

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE FEBRUARY 2013 SESSION**

Second Day

Tuesday, February 12, 2013

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Lawrence Schoen, Vice-Chairman Angenie McCleary, Commissioner Jacob Greenberg; County Administrator Derek Voss; County Clerk JoLynn Drage; Operations Director Char Nelson; Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Senior Deputy DiAnne Shrum; and *Idaho Mountain Express* reporter Kate Wutz.

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

PUBLIC COMMENT – NONE

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

- **Cases #12-12-164, #12-12-165, #12-10-146**

Present was: Indigent Services Assistant Amy Rivkin.

McCleary moved, seconded by Schoen, to convene in Executive Session pursuant to Idaho Code 67-2345 1(d) to consider indigent medical applications. McCleary (aye) and Schoen (aye). Motion carried 2/0. Greenberg not present.

OPEN SESSION RESUMED

McCleary moved, seconded by Schoen, in the matter of Case #12-12-164 to deny the application based on staff recommendation. Motion carried 2/0.

McCleary moved, seconded by Schoen, in the matter of Case #12-12-165 to deny the application based on staff recommendation. Motion carried 2/0.

McCleary moved, seconded by Schoen, in the matter of Case #12-10-146 to approve the application based on staff recommendation and set a reimbursement of \$25.00 per month. Motion carried 2/0.

Greenberg returned.

Greenberg moved, seconded by McCleary to approve the Notice of Cancellation of Hearing and Final Determination of Denial for Case #12-09-142 and Case #12-10-146. Motion carried unanimously.

AIRPORT PROJECT UPDATE AND DISCUSSION

Present was: Friedman Memorial Airport Manager Rick Baird

Commissioner Greenberg will be given the oath of office as a new member of the airport board in February 12, 2013 meeting. Other items on the Airport Agenda are termination of the replacement airport environmental impact statement, new site selection, parking lot update, renewal of rental car concession leases, and approval of Scope of Work for airport improvements to comply with congressionally mandated runway safety area design standards.

BLAINE COUNTY INDEPENDENT AUDIT REPORT – Curtis Stoker, CPA

Present were: Auditor Curtis Stoker; Chief Deputy Clerk Leslie Londos and Treasurer Vicki Sisiam

Stoker presented the completed audit report and a letter listing eight items they felt the county needed to address.

Greenberg moved, seconded by McCleary, to accept the audit report for Fiscal Year 2012 by Condie, Stoker and Associates subject to changes as discussed. Motion carried unanimously.

FINAL EVALUATION OF SKILLED NURSING CARE PROPOSALS

Present were: Blaine Manor Administrator Gail Goglia; Blaine Manor Finance Director Stephanie Jaskowski; Blaine Manor representatives Marsha Riemann, Carol Taglio, Dennis Hennefer, Tom Rhinenault, Linda Haavik, Steve Pauley; Safe Haven CEP Scott Burpee, Dave Hennessey and Lisa Phillips; TanaBell CEO Troy Bell; Croy Canyon Ranch Foundation

representatives Kathleen Eder, Greg Cappel, Anita McCann, Jan Wygle, Jeanne Cassell, Anne Jeffery; Leslie Moore; Marylin Pauley; Diane Nini; Judy Demetre; Margaret Gartner; Ursula Hulbert; Pat Williams; Jack Sept; Ron Moore; Elise Lufkin; Susan Giannettio; Kim Baker; Ruth Lieder; Ruth Dez; Joan Davies; Janet Duffy; Annie Cullem; Craig Eckles; Kate Rozzo; Abby Grosvenor; Evelyn Phillips, Trina McNeal; Mary Keppler; Barbara Sheehan; Pete Van Der Meulen; Patsy Nickum; Tom Bowman; Ruth Day; Vonnie Olsen; KECH 95 News Dayle Ohlau

McCleary felt the TanaBell/Blaine Manor option best fulfills the eight guiding principles previously set by the Blaine County Commissioners. She acknowledged that the TanaBell proposal would require two years of public support, but feels this need for short term public funding is warranted since it is balanced with the community need for safe and compassionate skilled nursing care locally. McCleary expressed concern that Blaine County would transfer their license to a private company that might choose to move or eliminate skilled-nursing care. She supports safe and compassionate skilled nursing care being preserved in the community and feels that TanaBell exhibits a higher likelihood to provide that quality care. She also believes the decision should be put to a public vote.

