

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE JANUARY 2016 SESSION**

First Day

Tuesday, January 5, 2016

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; County Clerk JoLynn Drage; Human Resources Generalist Henry Brown; Recording Secretary Sunny Grant; and *Idaho Mountain Express* reporter Andy Kerstetter.

Chairman Greenberg called the meeting to order at 9:01 a.m.

PUBLIC COMMENT

- Blaine County Search & Rescue (SAR) Member Michael Leach said Blaine County SAR needs new radios. SAR is fundraising and looking for grants, and heard about a Homeland Security grant for communication equipment. Leach asked the BCC to consider appropriating additional funds for SAR. SAR members drop everything whenever there's an emergency, and do whatever it takes to help the County's 345,000 annual visitors and 22,000+ residents in need.
- Greenberg will contact the *Mountain Express* about a recent article on the Local Emergency Planning Committee (LEPC) that included misinformation, especially on the BCC's role in the LEPC.

BOARD OF EQUALIZATION APPEAL - I.C. 63-105A (7)

Schoen moved, seconded by McCleary, to convene as the Board of Equalization. Motion carried unanimously.

W. David Wilkinson, Parcel #PP1P00000W5220

Also present: Blaine County Assessor Valdi Pace; Personal Property Appraiser Jessie Gage; and appellant David Wilkinson.

The Idaho Division of Aeronautics (IDA) assesses private aircraft. State Statute requires aircraft not registered with IDA by November 1 of the current year to be put on the County's second personal property roll as "missed property". County appraiser Jessie Gage worked with IDA to determine a \$285,000 valuation for this airplane. Mr. Wilkinson disputes that valuation, and provided sales stats of similar aircraft.

Appellant David Wilkinson said he hadn't registered the aircraft in Idaho because it was for sale and located out of state. The airplane is not in great condition and he felt its value is about \$100,000.

McCleary moved, seconded by Schoen, to change the assessed valuation of personal property aircraft #PP1P00000W5220 to \$110,000. Motion carried unanimously.

The BCC advised the appellant of his right to appeal the valuation to the State Board of Appeals.

McCleary moved, seconded by Schoen, to reconvene as BCC. Motion carried unanimously.

COUNTY DEPARTMENT REPORTS, Discussion and Consideration

Sheriff's Report - Gene Ramsey

- Jail revenue in the first quarter of FY2016 exceeds projections.
- There are currently 52 inmates, including 11 from out of county and 23 from Idaho Department of Corrections.
- The Sheriff's office is a service organization, which is called upon to do everything from assist people with car trouble to retrieve elk out of a resident's basement.
- Jail class programs have served 819 students since 2010. 66% completed their classes; many inmate students didn't complete class because they were released before the end of class. One student improved his 20% English comprehension to a 10th grade level comprehension in one year. The anger management class has helped inmates realize they are part of society, which has noticeably reduced inmate violence.
- The Sheriff has exceeded requested budget cuts for FY2016.

County Administrator - Derek Voss

Voss has been working on the Blaine County Road and Bridge Department business model and will soon present a restructure plan to the BCC.

BLAINE COUNTY HOUSING AUTHORITY ANNUAL REPORT

Also present: Blaine County Land Use Administrator Tom Bergin; Blaine County Housing Authority (BCHA) Executive Director David Patrie; and Sun Valley Board of Realtors Government Affairs Director Bob Crosby.

- The BCHA database has 136 applications representing 275 individuals, more than 50% of whom are low income applicants. Last fiscal year, the BCHA processed 194 unique applications (98 added; 96 removed), up 66% from the year before.

- Unemployment continues to drop.
- Wages in Blaine County have increased for the first time since the 2008-09 recession.
- Blaine County's annual median income (includes income from all sources) is 27% higher than the state, but average salaries in Blaine County are only 6% higher. Blaine County home values are 50% higher than the rest of Idaho.
- The rental market continues to increase. The average advertised price for a family rental requires an annual income of \$58,000 in the south valley, and \$110,000+ in the north valley.
- Median single family home price for third quarter 2015 in Hailey-Bellevue is \$311,000, and \$1.2 million in Ketchum-Sun Valley. Condo-townhouse median price in Ketchum-Sun Valley is \$365,000. Blaine County median household income last year was \$178,000 less than the median home price.
- Community home resales have gone from about one a month to about one a year. People are not moving anymore.
- Lift Tower Lodge provided temporary housing for 108 individuals in its first three months.
- BCHA Program Director Bobi Bellows is a HUD trained Housing Counselor. Last year, she counseled 42 people, including some not in the BCHA database, on everything from pre-home purchase to foreclosure prevention to local rental information.
- 14 households were placed in BCHA housing last year.

