

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

Fourth Day

Tuesday, August 18, 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, Vice-Chair Angenie McCleary, Commissioner Lawrence Schoen; County Administrator Derek Voss; Chief Deputy Clerk Leslie Londos; Human Resources Generalist Henry Brown; Recording Secretary Sunny Grant; and *Idaho Mountain Express* reporter Lisa Carton.

Chairman Greenberg called the meeting to order at 9:02 a.m.

PUBLIC COMMENT - NONE

COUNTY DEPARTMENT REPORTS, Discussion and Consideration

Treasurer's Report - John David Davidson

- Treasurer attended Idaho Association of County Treasurers Conference.
- Blaine County Chief Deputy Treasurer Gail Peterson received plaque for completing 150 hours of approved IACT Professional Development training.
- Treasurer's office has been preparing tax roll to go out in November.
- Sun Valley City has incurred significant expense in condemning a five-acre property and should be reimbursed by the responsible property owner. This reimbursement can be put on the tax roll, with the BCC's approval, pursuant to State Statute.
- Treasurer is working with Schoen on a resolution for special assessments for the South Valley Ground Water District.

County Administrator - Derek Voss

Also present: Blaine County Operations Administrative Assistant Andrea Walton; Blaine County Sheriff's Captain Curtis Miller; and Blaine County Sheriff's Lieutenant Bryan Carpita.

- Captain Miller asked the BCC if local emergency service personnel can use the former Blaine Manor property for a multi-agency active shooter training exercise. Voss said the individual agencies assume risk and liability for their personnel; and the County should cover volunteers. Voss said the County's greatest risk is with law enforcement activities and training is the best way to avert unnecessary risk.
- The County Administrator now manages four former Operations departments. Voss asked Commissioners who are already involved with segments of the different departments to offer to take over some management responsibility.
- Road and Bridge complaints are coming in on a daily basis. The BCC should discuss formulating a policy for how to deal with them, and when a complaint should be presented to the BCC.
- McCleary would like to discuss a policy on how the County is going to implement the Bicycle-Pedestrian Mater Plan.

**SALE / DISPOSAL OF COUNTY PROPERTY –
FORMER BLAINE MANOR PROPERTY, Discussion and Consideration**

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Buildings and Grounds Manager Patrick Boyle; County Operations Administrative Assistant Andrea Walton; Chief Deputy Assessor Martha Heuston; Appraisers Bill McCann, Sr. and Bill McCann, Jr.

Bill McCann, Sr., said they took a sales comparison approach to the appraisal. The Blaine Manor property's prominent location, recent development on Main Street in Hailey and stabilizing market make the Blaine Manor lot a valuable piece of property with a lot of potential. The McCanns think the structure is a detriment to the property, and estimate demolition at \$145,000-\$195,000, including possible lead paint and/or asbestos expense. They valued the building, with the structure on it, at \$2.8 million. The lot is next to rodeo grounds, the ice rink, skatepark and recreational amenities. The appraisal is a snapshot in time, but gives an opinion on how long it might take to sell the property for its current appraised value.

Graves said County property, once the BCC deems it is no longer needed for County purposes, can be sold or given to another political entity, or auctioned off to the highest bidder. The BCC must first set goals for disposal of the property. The County could set a minimum value for the property, and if another political entity is interested, the County could exchange or transfer the property with or without compensation.

If transfer to another political entity is not desired, the BCC has to notice a public auction, with a minimum bid, conditions of the sale and for accepting or rejecting a bid, and conditions for the buyer to pay for property. If there are no minimum bids, the BCC is free to sell the property on whatever terms it feels are prudent. The BCC can market the property itself, or allow the auction company to handle marketing.

If the BCC does not receive a successful bid, the BCC can sell the property on whatever terms it deems prudent, and can negotiate with commercial buyers according to Open Meeting Law.

Schoen and McCleary felt maximizing capital return was in the public interest. Greenberg said it might be possible to trade the land with other jurisdictions for land or several parcels, some of which could be sold to pay for land to be used for senior housing or affordable housing, etc.

The Hailey Urban Renewal Agency has expressed interest in the property. URAs facilitate development, including private companies that may not be in the public interest. Schoen would prefer an auction to get maximum return, with a minimum bid hedge against losing money.

