

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD APRIL 27, 2026
IN THE HAILEY TOWN CENTER MEETING ROOM**

The Meeting of the Hailey City Council was called to order at 6:02 P.M. by Mayor Martha Burke. Present were Council members Kaz Thea, Juan Martinez, Sage Sauerbrey, and Dustin Stone. Staff present included City Attorney Christopher P. Simms, City Administrator Lisa Horowitz, and City Clerk Mary Cone.

CALL TO ORDER:

[6:02:42 PM](#) Mayor Burke calls meeting to order.

Open session for public concerns: [6:03:37 PM](#) no comments

CONSENT AGENDA:

- [CA 094](#) Motion to ratify the Mayor’s signature on the 2026 Arbor Day Proclamation **ACTION ITEM**
- [CA 095](#) Consideration of Resolution 2026-031 approving the Planning, Design, Engineering, and Construction Project Agreement between the City of Hailey and the Hailey Urban Renewal Agency for costs related to the Bullion Pathway Project. **ACTION ITEM**
- [CA 096](#) Motion to approve Resolution 2026-032, a contract for services for a Wayfinding Master Plan with Trademark Consulting and Blue and Pine **ACTION ITEM**
- [CA 097](#) Motion to adopt Resolution 2026-033, ratifying the Mayor’s signature on Change Order No. 5 with Peak Venture Group, for additional work during construction of the Water Division Office Building. **ACTION ITEM**.....
- [CA 098](#) Motion to approve fire station remodel estimates **ACTION ITEM**
- [CA 099](#) Motion to approve the Findings of Fact, Conclusions of Law, and Decision for the Preliminary Plat Application, submitted by SLWRF, LLC, wherein Lot 8, Block 2, Quigley Farm Subdivision, is proposed to be subdivided into nine (9) sublots ranging in size from 2,882 square feet to 6,103 square feet. This project is located at 1600 Appaloosa Road (Lot 8, Block 2, Quigley Farms Subdivision) and is within the General Residential (GR) Zoning District. **ACTION ITEM**
- [CA 100](#) Motion to approve minutes of April 13, 2026, and to suspend reading of them **ACTION ITEM**
- [CA 101](#) Motion to approve claims for expenses incurred during the month of March 2026, and claims for expenses due by contract in April, 2026 **ACTION ITEM**

CA 98, CA 100 pulled by Stone, Martinez pulls CA 96

[6:04:01 PM](#) **Stone approves all other items not pulled, Thea seconds. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

CA 096 – Martinez [6:04:37 PM](#) wayfinding contract for service, concerned about marketing out Croy canyon. Horowitz, those are included, Rotarun and Animal Shelter.

CA 098 [6:05:57 PM](#) Stone, numbers are not adding up, Baledge answers Stone. Estimates for construction, air conditioning unit, quotes did not include wiring. Simms suggests staff, need authorization to proceed.

6:11:51 PM Stone moves to approve CA 098, no greater than \$105,000, seconded by Thea. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.

CA 100 – minutes, it is not required in our code pg 94 in packet. Pg. 92, 603, LEAP housing... Pg 94, “suffocated in the process quotes” he feels suffocated by process, option

6:16:17 PM Martinez moves to approve CA 100, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Sauerbrey, yes.

6:16:39 PM Sauerbrey moves to approve CA 096 as discussed, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Sauerbrey, yes.

6:17:20 PM Sauerbrey, approved a number of change orders in the process, 35% of original estimate, reduces my confidence when we see this level of cost increase. Yeager, responds, site improvements were not included in the bid process.

MAYOR’S REMARKS:

6:20:20 PM Mayor thanks the team that put on the Earth Fest last weekend.

APPOINTMENTS AND AWARDS:

AA 102 Motion to approve Resolution 2026-034, appointing Janet Barton to fill a vacant seat on the Parks and Lands Board. ACTION ITEM

6:22:10 PM Thea moves to approve Resolution 2026-034 appointing Janet Barton to Parks and Lands Board, Martinez seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Sauerbrey, yes.

PROCLAMATIONS AND PRESENTATIONS:

PP 103 Presentation and motion to accept FY 2025 audit ACTION ITEM

6:23:35 PM Audit presentation by Brady Workman. Issued level 1 report, highest level of report. Page 14, general capital, deficit expenditures, under budget overall, very good year. Happy to answer any questions.

6:27:50 PM Martinez moves to accepted audit Thea seconds. Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.

