

**MINUTES OF THE MEETING OF THE
HAILEY CITY COUNCIL
HELD FEBRUARY 6, 2017
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 Fritz Haemmerle. Present were Council members, Don Keirn, Pat Cooley, and Martha Burke. Staff present included City Attorney Ned Williamson, City Administrator Heather Dawson, and City Clerk Mary Cone.

Colleen Teevin is absent from meeting tonight.

[5:29:58 PM](#) Call to order by mayor haemmerle

Open Session for Public Comments:

[5:30:24 PM](#) Members of the Water Club at Wood River High School were present and spoke to Mayor and council. They want to see collaborative discussions with the city around water conservation. Mayor Haemmerle responds.

[5:31:24 PM](#) Walt Denekas Woodside resident thanks the city street department for snow removal efforts this winter.

[5:31:53 PM](#) John Glenn artistic director of Company of Fools, announces that they are proud owners of the Liberty Theater now and look forward to continued, deepen and enrichen relationship with city. Introduce Ilana Becker from Manhattan, new to Company of Fools, new Assistant Artistic Director. Applause.

Mayor Haemmerle welcomes and congratulates Ilana Becker.

CONSENT AGENDA:

- [CA 034](#) Motion to set the second city council meetings in the months of February and March 2017 from the third to the fourth Monday of the month, with those meeting dates to be set for February 27 and March 27, 2017
- [CA 035](#) Motion to approve the appointment of Don Keirn as Hailey City Council liaison to the Fly Sun Valley Alliance Board as an ex-officio member (replaces Martha Burke)
- [CA 036](#) Motion to approve Resolution 2017-010, for Hailey Parks & Lands Board appointments including the (re)appointment of Darin Sales and Mark Spencer to 3-year terms (expired term 12/2016) and appointing Sara Gress to a 2-year term to complete the term of Janet Fugate which ended December 31, 2018
- [CA 037](#) Motion to approve Resolution 2017-011, authorizing an amendment to Hailey Personnel Handbook's vehicle use, travel and benefits policies, and replacing Appendix C, a list of people to whom harassment is reported, with a new Appendix C consisting of the city credit card policy
- ~~[CA 038](#) Motion to approve Resolution 2017-014, authorizing an agreement with Broekway Engineering for engineering work to investigate the well infrastructure and resource at the River Street well site to increase production~~
- [CA 039](#) Motion to approve submittal of the City's Wastewater Treatment Plant's NPDES permit renewal application and ratifying the Mayor's signature
- [CA 040](#) Motion to authorize the Mayor's signature and submittal of an Application for Transfer of Water Right with Idaho Department of Water Resources to separate the City of Hailey and Cemetery's jointly owned water right

- [CA 041](#) Motion to approve the Findings of Fact for an application by Terence and Kim Hayes for a Lot Line Adjustment located at 313 South 2nd Avenue, Lots 5-9, Block 22, Hailey Townsite, wherein the lot lines between Lots 5-9 are modified, creating two (2) lots. The property is located within Section 9, T.2N, R.18E., B.M., City of Hailey, Blaine County, Idaho.....
- [CA 042](#) Motion to approve minutes of January 9, 2017 and to suspend reading of them
- [CA 043](#) Motion to ratify claims for expenses due in January 2017.....
- [CA 044](#) Motion to approve claims for expenses incurred during the month of January 2017, and claims for expenses due by contract in February 2017

[5:33:42 PM](#) Miller pulls item CA 038

[5:34:01 PM](#) **Burke moved to approve all consent agenda items minus CA 038, seconded by Cooley, motion passed unanimously.**

[5:34:21 PM](#) CA 038

City attorney suggested change to contract. Williamson explains change, new contract is handed out to council tonight.

[5:34:59 PM](#) **Burke moves to approve revised agreement, seconded by Cooley, motion passed unanimously.**

MAYOR’S REMARKS:

[5:35:27 PM](#) Mayor Haemmerle recognizes the water in the streets, do not divert water to your neighbor. We will have updates on Facebook and website for future flooding issues, be aware.

Hailey Baptist Church is on the National Registry of Historic Places.

Hailey has received 2 grants, \$500,000 award for Myrtle, to improve crossing across Main Street. [5:37:41 PM](#) Good job to staff, get some more. Congratulations.

PROCLAMATIONS AND PRESENTATIONS:

PP 045 Introduction of new Parks & Lands Board member

[5:38:15 PM](#) Sara Gress is introduced by Stephanie Cook new member of the Parks and Lands Board.

Mayor Haemmerle welcomes Sara Gress. Round of applause.

