

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

First Day

Tuesday, July 2, 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; and Recording Secretary Sunny Grant.

Chairman Schoen called the meeting to order at 9:03 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

Present were: Blaine County Indigent Services Manager Brooke Roberson.

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

OPEN SESSION RESUMED

Greenberg moved, seconded by McCleary, to deny Application for Assistance Case #2013-55, based on staff recommendation. Motion carried unanimously.

Greenberg moved, seconded by McCleary, to deny Application for Assistance Case #2013-52, based on staff recommendation. Motion carried unanimously.

Greenberg moved, seconded by McCleary, to approve cancellation of hearing and final determination of denial in Application for Assistance #12-12-156. Motion carried unanimously.

COUNTY DEPARTMENT REPORTS, DISCUSSION and CONSIDERATION

County Clerk – JoLynn Drage

- Budget packets will be given to the Commissioners next week.

County Administrator – Derek Voss

- Annex HVAC system software is misbehaving again. The control company has been contacted.
- Sustain Blaine has requested use of County GIS resources for trails mapping.
- Met with Commissioner Greenberg and Blaine County Emergency Communications Director Robin Stellers regarding various components of emergency communications.
 - Annual site maintenance is a separate budgeted expense of about \$39,000 that is paid through the E-911 Fund.
 - Life Cycle Maintenance and Version Upgrade expenses will be combined into one billing in the future.
 - The unpaid \$68,799.07 January 2013 bill from Ada County is for last year's System Version 7.7 upgrades. Voss suggested the County pay the bill if the County Clerk says adequate funds are in the Emergency Communications Trust Fund.
- Emergency Communications partners have been given a projected annual maintenance fee amount (for the number of radios they have) to include in their annual budget process.
- Greenberg added that Emergency Communications annual expenses are now documented and negotiated with the partners. The Emergency Communications Technical Advisory Committee (TAC) is the best avenue to communicate emergency communications needs and expenses to the E-911 partners.

CONTRACTS, GRANTS AND AGREEMENTS DISCUSSION AND CONSIDERATION

- **Adams Gulch Bridge/Keller Associates Agreement** Record #610666
This amendment is a change order for additional work done by Keller Associates for the Idaho Department of Transportation. There is no extra charge.

Greenberg moved, seconded by McCleary, to approve Supplemental Agreement #1 between Keller Associates and Blaine County, in conjunction with the Idaho Transportation Department project on the Adams Gulch Big Wood River Bridge project. Motion carried unanimously.

CONSENT CALENDAR

- **Resolution 2013-24 Land, Water and Wildlife Program Procedures** Record #610728
- **Beverage licenses for Valley Country Store, Chapalita's Grill, Shorty's, Globus Restaurant, Burger Grill Ketchum, Adamson's, Starbucks Coffee, Grill at Knob Hill, Mama Inez, Barbara's Party Rentals Inc, Hailey Chevron, Silver Creek Convenience Store, South Valley Pizzeria, Valley Car Wash, Wonderful House, Galena Lodge, Veltex Market, Wise Guy Pizza Pie-Hailey, Wise Guy Pizza Pie-Ketchum, Sun Valley Lodge, Sun Valley Inn, River Run Lodge, Dollar Cabin, and The Moose Girls Café & Bar.**

McCleary moved, seconded by Greenberg, to approve the Consent Calendar for July 2, 2013. Motion carried unanimously.

BOARD REPORTS, DISCUSSION and CONSIDERATION

- **Blaine County Regional Transportation Committee Wildlife Crossing Subcommittee** – McCleary

ITD is considering reducing the nighttime speed limit on Highway 75 north of Hailey, where there is a high number of animal-vehicle collisions. If the ITD Board approves the reduced speed limit, an ITD engineer will initiate an additional traffic study.

- **ITD Mobility Funding Opportunity** – McCleary

ITD Mobility Funding will provide Idaho with \$3.8 million in federal funds through a Community Choices program for "mobility" projects, including sidewalks, infrastructure planning, etc. Local jurisdictions met to coordinate their individual grant applications. One potential grant request is the Wood River Bicycle/Pedestrian Master Plan.

County Senior Planner Kathy Grotto suggested use of the grant funds to install a sidewalk on the East side of Hospital Drive in-between two development projects. This is a busy mixed use area with a transit stop, bike/pedestrian path, etc. Planning staff and the county engineer will get a cost estimate on the project. The grant will require a 7.4% match.

The BCC supported both grant applications.

- **Hailey Chamber of Commerce** – Greenberg

Greenberg updated the Hailey Chamber on the airport, emergency dispatch, and skilled nursing care. O'Reilly Auto Parts is building a store in Hailey, which will be good for economy.

