

1 benefit of Community-wide collaboration and budgeting for such challenges.

2

3 **Operations Director – Char Nelson**

- 4 • Blaine County owns land in Airport West. The Airport West Association has two meetings a year.
- 5 Sheriff Ramsey will attend the upcoming meeting by proxy.
- 6 • The County Payroll Clerk has relocated to the Judicial Building during the shed dormer
- 7 construction project.
- 8 • Water/sewer lines at the Carey Road and Bridge shop were excavated to fix a leak in the pipes.
- 9 • The Recycle Center scale for weighing recyclables appears to be inaccurate. Recycled
- 10 commodities are arriving at their destination with incorrect weights. The scale will be recalibrated
- 11 and then connected to the Recycle Center computer, which will help with bookkeeping. In the
- 12 meantime, recycled products are being shipped in sealed trucks.
- 13 • Road and Bridge is currently working on the Deer Creek Bridge bank armoring project. Idaho Fish
- 14 and Game will check the site and remove any fish caught behind coffer dams. CardnoEntrix
- 15 engineers will visit the site to be sure riprap, sediment and fish screens are in order.

16

17 **County Administrator – Derek Voss**

- 18 • The Recycle Center interior can be below freezing. Federal law requires the County to provide
- 19 Center personnel with protective personal winter clothing and equipment.
- 20 • Hailey, Sun Valley and Bellevue apparently do not plan to contract with Blaine County for
- 21 emergency service communications in FY2013. Blaine County GIS Program Manager Joel Hall
- 22 said Sircomm requested and has received a copy of the County's parcel data. Greenberg said
- 23 some Hailey residents don't know that Hailey is planning to outsource their emergency service
- 24 communications, and are concerned that Hailey is taking valuable business out of county.

25

26 **AMEND AGENDA**

27 **Schoen moved, seconded by Greenberg, to amend today's October 29, 2012 agenda to add a**
28 **bid award to Engelmann Construction and a Contract for Services with Werth-Porchia**
29 **Communications; remove the Contract for Services with the Blaine County Housing Authority,**
30 **Homeland Security Emergency Management Program Grant and minutes of July 11, October 2,**
31 **and October 16, 2012 from the agenda. Motion carried unanimously.**

32

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

- 34 • **Data Exchange License Agreement with Intermountain Gas** Record #

35 Also present: Blaine County GIS Program Manager Joel Hall.

36 Intermountain Gas has provided Blaine County with the location of valleywide gas pipelines, primarily
37 for disaster preparedness. This is the last piece of utility transmission lines data.

38

- 39 • **Lease Agreement with Webb Landscaping** Record #602641

40 Blaine County owns land that Webb Landscaping uses for a parking lot. This lease agreement has
41 been in place for the last seven years.

42

- 43 • **Public Defender Contract with Christopher Simms** Record #602507

- 44 • **Public Defender Contract with Dan Dolan** Record #602509

- 45 • **Public Defender Contract with Cheri Hicks** Record #602508

46 Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves. The contracts are
47 renewals, with one minor non-material change requested by one of the public defender attorneys.

48

- 49 • **Contract for Services with the Crisis Hotline** Record #602679

- 50 • **Contract for Services with Sustain Blaine** Record #602503

51 The Contract for Services language has been revised to be more specific to each agency.

52

- 1 • **Bid Award to Engelmann Construction** Record #
2 Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Operations Director Char
3 Nelson.

4 Engelmann's basic contract doesn't meet County requirements for a construction project. The County
5 suggests a standard detailed AIA Contract for Construction, which can be modified to meet the needs
6 of both parties. Engelmann's bid was less than half the next lowest bid, and Greenberg wants to be
7 sure there is Errors and Omissions insurance. Graves said the contract needs to specify a dispute
8 and remediation process. Nelson said Blaine County is the contract's "owner" and main "architect,"
9 but has an on-call architect and will have an independent inspector.

- 10
11 • **Contract for Services with Werth-Porchia Communications for outreach services**
12 **in connection with recycling services** Record #

13 Nelson said there were a lot of complaints about lack of communication when Blaine County took over
14 the Recycle Center. This contract is for education and outreach. The contract is for a not-to-exceed
15 amount, and results will be closely tracked.

