

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

**First Day**

**Tuesday, June 4, 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 9:04 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 and Indigent Services Assistant Amy Rivkin.

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

**OPEN SESSION RESUMED**

**Greenberg moved, seconded by McCleary, to deny Application for Assistance in Case #2013-42, based on staff recommendation. Motion carried unanimously.**

**Greenberg moved, seconded by McCleary, to deny Application for Assistance in Case #2013-45, based on staff recommendation. Motion carried unanimously.**

**Greenberg moved, seconded by McCleary, to approve Application for Assistance Case #2013-51, based on staff recommendation. Motion carried unanimously.**

**COUNTY DEPARTMENT REPORTS, DISCUSSION and CONSIDERATION**

**Assessor – Valdi Pace**

**• Appraisal Year 2013 Valuation Update**

Also present: Blaine County Assessor Valdi Pace, Chief Deputy Assessor Martha Heuston, Blaine County appraisers Joanne Freeman, Jarrott Miller, Nina Orvik, Tammy Robison, Erin Swanson, and Jim Williams.

Blaine County Assessor report:

- 127 Circuit Breaker applicants, with an estimated payback from the State of \$126,000. This is down from 136 in 2012, and up from 121 in 2011.
- The Assessor's Office met statutory requirement of 15% reappraisals.
- Two new Assessor's Office appraisers contributed to the reappraisals.
- Values seem to be leveling off. 2014 may see some increases.
- Twenty percent of each overall area is reappraised each year. Areas that aren't physically reappraised in a given year are reviewed for trends in sales data.

**Reappraisal Reports for 2013:**

**Appraiser Jim Williams**

Majority of reappraised property remains the same. Properties were assessed close to sale price, which is close to what they were assessed at in 2012. Almost half the sales in 2011 were foreclosure related, which set the 2012 values.

Sun Valley: Land overall increase of 3%.

Sun Valley Condos: overall 13% increase.

Hailey Commercial in town: overall up 30%.

**Appraiser Tammy Robison**

There was a decrease in foreclosures in Ketchum. Sales are picking up, and are at or slightly above assessed value.

Warm Springs: improvements decreased average of 5-10%; land values decreased average 5%.

Northwood industrial area: decreased average 5-10%.

Ketchum City commercial and residential were trended. Land value decreased average 10-20%.

West and South Ketchum, and north of Ketchum: Land values decreased average 5%.

Ketchum condominium projects: Majority did not change in value. Those that changed were minimal decrease 3-5% and a few areas were minimal increase.

**Appraiser Erin Swanson**

West Subdivisions: Land values decreased on average by 15%; improvements were about the same.  
East subdivisions in Hailey: northern land values increased by 25%.  
Deerfield and Buckmoore subdivisions decreased by 15%.  
Land values in Woodside, Hailey lots and blocks, Woodside condos and the County decreased average of 10-15%; improvements stayed the same.  
Hailey townhouses land and improvements stayed the same.  
Sales activity in Woodside was busy, with just a few foreclosures.  
Mother Lode Loop and replat of Hailey increased.

#### **Appraiser Nina Orvik**

Northridge: Smaller lots off the bench went down 10%; bench lots stayed the same.  
Most of the area had no change, except minimal modifiers from last year were removed.  
Flying Heart – Some areas are a little depressed—land decreased 10% and improvements decreased 15%.  
Starweather – decrease 10% on land and 10% on improvements.  
Zinc spur – decrease 10% on land and 14% on improvements.  
Valley Club is still struggling with decrease 10% on land and 14% on improvements.  
East Fork is pretty much unchanged, except for Pioneer Mountain Ranch with an increase of 10% on improvements; Pioneer Sub #2 increased 8% on land and 60% on improvements.  
The rest of East Fork is negative average 20%. East Fork 2 is an increase of 10% on improvements.  
Willowood is struggling. There are a lot of foreclosures along East Fork Road, so it's a decrease of 25%.  
Indian Creek increased overall. The land decreased but the improvements increased.

#### **Appraiser Jarrott Miller**

The majority of sales were foreclosures. Values from Agricultural Categories 1-5 remain the same as previous years.  
Category 10 homesites on agricultural land were decreased.  
Carey sales are foreclosures and short sales. Carey tax lots and subdivisions improved 40-55%, but land values remain unchanged. There was a significant 30-45% decrease in land values in recent years.  
Carey rural Tax lots and subdivisions saw a decrease of 4%.  
Gannet Townsite and Gannet replat saw an improved decrease of 12% and land value decrease of 10%.  
Picabo Townsite and Picabo Hill Subdivision land increased 10%.

