

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD JULY 22, 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:

[5:30:58 PM](#) Call to order by Mayor Burke

Open session for public concerns:

[5:31:36 PM](#) none.

CONSENT AGENDA:

- [CA 188](#) Motion to ratify the Mayors signature on a letter to the Wood River Land trust regarding retirement of Scott Boettger **ACTION ITEM**
- [CA 189](#) Motion to ratify the Mayors signature lease purchase agreement #16774 for the Schwarze A7 Tornado Street Sweeper with Resolution 2024-060 as adopted in last meeting with Quote from SWE Equipment **ACTION ITEM**
- [CA 190](#) Motion to authorize the Community Development Director’s signature on a support letter to the Idaho Finance and Housing Association regarding possible grant funding for workforce housing within the developable land adjacent to Hailey’s City Limits, and within Hailey’s Area City Impact, also known as Flying Hat Ranch East. **ACTION ITEM**
- [CA 191](#) Motion to approve the Mayors signature on a letter to the Wood River Land Trust granting authorization to apply for a Blaine County Stream Alteration Permit at the south end of Heagle Park, the Heagle Park Floodplain Restoration Project. **ACTION ITEM**
- [CA 192](#) Motion to adopt Resolution 2024-063, authorizing the Mayor to sign the Sage School Contract for use during the Persoid Meteor Shower, August 10, 2024. **ACTION ITEM**
- [CA 193](#) Motion to adopt Resolution 2024-064, authorizing the Mayor to AARP Acquired Footage/Still Photograph License for filming regarding Tiny Homes in Hailey. **ACTION ITEM**
- ~~[CA 194](#) Motion to adopt Resolution 2024-065, authorizing the Mayor to sign 7 year lease/purchase with Western States for new grader and loader. **ACTION ITEM**~~
- [CA 195](#) Motion to adopt Resolution 2024-066, authorizing the Mayor to sign Adopt A Park Agreement with Clearwater Landscaping for maintenance of the Hailey Skate Park during the 2024 park season. **ACTION ITEM**
- [CA 196](#) Motion to Approve Alcohol Renewals **ACTION ITEM**
- [CA 197](#) Motion to approve the proposed Public Access Easement Agreement, associated with Resolution 2024-061, made by and between F & G Idaho, LLC, and the City of Hailey, related to the real property known as 920 South Main Street for perpetual access of non-motorized access, ingress, egress, for and on behalf of the general public’s right to travel across, to and from publicly owned lands, and/or lands otherwise open to the public, located on Lot 11B, Block 2, Friedman Park Subdivision **ACTION ITEM**
- [CA 198](#) Motion to approve minutes of July 8, 2024 and to suspend reading of them **ACTION ITEM**
- [CA 199](#) Motion to confirm the FY 2025 Municipal Appropriation Ordinance as to form and approve the Budget Hearing Notice as per the July 8, 2024 Council meeting **ACTION ITEM**

- [CA 200](#) Motion to approve claims for expenses incurred during the month of June 2024, and claims for expenses due by contract in July, 2024 **ACTION ITEM**.....
- [CA 201](#) Motion to approve unaudited Treasurer’s report for the month of June 2024 **ACTION ITEM**.....

[5:31:49 PM](#) Simms pulls CA 194

[5:32:05 PM](#) **Thea moved to approve all consent agenda items minus CA 194, seconded by Stone. motion passed unanimously. Husbands first.**

[5:32:30 PM](#) Simms, this paperwork not finalized, will be put in next meeting.

PUBLIC HEARINGS:

*PH 203 Consideration of a Preliminary Plat Application by Quigley Farm & Conservation Community, LLC, wherein Block 7, Quigley Farm Large Block Plat, is subdivided into ten (10) lots - each parcel ranging in size from 9,908 square feet to 17,989 square feet. This parcel is located within the General Residential (GR) and Peri-Urban Agriculture (PA) Zoning Districts. **ACTION ITEM***

[5:32:57 PM](#) Robyn Davis gives an overview of this item, Quigley. Replat of block 7 into 10 large blocks.

[5:34:20 PM](#) Dave Hennessy, contemplating something different, but decided to stick with original plan.

Public comments:

[5:34:56 PM](#) there are none.

