

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE APRIL 2015 SESSION**

Second Day

Tuesday, April 14, 2015

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Jacob Greenberg, Commissioner Lawrence Schoen; County Administrator Derek Voss; County Clerk JoLynn Drage; and Recording Secretary Sunny Grant.

Commissioner McCleary was absent from today's meeting.

Chairman Greenberg called the meeting to order at 9:00 a.m.

PUBLIC COMMENT - NONE

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK 2015

• Recognition to Blaine County Telecommunicators

Also present: Susan Potucek, Bronwyn Nickel, Blaine County Sheriff Gene Ramsey; Sheriff's Captain Curtis Miller; Communications Director Robin Stellers; CAD Administrator Chris Corwin; Ketchum/Ketchum Rural Fire Chief Mike Elle, Hailey Police Chief Jeff Gunter, Hailey Fire Chief Craig Aberbach; Hailey Fire Department Community Liaison Kristy Heitzman; Wood River Fire and Rescue Chief Bart Lassman; Blaine County dispatchers Rebecca Simpson, Barb Williams, Louise Echeverria, Jeff Walsh, Kerri Taylor, Danna Hillman, Kai Atkinson, and Brady Stokes.

Idaho Governor Butch Otter proclaimed the week of April 12-18 as Idaho Telecommunicator Week.

The BCC, on behalf of Blaine County, presented award certificates to Blaine County telecommunicators. The Telecommunicator of the Year award was given to Barb Williams.

STAFF AND COMMISSIONERS' COMMENTS:

- Chief Elle has worked with County Dispatch since its formation, and is proud of the crew and the telecommunicators center.
- Communications Director Robin Stellers, Hailey Police Chief Jeff Gunter, Hailey Fire Chief Craig Aberbach, Wood River Fire and Rescue Chief Bart Lassman and the Commissioners all thanked dispatchers for the excellent work they do, 24/7, in serving the public and giving clear guidance to first responders. Stellers also thanked the dispatchers' spouses and families for enabling them to do their jobs so well.
- Schoen thanked the dispatchers for modeling trust and confidence in government.

AMEND AGENDA

Schoen moved to amend today's agenda to add an Executive Session at about 2:00 pm, pursuant to Idaho Code 67-2345 1(b), for evaluation of an employee. 2nd Greenberg. Motion carried 2/0.

DESIGNATION OF POLLING PLACES FOR MAY 19, 2015 ELECTION

There is one Ketchum issue for election at the polls in May. The formation of the South Valley Groundwater District has been approved as a mail ballot election. Ballots will be mailed to all ground water right holders in the South Valley Ground Water District, and voters can mail in their ballot or vote early at the County Elections office.

Schoen moved, seconded by Greenberg, to approve Blaine County Polling Places, as described by the County Clerk, including provision for a mail ballot for formation of the South Valley Ground Water District, for the upcoming May 19, 2015 election. Motion carried 2/0.

COUNTY DEPARTMENT REPORTS, Discussion and Consideration

Claims - Schar Boyd

- Deputy Auditor Schar Boyd presented the claims.

Schoen moved, seconded by Greenberg, to approve claims dated April 8, 2015, as presented. Motion carried 2/0.

Clerk's Report - JoLynn Drage

The clerk now has the final version of the independent audit from Condie, Stoker & Associates.

Operations Director - Char Nelson

Nelson sent her weekly report by email to the BCC.

County Administrator - Derek Voss

The Cooperative Weed Management Area (CWMA) grant on today's agenda has been postponed to the April 21, 2015 agenda.

Analysis for Senior Building and Grounds Maintenance Technician position

Also present: Blaine County Human Resources Generalist Susan Potucek; Blaine County Assessor Valdi Pace; and Blaine County Chief Deputy Assessor Martha Heuston.

Two current employees in Operations have knowledge and expertise to fit this new position, pay grade 8. One current employee would not see a pay grade increase; the other's pay increase would have a FY2015 budgetary impact of \$2,700 paid out of the Pay Grade Adjustments line item.

Schoen moved, seconded by Greenberg, to approve the Senior Building and Grounds Maintenance Technician Position Analysis and authorize the recommendation for two team members with an effective date of April 12, 2015. Motion carried 2/0.