#### **Appraiser Joanne Freeman**

Last year Bellevue sales were all foreclosures. This year saw mostly foreclosures and short sales.  
Muldoon was mostly short sales. Griffin Ranch land was pretty inexpensive.  
West of Bellevue and the city limits: Bellevue Townsite decreased 20% in improvements.  
Bellevue land, including subdivisions, decreased 15%.  
Bellevue subdivisions decreased 6%.  
County subdivisions that decreased averaged 15-30%; improvements decreased 6-20%.  
Category 10's decreased.  
Manufactured homes in the City of Bellevue remained the same.

**McCleary moved, seconded by Greenberg, to convene as the Board of Equalization, pursuant to Idaho Code 63-105a. Motion carried unanimously.**

#### **BOARD OF EQUALIZATION – Idaho Code 63-105A (7)**

##### **• BOE – Property Tax Reduction - Hardship - Idaho Code 63-602AA**

Also present: Blaine County Assessor Valdi Pace, Chief Deputy Assessor Martha Heuston, Blaine County appraisers Joanne Freeman, Jarrott Miller, Nina Orvik, Tammy Robison, Erin Swanson, and Jim Williams.

Idaho Code Section 63-602AA gives the Assessor permission to consider an exceptional situation to exempt property from taxation. In this case, the property owner did not meet the April 15<sup>th</sup> Circuit Breaker deadline. The taxes would create a hardship for the applicant.

This application is to exempt the property valuation of \$44,959 for one year.

**Greenberg moved, seconded by McCleary, to exempt \$44,959 of parcel RP000430010010 from valuation due to hardship, pursuant to Idaho Code Idaho Code 67-602AA. Motion carried unanimously.**

**McCleary moved, seconded by Greenberg, to reconvene as the Blaine County Commissioners. Motion carried unanimously.**

#### **CONTRACTS, GRANTS AND AGREEMENTS DISCUSSION AND CONSIDERATION**

##### **• Contract to use the Community Campus Minnie Moore Room**

Also present: Blaine County Planning Assistant Michele Johnson; and County Operations Director Char

Nelson.

Since the retrofit construction schedule of the Old County Courthouse is uncertain, Blaine County reserved a room for the Kilpatrick Pond Stream Alteration Permit hearing in the Community Campus .

**McCleary moved, seconded by Greenberg, to approve the contract with the Community Campus to hold the Kilpatrick Pond Stream Alteration Permit hearing there. Motion carried unanimously.**

## **DEPARTMENT REPORTS**

### **Operations – Char Nelson**

- Only three people attended the recent Adams Gulch Bridge workshop. Impacts to residents will be minimal. The hydraulics study is complete. ITD may require a Letter of Map Revision (LOMR) for the floodplain after the project is completed. Schoen commended Operations on their outstanding public outreach on this project.
- Nelson will visit the Hulen Meadows area with the county engineer, Road and Bridge manager and a snowplow driver to discuss calls from Hulen Meadows homeowners. The County is placing new survey pins at lot boundaries where they were unable to locate original pins.
- Hemingway School students produced a video for the Recycling Center. The BCC would like to recognize their efforts in an upcoming BCC meeting.
- Received a letter of appreciation from a resident thanking the County for Dustgarding® the road in front of his home.

### **Administrator – Derek Voss**

- Met with Bob Kantor regarding the Mid-Valley Treatment Plant. Mid-Valley plans to form a wastewater district that would manage wastewater and potentially water in the South Gateway area. The existing plant may have additional capacity. Their engineering study will be available to the County.

## **BLAINE COUNTY ROAD AND BRIDGE DEPARTMENT, PUBLIC HEARING, DISCUSSION and CONSIDERATION OF NEW FUNDING PROPOSALS**

- **Highway District Formation**
- **Temporary or Permanent Override Levies**

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Road and Bridge Manager Tom Duffy; and Len Harlig.

Blaine County roads play a critical role in every aspect of residents' lives, from recreation to commuting to work, to getting emergency vehicles where they need to go and bringing tourists here.

The Blaine County Comprehensive Plan, approved in 1994, observed that the County funds Road and Bridge department with 40% local taxes and 60% state taxes. In Resolution 2007-01, the County formalized its decision to use only fuel tax revenues from the state along with mitigation fees from new development, and not local property taxes. Blaine County's highest priority has been maintaining the current service level on its roads; so the County has a requirement that the benefit of dedicating a road has to outweigh the long-term cost of maintaining it. The policy is not to pave additional roads without sharing the cost with developers and/or residents.

