

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE JANUARY 2012 SESSION**

First Day

Tuesday, January 3, 2012

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 1:30 p.m. Present were Vice Chairman Tom Bowman, Commissioner Lawrence Schoen; County Administrator Derek Voss; County Clerk JoLynn Drage; Operations Director Char Nelson; Recording Secretary Sunny Grant; and *Idaho Mountain Express* reporter Kate Wutz.

Chairman Angenie McCleary was absent from today's meeting.

Vice-Chairman Tom Bowman called the meeting to order at 1:47 p.m.

PUBLIC COMMENT - None

LAND USE AND BUILDING SERVICES HEARINGS

- **Consideration of a grant of real property, with compensation, to the Idaho Transportation Department**, and a finding that the grant of property is in the public interest. The two properties are located approximately one mile south of the City of Ketchum in the McHanville area and are described as (1) a portion of Lot 1B, Little Triangle Subdivision – a triangular parcel located at the northeast quadrant of the intersection of Hwy 75 and Hospital Drive, and (2) Parcel C, River's Edge Ranch Subdivision Amended – a narrow strip of land across the highway from Dean Tire.

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves, County Planner Kathy Grotto, Code Compliance Specialist Megan Stelma; and ITD Project Manager Mike Scott.

Grotto read posting notice.

Schoen moved, seconded by Bowman, that notice was adequate. Motion carried 2/0.

As discussed in their December meeting, ITD wants to acquire two County-owned parcels that abut Highway 75 in the hospital area: a long narrow strip adjacent to Rivers Edge Subdivision and a little triangle adjacent to the traffic signal at the intersection of Hospital Drive and Highway 75. ITD will compensate Blaine County for both parcels.

PUBLIC COMMENT - None

Schoen moved, seconded by Bowman, to approve Blaine County Resolution 2012-01 declaring that the transfer of certain property to another political subdivision is in the public interest, pursuant to Idaho Code Section 31-808(9). In discussion, Schoen expressed his appreciation to ITD for working with Blaine County on this section of highway. **Motion carried 2/0.** Record #593569

- **Consideration of an exchange of real property with the City of Bellevue** and a finding that the exchange is in the public interest. The properties under consideration for exchange are located within the City of Bellevue:
Properties owned by City of Bellevue:
 - Southern Belle Business Park, Lot 6, Block 1 also known as 121 Clover Street
 - Southern Belle Business Park, Lot 7, Block 1 also known as 16 Gannett Road
 - Chantrelle Subdivision II-Phase 4, Lot 1, Block 6 also known as 380 Melrose StreetProperties owned by Blaine County:
 - Bellevue, Lot 9, Block 36 also known as 513 North 2nd Street
 - Bellevue, Lot 3, Block H also known as 213 South Main Street

Also present: Blaine County Code Compliance Specialist Megan Stelma; City of Bellevue Development Services Director Craig Eckles and Fire Chief Greg Beaver; Bellevue residents Trent Shoemaker and Jon Anderson.

Stelma gave the posting notice.

Schoen moved, seconded by Bowman, that notice was adequate. Motion carried unanimously.

City of Bellevue requested an exchange of Bellevue-owned property for Blaine County-owned property. Bellevue wanted to acquire a County-owned lot adjacent to the Bellevue Fire Station for fire department training and future expansion. Bellevue and Blaine County officials visited all the lots under consideration. Blaine County Operations Director Char Nelson said two adjoining lots in Bellevue's Southern Belle Business Park could potentially be useful for future County Road and Bridge use. Blaine County Administrator Derek Voss agreed the two lots would be a good County investment.

The BCC agreed the trade would be mutually beneficial, provided there are no association fees on the Southern Belle lots. Eckles said zoning on the two Southern Belle lots included light industrial use, screened contractor and exterior storage, and mechanical and vehicle repair. An Accessory Dwelling Unit (ADU) is permitted, so the site could also provide affordable housing.

The BCC directed staff to check appraised value of the Southern Belle lots, any associated dues, and the cost of screening the lots. The BCC asked Nelson to prepare a schematic of the two-lot parcel for a possible Road and Bridge building. The BCC directed Land Use staff to draft a resolution for the land trade if Bellevue zoning allows County Road and Bridge uses.

PUBLIC COMMENT - NONE

The BCC agreed to allow Bellevue trucks to park on County lots in the interim.

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

• **Case #12-01-007**

Present were: Blaine County Welfare Director Wilma Colter and Assistant County Welfare Director Connie Kacalek.

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

OPEN SESSION RESUMED

Schoen moved, seconded by Bowman, to deny Case #12-01-007, based on staff recommendations. Motion carried 2/0.

COUNTY DEPARTMENT REPORTS, DISCUSSION and CONSIDERATION

TREASURER – Vicki Sisiam

- Request for Cancellation of Taxes

Also present: Blaine County Assessor Valdi Pace.

The value of Ascente Financial's personal property equipment was calculated incorrectly, creating the need for an adjustment of \$27.78 in their tax bill.

Schoen moved, seconded by Bowman, to cancel taxes on Parcel #PPIP00000A059I of \$27.78. Motion carried 2/0.

