

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE MAY, 2022 SESSION**

Sixth Day

Tuesday, May 17, 2022

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Dick Fosbury, Vice-Chair Angenie McCleary, and Commissioner Muffy Davis; Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Clerk Stephen McDougall Graham; County Administrator Mandy Pomeroy; Administrative Services Manager Stephanie Carlson, and Administrative Services Support Specialist Kay Draper; Human Resources Generalist Justin Highhouse; Sustainability Manager Lynne Barker; IT Enterprise Architect Ben Parker, and IT Analyst Josh Maxwell; Recording Secretary Sunny Grant; *Idaho Mountain Express* reporter Emily Jones; and *Idaho Mountain Express* staff writer Mike Shultz.

Some participants in this meeting were by webconference or teleconference.

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

Commissioner McCleary was absent until 9:12 a.m.

PUBLIC COMMENT: None.

CONTRACTS, GRANTS AND AGREEMENTS

• **Integrated Security Resources Project Estimate**

Blaine County Facilities Manager Pat Boyle said this is for exterior door card readers for the Old County Courthouse. The three quotes received were very close. Integrated Security Resources was chosen because they previously provided security for the Blaine County Annex and Judicial Building. There are no additional licensing fees to add the Old Courthouse, which will save several thousand dollars annually.

Davis moved, seconded by Fosbury, to approve the agreement between Blaine County and Integrated Security Resources for the installation of camera and card reader door locks for the Old Courthouse and Annex Building, in the amount of \$34,473.85. Motion passed 2/0.

• **Harris Company Proposal**

Blaine County Facilities Manager Pat Boyle said this contract is to replace and upgrade 63 controls in the obsolete control system in the Public Safety Facility with a new non-proprietary system. The County can change contractors if advisable. Harris's quote was less than the other two quotes received. The County has an existing Annex contract with Harris and is happy with them. The new controls will be installed in the fall of 2022 after the current contract with Carrier expires, or sooner if the current system fails. Boyle said this contract was approved to be paid with ARPA funds.

Davis moved, seconded by Fosbury, to approve the agreement between Blaine County and Harris Company to replace and upgrade the control system for the listed equipment at the public safety facility, in the amount of \$65,900. Motion passed 2/0.

Blaine County Administrator Mandy Pomeroy said County Attorney Tim Graves had prepared the following contracts that use American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (SLFRF).

• **Contract for Services – The Argyros – ARPA/SLFRF Reimbursement**

Also present: The Argyros Operations Director Michael Hoover.

Davis moved, seconded by Fosbury, to approve the Contract for Services with Sun Valley Performing Arts, Inc., dba as The Argyros, in the amount of \$42,845.50, for reimbursement for costs incurred responding to the COVID-19 pandemic. Motion passed 2/0.

COMMISSIONER McCLEARY ARRIVED AT 9:12 A.M.

• **Contract for Services – The Hunger Coalition – ARPA/SLFRF Reimbursement**

Also present: The Hunger Coalition Director of Philanthropy Krista Felton

Davis moved, seconded by Fosbury, to approve the Contract for Services with The Hunger Coalition for ARPA/SLFRF in the amount of \$49,900 to help aid in recovery from the COVID-19 pandemic. Motion passed unanimously.

• **Contract for Services – I Have a Dream Foundation – ARPA/SLFRF Reimbursement**

Also present: I Have a Dream Foundation Executive Director Laura Rose-Lewis.

Davis moved, seconded by McCleary, to approve the Contract for Services with I Have a Dream Foundation, Idaho, Inc., from the allocated State and Local COVID Fiscal Recovery Funds, in the amount of \$25,000, to help in recovery from the COVID-19 pandemic. Motion passed unanimously.

- **Contract for Services - Sun Valley Culinary Institute, Inc. - ARPA/SLFRF Reimbursement**

Also present: Sun Valley Culinary Institute Executive Director Karl Uri.

Davis moved, seconded by McCleary, to approve the Contract for Services with the Sun Valley Culinary Institute, Inc., from the allocated State and Local COVID Fiscal Recovery Funds, in the amount of \$2,889.00, to help aid in recovery from the COVID-19 pandemic.

- **Contract for Services – The Crisis Hotline – ARPA/SLFRF Reimbursement**

Also present: The Crisis Hotline Executive Director Tammy Davis.

Fosbury commended the Crisis Hotline for building a revenue resource, including a building materials thrift store location at the transfer station to intercept discarded items that can be resold and used.