16
17 **Greenberg moved, seconded by Schoen, to approve the contracts, grants and agreements as**
18 **read into the record for October 29, 2012, and authorize chairman to sign.** The FY2012 SCAAP
19 Award was approved earlier in the meeting. **Motion carried unanimously.**

20
21 **CONSENT CALENDAR**

- 22 • **Idaho Power Employees Community Fund Letter of Support from BCC**

23 **Schoen moved, seconded by Greenberg, to approve the Consent Calendar for October 29,**
24 **2012. Motion carried unanimously.**

25
26 **SKILLED NURSING UPDATE – INITIAL OVERVIEW OF RFP RESPONSES**

27 Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Operations Director Char
28 Nelson; Blaine Manor Board of Trustees Chairman Marsha Riemann and Board member Linda
29 Haavik; Blaine Manor Administrator Gail Goglia and Treasurer Stephanie Jaskowski; Blaine Manor
30 advocates Rick Baird and Lois Jean Heagle; Croy Canyon Ranch Foundation (CCRF) Board
31 President Jeanne Cassell; CCRF Executive Director Kathleen Eder, CCRF Campaign Chairman Anita
32 McCann; CCRF advocates Carey Donden and Greg Cappel; TanaBell CEO Troy Bell; Safe Haven
33 CEO Scott Burpee; Alan Stevenson; Peter Candy; John Dondero; and *Idaho Mountain Express*
34 reporter Kate Wutz.

35
36 This meeting is to update the public and new County Commissioner Greenberg on the BCC's
37 evaluation process to select the best solution to Blaine County's skilled nursing needs. Blaine County
38 issued a Request for Proposals on September 4, and received three very different responses. Next
39 steps are to evaluate the three RFP proposals, short- and long-term risk assessment concerns, and
40 then establish a timeline to make a decision.

41
42 The BCC's guiding principles for skilled nursing care include providing safe and compassionate care
43 for all socio-economic groups within the county; and to evaluate the proposals for their ability to
44 succeed without continued public financing.

45
46 The three RFP responses and their basic proposal outlines are:

- 47 TanaBell/Blaine Manor
48 • Blaine Manor existing building, remodeled
49 • 2-tier care – skilled nursing and assisted living
50 • 2-year levy for \$6 million, plus one or two 5-year lease terms
51

- 1 Croy Canyon Ranch/Greystone
2 • Build new facility
3 • 3-tier care – skilled nursing, assisted living and independent living
4 • 35 year (property-tax revenue) bond for \$29 million

- 5
6 Safe Haven
7 • Build new facility
8 • 2-tier care – skilled nursing and assisted living
9 • No public financing

10
11 COMMENTS FROM RFP PROPOSALS:

12 Safe Haven CEO Scott Burpee said many Safe Haven facilities include psychiatric care, and are
13 considered "behaviorally complex nursing homes". These facilities require higher staffing levels, which
14 affects their federal government star rating. Safe Haven will begin construction on their Bellevue
15 property in the Spring of 2013. Safe Haven has built a number of facilities with more beds and
16 assisted living units in towns the size of Bellevue to Hailey. Blaine County demographics can easily
17 support the 40+ beds in Safe Haven's future Bellevue facility.

18
19 Croy Canyon Ranch Foundation Campaign Chairman Anita McCann said CCRF's governance would
20 be local. CCRF would be much like St. Luke's—non-profit, with a large philanthropic component. A
21 three-tier care approach would make CCRF financially viable in the long term.

22
23 TanaBell CEO Troy Bell said the 5% management fee included in their proposal would come directly
24 from daily operations revenue. TanaBell's 10-year lease-to-own payments would purchase the
25 building at the end of ten years.

26
27 The BCC presented questions for the three proposals:

28 TanaBell/Blaine Manor

- 29 • Clarify terms of 5-year lease with option to renew. When does TanaBell take over management,
30 operational responsibility and obligations/liabilities?
31 • Explain lease-purchase proposal. What are the constraints in Idaho Code?
32 • Clarify transition to ownership.
33 • When would TanaBell representative come onto existing Blaine Manor Board? How will
34 governance transition occur, and what would governance structure be?
35 • Outline potential operational cost savings under TanaBell administration.
36 • Does TanaBell propose to occupy all of the building, including space currently occupied by
37 nonprofit tenants?
38 • Explain purpose of 5% management fee.
39 • Clarify purchase option of Blaine Manor facility by TanaBell. How will the purchase price be
40 determined, and negotiated. Would County seek other buyers?

