

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE MAY 2011 SESSION**

Sixth Day

Tuesday, May 24, 2011

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Angenie McCleary, Vice Chairman Tom Bowman, Commissioner Lawrence Schoen; County Administrator Derek Voss; County Clerk JoLynn Drage; Operations Director Char Nelson; *Idaho Mountain Express* reporter Kate Wutz; Wood River High School students Dakota Barnes, Ashton Lipton, Anne Drier, Claire Bowman, Nicole L, and David Fox; and Recording Secretary Sunny Grant.

Chairman McCleary called the meeting to order at 9:00 a.m.

PUBLIC COMMENT - NONE

BOARD REPORTS FOLLOW-UPS

Wood River Valley Irrigation District – Schoen

Schoen met with Wood River Valley Irrigation District Board of Directors. Maintenance, tree-cutting and spraying along the canal are causing concern. The Irrigation District is establishing a website to improve its communications with the surrounding community.

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 #11-01-022**
- **Case #11-05-046**

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

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

OPEN SESSION RESUMED

Schoen moved, seconded by Bowman, to deny Case #11-05-046, based on staff recommendations. Motion carried unanimously.

Schoen moved, seconded by Bowman, to accept notice of cancellation of hearing and final determination of denial on Case #11-03-030. Motion carried unanimously.

Schoen moved, seconded by Bowman, to accept notice of cancellation of hearing and final determination of denial on Case #11-03-036. Motion carried unanimously.

Schoen moved, seconded by Bowman, to accept notice of cancellation of hearing and final determination of denial on Case #11-02-029. Motion carried unanimously.

ASSESSOR'S OFFICE 2011 VALUE REPORT

Also present: Blaine County Assessor Valdi Pace, Blaine County appraisers Traci Beer, Nina Orvik, Tammy Robison, Jimberly Rooney, and Jim Williams; and Sawtooth Board of Realtors Government Affairs Director Bob Crosby.

This is second to the last year of a five-year plan to reappraise all properties in Blaine County. Property values were based on over 350 sales in 2011, and decreased by about 11% from 2010.

- Tammy Robison appraisals:
 - Ketchum residential, Board Ranch, North of Ketchum decreased 5-10%.
 - Warm Springs land values about the same, after being reduced 25-30% last couple years.
 - Smiley Creek - no change.
 - Ketchum Commercial and Northwood Light Industrial reappraised for 2011. Land values down 10-15%, and improvements down as well.
- Jimberly Rooney appraisals:
 - Countywide dry grazing pastureland mostly remained the same.
 - Countywide agricultural land homesites decreased 8-27%.
 - Rural residential land decreased 30-45%. No changes on improvements.

- Traci Beer appraisals:
Majority of Hailey and Bellevue sales were short sales or foreclosures, making the areas a “foreclosure market”. Woodside townhouse lots have decreased 40-60%.
River lots, Broadford Slough, and water areas didn’t decrease.
China Gardens subdivision lots in Hailey decreased 16%. East Hailey subdivisions—Deerfield, Foxmoor, Hiawatha Estates, and Woodside—decreased about 40%.
Hailey residential condos decreased 17-37%.
Airport hangar condos decreased 35-55%.
Hailey commercial condos decreased 10-30%.
Bellevue commercial condos decreased 9-14%.
Bellevue land values decreased 30-50%.
Muldoon area decreased 39-54%.
Broadford area land values decreased 10-22%.
- Nina Orvik appraisals:
Riverview Ranches, Cottonwood, Bullion Creek, Blue Grouse, Red Devil Mountain, Buckhorn subs and some tax lots had no change.
Indian Creek was decreased a lot last year, so received minor adjustment this year.
Carey, Picabo and Gannett were on reappraisal area. Carey was decreased 27%, except Waterford Estates, which was reduced by 38%. Picabo and Gannett townships were decreased 32%. Structures reduced about 5%.
- Jim Williams reported for himself and Kim Kopecky:
Ketchum commercial condos reduced average of 15%.
Ketchum residential condos decreased average of 15%.
Rural residential condos down about 25%.
County commercial land values from Greenhorn bridge to south of Ketchum averaged 25% decrease.
County residential land from Greenhorn bridge to Ketchum city limits down an average of 35%.
Hailey commercial land values reduced average of 30%.
Sun Valley commercial land values reduced average of 25%.
Sun Valley residential land values decreased average of 20%.
Sun Valley-Elkhorn residential condos down about 10-15%.
Bellevue commercial land values reduced average of 35%.
Improvements did not decrease substantially.