Chief Deputy Clerk Leslie Londos said County Road and Bridge may be interested in a generator in the building; and Camas County School District was interested in air conditioners in the building. A new generator would cost about \$29,000; the one in the Blaine Manor facility has been well maintained and is probably worth about \$20,000. The BCC discussed auctioning the building's contents and other excess County vehicles and equipment in a separate auction; and/or giving components of the building to County departments or other interested entities. Voss said the County owns the land and can do whatever they decide is best. At this time, the building and its components are being left as is.

Schoen suggested the County try to sell the property before winter. He would set minimum bid at \$2.3 to \$2.6 million.

Graves said he didn't think a bid process was required in this situation, but suggested a Request for Qualifications might be a good process.

GANNETT ROAD SAFETY AUDIT, Discussion and Consideration

Also present: Blaine County Engineer Jeff Loomis; Blaine County Road and Bridge Manager Tom Duffy; Blaine County Operations Administrative Assistant Andrea Walton; Kittelson & Associates Safety Engineer Casey Bergh; and *Idaho Mountain Express* reporter Amy Busek.

The 2012 Transportation Study indicated that Gannett Road has a higher number of accidents than other Blaine County roads and Highway 75. Gannett Road is fairly straight and flat and there is no clear reason for the number of accidents. The Idaho Department of Transportation Local Highway Technical Assistance Council (LHTAC) offered the County grant funds to do a safety audit. Blaine County Road and Bridge department did a speed study that was incorporated into the safety audit. The grant requires the County respond to the safety audit by September 30, 2015.

Safety engineer Casey Bergh presented the crash trend results of the study. There were 24 reported accidents in the 2009-2013 period, which is consistent with the last five years.

- Gannett Road is flat and mostly straight. The majority of the crashes were on the straight area of the road between Gannett and Bellevue. Inattentive driving on the long straight road is the major cause of accidents.
- The road is a through route for commuters. Most accidents involved drivers very familiar with the road during regular commute time.
- The 85th percentile speed is 67mph. The posted speed limit is 55mph, except through Gannett, where the speed limit is 45mph. 75% of drivers go 56-68mph.
- Of the 24 accidents, 13 vehicles departed their lane, 9 involved animals, 8 were overturns, 3 involved alcohol, several involved snow and ice.
4 accidents involved speed too fast for conditions.
22 of the 24 crashes were single vehicle.
71% of the 24 accidents involved property damage only.

Bergh said the road is a good road, and already a County priority for maintenance.

- Installing a wider shoulder would be the best improvement, but expensive.
- Less expensive improvements would be to move the fogline in 1ft; and rumble strips along the shoulder would help. Bergh noted that reducing a 12ft lane to 11ft lane didn't seem to make much difference in lane capacity or speed. A more reflective center stripe and rumble strip or reflective tabs in the center of the road would alert drivers who are leaving their lane. A 3ft to 1ft rumble strip pattern allowed cyclists to cut through the rumble strip.
- Better, consistent signage, including more frequent chevron signs on the turns might help.
- Reducing the night-time speed limit to 45mph could lessen the number of animal-related accidents. Dynamic animal-detection signs could help a lot, but are expensive. Driving slower and paying close attention to the possibility of animals would likely reduce accidents.

Schoen, who is very familiar with the road, said there were many more animal-involved accidents that weren't reported. He said overturns are caused by uneven sections of the road, icy patches and lack of shoulder. Schoen suggested the problem with inattention was because the 55mph speed limit was too slow, and suggested the 85th percentile be used to set the speed limit. Bergh said inattentive drivers have a better chance of recovering at lower speed and the study team did not think increasing speed would reduce crashes.

CONSENT CALENDAR

- **Beverage License Renewal** for Hailey Hotel Bar & Grill
- **Resolution 2015-29 Destruction of Semi-Permanent Records** Record #628869
- **Junior College Residency forms:** College of Western Idaho, Fall 2015-Spring 2016: Nicole Gomez; College of Southern Idaho, Fall 2014-Spring 2015: Cheyanne Stopol; College of Southern Idaho, Fall 2015: Elijah Lindley and Angelica Ortega; College of Southern Idaho, Fall 2015-Spring 2016: Anne Aganon; Dale L Askew; Herb H Austin; Thomas J Barker; Chandra Barney; Cody Barnhill; Elisabeth Bartleson; Karady Beck; Meghan Behr; Ashley Marie Bernam; Morgan L Blaine; Patrick Bohl; David H Bowman; Timothy Boyle; Thomas W Cameron; Michael Flolo; Laura Galaviz; Claudia Gil Salinas; Savannah Hall; Lacy S Harrington; Jonathon A Hernandez; Jason Howard; Joel Lira; Anna M Lopez; Sarah A Lowe; Michelle Luthi; Kevin Hernandez Martinez; Hector O Ocampo; Valerie Joy Olsen; Sabrina Osenga; Rocio Patlan; Sarah Patterson; Moriah Price; Kendra Price; Andrew Riemann; Krystal Rodriguez; Erika Ruiz; Cindy Solis; Mario Villa; Kevin Virula; and Lisa Zumwalt.