- Blaine County partners with other jurisdictions for maintenance of some roads.
- Blaine County Road and Bridge doesn't receive revenue from property taxes.
- Federal and State gas tax rates have not changed since mid-90s. State revenue from gas tax has decreased in the last decade because gas prices have increased, but so has fuel economy.
- Road and Bridge prices for diesel, parts and materials are higher.
- Since Blaine County Road and Bridge doesn't use local property taxes, Forest Service Secure Rural School (SRS) funding is very important because it can be used as match for federal grants. If SRS funding is discontinued, Blaine County can no longer apply for federal grants unless another local funding source is identified.

### **Carey Shop**

The building has no storage, poor drainage, and the office computer with iWorks data program is in the garage. Road materials are stored outside without cover, so they deteriorate.

### **Asphalt Roads**

Paved roads are ranked by their remaining service life. Constructed correctly with proper materials, roads should have a 20-year service life. Roads should be kept at an average service life of 10-13 years. Chip sealing can add five years of service life to existing roads. Chip sealing roads with lesser service life may not be cost effective.

### **iWorks data management**

Blaine County's roads have an average of 8.7 years of remaining service life. 70% of Blaine County roads have 9 years or less of remaining service life. Older roads need to be totally reconstructed. The county spends about \$650,000 annually on asphalt roads and chip seals about 15 miles each year.

Water is a major problem for Blaine County roads. Crack sealing adds a couple years to a road. If

roads are not well-maintained, it costs more to rebuild them.

### **Gravel roads**

Gravel roads have to be assessed annually, since a harsh winter can severely degrade a gravel road. Gravel roads are graded 1-5, with 5 being excellent, 2 in need of rebuilding and 1 being unusable. Some gravel roads, including portions of Warm Springs Road, end up lower in elevation than the surrounding landscape and collect flowing water, becoming impassable. They need a lot of build-up to re-establish good drainage.

Road and Bridge has a seven-year plan, but currently only has enough funding to address 150 miles of its 266 miles of gravel road. The good roads will be maintained; and those that can be remediated or rebuilt will be attended to. Well-maintained roads are much less expensive to maintain than roads needing major work. Gravel roads need an annual budget of \$1.4 million to maintain and rebuild the roads.

Voss asked Road and Bridge to formulate a 20-year master plan so the BCC can devise a long-term investment plan that will work as a permanent solution to keep Blaine County roads in good condition.

### **Bridges**

Blaine County has 54 bridges and 400 culverts. The State of Idaho inspects one-third of the County's bridges each year. About three bridges each year are rated unacceptable. The County can apply for federal grant funding for bridge fixes, which generally cost between \$50,000-\$100,000.

### **Road and Bridge Equipment**

The Road and Bridge's current Equipment budget of \$450,000 covers tires (annually about \$35,000); and maintenance/repair (\$85,000 to \$120,000) to keep the current fleet operational. Road and Bridge rents equipment for chip sealing for about \$7,000. Fuel costs about \$150,000. The remaining money buys new or used equipment, or can be saved to buy new equipment.

### **Additional Road and Bridge expenses**

\$ 120,000 one time to make facilities more functional

\$ 50,000-\$100,000 for bridges and culverts

\$ 400,000 Snowplow operations

\$1,400,000 Asphalt roads

\$1,400,000 Gravel roads

Undetermined Capital Projects. The County applies for federal grants, but can't rely on them. It takes years to get a grant award and complete a project. Right now, there is no funding to do major projects.

Road and Bridge requested \$1.9 million for FY2014, augmented by about \$500,000 from Department Reserves (leaving about \$500,000 in Reserves) plus \$1.4 million from the State. State revenues are decreasing and federal SRS funds may be discontinued.

Graves said Resolution 2007-01 set BCC policy, but could be changed if the BCC believes the County deserves a higher level of service on its roads.

### **Local Funding Options**

2-year levy

Permanent levy

Capital Improvement Bond

Create a new taxing district

There is very little money available from Mitigation Fees. If development picks up, new mitigation fees could be used for roads within the development, and not for existing County roads that need maintenance.