LAND USE AND PLANNING SERVICES – Blaine County Planner Kathy Grotto

- The City of Hailey asked Blaine County Land Use Administrator Tom Bergin to attend an upcoming Hailey City Council meeting to answer questions on potential Quigley Canyon development. The County Administrator will suggest Bergin ask Hailey to provide a written list of questions.
- There is possible proposed state legislation to amend Idaho Code to prohibit cities and counties from passing local legislation affecting the gathering, transportation or production of oil and gas

resources. The legislation would exempt fracking from the definition of “injection”. Fracking can affect water quality; and there could be a connection to earthquake potential. Schoen said this legislation could further undermine the ability of cities and counties to govern locally. Bowman agreed, but countered that responsible state legislation would allow some say in what neighboring counties can do. The topic will be discussed at an upcoming Idaho Association of Counties (IAC) general meeting, as well as IAC Legislative Committee meeting and IAC Environment, Energy and Land Use Committee meeting

CLERK’S REPORT – JoLynn Drage

- Proposed new precinct boundaries will add a couple more precincts. State guidelines are that precincts be divided as equally as practicable to provide an optimum number of eligible voters in each precinct.

OPERATIONS DIRECTOR – Char Nelson

- ITD will host an open house on January 25 to get public input on the proposed countywide Blaine County Transportation Plan.
- A Lees Gulch resident asked the County to create public parking to provide access to BLM land. Parking could be provided on either side of Townsend Gulch Road. Either side would cut into private land. Parking on the east side would require moving an existing fence on private property. The BCC directed staff to contact BLM and discuss future parking in that area.
- County Road and Bridge replaced a congested culvert on East Fork Road.

COUNTY ADMINISTRATOR – Derek Voss

- County Grant Administrator Michele Johnson provided a comprehensive list of County grants, currently totaling \$1.2 million.
- Land Use staff compiled a comprehensive list of Blaine County-owned properties.
- A total of 293 emergency responders use Blaine County Dispatch: 82 law enforcement and 211 fire and EMS personnel.

CONTRACTS, GRANTS AND AGREEMENTS DISCUSSION AND CONSIDERATION

- **Energy Services/Performance Contract Agreement with McKinstry
Essention, Inc.**..... Record #594094

Also present: McKinstry representatives Jeff Fulcher and Tyson McFall.

A performance contract outlines how a contractor will “guarantee” their work to accomplish the outcome that the contract says it will. This contract covers a seismic retrofit for the Old County Courthouse, HVAC work on the County Annex building, and work to improve the heat in the Blaine County Resource Recovery Center.

The contract covers monitoring in the first year after installation. Adding additional years later doesn’t cost any more than including them in the original contract.

McKinstry will reconsider their plans for a heating retrofit at the Resource Recovery Center since the big overhead doors are open much of the time and the ambient temperature of the building will be even colder once the propane heaters around the baler are no longer used.

Schoen moved, seconded by Bowman, to approve the Energy Services/Performance Contract Agreement with McKinstry Essention, Inc., of Seattle, Washington and Blaine County, in the amount of \$210,018. Motion carried 2/0.

- **Independent Contractor Agreement with Whisper Mountain Professional
Services** Record #593636

Also present: Blaine County Disaster Services Coordinator Chuck Turner.

- **Contract for Services with Blaine Soil Conservation District** Record #593539

Voss said the Soil Conservation and Whisper Mountain contracts were accurate.

Schoen moved, seconded by Bowman, to approve the Independent Contractor Agreement with Whisper Mountain Professional Services; and the Contract for Services with Blaine Soil Conservation District. Motion carried 2/0.

BOARD REPORTS, DISCUSSION and CONSIDERATION

Soil Conservation Regional Annual Legislators Lunch – Schoen

Schoen attended an annual Regional Legislators Luncheon with neighboring Soil Conservation Districts. Districts presented reports on their current activities, and also:

- Update on the current snow water equivalent.
- Gooding County Envirothon team took 10th place in national competition.
- Discussion on coordination process between local governments and federal agencies.

Southern Idaho Solid Waste District (SISWD) – Schoen

The transfer station was closed on Saturday, January 31. Closure was posted on the transfer station; but the SISWD outreach coordinator did not advertise the closure. The County’s Resource Recovery Center should also notice closures in the future.

AIRPORT PROJECT UPDATE AND DISCUSSION

Also present: Friedman Memorial Airport Manager Rick Baird; and Dick Fenton.

Friedman Memorial Airport Authority (FMAA) Meeting Preparation

GE Aviation Systems will present information on Required Navigation Performance (RNP) and the Wide Area Augmentation System (WAAS).

Scope of Work with Candace Pate

The BCC discussed short-term goals for the FMAA outreach coordinator position. Schoen expressed concern about the vague language in the contract. Bowman said Pate had already met with members of the FMAA and would meet with Schoen in the future.

PUBLIC COMMENT:

Fenton reminded the BCC that constant communication with the public was very important.

ADJOURN

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

Attest: _____ Approved _____
JoLynn Drage Tom Bowman
County Clerk Vice-Chairman