PP 046 Presentation of FY 2016 Financial Statements by auditors Dennis Brown and Brady Workman

[5:40:01 PM](#) Dennis Brown, presents the financial statement to Mayor and Council. 5 sections to the audit, management, fixed assets/debt, funds financial statements pg. 12-14, positive \$310,000 in the reserve. The Biosolids debt, good to have robust carryover for future indebtedures. Then there are footnotes on the financial statements.

[5:44:19 PM](#) Keirn, on page 5 of audit inflows and outflows, what is this term? Brown explains. A public pension liability must be disclosed, a fairly new term, very difficult to understand and explain. This liability does not ever have to be paid as long as you are in operation.

PUBLIC HEARINGS:

PH 047 LOT for Air presentation and discussion

[5:47:47 PM](#) LOT presentation by Carol Waller to mayor and council. Waller requests tonight of Hailey to consider placing another LOT for air ballot in May 2017. Waller presents that the program has been delivering results, positive economic results from the 1% LOT for air that voters approve 3 years ago, 2014-2016. Waller explains the successes which include; 3 new flights Denver, Portland and San Francisco, new airline United, more seats, longer seasons, \$200 million in economic activity. Waller explains “Direct Spend” items, hotel rooms, dining are examples of Direct spend. Waller shows the Fly Sun Valley Service partners. This is working and we’d like to continue this for our community.

[5:55:27 PM](#) Mayor Haemmerle comments that this is a good expenditure of money. Haemmerle thanks Waller for all she does.

Williamson asks what are next steps. Waller responds.[5:56:34 PM](#) Dawson replies Feb 27, 2017.

Peter [5:57:39 PM](#) Scheurmier speaks to council, he sees growth and impact daily. This encouraging, greatest benefit drives the 3 percent.

[5:58:50 PM](#) Jeff Bacon with the Chamber is in support of this effort.

[5:59:09 PM](#) Walt Denekas, Sun Valley Economic Development is in support of this effort.

[5:59:32 PM](#) Jim Laski asked a question about the tax. Waller responds.

[6:00:20 PM](#) Burke moves to direct staff to prepare election documents for the February 27, 2017 meeting, seconded by Cooley, motion passed unanimously.

PH 048 Mobility Design hearing for East Croy Street and 2nd Ave Pathways for People projects

[6:00:45 PM](#) Pathways for People Mariel Miller provides a broader context for this project, funded by the levy election in 2016. Miller gave a recap of this process. The preliminary concept will be reviewed tonight with council. Don Kostelec with Alta will present the concept in a few minutes. These items are also in our Capital Improvement Plan, hope to have these under construction this summer. Miller hands over floor to Don Kostelec. Kostelec gives an update of where we are in this process. Finalize Design by March 2017, with summer construction. Kostelec explains the uniform traffic design that is the guideline, since inception in 2009, there have been 15 exemptions to this code, 9 of them bike related. Kostelec explains the dashed bike lane design, traditional and then a separated bike lane. Kostelec displays the

concept bike lane for Croy. Use of green paint for conflict areas, bike/pedestrian shared use?
[6:13:57 PM](#) Kostelec then discusses the 2nd ave design. From Bullion to Walnut on 2nd Avenue, challenge by the county buildings. Kostelec then discusses the parking impacts current 54 spaces may have 41 spaces with new design. Kostelec then shows the traffic calming and stop signs of the proposed project. Other items being addressed right now on Croy project, the width of the buffer between the separated bike lane and parking lane. Drainage at southeast corner of Croy and 2nd ave. Items being addressed on 2nd ave. include; angle of parking between Bullion and Walnut, Elm intersection.

[6:23:43 PM](#) Cooley comments that stop sign discussions will be the longest conversation, suggest giving us a lot of time to discuss with the public.

[6:25:23 PM](#) Haemmerle asks a question on the existing path on 2nd, suggesting widening it? Kostelec confirms and explains suggestion.

[6:27:23 PM](#) Jim Laski representing Taylor Walker and Jane Timberlake, they live on Croy and 4th. The path would have a 4 foot buffer on south side of street. Laski came to the public meeting. Laski's clients feel this is too much of a big city solution. Doesn't make sense to have the impact all on one side of the street, Laski continued. This doesn't make sense in the neighborhood area.

[6:30:30 PM](#) Burke asks for clarification of the picture he handed out. Laski responds. Burke asks what Laski is wanting. Laski replies. Client understands this is the city right of way.

[6:32:24 PM](#) Haemmerle asks Laski to consider the request he is proposing. Laski responds.

[6:33:48 PM](#) Miller responds to comments, there are different options. One concern with having bike path on both sides of road and then transitioning to one-side bike path.