Greenberg didn't feel TanaBell addressed what might happen when County funding stops and they are not making a profit. He is concerned financial responsibility would fall back on the County. TanaBell is not bound to respond to requests from the Community Board that would be overseeing them. Greenberg has reviewed Safe Haven's financial plan and site plan and felt they would do the best job. He expressed concern that the renovation costs of Blaine Manor would be paid by taxpayers, and then possibly be sold below market value. A poll conducted by Idaho Mountain Express on its website showed responders heavily supported Safe Haven.

Schoen explained that Blaine County took over skilled nursing care when St. Luke's began hospital operations and chose to not take on skilled nursing. It was always the intent that Blaine County operate Blaine Manor on a temporary basis. Private companies do not want to compete against a county subsidized facility. Schoen rejected the idea that the county was seeking to shun its seniors, by handing them off to the private sector. He felt Safe Haven is one of the leading skilled nursing caregivers in Idaho and will keep skilled nursing in the county.

Public Comment

Public thanked the Board for all the time and effort they have put into this project. There were requests to put proposals to public vote. Inquiry was made about the disposition of the Croy Canyon property. Concern was voiced about competition between a facility run with public funding and a private company.

Greenberg moved, seconded by Schoen, to accept Safe Haven's proposal to assume skilled nursing in Blaine County. Acceptance is subject to successful negotiations which incorporate values (maintaining safe, compassionate skilled nursing care for all socio-economic classes) adopted by the Blaine County Board of County Commissioners. Direct staff to prepare needed resolutions. Discussion: Community organizations and families need to be involved with the oversight of senior care. **Greenberg (aye) Schoen (aye) and McCleary (nay). Motion carried 2/1.**

LAND USE AND BUILDING SERVICES HEARINGS

Community Housing Overlay District Ordinance Amendments (Continuation)

Present were: Blaine County Land Use and Building Services Director Tom Bergin; Senior Planner Kathy Grotto; Blaine County Housing Authority (BCHA) Executive Director David Patrie; Joe Scott; Michelle Magagna; Ken Sockwell; Fritz Haemmerle; Kim Nalen; Dennis Hanggi; Pat Hanggi; Sarah Woodward; Harry Griffith, Sustain Blaine; Jo Lowe; Bobi Bellows, Blaine County Housing Authority; and Earl Englemann

Patrie discussed the Needs Assessment done in 2011. "Need" was defined as as a household spending no more than 35% of their gross annual income on housing.

Schoen: Under current CHPD ordinance allowable density can be up to 15 to 25 units per acre in some zones. Proposed change would be to 12 units.

PUBLIC COMMENT

Need to address the issue of dwindling water table in the valley. Is there a need for more housing at this time due to the current recession? Wildlife corridors, existing infrastructures to support development and compatibility with existing neighborhoods all need to be considered.

Grotto will prepare a redline version of the ordinance to present at a future meeting.

LAND USE AND BUILDING SERVICES DISCUSSIONS AND CONSIDERATION

Idaho Transportation Department Fee Waiver Request

Present were Blaine County Land Use and Building Services Director Tom Bergin; Zoning Specialist Nancy Cooley and Senior Planner Kathy Grotto

Cooley will draft a letter to Idaho Transportation Department informing them that Blaine County will not waive fee for Floodplain Conditional Use Permit because of cost to Blaine County for performing the work.

FINDINGS OF FACT

Adams Gulch Bridge Floodplain Conditional Use Permit

McCleary moved, seconded by Greenberg to approve the Findings of Fact, Conclusions of Law, and Decision regarding the application of the Blaine County Road and Bridge Department for a floodplain CUP to replace the Adams Gulch Bridge over the Big Wood River. Motion carried unanimously.

APPOINTMENT OF COMMISSIONER GREENBERG TO AIRPORT AUTHORITY

McCleary moved, seconded by Schoen, to appoint Commissioner Jacob Greenberg to represent Blaine County on the Friedman Memorial Airport Authority as one of three county representatives. Motion carried unanimously.

ADJOURN

At the hour of 3:58 p.m., the BCC finding no more business before them adjourned.

Attest: _____ Approved _____
JoLynn Drage County Clerk Lawrence Schoen Chairman