PUBLIC HEARINGS:

PH 104 Consideration of Ordinance No. _____, City-Initiated Text Amendment amending Hailey’s Municipal Code, Title 16: Subdivision Regulations, Chapter 16.01: Definitions, and Title 17: Zoning Regulations, Chapter 17.02: Definitions, to adopt previous definitions and/or meanings of terms and words due to codifying issues. ACTION ITEM

[6:28:26 PM](#) Davis gives an overview of this item, issue with codifying,

Public comments: [6:31:35 PM](#) there are none.

[6:31:51 PM](#) **Martinez moves to approve Ord. no 1361, waive 2 readings, conduct 3rd reading, approve Summary, read by title only, Thea seconds. Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Sauerbrey, yes.**

[6:32:54 PM](#) **Mayor Burke conducts the 3rd and only reading of Ordinance No. 1361, by title.**

PH 105 Consideration of Resolution 2026-___, an amendment to the Annexation Fee Ordinance to increase the annexation fee regarding municipal water rights buy-in ACTION ITEM

valuation of water rights was too low in some recent discussions. Yeager primary update related to water rights, abbreviated to get our portfolio updated. When we are looking at an annexation, recommend paying with water rights. Encourage council to take water rights vs. just straight annexation fee. Yeager gives insight on how the rates were calculated based on conversations with our water rights attorney, Michael Lawrence. Current rates are from 2016. [6:40:43 PM](#) discussion about what changed in the packet.

Public comments: [6:41:11 PM](#) Michael Wicks 215 E. Carbonate, if annexation comes in without water rights.

Yeager responds to this question.

[6:46:18 PM](#) Thea all for bringing up to current time, responsible thing to do.

[6:47:44 PM](#) **Sauerbrey moves to approve Resolution 2026-035 annexation fee increase regarding municipal water rights, Martinez seconds. . Motion passed with roll call vote; Martinez, yes. Thea, yes. Stone, yes. Sauerbrey, yes.**

PH 106 Motion to conduct a public hearing on Resolution 2026-_____ establishing the FY 26 Irrigation Season Metered Water User Surcharge Fee at 30% of standard monthly rates for usage over 30,000 gallons and adopt the resolution with an effective date of May 1, 2026. ACTION ITEM

[6:48:36 PM](#) Yeager gives an update of this item, 2 items tonight, this one is to discuss water surcharge fee to offset water conservation incentives. Trying to keep the water user fee structure as simple as possible. Yeager explains the tiered structure for this item. What level of usage do we want to create a surcharge fee, as was raised in last council meeting, 20,000 gallons or more or lower. Snowpack as of packet time last week we were at 70% snow pack equivalent than in past years. Yeager, suggests 30,000 gallons to begin the surcharge.

[6:57:35 PM](#) Sauerbrey thanks Yeager for figuring this out and proposing this tonight. Yeager responds, took all water users in 2025 by month 45,000 data sets user items, ultimately projected, 30,000 with 30% surcharge would generate approx. \$300,000, with \$130,000 to put back into the water division and have \$170,000 for the incentive program.

[7:00:42 PM](#) Stone, did you consider average per month in the program? Yeager discusses mean in several months.

[7:03:55 PM](#) Thea, asks to speak to conservation plan and show that we are doing what we can. Yeager responds, as part of the big wood ground water management plan, we are junior water users. To avoid curtailment, we join the plan, our contribution as junior user, we pay mitigation fees to the BWGWMP, hope that there will be a permanent plan in the next 2 years. This water conservation plan is optional, but we are trying to demonstrate being good stewards of our water, especially since we are junior owners to down valley water right owners.

Public comments:

[7:08:27 PM](#) Michael Wickes, 3 residences in Bozeman. He has never seen any data that surcharges don't encourage water conservation. Back in the early 2000's, Peter Lobb and others begged the city to get a water management plan. Wickes and Dick Fosbury, Dr. Lee Brown helped, water hydrologist, discussion with the city. Wickes reads quotes from Dr. Brown from many years ago before the SLC Olympics.

[7:15:49 PM](#) Jess Goitiandia, Butterfly drive, instead of trying to figure out how to charge using more, it is going to take, there will be fewer people trying to conserve than of the users paying the surcharge. Why not have everyone pay more?

[7:18:44 PM](#) Bonita Thomas speaks to council, what considerations has the city done in regards to the parks, she lives by Keefer Park.

