

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

**Third Day**

**Tuesday, May 15, 2012**

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Vice Chairman Tom Bowman, Commissioner Lawrence Schoen; County Administrator Derek Voss; and Recording Secretary Sunny Grant.

Chairman McCleary was absent from today's meeting.

Vice-Chairman Bowman called the meeting to order at 9:04 a.m.

**PUBLIC COMMENT**

John Remington, Democratic candidate for Idaho House of Representatives, observed today's Blaine County Commissioners meeting.

Gene Schenk, representing LaRouche PAC, distributed reports to the County Commissioners on an infrastructure project proposed by North American Water and Power Lines that would bring 82,000cf of water from Alaska and Canada to the Desert Southwest. Schenk will schedule a future presentation to the BCC.

**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 Welfare Director Brooke Roberson.

- **Case #12-02-017**

**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 approve Case #12-02-017, with \$25 monthly reimbursement as soon as the family is in a position to make the payment, based on staff recommendation. Motion carried 2/0.**

**COUNTY DEPARTMENT REPORTS, DISCUSSION and CONSIDERATION**

**Treasurer's Report** – Vicki Sisiam

- Blaine County Tax Deed Property: Wood River Canal Co. Magic Cabin Parcel #RP00C17000005A  
The Treasurer received a personal check for \$164.94 to acquire the property. Interest and fees totaled \$352, most of which was costs for publication. The County Attorney said the BCC could accept a payment for less than owed at their discretion.

**Schoen moved, seconded by Bowman, to transfer deed of Parcel RP00C17000005A, which is currently held by Blaine County as a Tax Deed property, to James D. Smith of Hobe Sound, Florida, in exchange for \$164.94, which constitutes a portion of the total amount owed to Blaine County. In discussion, the BCC agreed to forgive the remaining balance of the total amount owed of \$227.59, since the unpaid balance reflects prior publication expenses incurred by Blaine County. Motion carried 2/0.**

**Sheriff's Office** – Gene Ramsey

- 68 inmates in the jail, 46 of which are Idaho Department of Corrections inmates.
- Received Emergency Communications Commission letter that allows 911 fees to be used for radio infrastructure.
- Received information on ICRMP liability insurance in order to project the insurance cost into the Ketchum law enforcement contract.
- State of Idaho and the FBI are increasing fees on fingerprint processing.
- Blaine County hasn't raised its civil document service fees for 10 years; and may want to discuss raising such fees. The BCC directed the Sheriff to review fees.

**County Administrator** – Derek Voss

- The Skilled Nursing Request for Information was sent out last week to all facilities in the state that could be accessed through email.
- Sun Valley City Council is looking for an update on emergency communications funding. The Partners Advisory Committee (PAC) hasn't offered any new funding suggestions. In the absence of a new funding model, the Blaine County Emergency Communications Director will present the BCC with a FY2013 Emergency Communications budget based on the current funding model.
- Blaine Manor will host a walk-through tour of the facility for interested parties, as part of the RFI process.

## **CONSENT CALENDAR**

- **Federal Reporting Requirements Change for the Federal Portion of the Blaine County Cooperative Weed Management Area 2012 Grant**
- **New beverage license for La Cabanita #2**

**Schoen moved, seconded by Bowman, to adopt the Consent Calendar for May 15, 2012. Motion carried unanimously.**

## **BOARD REPORTS, DISCUSSION and CONSIDERATION**

### **Idaho State Historical Society Board of Trustees Reception – Schoen**

The State Historical Society's latest project is "Get Territorial Idaho at 150: 15 Things To Do In Your Community". The project commemorates Abraham Lincoln's designation of Idaho as a territory in 1863, and historical events that led to statehood.

### **Carey Pavilion – Schoen**

The Carey Economic Revitalization Group (CERG) built a pavilion near the Blaine County Fairgrounds in Carey, and now wants to run a waterline to it for bathrooms and a fire hydrant. CERG has asked Blaine County and the Blaine County Fair Board to contribute \$1,000 each for the waterline. The Rodeo Committee and School Board are committing labor and a fire hydrant. The cash balance would be paid by the City of Carey. The BCC isn't ready to commit funds until they know where the Fire District stands on the project.