Davis moved, seconded by McCleary, to approve the Contract for Services with The Crisis Hotline, from the allocated State and Local COVID Fiscal Recovery Funds, in the amount of \$29,200, to help aid in recovery from the COVID-19 pandemic.

- **Contract for Services – The Space Idaho – ARPA/SLFRF Reimbursement**

Davis moved, seconded by McCleary, to approve the Contract for Services with The Space Idaho, from the allocated State and Local COVID Fiscal Recovery Funds, in the amount of \$20,900, to help aid in recovery from the COVID-19 pandemic. Motion passed unanimously.

PUBLIC HEARING - STATUS OF FUNDED ACTIVITIES - IDAHO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - SENIOR CONNECTION HVAC UPGRADE

Also present: CDBG Grant Administrator Brenda J. Hastreiter, for Region IV Development

County Clerk Stephen McDougall Graham said this is the second of two public hearings on the status of this CDBG project, as required by Department of Commerce. This CDBG is to upgrade an aging HVAC system at the Senior Connection, as well as to address mold issues and radon mitigation. Most of the work was completed in April. Blaine County is the pass-through government agency required for Department of Commerce grant funding.

Public Comment: None.

No additional action is needed at this time.

PUBLIC HEARING - STATUS OF FUNDED ACTIVITIES - IDAHO COMMUNITY DEVELOPMENT SENIOR CONNECTION MEAL DELIVERY VAN

Also present: The Senior Connection Executive Associate Jovita Peña; and Grant Administrator Brenda J. Hastreiter for The Senior Connection.

County Clerk Stephen McDougall Graham said The Senior Connection purchased a new Meals on Wheels delivery van last fall. The vehicle purchased was larger and better capable of negotiating rural areas in the winter, but exceeded the initial amount of the grant, so Department of Commerce increased the grant funding. The final reimbursement of \$62,607 was received in February, 2022.

Public Comment: None.

No additional action is necessary at this time.

COUNTY DEPARTMENT REPORTS

Assessor's Report - Jim Williams

Also present: Deputy Assessor Melissa Fry, Appraisers Tammy Robison, Erin Swanson, Alyssa Cenarrusa, and David Vanderpool; and Blaine County Treasurer John David Davidson.

Blaine County Assessor Jim Williams said the Assessor's Office has finished their five-year appraisal program, as required by state. Every parcel in the county must be physically inspected and entered into the system every five years. The State Tax Commission approved the County's final ratio studies. Blaine County added \$5 billion worth of taxable value. Blaine County's median assessed value is \$662,000; the median sales price is \$775,000.

The Assessor will mail notices of the second property tax installment the week of June 1.

The Assessor has had an appointment system in place for Department of Motor Vehicles and Drivers Licenses for two years. 87% of people overall who took a survey favor the appointment system.

Weeds – John Cenarrusa

Also present: Administrative Services Support Specialist Kay Draper.

Blaine County Noxious Weed Supervisor John Cenarrusa said there are eight scheduled weed management area spray dates. Administrative Services Support Specialist Kay Draper is doing noxious weed inspections; and sends reminder letters and follows up with repeat offenders.

County Administrator – County Administrator Mandy Pomeroy said County department heads' feedback on the new budget software has been very positive.

Pomeroy and the BCC discussed how to deal with very large ARPA fund requests.

BEST-IN-CLASS PERFORMANCE AWARD FOR HR MANAGEMENT FOR 2021

Also present: Gallagher Benefit Services, Inc. Area Vice President Cindy Tealey; and Gallagher Consultant Rich Dickman.

Gallagher Benefit Services V.P. Cindy Tealey said it was an extreme honor to congratulate Blaine County Human Resources Department on deserving this Best-in-Class Performance Award, chosen from 1,350 respondents. The Best-In-Class point system is based on employees, and how the County helps manage its employees' physical, emotional and financial wellbeing. Tealey noted Blaine County was the country's hotspot in 2019, at the height of the COVID pandemic.

CONSENT CALENDAR

- **Junior College Certificate of Residency forms**
College of Southern Idaho, Fall 2021 - Spring 2022: Oliver T. Mullen.
College of Southern Idaho, Spring 2022: Brisa Reyes.

Davis moved, seconded by McCleary, to approve the Commissioners Consent Calendar of May 17, 2022. Motion passed unanimously.

McCleary moved, seconded by Davis, to convene as the Ambulance District Board. Motion passed unanimously.