41
42 Croy Canyon Ranch/Greystone

- 43 • Who would own the Croy Canyon Ranch facility? Who would contract with Greystone?
44 • Why does Croy Canyon Ranch maintain independent living is essential to financial stability if the
45 other two proposals don't rely on independent living? Does Idaho Code allow counties to bond for
46 a facility that includes independent living?
47 • Elaborate on governance. How will this operation be accountable to the taxpayers who are
48 funding it?
49 • Can a non-profit facility contract for management service with a for-profit entity (Greystone)
50 without affecting its non-profit status?
51 • Would funds allocated in the proposal to fund Blaine Manor's operating losses during transition
52 allow Blaine County to end its subsidy to Blaine Manor immediately? Do these transition funds

- 1 come from CCRF or new philanthropy?
2 • How does CCRF expect to raise the balance of a proposed \$10 million needed to complete this
3 project? Will philanthropy be an ongoing feature of Croy Canyon Ranch?
4

5 Safe Haven

- 6 • Will entire facility be built immediately, or in phases?
7 • How does Safe Haven want BCC to consider their low state rating in the evaluation process?
8 • Clarify pro forma accounting method that separates skilled nursing from assisted living, therapy
9 services and other components.
10 • How does Safe Haven determine how many beds are financially feasible, and how will beds be filled?
11 • What kind of current leakage to Twin Falls and surrounding towns will be averted with local beds?
12 • How will Safe Haven acquire facilities license to operate in the first two years?
13

14 PUBLIC COMMENT:

15 Al Stevenson said the BCC should consider “long-term” to be 50 years. County law may require
16 disposition of the Blaine Manor real estate to be at public auction
17

18 **BALLOT COUNTING DEVICE LOGIC AND ACCURACY TEST**

19 (Clerk’s Office, Old Blaine County Courthouse)
20

21 **BREAK**

22
23 **SUN VALLEY AREA OF CITY-IMPACT RELATED MEMORANDUM OF UNDERSTANDING**

24 Also present: Blaine County Senior Planner Kathy Grotto, Code Compliance Specialist Diane Shay,
25 and Sun Valley Community Development Director Mark Hofman.
26

27 No notice was required other than Agenda notice.
28

29 On November 1, the Sun Valley City Council will take final action on the two Sun Valley Area of City
30 Impact Ordinances.
31

32 This is the BCC’s first look at the draft Memorandum of Understanding between the City of Sun Valley
33 and Blaine County regarding Sun Valley’s Area of City Impact. The MOU sets forth a joint agreement
34 that certain lands are not appropriate for annexation or development, and are excluded from Sun
35 Valley’s Area of City Impact. Blaine County and Sun Valley will consult with each other if any
36 concerns arise on these lands. The draft MOU will be reviewed by the Sun Valley City Council and the
37 BCC in upcoming meetings.
38

39 The BCC reviewed MOU revisions suggested by Blaine County Land Use Administrator Tom Bergin
40 and Commissioner Schoen.
41

42 **ORDINANCES AND FINDINGS OF FACT CONSIDERATION**

- 43 • **Ordinance 2012-08 Sun Valley Area of City Impact** Record #602712
44 • **Ordinance 2012-09 Sun Valley Area of City Impact Map** Record #602713

45 **Schoen moved, seconded by Greenberg, to adopt Blaine County Ordinance 2012-08, the Sun**
46 **Valley Area of City Impact Land Use ordinance, and Blaine County Ordinance 2012-09, the Sun**
47 **Valley Area of City of Impact Boundary Map Ordinance, based on the Findings that these**
48 **ordinances comply with Blaine County Comprehensive Plan, and have no adverse impacts on**
49 **delivery of service or potable water supply of Blaine County. Motion carried unanimously.**
50

51 **Schoen moved, seconded by Greenberg, to approve the Findings of Fact, Conclusions of Law**
52 **and Decision of Blaine County Ordinance 2012-08 Sun Valley Area of City Impact text**

1 ordinance and Blaine County Ordinance 2012-09 Sun Valley Area of City Impact map
2 ordinance, and authorize chairman to sign. Motion carried unanimously.
3

4 **BOARD REPORTS, DISCUSSION and CONSIDERATION**

5 **IAC District IV Quarterly Meeting** – Schoen and McCleary

- 6 • Discussed potential repeal of personal property tax in Idaho and what would replace the revenue.
- 7 • Schoen is now District IV Legislative Committee Liaison alternate.