Commissioner Schoen and the BCHA want to work with local jurisdictions and Sun Valley Economic Development to pursue legislative means to allow Idaho counties to pursue a local funding source to create community housing.

BLAINE MANOR - DISPOSITION OF PROPERTY, Discussion and Consideration

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; Sun Valley Board of Realtors Government Affairs Director Bob Crosby; Marty Flannes; local resident Nancy Linscott; and Julie Cord.

The former Blaine Manor property received no bids in the recent online public auction.

The BCC have been approached by people interested in acquiring the former Blaine Manor property. County Attorney Tim Graves said Idaho Code required the County to hold a public auction before considering other sale options. County Administrator Derek Voss said people interested in the property are requesting tours. The property is a community asset and suggested the BCC consider making the process public.

Commissioner Schoen said the public should remember that counties are required by statute to place real property at auction in any first attempt to sell it. He suspected the possibility of hazardous contamination and/or materials on the property likely may have intimidated potential buyers; and suggested the Blaine Manor property may be appropriate for an EPA Brownfields remediation grant to investigate and identify any hazardous potential on the site. Schoen added that there are several community needs that could be met by the property, but the County needs maximum capital that can be realized from sale of the Blaine Manor building.

PUBLIC COMMENT:

- Sun Valley Board of Realtors Government Affairs Director Bob Crosby encouraged the County to retain a commercial real estate professional to handle the marketing and sale of the property.
- Hailey resident Nancy Linscott is an environmental consultant and has extensive experience with Brownfields projects. She felt the Blaine Manor property was perfect for Brownfields funding, which is typically used to encourage redevelopment of public or non-profit properties known or perceived to be contaminated. The online application process is free and simple. The first part of the process is assessment, followed by testing and remediation if contamination is found. Linscott said she would like to see this gateway location in Hailey be inviting and a real community asset.
- Marty Flannes agreed that possible contamination of the property was a huge concern to a potential buyer. He said the process to market and sell the property should be open and transparent, without favoring any particular party.
- Commercial real estate broker Paul Kenny agreed that transparency is of utmost importance. It will be difficult for the County to establish a price for the property, but its development must be a win-win for the community, neighborhood, developer and the County.
- Julie Cord said there are parties interested in the Blaine Manor property who were put off by what they perceived as auction restrictions. She suggested the County consider offering the property for sale with a contingency for the buyer to do their own investigation.

The BCC agreed to address environmental concerns of the Blaine Manor property before making it available for sale. This is a good opportunity for the County to contribute to improving the south gateway to Hailey. Voss will start the process to apply to Idaho Department of Environmental Quality for a Brownfields program grant.

EXECUTIVE SESSION – §74-206 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.

McCleary moved, seconded by Schoen, to convene in Executive Session pursuant to Idaho Code 74-206 1(d) to consider indigent medical applications. Schoen (aye), McCleary (aye); and Greenberg (aye). Motion carried unanimously.

OPEN SESSION RESUMED

McCleary moved, seconded by Schoen, to deny Case #2015-71 Medical Indigent Application for Assistance, due to lack of adequate information proving the County is the last resort. Motion carried unanimously.

McCleary moved, seconded by Schoen, to approve Case #2015-73 Medical Indigent Application for Assistance, based on staff recommendation, with a \$25/month reimbursement. Motion carried unanimously.

McCleary moved, seconded by Schoen, to deny Case #2015-75 Medical Indigent Application for Assistance, based on staff recommendation. Motion carried unanimously.

CONSIDERATION OF ADDITIONAL STAFF, Discussion and Consideration

Also present: Blaine County Administrative Services Manager Henry Brown; and County Land Use Administrator Tom Bergin.