[6:34:45 PM](#) Kostelec responds to the public comments and challenges with using the space for multiple purposes.

[6:36:15 PM](#) Haemmerle comments on the plastic separators, can be distracting and become a bit of an eye sore.

[6:36:58 PM](#) Jason Miller Executive Director of Mountain Rides speaks to council. Miller is excited to see these projects moving forward and support from community with the passage of the levy. Miller comments on Croy Street, it is a good solution for this area, to protect users and provide bike path connectivity to downtown. Also, it is very important to connect to sidewalks which are inviting and safe. On 2nd Ave, important to connect, Myrtle to school is important, painting early in the season is important.

[6:40:34 PM](#) John Wiese Hailey resident comments on bike safety, likes the separated path more than just striping.

6:41:26 PM Motion to continue to February 27, 2017 made by Burke, Cooley seconded motion passed unanimously.

PH 049 Discussion of a city initiated annexation for Quigley Farms

6:41:51 PM Williamson received an email last Wednesday suggesting Hailey initiate an annexation of Quigley. This is a significant development verses the Area of City Impact (ACI) proposal which Hailey is discussing now. Williamson suggests that Mayor and council direct staff to develop memo outlining proposal and to consider in a future discussion, not prepared to decide this tonight. Suggest a full public hearing on the matter. Suggest getting a zoning recommendation from the Planning and Zoning Commission. Discuss tonight and give staff direction on how to proceed.

6:46:22 PM Haemmerle comments, this has favorable points. This application proposes to limit development and not develop East, in Deadman's Canyon. This project proposes a green space buffer between Deerfield subdivision and this project proposes 200 lots, much less than prior applications.

6:48:34 PM Keirn comments feels it should be in the city limits, a good fit.

6:49:20 PM Cooley asks a question of Williamson. Williamson responds.

6:50:42 PM Burke asks the difference between city initiated annexation and forced annexation. Williamson responds.

Public comments:

6:53:57 PM John Wiess Deerfield resident speaks to council. Wiess asks about the density, would it be more or same as proposed in the county?

6:55:20 PM Peter Lobb Hailey resident speaks to council. We balance what we get with how it impacts the city. Fire protection, police, infrastructure, plowing roads, all added operational expense, this won't pay for itself overtime. Lobb suggests, sticking with county development and don't annex this property. We need to look 20 years down the road. Annexation is the wrong road.

Council deliberation.

6:58:30 PM Cooley would like to see pros and cons

6:58:39 PM Keirn concurs with Cooley, let's look at it.

6:59:18 PM Haemmerle comments.

Discussion ensued generally about the development.

[7:01:31 PM](#) Laski comments and asks that we do this quickly and make a decision, not drag on for many more months.

[7:02:33 PM](#) Jim Phillips, give Planning & Zoning Commission instructions on what they should consider.

[7:03:44 PM](#) Williamson suggests a motion.

[7:04:11 PM](#) **keirn moves to have staff develop pros and cons memo on a city initiated annexation, Burke seconds motion passed unanimously. Keirn moves to send item back to Planning and Zoning Commission to determine land use zoning, seconded by Burke, motion passed unanimously.**

PH 050 Continuation of an application within the Hailey Area of City Impact for Planned Unit Development (PUD) and Subdivision Preliminary Plat, the Quigley Farm PUD. This is an application to Blaine County by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects for a 51-unit mixed use project. The City of Hailey is not the decision-maker, and will provide comments to the County on this application

[7:06:56 PM](#) Lisa Horowitz opened and Alta Engineering is here tonight to deliver the transportation draft report.

[7:08:03 PM](#) Don Kostelec presents to council on the transportation plan. Kostelec discusses some preliminary analysis done at this point. Kostelec discusses general traffic planning. Kostelec displays traffic on highway 75. Traffic on the highway has reduced and not increased as anticipated in the last traffic planning. Kostelec, connectivity is safer for everyone, it creates redundancy in the network and allows the grid to serve its purpose. [7:20:14 PM](#) connectivity better serves pedestrians bicyclists and driver, improves delivery and efficiency of city services and gives you more options for highway 75. Why connectivity? Traffic impacts, roadway links work well, vehicular traffic impacts occur are the concerns. Currently 85% of the ITD traffic goes north and 15% goes south. Assuming 2020 buildout, traffic worst case scenario. Kostelec presents options for traffic calming on Quigley, Croy and 8th and generally traffic diversion roundabouts. Things to consider, need traffic counts at Buckhorn / Eastridge. Bullion counts at 8th and 2nd. Identification of proportional impacts to design of Quigley.