- **Meeting with Sun Valley Title** – Greenberg

Sun Valley and Blaine County Title companies asked the BCC to revisit the County's four-day work week. Title companies like to get mortgage paperwork done on Friday and signed on Monday, so the buyer has three days for buyer's right of rescission. If the transaction can't be recorded on Friday, the seller pays interest on the mortgage and the buyer is inconvenienced. Greenberg will discuss the title companies' request with the County Clerk.

- **SafeHaven Groundbreaking Ceremony** – Schoen

Commissioners attended SafeHaven's Bell Mountain facility's groundbreaking ceremony.

- **National Guard Raytheon Technology** – Schoen

The National Guard recently demonstrated their incident command center which is available to assist counties with communications equipment and personnel during an event. The Raytheon-based system allows different frequencies—plane, helicopter, VHF, UHF, 700, cell phones—to communicate.

- **Water Districts 37/37M Conjunctive Management Public Information Meeting** – Schoen

Idaho Department of Water Resources (IDWR) held a meeting to present information about conjunctive management of water rights in Water Districts 37 and 37M (Big Wood and Little Wood River basins) and water districts in the Camas County area.

IDWR was seeking public input on district consolidation of these water districts. When surface water and groundwater are managed conjunctively, surface water rights, in most cases, have seniority over groundwater rights. This may have significant land use and economic impact in Blaine County.

- **Southern Idaho Solid Waste District (SISWD) Regular Board Meeting** – Schoen

The SISWD Board previously decided to haul its own waste. Hauling waste is a major expense in solid waste management, especially for Blaine County. This change will help control the cost.

- **BLM Sage Grouse Cooperating Agency Update** – Schoen

Blaine County, which is a cooperating agency with BLM, received portions of a draft Administrative EIS from the BLM at the beginning of a two-week comment period.

- **Region IV and State Economic Development Strategy Planning Session** – Schoen

Region IV Development Association held an Idaho Pathways worksession to draft a Comprehensive Economic Development Strategy (CEDS).

Federal Funds for Depredation Deterrence – Schoen

Idaho is applying for federal “Tester Funds” for implementation of depredation deterrence strategies and is seeking input from the Wood River Wolf Project.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

- **June 24, 2013 Special Meeting**
- **June 26, 2013 Board of Equalization Meeting**

McCleary moved, seconded by Greenberg, to approve minutes of June 24, 2013 Special Meeting and June 26, 2013 Board of Equalization Meeting, as amended. Motion carried unanimously.

COUNTY EMPLOYEE COMPENSATION, DISCUSSION AND CONSIDERATION

Also present: Blaine County Human Resources Generalist Susan Potucek; Blaine County employees Kathy Grotto, Robin Stellers, Michele Johnson, Joel Hall, Chris Corwin, Eric Thomas, Jodi Brown.

Blaine County’s Total Rewards Strategies are intended to attract, retain and motivate Blaine County team members with a competitive salary and benefits compensation program. The overall goal is to provide a healthy work-life balance, provide development and career opportunities, and recognize employees based on excellent performance.

The cost of Blaine County’s existing health insurance program will go up significantly in FY2014. Potucek presented seven options to address the rising cost of employee health insurance. Each solution received a Strategic Alignment Rating for how effectively it used citizen resources and how competitive it is with equivalent jurisdictions. The BCC will discuss these options in future meetings.

AIRPORT PROJECTS, UPDATE AND DISCUSSION

Also present: Friedman Memorial Airport Manager Rick Baird; Blaine County Code Compliance Specialist Diane Shay; and *Idaho Mountain Express* reporter Greg Moore.

Topics of interest include:

- Plan to meet congressional safety area requirements, including Modifications of Standards and Safety Risk Management Process.
- Modification of Standards #1 is runway to taxiway centerline separation, which should receive approval with operational plan limitations in place.
- Obstacle Free Area Modification Standard may require improvements to the highway.
- Move control tower and bury propane tank that is next to tower.
- Request FMAA authorization for \$2 million grant award for fall project.
- Request FMAA authorization for Community Air Service Development Grant for \$500,000 to facilitate connection to Denver or other cities with East Coast connection.
- Further discussion of auto rental car concession lease process. Rental car parking will take a number of parking spaces away from public parking. The parking lot should provide service to everyone. FMAA wants to develop an equitable bid process.
- FAA recognizes that losing the Friedman control tower means losing air service for Sun Valley.
- There is money in the budget to provide a 3% merit increase for Friedman Airport employees, including the airport manager.