COMMISSIONERS’ TRAVEL BUDGET DISCUSSION

BCC will review the FY2011 Commissioners Travel budget and report on 2011 conferences they intend to attend. BCC directed staff to list projected travel for FY2012 and suggest a FY2012 budget.

FY2012 FUNDING REQUESTS

- **Mountain Rides**

Also present: Mountain Rides Executive Director Jason Miller and Blaine County’s Mountain Rides representative Jim Jaquet.

Mountain Rides’ budget request for FY2012 is larger due to decrease in federal funding sources and a projected increase in fuel cost. Local partner funding is leveraged to get federal funds. Fares contribute 25% of the transit operating cost. Most of Blaine County’s contribution is used for the Valley route, which connects the south and north areas of Blaine County. Valley route now runs 30-minute intervals on weekdays, and will soon have 15-minute intervals during the peak morning hour. Mountain Rides’ goal is to maintain current service levels, and serve the County’s constituency directly on a day-to-day basis.

- **Blaine County Housing Authority (BCHA)**

Also present: Blaine County Land Use and Building Services Director Tom Bergin; Blaine County Housing Authority Executive Director Kathy Grotto, BCHA Board President Linda Thorson and Board member Carter Ramsay; and ARCH Executive Director Michelle Griffith.

BCHA partners with ARCH and collaborates with Sustain Blaine, and works with numerous other state and federal agencies. Local median home price is above national average, even in the south county. The BCHA Board defined its strategic direction for years 2011-2016, and is awaiting results of a needs assessment in order to set their priorities.

County funding is critical to allow BCHA to continue working with ARCH and align with the County’s goal to provide community housing for its residents.

PUBLIC COMMENT

Citizens encouraged Blaine County to fully fund the BCHA.

AUCTION OF TAX DEED PROPERTIES

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves, County Treasurer Vicki Dick and Deputy Treasurer Gail Peterson, Land Use and Building Services Director Tom Bergin; Kyle Kimball; Tom Droon; Michael Heinz; Blaine County Recreation District Executive Director Jim Keating; and *Mountain Express* photographer Willy Cook.

This is a publicly-noticed auction of Tax Deed properties. The Right of Redemption has expired.

Recording Secretary Sunny Grant gave the posting notice.

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

Idaho Code requires Blaine County to hold a public auction of tax deed properties within 14 months of issuance of the tax deed. The BCC sets the minimum bid equal to taxes owed to the County, plus any interest, and costs owed on the property. Properties are sold as is. The BCC can accept a bid for less than the total amount owed, and can reject any bid at its discretion. If there are no acceptable bids on a property, the BCC has additional methods of disposing of property, but doesn't have to make a decision on that today.

Auctioneer: Blaine County Board Chairman Angenie McCleary

• 2011 FR NWSE TL 7998 – SEC 7 3N 18E Parcel RP03N180075410

Tax owed to the County: \$647.81.

Small parcel on the north side of East Fork Road with an easement for the Blaine County Bikepath. It's questionable if this parcel is buildable or if there is access to it.

There were no bids on this property.

• 2011 Mountain Sage Sub II – Lot 3 Parcel RPH04370000030 Record #587801

Tax owed to the County: \$5,675.90. Winning bid: \$6,000 from Kyle Kimball.

• 2011 Mountain Sage Sub II – Lot 4 Parcel RPH04370000040 Record #587802

Tax owed to the County: \$5,675.90. Winning bid: \$5,700 from Kyle Kimball.

WOOD RIVER ELECTRICAL PLAN UPDATE and DISCUSSION - Schoen

Schoen and Bergin met with Idaho Power representatives and the Citizens Advisory Committee (CAC). The Wood River Electrical Plan was created with citizen input to address the reliability of electrical service to all residents in the Wood River Valley. Idaho Power is committed to demand reduction through conservation and other means, but says the current transmission system does not meet the valley's current need for reliable power. The current system also provides no redundancy.

The BCC asked Idaho Power to present the Plan for community review and discussion and consider funding options. The Plan includes both overhead and underground transmission lines. Underground transmission is more expensive. Law requires the local community to pay the difference. The CAC developed a consensus of overhead line from Wood River substation north to the hospital. From there, alternatives include underground and underground/overhead lines. Ketchum and Hailey are discussing underground vs. overhead lines.

The BCC supports Idaho Power doing a "roll-out" to elicit community review and input. The BCC agreed to explore the willingness of paying for undergrounding lines, and a Local Improvement District (LID) as a funding option. Other topics:

- Is the Community committed to energy conservation?
- The future of wind power nationally and locally.
- Locally-produced power and distribution.