Early in the FY2016 budget process, County Clerk JoLynn Drage committed to reducing her budget by \$100,000, but then the BCC extended the Recorder's office hours. At that time, the Clerk said she wasn't sure she could reduce staff and increase hours, but was willing to try. Clerk/Recorder/Auditor staff have covered the extra hours, but there is no back-up for Department positions and staff are feeling the pressure. Drage asked the BCC for permission to reinstate a full-time hybrid employee, pay grade 5 or 6, to provide backup for recorder and payroll positions. She anticipated hiring an entry level person who would quickly learn several jobs and advance into a higher pay level. A budget adjustment will be required after the person is hired to pay the salary for the remainder of FY2016.

McCleary basically supported the position, but didn't want to approve hiring above a pay grade 5. She said other departments are also short staffed. Schoen supported the additional FTE if necessary to make the department work. The BCC wanted to check the job description and pay grade, and would reevaluate later in the meeting.

BREAK

LAND USE and BUILDING SERVICES HEARINGS

• Introduction of the draft Recreation Chapter 3 for Title 8, Comprehensive Plan Update

Also present: Blaine County Land Use Administrator Tom Bergin; County Senior Planner Kathy Grotto; Blaine County Comprehensive Plan Update Consultant Lisa Horowitz; and County Comprehensive Plan Steering Committee member Len Harlig.

County Senior Planner Kathy Grotto said the Recreation Chapter team represented a very wide range of interests related to recreation, and were from all areas of Blaine County.

Commissioner comments and questions:

- What is the definition of recreation vs leisure activities and wellness. The team considered recreation as something people do when they're not getting paid to work. How do professional athletes fit into recreation?
- Chapter maps will include the new Boulder-White Clouds Wilderness area.
- Recreation is a centerpiece of life for Blaine County residents and visitors. A recent Blaine County Recreation District survey showed 729,000 unique summer users and 490,000 winter users.
- Sun Valley Economic Development statistics show local sales are highly correlated with recreation.
- Recreation assets are sorted by public land and facilities, semi-public facilities such as the YMCA and Hailey Ice, and private assets like golf courses.
- There are limited funds for asset management and maintenance. The more amenities are used, the more funding is needed to maintain them. Federal budgets for recreation are declining.
- Recreation must be affordable and accessible to all segments of the population, including youth. Public access has impacts on neighborhoods.
- Climate change, decreased snow level and endangered species are affecting recreational opportunities.
- What is being considered to accommodate emerging sports and trends.
- Picabo and Silver Creek area statistics should be separated out of South Valley numbers.

LAND USE and BUILDING SERVICES, Discussion and Consideration

• Picabo Livestock Big Bend Stream Alteration Permit

Also present: Blaine County Land Use Administrator Tom Bergin; Zoning Specialist Nancy Cooley; and applicant Nick Purdy.

The Land Use Administrator administratively approved extending Picabo Livestock's Big Bend Stream Alteration Permit to the end of March to allow dredging once the snow melts. County Land Use Administrator Tom Bergin thinks the stream alteration application can be modified to allow the extension,

but wanted the BCC's approval since Conditions of Approval require significant changes in an application to be presented to the BCC, and this could potentially be significant.

Applicant Nick Purdy is unsure they will be able to proceed with the stream alteration in March, due to amount of snow. Purdy asked Blaine County Land Use to consider applications concurrently with appropriate state and federal agencies. Purdy sent the initial application in August to Department of Environmental Quality, Army Corps of Engineers, and Idaho Department of Water Resources (IDWR), but Blaine County ordinance doesn't allow a Stream Alteration Permit submission until all agencies have approved it. IDWR gave verbal approval to proceed just before Thanksgiving, but, by that time, temperatures were too low to proceed. Commissioner Schoen thanked Purdy for his constructive criticism, but said Purdy had worked with the County many times over the years, and knows the procedure. The BCC said it's helpful to see the agencies' comments when they review an application. Zoning Specialist Nancy Cooley said Land Use can accept an application, but the County can't notice a public hearing until conditions of permitting agencies have been met.

The BCC agreed to extend the application to November, 2016. Army Corps of Engineers has no jurisdiction over the project. Department of Environmental Quality said IDWR had addressed their concerns.