Analysis for Appraiser IV position

Also present: Blaine County Assessor Valdi Pace and County Chief Deputy Assessor Martha Heuston.

The County Administrator received a request from the Assessor's office to promote one team member to Appraiser IV, pay grade 9. The monetary impact in FY2015 will be about \$2,600 out of the Pay Grade Adjustments line item.

Schoen moved, seconded by Greenberg, to approve designation of Appraiser IV position for one team member, and authorize the position change effective April 12, 2015. Motion carried 2/0.

Pace noted that she had lost an appraiser at a critical time who will be replaced by increasing the workload of three current appraisers. The cost will exceed the Assessor's overtime budget. Voss suggested budget items be shifted within the Assessor's budget to cover the excess cost.

Review of former Blaine Manor Property Requests for Proposal

Also present: Blaine County Assessor Valdi Pace, and County Chief Deputy Assessor Martha Heuston.

Blaine County requested proposals for an appraisal of the market value of the former Blaine Manor property. Two proposals were received. Both parties have walked through the property. County Assessor Valdi Pace advised the County to get a restricted appraisal to sell the property as is. The Request for Proposal requested compliance with Uniform Standards of Professional Appraisal Practice (USPAP) standards, which have recently changed. One of the two proposals received complied with new USPAP terminology; one did not. The BCC directed staff to get revised Proposals from the two companies using current USPAP terminology.

CONTRACTS, GRANTS AND AGREEMENTS, Discussion and Consideration

- **Sentinel Fire & Security Installation and System Monitoring Agreement** Record #625871

This renewal agreement is only for monitoring service and makes it clear that Sentinel bears no liability if there is an incident.

Schoen moved, seconded by Greenberg, to approve the Sentinel Fire & Installation and System Monitoring Agreement for \$193/month. Motion carried 2/0.

CONSENT CALENDAR

- **New Beverage License for 103**

Schoen moved, seconded by Greenberg, to approve Consent Calendar for Tuesday, April 14, 2015 as read into the record. Motion carried 2/0.

BOARD of COUNTY COMMISSIONERS REPORTS, Discussion and Consideration

Correspondence

- The Local Emergency Planning Committee (LEPC) received a National Oceanic and Atmospheric Administration (NOAA) weather forecast prediction for not much water and warmer than normal summer months for this summer and in the foreseeable future. Greenberg suggested the County host a workshop on water conservation and community efforts to preserve the aquifer.
- The BCC has to review Innovative Water Solutions' application for an aquifer recharge permit.

BLAINE COUNTY PUBLIC SAFETY FACILITY REFINANCE, Discussion and Consideration

Also present: Blaine County Treasurer John David Davidson; bond counsel Stephanie Bonney; and Piper Jaffray Boise Public Finances/Vice President Michael Keith (by phone).

Approval of Preliminary Official Statement

The BCC made a couple changes to the proposed Preliminary Official Statement.

Schoen moved, seconded by Greenberg, to approve the final draft of the Preliminary Official Statement, as amended in this morning's meeting and the Deemed Final Letter relating to the Preliminary Official Statement, authorizing the Blaine County Chairman to sign. Motion carried 2/0.

Acknowledgement of Due Diligence Governmental Bonds Questionnaire

Piper Jaffray representative Michael Keith and bond counsel Stephanie Bonney reviewed Blaine County's finances and function as a governmental agency.

Schoen moved, seconded by Greenberg, to approve responses to the due diligence questionnaire and authorize Blaine County Chairman to sign document. Motion carried 2/0.

The **Re-Funding Memo** updates the County on information relevant to the refinancing. At this time, Piper Jaffray anticipates a total savings of over \$400,000, which exceeds the 5% refunding savings threshold sought by BCC. The County won't receive bids and lock the interest rate until April 28.

The BCC will review a Piper Jaffray **Notice of Sale** bidding document on April 21. Once approved, the Official Statement and Notice of Sale will be sent to bond investors.

On April 15, Blaine County will participate in a ratings call with the ratings agency, Moody's. The ratings call is part of the ratings process, which will require a non-cancellable fee. The BCC agreed to go forward with the refinance.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

• March 31, 2015 Special Meeting

Schoen moved, seconded by Greenberg, to approve Blaine County Commissioner meeting minutes of March 31, 2015. Motion carried 2/0.