### **Wood River Wolf Project – Schoen**

Schoen and a representative of Defenders of Wildlife recently visited the Flat Top Sheep Company, at the invitation of its owner John Peavey. The Flat Top Sheep company recently reported wolf depredation. While on site, they realized that the sheep band is allowed to field lamb and that the carcasses of dead animals are allowed to remain, inviting predators to the area. Peavey may allow some non-lethal methods to be implemented with one of his bands, and will monitor the results.

### **Sage Grouse Task Force**

Sage Grouse working groups have submitted resource management recommendations to the BLM. The BCC will send a letter to the BLM requesting cooperating agency status for Blaine County. The County should be involved with other counties and the BLM in working toward getting best practices for sage grouse on public lands.

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

- **April 16 and April 30, 2012 Special Monday Meetings**
- **April 10, May 1 and May 8, 2012 Regular Tuesday Meetings**

**Schoen moved, seconded by Bowman, to approve the Blaine County Commissioner Meeting Minutes of April 10, April 16, April 30, May 1, and May 8, 2012, as amended. Motion carried unanimously.**

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

- **Building Permit Refund Request**

Also present: Blaine County Land Use Administrator Tom Bergin.

Conrad Bros. Construction applied for and received a building permit. They have decided to not proceed with construction at this time, and have requested a refund of their building permit fee. The Building Code, at BCC discretion, allows a refund of 80% on Plan Check Fee, Building Permit and Energy Code Fee, and the deposit can be refunded in total. The BCC directed staff to review any staff and building official time spent on the project.

## **BOARD OF EQUALIZATION**

### **2012 Property Tax Reductions - Idaho Code Title 63 Chapter 6**

**Schoen moved, seconded by Bowman, to convene as the Board of Equalization. Motion carried 2/0.**

Also present: Blaine County Assessor Valdi Pace, and Assessor's Office Manager Amanda Larese.

### **Casualty Loss I.C. 63-602X**

A Sun Valley Resort building used as a laundry facility was destroyed by fire in February, 2012.

**Schoen moved, seconded by Bowman, to reduce the value of Parcel #RPS000000001A, Sun Valley Resort's laundry facility, to \$10,585, as the result of casualty loss, in accordance with Idaho Code 63-602X. Motion carried 2/0.**

### **Business Inventory Exemption I.C. 63-602W**

Blaine County typically does not add value for site improvements, but one subdivision developer worked with the appraiser to get value added for site improvements.

**Schoen moved, seconded by Bowman, to approve application submitted by Bluegrouse**

Corporation, for Bluegrouse Ridge Subdivision Parcels #RP000630010010 through RP000630010040 and Parcels #RP000630010060 through RP000630010140 (Lots 1-4 and Lots 6-14), Category 37, for a total reduction in value of \$105,430. Motion carried unanimously.

Schoen moved, seconded by Bowman, to deny application for property tax exemption requested by Sun Valley Company for a reduction in value on Lower Fairway Road Subdivision, White Clouds corrected PUD, and Back Pay Way Subdivision #2, in accordance with Idaho Code 63-602W, based on the Finding that the Assessor did not add value for site improvements to the parcels in these respective subdivisions. Motion carried 2/0.

#### **Exempt Property I.C. 63-602B, 63-602C, and 63-602D**

Alpine Aquatics is a non-profit environmental consultant for water resources.

Schoen moved, seconded by Bowman, to approve the 2012 Exempt Property Tax Reduction Roll, as presented to the Board of Equalization by the Assessor's Office, pursuant to Idaho Code 63-602B, 63-602C and 63-602D. Motion carried 2/0.

#### **Circuit Breaker I.C. 63-701 through 73-710**

Schoen moved, seconded by Bowman, to approve the 2012 Property Tax Reduction Roll for 136 Circuit Breaker applicants, pursuant to Idaho Code 63-701 through 63-710, Property Tax Relief, for a preliminary benefit of \$135,270. Motion carried 2/0.

### **BLAINE COUNTY BOARD OF COMMISSIONERS RECONVENED**

Schoen moved, seconded by Bowman, to reconvene as the Blaine County Board of Commissioners. Motion carried 2/0.

### **NEW OHIO GULCH ROAD ALIGNMENT DISCUSSION**

Also present: Blaine County Engineer Jim Koonce; Southern Idaho Solid Waste District Executive Director Josh Bartlomé; Ohio Gulch Transfer Station Manager Daniel Krenz; land surveyor Bruce Smith; and Brian Yeager.