CONSIDERATION OF ADDITIONAL STAFF, Discussion and Consideration, CONTINUED

Also present: Blaine County Clerk JoLynn Drage; Human Resources Generalist Henry Brown; County Land Use Administrator Tom Bergin; and County Planning Assistant Michele Johnson.

Administrative staff met earlier today to discuss adding a FTE to the Clerk's department. Human Resources Generalist Henry Brown agreed that this is a hybrid position and should have a salary range depending on qualifications. Grade 6 would cap out at \$55,000 annually, depending on the benefits package for the employee.

The BCC agreed to the FTE position and job description, and Level 5-6 pay range, with potential for promotion to Level 7 once the employee is established as backup for Level 7 positions.

Schoen moved, seconded by McCleary, to approve a new or replacement full-time Recorder Payroll-Insurance hybrid position in the Clerk-Auditor-Recorder Department, with authorization up to Pay Grade Level 6. Motion carried unanimously.

CONSENT CALENDAR

- **Junior College Residency Form:** College of Southern Idaho Spring 2016 term for Amber L Avila.
- **Beverage License location transfer** for the Sawtooth Brewery LLC from 600 N Main St Unit A-120 in Ketchum, to 631 Warm Springs Rd, Ketchum.

McCleary moved, seconded by Schoen, to approve the Consent Calendar for January 5, 2016. Motion carried unanimously.

BOARD OF COUNTY COMMISSIONERS REPORTS, Discussion and Consideration

Local Highway Safety Improvement Program (LHSIP) Grant Update – McCleary

Also present: Blaine County Land Use Administrator Tom Bergin; County Grants Manager Michele Johnson.

Keller Associates, which is assisting Blaine County with a LHSIP grant for Gannett Road, suggests the grant could be used for one dynamic messaging sign (DMS) and fixed road signs, or for two DMS signs. Commissioner Schoen preferred to apply for one DMS sign and fixed street signs. He said the new curve chevrons were visible in blinding snow and made a difference.

Water Rights – Schoen

Idaho Attorney General's (AG) office is representing Idaho Department of Fish and Game and Idaho Water Resources Board, who are protestants in a water rights application against a Timber Way area landowner, who is proposing transferring a surface right north to establish a new groundwater right. The AG was concerned that this would contravene local public interest, and asked Schoen if he would testify as a witness at the hearing. Blaine County did not file a protest, but Schoen suggested the County could still file a petition to intervene if the BCC feels the proposed water right is contrary to public interest. Bergin will give the BCC a brief that better explains the issue, and Schoen will keep the BCC up to date.

Southern Idaho Solid Waste (SISW) Board Meeting – Schoen

- SISW District is drafting a policy to accept and recycle cathode ray tubes (CRTs). CRTs are full of heavy metals like lead. SISW wants to cover expenses of handling the CRTs, and will charge commercial depositors, but not individuals.
- The SISW Board hired Paragon Consulting, Inc. to develop a proposal for a landfill gas to energy program.

Sun Valley Institute for Resilience – Schoen

The Sun Valley Institute for Resilience is asking local fire chiefs, Blaine County Disaster Services and property owners in fire risk areas if they want to pursue potential grants.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS METING MINUTES

Schoen moved, seconded by McCleary, to amend the agenda to include minutes of Tuesday, November 3, 2015. Motion carried unanimously.

- October 6, 2015 Regular Meeting Minutes
- November 3, 2015 Regular Meeting Minutes
- November 10, 2015 Regular Meeting Minutes
- December 15, 2015 Regular Meeting Minutes
- December 22, 2015 Regular Meeting Minutes

Schoen moved, seconded by McCleary, to approve minutes of Commissioner meetings for October 6, 2015, November 3, 2015, December 15, 2015, and December 22, 2015, as amended. Motion carried unanimously.

Schoen moved, seconded by McCleary, to approve the minutes of November 10, 2015. Greenberg was absent from that meeting and abstained. Motion carried 2/0.

ADJOURN

At the hour of 4:18 p.m., with no more business before them, the County Commissioners adjourned.

Attest: _____ Approved _____

JoLynn Drage
County Clerk

Jacob Greenberg
Chairman