Graves is preparing a comprehensive memo for the BCC regarding Road and Bridge funding options. Idaho Code 40-801 provides that a County Road and Bridge department or Highway District can levy a certain amount yearly for specific road and bridge purposes, or a special temporary or permanent levy for a specific amount. One kind of levy returns 50% of funds collected, based on city property values, to the cities. Graves will identify funding mechanisms for County Road and Bridge departments or Highway Districts.

### **PUBLIC COMMENT:**

Len Harlig said the magnitude of the problem is clear. He urged the BCC to make the extent of the problem very clear to the public, and present the public with comprehensive, logical alternatives.

Schoen said the BCC needs to draft a Road and Bridge Policy that outlines the BCC's goals for service life, level of service and quality of roads, and clearly identify those costs.

Harlig reminded the BCC to not accept a subdivision road as a public road unless it was absolutely critical to public lands or water.

## **AIRPORT PROJECTS UPDATE AND DISCUSSION**

No update.

## **CONSENT CALENDAR**

- Beverage License Transfer for Vintage Restaurant
- Beverage License Renewal for Cornerstone Bar & Grill

McCleary moved, seconded by Greenberg, to approve the Consent Calendar of June 4, 2013. Motion carried unanimously.

## **APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES**

- Minutes of Regular Meeting of May 14, 2013

McCleary moved, seconded by Greenberg, to approve the Board of County Commissioners minutes of May 14, 2013. Motion carried unanimously.

## **BREAK**

## **LAND USE AND BUILDING SERVICES, DISCUSSIONS and CONSIDERATION**

- Morada Farms Refund of 9-Lot Subdivision Application

Also present: Blaine County Land Use Administrator Tom Bergin and County Senior Planner Kathy Grotto.

The lot in Morada Farms is the most northernmost lot on the main corner of the Glendale Bridge. The number of lots has been reduced from nine to four and the applicant wishes to take advantage of the short plat subdivision application. Land Use recommends refunding most of the application fee.

**McCleary moved, seconded by Greenberg, to approve proposed refund for the Morada Farms 9-Lot Subdivision Application by Land Use and Building Services, but retain \$75 administrative fee. The refund amount is \$3,094.52. Motion carried unanimously.**

- Comprehensive Plan Update

Also present: Blaine County Land Use Administrator Tom Bergin and County Senior Planner Kathy Grotto.

The BCC discussed the proposed key elements and reordered them. They suggested additional key elements refer to multimodal transportation, recreation and tourism.

## **LAND, WATER AND WILDLIFE LEVY PROGRAM MATERIALS UPDATES**

Also present: Blaine County Land Use Administrator Tom Bergin and County Senior Planner Kathy Grotto.

The BCC discussed final revisions to the proposed revised Land, Water and Wildlife Levy program materials.

- Program guide – The program will give consideration to projects that provide outdoor recreation and public access.
- Pre-Application form is now okay.
- Full application is now okay.
- Project Evaluation Checklist – Schoen suggested the Checklist should be easier for the applicant to fill out and the LAB to evaluate. The LAB is developing an appendix of required references.
- Land, Water and Wildlife Land uses in Blaine County are typically irrigated pasture and crop land (both hay and grain).

## **SKILLED NURSING TRANSITION PLANNING UPDATE**

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Blaine Manor Interim Director Stephanie Jaskowski; Blaine Manor Board member Marsha Riemann; Blaine Manor Director of Nursing Margaret Gartner; Blaine Manor representative Linda Haavik; Blaine Manor advocates Linda Van Der Meulen and Ursula Hulbert; Safe Haven representative Dave Hennessy; Croy Canyon Ranch Foundation (CCRF) Executive Director Kathleen Eder and CCRF Campaign Chairman Anita McCann; St. Luke's Wood River Medical Center representative John Gaeddert; and Committee to Save Blaine Manor attorney Jim Laski.

Blaine Manor Administrator Gail Goglia has retired. Blaine Manor Interim Director Stephanie Jaskowski will be handling finance and administration through the rest of the transition.

Blaine County Human Resources Generalist Susan Potucek will be working with Safe Haven's newly-hired Human Resources Director. Blaine Manor will provide office space for Safe Haven.

The Transition Team has set a June 25<sup>th</sup> date to have a final Transition Agreement.

The Blaine County Commissioners extended sincere thanks to Gail Goglia for her years of dedicated service to Blaine Manor. Gail was passionately devoted to people who needed long-term acute care and their families and her staff. Gail and the Blaine Manor team deserved the awards and honors they

received.