Public comments:

[7:33:50 PM](#) John Wiess comments to council. Wiess appreciates the traffic counts presented tonight.

[7:35:01 PM](#) Jim Phillips Quigley road resident, is glad to see city starting to develop a plan for Quigley road. Several comments on this plan, would be helpful to see Quigley farm traffic plan counts. Consider high school traffic counts, blaine county rec and community campus. Other counts consider Dumke development build out. This report shows the inadequacies of the Fox Acres intersection. The majority of traffic will go into Bullion. In the future, Bullion light will not be able to handle the additional traffic. This project does not stop at Bullion and 8th, you

need to get the traffic to the highway. The question about how you connect to Quigley, how much can you direct to Fox Acres and how much to Quigley, spread it out. [7:39:41 PM](#) this challenge still exists. The question about safety came up in this presentation, consider traffic between Quigley and Fox Acres.

Council deliberation:

[7:41:25 PM](#) Burke comments about her section on Bullion, will be used more, the goal should be to use traffic calming devices and to ensure that we do not have failed intersections.

[7:43:28 PM](#) Horowitz discuss this next in first meeting in March.

[7:44:02 PM](#) **Burke moves to continue this to March 6, seconded by Keirn, motion passed unanimously.**

PH 051 Consideration of Ordinance No. 1210 & Summary of Ordinance No. 1210 setting forth Traffic School provisions

[7:45:02 PM](#) Williamson summarizes this ordinance.

No public comments.

[7:46:22 PM](#) **Burke moves to approve Ordinance No. 1210, seconded by Keirn, motion passed unanimously.**

[7:46:55 PM](#) **Mayor Haemmerle conducts the 1st and only reading of Ordinance No. 1210 by title only.**

NEW BUSINESS:

NB 053 Clear Creek Disposal Franchise Extension

[7:47:40 PM](#) Dawson gives an overview of this item, recommends option to renew. Same terms and conditions expiring in 2020.

Pg 309, motion in packet.

[7:49:15 PM](#) **Keirn moves to find that Obras LLC has met the conditions specified in the Residential and commercial Franchise Agreements Section 3.a-d, and to approve the option to extend the agreement for three (3) more years, with an expiration date of midnight on April 10, 2020, seconded by Burke motion passed with roll call vote. Burke, yes. Cooley, yes. Keirn, yes.**

NB 054 Hailey Greenway Master Plan

[7:49:53 PM](#) Miller gave an overview of this item. May be an opportunity to master plan this with help from Wood River Land Trust (WRLT). Draft is presented tonight, would like to move forward and publish this in a couple of weeks, statement of qualifications back by March 3rd. have MOU for the master plan.

[7:51:52 PM](#) Haemmerle feels a master plan is an excellent idea.

[7:52:13 PM](#) Keirn concurs.

[7:52:20 PM](#) **Burke moves to continue with statement of qualifications, publish ad, seconded by Keirn, motion passed.**

NB 052 Consideration of proposed Amendment to Annexation Agreement (Ehrenberg Subdivision)

[7:53:06 PM](#) This item was removed from agenda today.

OLD BUSINESS:

OB 055 2nd reading of Ordinance No. 1211 an amendment to the City of Hailey Zoning District Map of a Zone and amendment to the City of Hailey District Use Matrix by Silver Creek Property Holdings, LLC, represented by Erin Bliss of Bliss Architecture. Proposed map change would rezone the Friedman Park Subdivision, Lot 11A, Block 2 from Limited Business (LB) to Light Industrial (LI), thereby allowing an auto dealership and auto repair/service shop to conduct business. Proposed District Use Matrix change would permit "auto dealership" in the Light Industrial (LI) Zone District as a Permitted Use

[7:53:19 PM](#) **Mayor Haemmerle conducts the 2nd reading of Ordinance No. 1211 by title only.**

STAFF REPORTS:

[7:54:16 PM](#) Miller presents snow removal report, under \$2,000 more than report in front of you. On main street resurfacing project plan, ITD would like to bump up the project from 2021 to next summer. We have a lot of prep work to deal with and won't know until June 2017 if it will be a go. Responsible for 7.5% of cost of main street improvements, approx. \$10,000. MOU with ITD requires us to reinstall main street crossing lights in highway in any resurfacing project.

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))

[7:58:01 PM](#) **Motion to go into Executive Session for Pending & Imminently Likely Litigation (IC 74-206(1)(f)) made by Burke, seconded by Keirn, motion passed with roll call vote. Keirn, yes. Cooley, yes. Burke, yes.**

Mayor and council came out of Executive Session.

8:07:11 PM Keirn moves to adjourn meeting, motion seconded by Burke, motion passed unanimously.