[7:19:48 PM](#) Yeager, impressed by knowledge and depth of comments tonight. Has one more piece of information, Yeager asked Water Engineer to compare Hailey to some other cities, red line our population 1995 lower left corner. How well is Hailey doing, blue line average demand per citizen, in 1995 was higher than what it is today. Hailey has been doing a good job of water conservation. Comparison to other western cities. Hailey 251/day per capita, mccall 342, ketchum 475, twin falls irrigation canals 175, Bozeman 117/gallons per day. Overall Hailey has been doing well, we have further to go.

[7:25:14 PM](#) Stone, concerned about multi-family moved into 30,000 per month. Yeager responds, calculation already built in to multi-family adjustment.

Yeager, do you want to implement a fee, and what amount. Thea asked what we are doing in Parks, Yeager responds.

[7:29:18 PM](#) Sauerbrey comments, good way to incentivize conservation. Thea concurs with Sauerbrey.

[7:34:33 PM](#) Stone, sod is important to our environment, better sprinkling system can be implemented.

[7:35:15 PM](#) Burke, lives on a corner lot, has been watering street trees for many years, this will impact her financially.

[7:38:25 PM](#) **Thea moves to approve Resolution 2026-036, surcharge on monthly usage 30,000 gallons and more, effective May 1, Stone seconds. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

PH 107 Discussion and Motion to direct staff to develop and implement a Water Conservation Program with funding from the Metered Water User Surcharge Fee ACTION ITEM

Ph 107 [7:39:53 PM](#) Yeager water conservation 3 components, if commit to goal by 20, 30 or 40 %, will track your usage, if successful, receive a rebate equal to 50% of the achieved goal percentage. Some may want to learn more about their irrigation system, can provide rebate based on education/learning of their system. Yeager is seeking clear direction from council tonight, adopt proposal or add suggestions, but would like to keep it simple

Public comments:

[7:49:02 PM](#) Lori Burks, Hailey resident, thanks to Hailey compost program. Burks has lots of questions about this and want to know who to speak with.

[7:50:49 PM](#) Terri McKenna, agrees with Burks, want to do the same as Burks.

[7:52:49 PM](#) Jess Goitiandia, can you notify us if over average usage.

[7:55:07 PM](#) Stone, be concerned about surpassing income and passing out rebates. In general simpler process is better.

[7:56:48 PM](#) Sauerbrey, sees a lot of potential, can we look at markers for future years, for this to go into effect. Yeager, there is likely something like this to be in our future, with heightened pressure.

[7:58:46 PM](#) **Motion to direct staff to direct staff to develop and implement a Water Conservation Program with funding from the Metered Water User Surcharge fee made by Thea, seconded by Martinez. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

NEW BUSINESS:

NB 108 Consideration of Resolution 2026-__, approving a Memorandum of Understanding (MOU) with ARCH Community Housing Trust (ARCH) regarding the acceptance, placement, and management of a Community Housing Unit located at 43 Broadford Road (FR NW TL 3913 SEC 15 2N 18E), a parcel owned by the City of Hailey. ACTION ITEM

[7:59:11 PM](#) MOU with ARCH. Horowitz, opens this item, ARCH is being given as a donation, an ADU 400 sq ft. with garage, shows map of where it would be located at 43 Broadford Rd.

[8:08:12 PM](#) discussion about charges. \$165,000 total, ARCH's part \$60,000.

[8:09:59 PM](#) **Thea moves to approve Resolution 2026-037, MOU with ARCH for 43 Broadford Rd ADU, Martinez seconds. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

NB 109 Consideration of naming Rodeo arena after Ted Uhrig ACTION ITEM

[8:11:01 PM](#) Mayor Burke gives an overview, Ed Uhrig will pay for the banner, hoped that the city would pay for a permanent sign. Burke let Ted know the city could not commit to that purchase of a permanent sign. Sawtooth Rangers are okay with this. Burke is asking for a vote.

[8:15:08 PM](#) Stone, is there any concern, long-term if we do something different?

[8:17:23 PM](#) **Stone moves to name rodeo grounds, Ted Uhrig Rodeo Arena and to send name change to the Parks and Lands Board, seconded by Martinez, yes. Motion passed with roll call vote; Sauerbrey, yes. Stone, yes. Thea, yes. Martinez, yes.**

STAFF REPORTS:

[8:18:33 PM](#) **Martinez moves to adjourn, Sauerbrey seconds, motion passed unanimously.**