BREAK

REAPPOINTMENT TO FRIEDMAN MEMORIAL AIRPORT AUTHORITY (FMAA) BOARD

Vice-Chairman Tom Bowman is the current Chairman of the Friedman Memorial Airport Authority.

Schoen moved, seconded by McCleary, to reappoint Commissioner Tom Bowman as Blaine County's representative on the FMAA Board. Motion carried unanimously.

BLAINE COUNTY EMERGENCY OPERATIONS PLAN AMENDMENTS – DISCUSSION and CONSIDERATION

Also present: Blaine County Disaster Services Coordinator Chuck Turner, Chief Deputy Sheriff Ed Fuller, Land Use and Building Services Director Tom Bergin; St. Luke's Wood River Medical Center Director of Community Relations Tanya Keim and St. Luke's Board Member John Gaeddert.

The BCC is amending its Emergency Operations Plan. The BCC belongs at the top of the organization chart, but, in reality, the sheriff's usually takes the lead role in the initial stages of an event, followed by formation of an EOC.

Schoen worked with Turner to draft new guiding language for the EOP to allow for more flexibility. Turner produced a document of a simulated situation using the EOP, that will be included in its appendices. Fuller created organizational charts for the EOP.

Schoen moved, seconded by Bowman, to adopt, as part of the Roles and Responsibilities chapter of the County's Operations Plan, new text, as amended, as page 37A; and two charts—Blaine County Major Incident Management and Blaine County Initial Incident Response—as pages 37B and 37C, respectively; and a "Flood Incident" to go into the EOP support documents as a simulation and illustration; and amend the Emergency Operations Plan. Motion carried unanimously.

AMBULANCE DISTRICT

Schoen moved, seconded by Bowman, to convene as the Blaine County Ambulance District. Motion carried unanimously.

- **St. Luke's Interfacility Transfer Discussion**

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Wood River Fire Protection District Chief Bart Lassman; WRFPD Asst. Chief Jeff Nevins, and WRFPD Commissioner Jay Baille; Ketchum Fire Department Assistant Chief Robbie Englehart and Ketchum Mayor Randy Hall (who disclosed he is also a St. Luke's Emergency Room paramedic); and Blaine County Emergency Medical Director Keith Sivertson; St. Luke's Wood River Medical Center Board Member John Gaeddert and Director of Community Relations Tanya Keim; and Sawtooth Board of Realtors Government Affairs Director Bob Crosby.

Wood River Fire and Rescue and the Ketchum Fire Department have been responsible for transporting critical patients from St. Luke's to other facilities, although they are not contractually obligated to do so.

The goal is to provide reliable transfers, without compromising staff levels remaining in Blaine County. The BCC needs to work out a solution, develop a policy, and determine how to pay for it. The contract language states "... provides, when available, transports from St. Luke's from Wood River Medical Center to other destinations." The providers currently don't have enough personnel to provide 24/7/365 on-call emergency service.

St. Luke's number of transfers has increased since 2009. Transfers are now split equally between Ketchum and WRFPD.

One option would be to hire one person for each WRFPD and Ketchum for interfacility transports. Most interfacility transfer calls occur during regular weekday business hours, so one 40-hour person per agency could probably cover most calls. The County has six ambulances, plus two in Carey. The County has about 60 transports a year, which can total up to \$72,000 in cost.

Schoen moved, seconded by Bowman, to adjourn the meeting of the Blaine County Ambulance District. Motion carried unanimously.

THE BLAINE COUNTY BOARD OF COMMISSIONERS RECONVENED

- **Mid-Year Update**

Ketchum Fire Department Asst. Chief Robbie Englehart reported the Ketchum budget was at about half its annual budget. Ketchum Fire Department will hold an Essentials class to get some new paid on-call volunteers in the fall.

Wood River Fire Protection District Chief Bart Lassman reported their second-quarter budget for recurring expenses is just below 50%. Fuel costs and part-time EMTs are affecting the budget, due to increase in interfacility transfers. Fire season hasn't started yet. Just graduated some beginning firefighters, who have completed their ambulance drivers training.

Blaine County Emergency Medical Director Keith Sivertson said Carey had recently lost some stalwart Fire Department personnel. Carey Quick Response should soon be licensed as an ambulance service.

LAND USE AND BUILDING SERVICES DISCUSSION AND CONSIDERATION

- **Building Fee Resolution**

Also present: Blaine County Land Use and Building Services Director Tom Bergin, Building Official Bill Dyer, and Zoning Specialist Nancy Cooley.

The proposed resolution addresses BuildSmart amendments to the newly-adopted building and fire codes, which are now in effect.