Schoen moved, seconded by McCleary, to approve the Consent Calendar dated August 18, 2015, as read into the record. Motion carried unanimously.

APPOINT LAURIE FISCUS TO THE BLAINE COUNTY FAIR BOARD

- **Three-Year Term ending January 2018**

Schoen moved, seconded by McCleary, to renew Laurie Fiscus’ service on the Blaine County Fair Board for an additional term ending January 2018. In discussion, the BCC commended Fiscus for her volunteer contribution to the Fair Board, especially in accounting and accountability. **Motion carried unanimously.**

BLAINE COUNTY INDIGENT SERVICES

Also present: Blaine County Indigent Services Manager Brooke Baird.

Baird scheduled upcoming Indigent Hearing dates with the BCC.

BOARD of COUNTY COMMISSIONERS REPORTS, Discussion and Consideration

Idaho Association of Counties District IV Meeting – Schoen

First Federal Bank presented a report on security vulnerability with employees visiting websites and various practices. Other discussions included:

- Future IAC resolution on Medicaid suspension vs. termination for jail inmates.
- E-911 franchise fees from Tracfone cell phones.
- Lengthy discussion about employee compensation in counties. The lack of equitable pay is causing some counties to lose valuable employees. Schoen told them about Blaine County’s Total Rewards Strategy.
- Medicaid expansion. The BCC briefly discussed what would happen with budgeted county indigent funds. Schoen said the Legislature would likely direct counties to reallocate those funds for other purposes.

Local Emergency Planning Committee (LEPC) – Greenberg

Discussed if 2014-15 grant funds should be used for a training and exercise program. Applied Training Solutions presented a proposal for a multi-agency computerized training exercise.

City of Ketchum – Greenberg

Greenberg and County staff met with Ketchum mayor and administrator, ARCH Community Housing Trust and Blaine County Housing Authority staff to discuss affordable and workforce housing. Ketchum is considering purchasing property and holding it for workforce housing. Ketchum may offer other cities the opportunity to contribute to the purchase. Blaine County may want to begin to formulate a policy and invite jurisdictions for input.

Hailey Main Street – Greenberg

Hailey, in partnership with Mountain Rides, has been awarded a technical assistance grant to consider widening Main Street to make it more bicycle and pedestrian friendly, which would reduce noise and air pollution.

Correspondence

- Greenberg received offer from Wood River Fire Protection District Chief Bart Lassman to attend a meeting on increased Medicaid reimbursement for ambulance calls.
- McCleary said people are complaining that half of East Fork Road’s shoulder was chipsealed, which makes it difficult for cyclists and pedestrians. The BCC needs to discuss how to implement the Blaine County road map with the GIS Bicycle-Pedestrian Master Plan overlay to set budget and policy priorities and procedure.

BREAK

LAND USE and BUILDING SERVICES, Discussion and Consideration

- **Vanoff - Lane Ranch Subdivision Plat Amendment and Stream Alteration Permit - Request for Refund of Application Fees**

Also present: Blaine County Land Use Administrator Tom Bergin; County Code Compliance Specialist Diane Shay; *Idaho Mountain Express* reporter Amy Busek.

The applicant requested to withdraw the application just before the scheduled hearing. Staff recommend the BCC consider a refund of \$100 for both applications.

Schoen moved, seconded by McCleary, to authorize staff to refund Vanoff's \$50 per permit application since the Stream Alteration and Plat Amendment applications were canceled. Motion carried unanimously.

- **Findings of Fact: SCI Properties Stream Alteration Permit**

At the time Greenberg and McCleary approved the application, Schoen was absent, and will abstain since he is concerned that the rocks are too small to stay in place. The Army Corps of Engineers and County Engineer feel the rock size is adequate.

McCleary moved, seconded by Greenberg, to approve Findings of Fact, Conclusions of Law and Decision on the SCI Properties LLC / Mark Stephens application for a Stream Alteration Permit in Silver Creek at 19026 U.S. Highway 20, commonly known as Susie Q Ranch. Schoen abstained. Motion carried 2/0.