SKILLED NURSING CARE TRANSITION PLANNING

Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Blaine Manor Interim Director Stephanie Jaskowski; Blaine Manor Board member Marsha Riemann; Croy Canyon Ranch Foundation Executive Director Kathleen Eder and CCRF Campaign Chairman Anita McCann; and *Idaho Mountain Express* reporter Greg Moore.

Transition Team meeting updates:

- Further discussed the Service Agreement, which should be completed by July 23.
- Blaine Manor and Safe Haven Human Resources teams met. Safe Haven has new HR person.
- Safe Haven representative will meet with Blaine Manor employees.
- Three-step Transition Plan is well-planned and well-documented:
 - Service Agreement, Indemnification and Closing
 - Internal Process
 - Employee transition.
- Safe Haven expects to have financing secured very soon. Permits are in place.

Service Agreement concerns and details:

- Safe Haven originally proposed a 10-year commitment of providing 16 dedicated skilled nursing/Medicaid beds for 10 years, but is now requesting a five year commitment period, with additional language giving them an option to revise the agreement if the skilled nursing environment changes, or there is some unforeseen business reason.

County Attorney Tim Graves thinks Safe Haven’s concern is legitimate, since the future of skilled nursing care is tied up with the unknown future of Medicaid, government regulations, etc. The additional clause would allow Safe Haven to request an adjustment if they can prove changes in the regulatory environment or some other concern threatens the future of their business.

McCleary felt strongly that the 10-year agreement was part of the Request for Proposal. She suggested a definition of “skilled nursing” might be appropriate. McCleary felt the BCC could consider a modification if the request is reasonable, but that Safe Haven shouldn’t have automatic language allowing a modification and the BCC shouldn’t be required to grant a modification.

Schoen said a fundamental goal of the process was to ensure that long term acute care would be available in Blaine County. Safe Haven is making a large long-term investment in the community, but there could be substantial changes in the health care law and reimbursement. Schoen proposed a 10-year agreement, but if Safe Haven wants to propose a change in the Service Agreement after five years, they can come to the BCC.

McCleary said a significant intangible asset is Blaine Manor’s “good will.” Greenberg agreed.

Greenberg agreed that everyone wants to be sure that acute nursing care remains in Blaine County. They don’t want Safe Haven to go out of business. He supported a five-year timeframe; but not an opt out clause.

Blaine Manor Interim Director Stephanie Jaskowski said there is always going to be a need for people who need 24-hour skilled nursing care, particularly with an aging demographic; and there will always be a need for families to receive assistance from the state.

The Service Agreement contemplates that Safe Haven will take over Operations at Blaine Manor on October 1, and will apply for a new Safe Haven facilities license. The facilities license is not a commodity, and cannot be sold and transferred back and forth. The Service Agreement states that the facilities license shall not be transferred out of Blaine County. Graves said the language should simply state “Safe Haven will operate a skilled nursing facility inside Blaine County for 10 years.”

Blaine Manor employees that are hired by Safe Haven will be terminated by Blaine Manor on October 1, 2013. A few Blaine Manor employees will be retained as Blaine County employees for a limited time to finalize the closing of Blaine Manor.

The BCC asked the Blaine Manor Board to review the service agreement.

BREAK

LAND USE AND BUILDING SERVICES DISCUSSIONS AND CONSIDERATION

- **Findings of Fact: Nichols Landscape CH-PUD**

Also present: Blaine County Senior Planner Kathy Grotto.

McCleary moved, seconded by Greenberg, to approve the Findings of Fact, Conclusions of law and Decision in the application of Nichols Landscape for a CH-PUD, to include revised Condition 8. Motion passed unanimously.

APPOINTMENTS

- **Comprehensive Plan Update Steering Committee Members**

Blaine County Land Use Administrator Tom Bergin and County Senior Planner Kathy Grotto; Blaine County Comprehensive Plan Update Committee members Len Harlig, Randy Flood, Megan Stevenson, and Will Miller.

The BCC appointed seven members to a Comprehensive Plan Update Steering Committee. The Steering Committee will provide guidance and broad oversight to a group of component teams which will draft the 16 different component sections of the updated Comprehensive Plan. The Steering Committee will develop a general format, establish goals, and keep components within the 12 key principles of Blaine County Land Use department.

McCleary moved, seconded by Greenberg, to appoint Dick Fosbury, Will Miller, Len Harlig, Megan Stevenson, Linda Thorson, Anna Torres and Randy Flood to the Comprehensive Plan Update Steering Committee. Motion passed unanimously.

The BCC appointed Planning and Zoning Commissioner Dick Fosbury as chairman.

McCleary moved, seconded by Greenberg, to convene as the Board of Equalization. Motion passed unanimously.

