). They know about the consolidation discusses, will include these options.

[6:59:24 PM](#) Husbands, if move forward with this, have a couple of concerns, think we were short on a lot of information. Horowitz responds, design would be general in nature.

Discussion about this item.

Brent Davis with B & D consulting is also on the call, adds Horowitz, he may have some comments. [7:05:32 PM](#)

[7:06:58 PM](#) Smith responds to council's comments.

More discussion.

[7:09:58 PM](#) Brent Davis gives a little clarity to this situation. The goal here, he would provide model, operational and maintenance costs of proposed station. Would work for consolidation or not consolidation. Step 1 is figuring out what we are today, step 2, what would be a Hailey based station.

[7:16:32 PM](#) Horowitz, suggested that we get those numbers from the consultant. Baledge, phase 2, working on financial standpoint, won't have station construction costs.

[7:21:38 PM](#) Husbands comes full circle, feels we are behind, thinks we should move forward with this.

[7:23:42 PM](#) Thea we are going to get numbers of scope and scale if consolidation happens? Burke confirms, yes. We can adjust the numbers.

[7:24:36 PM](#) **Martinez moves to approve Resolution 2024- 017 with Ruscitto Latham, Blanton, not to exceed \$28,000, seconded by Husbands. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

*OB 081 Consideration of Resolution 2024-\_\_\_, authorizing a Contract for Services with BD Consulting for financial scenario analysis related to Fire Department building needs and service options in an amount not to exceed \$10,000 ACTION ITEM*

[7:26:08 PM](#) **Martinez moves to approve 2024-018, B&D consulting, seconded by Thea. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

*OB 082 3rd Reading of Ordinance No. 1334, Title 17 Requirements: Landscaping, Decks, Design Review Standards and Summary of Ordinance No. 1334 ACTION ITEM*

**7:26:43 PM Thea moves to approve 3<sup>rd</sup> reading of ord. no. 1334, summary, sign and read by title only, seconded by Martinez. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Husbands, yes.**

**7:27:53 PM Mayor Burke conducts the 3<sup>rd</sup> Reading of Ordinance No. 1334, by title only.**

**STAFF REPORTS:**

**7:29:19 PM Brian Yeager, hope to start sunbeam to Quigley path in March. March 28 open house to public.**

**7:30:52 PM Davis, comprehensive plan update, first meeting in April, subcommittee group formed also. Arts & Historic Preservation Commission, North wall of Sturdevant's, building mural.**

**7:32:01 PM Martinez, 4 pm this Saturday, Mexican wrestling at high school, in masks, to benefit mental health, a fundraiser.**

**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))**

**7:33:38 PM Martinez moves to go into Executive Session to discuss Personnel (IC 74-206(1)(a/b)), seconded by Stone, motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.**

Mayor and council go into executive session.

Mayor and council return from Executive Session.

**7:45:27 PM Martinez moves to adjourn, Thea seconds, motion passed unanimously.**