SALE / DISPOSAL OF COUNTY-OWNED PARCELS within Valley Club West Nine Planned Unit Development, Discussion and Consideration

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Blaine County Senior Planner Kathy Grotto; Blaine County Housing Authority Executive Director David Patrie; Chief Deputy Assessor Martha Heuston; Valley Club Owners Association (VCOA) President Brent Robinson, VCOA Manager Kal Nichols and VCOA member Larry Lloyd; The Valley Club General Manager Barry Bevers; and *Idaho Mountain Express* reporter Amy Busek.

Blaine County owns two parcels on the north and south side of Agave Place.

Blaine County Housing Authority Executive Director David Patrie met with VCOA and Agave Place representatives to discuss BCHA development plans and a BCHA Request for Qualifications (RFQ) for a developer to help with the project. The main topics were design constraints, conditions, and rules and enforcement to ensure The Valley Club quality of life remains as it is. The BCHA agreed to clarify compatibility of architectural style to Agave Place, to not move a pre-built home to the south Parcel C; and to include sufficient language on landscaping and screening in the RFQ. The BCHA and representatives will continue to discuss whether new construction is required on the north Parcel B, and timeline in the RFQ.

Patrie met with Streamside and Agave Place homeowners after the last BCC meeting and sent them the draft RFQ.

Schoen noted that water is limited, so landscaping and screening must be restrained to water availability and compatible with the surrounding area. Access and wastewater availability still need to be addressed. Patrie said BCHA deed restrictions include a covenant requiring the owner maintain the property to a minimum standard, similar to what a homeowners association would do.

PUBLIC COMMENT:

- VCOA President Brent Robinson said their main concern was visual incompatibility with Agave Place. The project absolutely must include compatible landscaping. The Board didn't think it was possible to move a relocated house to the north lot and make it look like it belonged there.
- The VCOA Board didn't think it was possible for the BCHA to begin construction on a quality project before next spring.

Patrie said the BCHA would prefer to have the winter to begin construction and make it available in eight months.

- Larry Lloyd said there is no water for irrigation, so landscaping and screening can't happen. South Parcel C is wide open, and almost any structure there without landscaping won't look good, particularly from Buttercup Road. He said there was no building envelope; and added that the timeframe was in too much of a hurry.

Schoen reiterated that water for all of Agave Place was limited, so landscaping on the south lot would have to be compatible with surrounding landscaping.

- The Valley Club General Manager Barry Bevers thanked Patrie for meeting with him, and agreed that most homeowners' concerns were addressed. He did think the Fall 2015 timeline was too fast.
- Robinson added that the contract called for the developer to consult with the neighbors regarding compatibility. He felt it should require compatibility.

Schoen said the County is contemplating transferring the property to the BCHA, which will become the developer of the two housing units and responsible to meet the County's goals. Graves said once the BCC transfers the property, the BCHA is responsible for the property. The BCHA has been delegated authority to develop housing in Blaine County, and the community needs to trust the BCHA to do it right. Patrie's goal is to establish a level of trust and reasonableness.

- Lloyd said some local residents are not present and have not been consulted. *Patrie said all neighbors have been notified of the project; and he met with Streamside and Agave Place representatives after the last BCC meeting.*
- Bevers asked the BCC to not rush the project through. *The BCC has followed all processes to date and will consider conveying the County property at their September 8 meeting. This project can be successful workforce housing next to an upscale golf course if everyone works together toward success.*

BLAINE MANOR BUILDING TENANTS, Discussion and Consideration

Also present: Blaine County Land Use Administrator Tom Bergin; Blaine County Buildings and Grounds Manager Patrick Boyle; and *Idaho Mountain Express* reporter Amy Busek.

The BCC agreed that the former Blaine Manor building should be vacated and closed on October 1 to reduce expenses. Voss and McCleary will notify the existing three tenants who have lease agreements expiring September 30 that building infrastructure is unreliable and the building will be closed. The building will be winterized before temperatures get cold; but, as a Hailey gateway structure, building exterior and landscaping will be well-maintained and kept safe.

The Sheriff has asked to use the building for a training exercise.

BLAINE COUNTY SPACE MANAGEMENT PLANNING

Greenberg asked the BCC to consider if the County is using its building assets efficiently. If Extension and 4-H move into the County Annex, could non-profit organizations use the County's McBride building? Voss said a Space Management Planning process would be wise.

ADJOURN

At the hour of 3:22 p.m., with no more business before them, the County Commissioners adjourned.

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