An early draft of the Transition Agreement is available. The BCC discussed the following:

- Lease of the Blaine Manor property to Safe Haven for one year, from October 1, 2013 to September 30, 2014, while their Bell Mountain facility is under construction. If Bell Mountain doesn't open on time, Safe Haven can request a lease extension from Blaine County. The BCC agreed that Safe Haven would lease Blaine Manor rent-free for 12 months. If an extension is necessary, the first three months would rent at market-rate, followed by an onerous rent after that.
- Safe Haven has a triple-net lease on the Blaine Manor building, and is responsible for taxes, assessments, common area maintenance, janitorial, utilities, etc.
- Safe Haven and Blaine County will negotiate correction of any major structure issues with the Blaine Manor building.
- Safe Haven/Blaine Manor only occupies a portion of the Blaine Manor building, which must be clearly defined. It's possible the other part of the building can be used or leased by someone else.
- Blaine County, owner of the Blaine Manor building, will manage the exterior of the building and the building itself. Snow removal and other expenses will be negotiated.
- Blaine County and Safe Haven will negotiate a valuation of all Blaine Manor net operational assets that will be transferred to Safe Haven—the facilities license, good will, equipment, personal property, rent-free lease, etc.
- County remedies for enforcement in case of non-performance. Blaine County would be provided with a pro-rated amount of the valuation of net operational assets if Safe Haven doesn't provide a certain number of Medicaid/Medicare skilled nursing beds for a certain number of years.
- This service agreement is for skilled nursing and does not address assisted living. The agreement needs an accurate definition of Skilled Nursing.
- Level of care during the 10-year period – Should the agreement include enforcement of a certain level of care? McCleary felt it should be based on a "star" rating since Safe Haven is benefitting from Blaine Manor's 5-star reputation. Blaine Manor's 5-star rating is partially achievable because Blaine County subsidizes Blaine Manor. The Blaine Manor Board suggested a minimum 3-star rating and that Safe Haven should not receive any "Immediate Jeopardy" tags, which are public record.

### **CONSOLIDATED EMERGENCY COMMUNICATIONS AGREEMENT**

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; County Emergency Communications Director Robin Stellers; Wood River Fire Protection District Chief Bart Lassman; Wood River Fire Protection District Assistant Chief Jeff Nevins; Ketchum Fire Chief Mike Elle; Sun Valley Mayor DeWayne Briscoe; Sun Valley Interim Police Chief Walt Femling; Sun Valley City Councilman Nils Ribi; Hailey Police Chief Jeff Gunter; Bellevue City Councilman Dave Hattula; and *Idaho Mountain Express* reporter Tony Evans.

#### **PUBLIC COMMENT:**

Sun Valley Mayor DeWayne Briscoe said it was a landmark that all Blaine County municipalities come together on a long-time divisive issue. Keeping consolidated dispatch is a win for the citizens of Blaine County, and also keeps jobs in the county.

Graves said the Consolidated Emergency Communications Agreement was the result of many negotiations and iterations with representatives, attorneys and emergency service personnel of the municipalities and Blaine County, County Commissioner Greenberg, and Wood River Fire and Rescue Chief to better understand everyone's needs and concerns with dispatch funding in order to find common ground. Consolidated emergency communications throughout Blaine County is extremely important for the safety and high quality service for Blaine County's residents and guests.

The new funding method outlines what each entity will pay for FY2014. The Agreement provides for a one-year term subject to automatic renewal in future years provided none of the parties gives notice and opts out of agreement. If any entity, including Blaine County, opts out in future years, the agreement will be renegotiated.

The Agreement provides for a Technical Advisory Committee. There is no longer a Partners Advisory Committee.

**Greenberg moved, seconded by McCleary, to approve the revised Consolidated Emergency Communications Agreement for FY2014, to take effect October 1, 2013. Motion carried unanimously.**

### **EXECUTIVE SESSION – §67-2345 1(a) PERSONNEL**

**McCleary moved, seconded by Greenberg, to go into Executive Session pursuant to Idaho Code §67-2345 1(a), to discuss staffing for the Comprehensive Plan Update Steering Committee. Roll call: Greenberg (aye), McCleary (aye), and Schoen (aye). Motion carried unanimously.**

### **OPEN SESSION RESUMED**

### **ADJOURN**

At the hour of 4:45 p.m., the BCC finding no more business before them adjourned.

Attest: \_\_\_\_\_ Approved \_\_\_\_\_  
JoLynn Drage  
County Clerk  
Lawrence Schoen  
Chairman