[5:35:09 PM](#) Thea asks about irrigation. Davis speaks to irrigation concern. Hennessy, we agreed to water smartly, very similar in block 4, all lots can irrigate the same amount of property within Quigley Farms. Thea just wants to make sure we are not irrigating the large lots.

Discussion about the future wastewater recycling system. [5:42:23 PM](#)

Martinez ready to move on this item.

[5:43:06 PM](#) **Martinez moves to approve preliminary plat Quigley farm block 7, and condition 1-9 will be met. Thea seconds. Husbands, first.**

*PH 204 Consideration of a City-Initiated Infrastructure Project pursuant to Title 18, Mobility Design, consisting of the proposed design and plans for construction of the Broadford multimodal pathway located on the eastern side of Broadford Road, between Cedar Street and Colorado Gulch Road . **ACTION ITEM***

[5:44:23 PM](#) Broadford Rd path, spoke with 2 neighbors prior to the meeting. One of the key properties, that gentleman has passed away, so want to hold off on this project. Tonight, the

traffic study, alluded to in the last meeting, in packet and answer any questions anyone might have.

Thea would like to see this project again. Martinez agrees with Thea.

[5:49:33 PM](#) public comments

Steven Daniels, Broadford Rd, speaks asks if conversation with LDS church has happened? Horowitz, not yet connected.

OLD BUSINESS:

OB 205 Discussion of Housing Capital Fund expenditures to date for FY 2024 ACTION ITEM

[5:51:22 PM](#) Housing Capital Fund expenditures, Horowitz gives an overview of this item. \$174,000 remaining in Housing Capital fund for this year's budget. \$240,600 total to spend remaining fiscal year. Project for people that live and work in Hailey, ask council to discuss 5 potential projects. [5:54:21 PM](#) Horowitz reviews the options.

[5:55:35 PM](#) Husbards, FY 24, Jacobs and B&G Dirtworks, spent \$105,000 on what? Yeager, site prep for fire dept. tiny house on wheels, pap. Horowitz will check on the Jacob's Engineering item to make sure it is coded correctly. Husbards, like the ADU program for the next funding.

[5:59:35 PM](#) Martinez okay with how it stands now. Want to look at a deed restriction also in the future.

[6:01:12 PM](#) Burke, we have made a commitment with city of Sun Valley for the employee housing. Hailey employees may be able to rent/purchase almost half of the Ellsworth Inn units. I would like to see sidewalks here for this project. Jovita, at Senior Center asked if the gravel area across the street from them, can we put in a sidewalk. I don't want to walk away from this partnership.

Discussion about cost of sidewalks, Yeager, \$76,000 for both 3rd and 4th streets at Ellsworth Inn.

Stone, like to stay laser focused on housing projects not sidewalks.

[6:07:48 PM](#) Martinez, one of the biggest issues is housing, sidewalks for the housing, this \$70,000 is keeping good partnerships.

Simms, we are discussing funds that need to be expending by the end of this fiscal year.

Martinez, [6:15:54 PM](#) likes the mix and match way to spend these funds. Wants to do all 3, sidewalks, ADUs and one category L.

[6:19:30 PM](#) Burke recounts, ADUs, one category L and sidewalks.

Thea, likes the diversity of the spending.

6:23:28 PM Motion to allocate approx. \$77,000 for sidewalks at Ellsworth Inn, Category L \$107,000 and remainder going to 3 applications for ADUs by Martinez, seconded by Thea. Motion passed with roll call vote; Husbands, yes. Stone, yes. Thea, yes. Martinez, yes.

STAFF REPORTS:

6:24:27 PM Chief England, officers and staff at HPD, first responders softball tournament Aug 3rd, for fund raising first responders.

Husbands asks Spruce and River, when will it be done? Yeager, working on that. Sidewalks on Elm for Hailey Elementary? Yeager, concrete is done. Not sure when asphalt is due to be done.

Stone asked about compostable dog poop bags, received bags but not in use, had to order new boxes to hold them.

6:28:54 PM Davis, HAHPC, selected artist, mural.

6:29:33 PM Yeager, bathroom construction at Town Center West is going on now.

6:30:55 PM Stone feedback, have ideas, event planners, Horowitz suggests 2nd August or first September meeting.

6:32:36 PM Martinez, Rotarun and senior connection event, it was great.

6:33:13 PM Martinez moves to adjourn, Husbands seconds. Motion passed unanimously.