A road is needed to access the Ohio Gulch construction and demolition pit and a proposed recreation area to be built on BLM Recreation and Public Purposes Act Patent land. Bowman and others walked along the staked alignment of proposed Ohio Gulch Road, and immediately realized it wasn't practical for a road. URS, the original contractor who did the environmental assessment, said it was merely meant to show a road was planned to go through the area.

Bartlomé said the Southern Idaho Solid Waste District (SISWD) operations permit wouldn't allow a road to go through the actual transfer station, which must be locked after hours. He suggested landfill areas frequently construct dump site bench roads with inert trash materials, building as they go. The road would take a year or two and have to be fenced, but would be a low-cost alternative. The road would require approval from Department of Environmental Quality and the Health Department.

The BLM needs some kind of confirmation within five years that the R&PP area is being used. The BCC directed staff to draft a Service Agreement to have the SISWD order an aerial survey and topographic map out of Blaine County's budget. If necessary for the BLM, the BCC can get an engineer to do a formal road design. If not, Koonce and Smith can lay out a road.

### **OLD COURTHOUSE ENGINEERING REPORT DISCUSSION AND CONSIDERATION**

Also present: Blaine County Operations Director Char Nelson, County Grant Administrator Michele Johnson; Blaine County Building and Grounds Maintenance Officials Steve Dick and Zane Wenglikowski; McKinstry Senior Program Manager Jeff Fulcher; McKinstry Business Development Manager David Naccarato; McKinstry Construction Manager Keith Bucher; McKinstry Sales Engineer/Account Executive Tyson McFall; Tamarack Grove Structural Engineer Brian Sielaff; and architect Robert Powell.

Nelson initiated a grant application to pay for repairs to the Old County Courthouse building, but the County did not succeed in getting a FEMA grant for seismic upgrade to the building. The BCC approved \$200,000 as part of their FY2012 Capital Improvements budget to replace the roof. This required a structural engineering study of the building, which resulted in McKinstry presenting a report from Tamarack Grove Engineering Company entitled "Existing Structural Building Conditions Assessment Report for Blaine County Courthouse Building."

Fulcher said the Old County Courthouse had three main structural needs:

- Two dormers on the rear of the building are subject to snow and ice falling off the main roof, and are dangerous life-safety issues. Snow and ice slide off the main roof are also serious life-safety issues for people and vehicles in the alley. McKinstry recommended the rear shed dormer roof be replaced and properly attached immediately, before the next winter season. Estimated cost \$150,000.
- The main roof was last replaced in 1960. The roof structure of the Courthouse building is not securely attached to the walls and is also a serious life-safety issue, especially in a seismic event. McKinstry's recommendation is to completely redesign and replace the roof to support a full snow

load. Snow retention methods would be added to the roof to keep snow on the roof, which would make the roof low maintenance and improve its seismic stability.

Estimated cost \$450,000-\$550,000.

- Assorted other structural deficiencies, including floor joists which are not attached to the walls and currently rest on steel beams.  
Estimated cost for life-safety seismic upgrades \$300,000-\$500,000.
- McKinstry feels the current Courthouse walls are sufficient to support the new roof snow loads from a vertical standpoint. Further analysis is required to determine if the current walls are sufficient to meet lateral load requirements.

The rear shed dormer should be funded immediately. The remaining seismic retrofits could be budgeted for FY2013-2014. McKinstry will assist in identifying potential grants.

In addition to being a life-safety issue for employees and residents of Blaine County, the Old County Courthouse is a historic and valuable asset to the people of Blaine County. Its structural integrity and preservation for the future require a commitment and investment.

**JEROME COUNTY COMMERCE AUTHORITY – REQUEST FOR LETTER OF SUPPORT**

Also present: Jerome County Commerce Authority (JCCA) representative Johnny Urrutia, Fish Creek landowners Doug Surerus and Chip Molyneux.

State Legislature allows cities and counties to establish a commerce authority—a public entity that can function outside the county to promote commerce throughout the state. The JCCA is in the beginning stages of promoting irrigation and alternative energy projects, including within Blaine County, that have been ongoing and looking for funding for some time. The JCCA needs support from the local jurisdiction. Schoen will draft a letter of support for BCC approval.

**BALLOT COUNTING DEVICE LOGIC AND ACCURACY TEST**

(Elections office, Old Blaine County Courthouse)

**ADJOURN**

At the hour of 12:25 p.m., the BCC finding no more business before them adjourned.

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