EXECUTIVE SESSION - Idaho Code 67-2345 1(d) Indigent - Consideration of records that are exempt from disclosure as provided in Chapter 3, Title 9, Idaho Code

Present were: Blaine County Indigent Services Director Brooke Baird and Assistant Amy Rivkin.

Schoen moved, seconded by Greenberg, to convene in Executive Session pursuant to Idaho Code 67-2345 1(d) to consider indigent medical applications. Schoen (aye), and Greenberg (aye). Motion carried 2/0.

OPEN SESSION RESUMED

Schoen moved, seconded by Greenberg, to approve Case #2015-23 request for rental assistance, with no reimbursement, based on staff recommendation. Motion carried 2/0.

BREAK

LAND USE AND BUILDING SERVICES, Discussion and Consideration

• Solar Application Process

Also present: Blaine County Administrator Derek Voss; Blaine County Land Use Administrator Tom Bergin; Zoning Specialist Nancy Cooley; Blaine County Building Official Bill Dyer; Blaine County Building Department Office Manager Karen Osborne; Sarah Michael; Ketchum Senior Planner/Building and Development Manager Rebecca Bundy; and Sagebrush Solar owner Billy Mann.

There has been interest in promoting solar applications since 2013. Citizens are encouraging the County to move forward.

- Citizen Sarah Michael asked the BCC to consider a resolution she drafted that restates Blaine County's policy of supporting renewable energy use and directs County staff to develop a streamlined permitting system. Michael asked the BCC to consider enabling projects that meet simple criteria, such as the Solar America Board for Codes and Standards "Solar ABCs", developed in partnership with Department of Energy and the solar energy industry, to fast-track the permit process. A streamlined process and reduced permit fee would incentivize property owners to consider renewable energy projects.

Michael's proposed resolution seeks to eliminate excess site visits and the requirement for a structural engineer when solar systems are designed to meet national standards; and suggests the County update its Solar Ordinance part of the Zoning Ordinance.

- Billy Mann (Sagebrush Solar) has fairly extensive solar experience in Blaine County. Mann said local structural engineers are busy, and it can take six weeks to get a structural engineer's stamped letter. He suggested a pre-approval process can be very efficient.
- Josh Solly (Ketchum Energy Company) has 15 years' experience with solar and geothermal in Montana, and is just starting to do projects here. Local banks are beginning to offer loan possibilities, enabling average people to get solar if the process can be streamlined and reasonably priced.
- Ketchum's Senior Planner Rebecca Bundy has degrees in architecture and architectural engineering. She has designed solar homes in Blaine County since 2002; and would like to see the County and cities adopt uniform energy conservation goals and safety standards. Ketchum has educational access for one year to staff and expertise at Rocky Mountain Institute and the National Renewable Energy Laboratory. The Ketchum Energy Advisory Committee is working on proposing local energy standards and criteria.
- Building official Bill Dyer said Blaine County's goal is to define a "typical installation" for the several kinds of solar installations throughout the valley. Roof-mounted solar systems add to the collateral load on a roof, impact on the structure, wind dynamics and can affect fire code approval.

Bergin agreed that the County could develop an expedited standard pathway and local standards. The BCC expressed support for a prescriptive path for fairly typical installations on modern structures as

long as safety wasn't compromised and reduced fees covered staff and County costs. Ketchum has a grant and can take the lead for workshops with other local jurisdictions to develop and standardize the application process, permit fee and turnaround time.

EXECUTIVE SESSION – §67-2345 1(b) Personnel

Schoen moved, seconded by Greenberg, to go into Executive Session, pursuant to Idaho Code 67-2345 1(b) to consider the evaluation of a public officer. Schoen (aye), and Greenberg (aye). Motion carried 2/0.

ADJOURN

At the hour of 2:34 p.m., with no more business before them, Schoen moved to adjourn, seconded by Greenberg. Motion passed unanimously 2/0.

Attest: _____ Approved _____
JoLynn Drage County Clerk Jacob Greenberg Chairman