8

9 **Community Drug Coalition Regular Meeting** – Schoen

10 The Drug Coalition continues to analyze its financial structure and look for a new executive director.
11 The Coalition is organizing a winter conference addressing the physical impacts of drug and alcohol
12 use among youth. The Idaho Drug Free Youth program is expanding under a new director.
13

14 **Leadership Team Meeting** – McCleary

15 The County Leadership Team, facilitated by the County Administrator and comprised of County
16 elected officials and department heads, meets once a month to discuss ways to improve countywide
17 efficiencies by building communication, trust and teamwork.
18

19 **Blaine County Regional Transportation Committee Meeting** – McCleary

- 20 • Discussed the six proposed sites for the Ketchum transit hub.
- 21 • Senator Michelle Stennett and several others have received phone calls regarding vehicle-wildlife
22 collisions on Highway 75. They discussed what would work and who would spearhead the project
23 if funding were available for some kind of mitigation.
- 24 • In anticipation of Local Highway Technical Assistance Council (LHTAC) grants, Transportation
25 Committee members prioritized their jurisdiction's transportation projects. The Committee will write
26 support letters for each jurisdiction's projects.
- 27 • ITD is reviewing speed limits through Bellevue and Hailey.
- 28 • Expect future discussion on a multi-jurisdictional bike-pedestrian plan.
- 29 • State Forest Service offices have been notified that their road maintenance budget has been cut
30 25% and may be cut an additional 25% next year, on top of previous budget cuts.
31

32 **Snake River Juvenile Detention Center Joint Powers Advisory Board Meeting** – McCleary

33 The Snake River Juvenile Detention Center is looking for a new executive director, but is operating
34 successfully in the interim. Blaine County usage of the detention facility increased significantly for
35 awhile; but has now gone down a little.
36

37 **Idaho Legislature's Health Care Task Force** – McCleary

38 The joint Senate House Health Care Task Force met to discuss counties' healthcare issues, including
39 the Catastrophic Healthcare Fund, Medicaid expansion and its impacts. McCleary told the Legislature
40 that the system does not meet the needs of people who need mental health care. Blaine County's
41 mental health expenses have increased from \$30,000 in 2008 to \$300,000 in 2011. There are no local
42 Medicaid providers in Blaine County, so patients have to wait months for an appointment in Twin Falls
43 and then be driven there by a department employee.
44

45 St. Luke's is trying to arrange for video conferencing or a visiting professional to care for local mental
46 health patients.
47

48 **LAND USE DISCUSSIONS AND CONSIDERATION**

49 • **Bozzuto-Campion Plat Amendment Extension**

50 Also present: Blaine County Senior Planner Kathy Grotto; and applicant's representative Kim Johnson.
51

52 The applicant requests a one-year extension to the approval of a plat amendment to shift a lot line,
53 which currently goes through a garage. One condition of approval of the approved plat amendment

1 was to record the plat within a year, which was October 11. Applicant's representative Kim Johnson
2 explained there had been some family problems.
3

4 **Greenberg moved, seconded by Schoen, to approve the extension on Bozzuto-Campion Plat**
5 **Amendment for one year until October 11, 2013. Motion carried unanimously.**
6

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

- 8 • **October 9, 2012 Regular Tuesday Meeting**
9 • **October 11, 2012 Indigent Hearing**

10 **Schoen moved, seconded by Greenberg, to approve the minutes of October 9 Regular**
11 **Tuesday meeting, as amended, and October 11, 2012 Indigent Executive Session meeting.**
12 **Motion carried unanimously.**
13

14 **ADJOURN**

15 At the hour of 3:49 p.m., the BCC finding no more business before them adjourned.
16
17
18

19 Attest: _____ Approved _____
20 JoLynn Drage Angenie McCleary
21 County Clerk Chairman