

**MINUTES OF THE SPECIAL MEETING OF THE
HAILEY CITY COUNCIL
HELD JULY 29, 2011
IN THE HAILEY TOWN CENTER MEETING ROOM**

3:00 p.m. CALL TO ORDER

The Special Meeting of the Hailey City Council was called to order at [3:00:09 PM](#) P.M. by Mayor Rick Davis. Present were Council members Carol Brown, Don Keirn, and Martha Burke. Fritz Haemmerle was excused. Staff present included City Attorney Ned Williamson, and Jeff Gunter.

Open Session for Public Concerns:

[3:00:15 PM](#) None offered.

MAYOR'S REMARKS:

None.

NEW BUSINESS:

NB 387 Consideration of Memorandum of Restrictive Covenants and Regulatory Agreement with Idaho Housing and Finance Association to insure a Period of Affordability with specific rent limitations on 6 units within the ARCH River Street Place housing project. and First Amendment to Ground Lease and Memorandum of Ground Lease

[3:00:34 PM](#) Ned Williamson reviewed the memorandum and first amendment with Council, highlighting important parts and changes. Michelle Griffith of ARCH was also present. Council discussion included clarification of other relevant documents presented at the July 25, 2011 meeting. Carol Brown indicated her mother was interested in living in this project and Ms. Brown asked if she should recuse herself. Mr. Williamson advised that recusal was unnecessary, and Council members voiced their comfort with that decision.

[3:14:42 PM](#) **Carol Brown moved to approve the Memorandum of Restrictive Covenants and Regulatory Agreement, First Amendment to Ground Lease, and Memorandum to First Amendment to Ground Lease, and to authorize Council President to sign. Don Keirn seconded and the motion carried unanimously.**

After some discussion whether or not the Development Impact Fee Agreement had been approved in the July 25th meeting;

[3:16:30 PM](#) **Carol Brown moved to approve the related Development Impact Fee Agreement. Don Keirn seconded and the motion passed unanimously.** Council discussion continued regarding the hiring of local sub-contractors for this project.

NB 388 Consideration of contract with City of Bellevue for law enforcement services by Hailey Police Department for the City of Bellevue.

[3:19:04 PM](#) Jeff Gunter voiced concern about online press coverage of this matter, feeling it was misleading. Carol Brown asked for clarification on the clause relating to distribution of costs, and calling out exceptions to services. Ned Williamson pointed out there was no reason to rush

in this consideration, that typos should be corrected, and exceptions should be detailed. He further suggested that the Council revisit this at the August 8, 2011 meeting.

[3:24:46 PM](#) **Carol Brown moved to continue this item to the August 8, 2011 Council meeting. Martha Burke seconded, and the motion carried unanimously.**

STAFF REPORTS:

[3:25:08 PM](#)

Carol Brown noted the success and popularity of the Friends of the Library garden tour.

[3:26:02 PM](#) Mayor Davis adjourned the meeting.

Rick Davis, Mayor

Mary Cone, City Clerk