BLAINE COUNTY AMBULANCE DISTRICT

Support Services Funding

Blaine County Medical Director Dr. Terry O'Connor wants to develop a therapy program to help local first responders work through recent traffic deaths and suicides. Dr. O'Connor asked the Blaine County Ambulance District to establish a reserve or contingency fund for training and support.

McCleary moved, seconded by Davis, that the Blaine County Ambulance District Board approve up to \$10,000 for support services from the Capital Improvement line of the Ambulance District budget. Motion passed unanimously.

Ambulance District Updates

Commissioner McCleary said the City of Sun Valley is adamant that they want a Blaine County Ambulance District ambulance residing in Sun Valley this fiscal year or next fiscal year; and Sun Valley Fire Chief Taan Robrahn wants better training for Sun Valley firefighters. McCleary said salary discrepancies between local jurisdictions is leading to potential tension between agencies.

Fosbury moved, seconded by McCleary, to adjourn as the Ambulance District and reconvene as the Blaine County Board of Commissioners. Motion passed unanimously.

COVID UPDATE

Safe Work Practices and Policies

With a possible new wave of COVID cases on the horizon, the BCC updated its policy to require masks be worn if more than 15 people are in the Commissioners' large meeting room.

BREAK

Also present for the afternoon session: Administrative Services Specialist Jenny Lovell

McCleary was absent from the afternoon session until 1:35 p.m.

LAND USE and BUILDING SERVICES HEARINGS

Also present: Blaine County Land Use and Building Services Director Tom Bergin; Land Use Planner Allison Kennedy; Blaine County Certified Building Official Jeff Giese; and Linda Haavik.

Title 9 Zoning Regulations Text Amendment - Tiny Homes on Wheels. CONTINUED FROM MARCH 1, 2022) - Public hearing on and consideration of County-initiated amendments to Blaine County Code, Title 9, Zoning Regulations, Chapter 2, Definitions and Chapter 3, Section 11: Accessory Dwelling Units, to allow Tiny Homes on Wheels as permissible types of housing. The amendments were initiated by the Board of Commissioners on October 12, 2021. The P&Z Commission recommended approval on December 9, 2021.

It has been more than 30 days since the previous hearing, so the item was renoticed. Land Use Planner Allison Kennedy read new notice.

Davis moved, seconded by Fosbury, that notice is adequate. Motion passed 2/0.

New materials: Exhibit D-3 – Public comment from Sage Sauerbrey.

McCLEARY ARRIVED AT 1:35 P.M., BUT WAS IN AND OUT OF THE MEETING ROOM FOR THE REST OF THE MEETING.

Kennedy and the BCC reviewed the building official's suggested health-safety construction standards for tiny homes on wheels. County Building Official Jeff Giese suggested definitions of "temporary" and "permanent" be removed from this section.

A “Tiny Home on Wheels” is a recreational vehicle unit that is between 50 and 400sf in size and provides independent living facilities for one or more persons, with provisions for living, sleeping, eating, cooking and sanitation; and has been certified to meet National Organization of Alternative Housing (NOAH) American National Standards Institute (ANSI) + building standards. Giese said the units are built as a recreational vehicle, and, at this time, should remain mobile. Fosbury thinks nationally-recognized standards will be upgraded in the future; Giese concurred.

The tiny homes will be parked in zoning districts that are already in residential areas and support Accessory Dwelling Units (ADUs).

Public Comment: Staff presented a new public comment from Sage Sauerbrey, Owner/Builder of Bigwood Tiny Homes (Exhibit D-3).

Davis made a motion, seconded by Fosbury, that passed, but is to be stricken from the record, and replaced by the following motion:

Davis moved, seconded by Fosbury, to approve, as recommended by the Planning and Zoning Commission, and modified by the BCC today, the proposed text amendments to Title 9, Chapter 2 and 3, in regards to Tiny Homes on Wheels, finding the proposed text amendments are in accordance with the Comprehensive Plan, and will not have demonstrable negative impact on potable water or on delivery of services. Motion passed 2/0. Commissioner McCleary was absent at this time.

BOARD of COUNTY COMMISSIONERS REPORTS

Sustainability and Climate Advisory Committee – Davis said the committee discussed the Clean Energy Analysis and Feasibility Modeling; and issues regarding energy supply, transportation and green building opportunities and barriers.

- McCleary said she and Sustainability Manager Lynne Barker attended an Idaho Transportation Department District 4 meeting focused on mobility issues. Blaine County now has a basic Mobility Plan, necessary to receive federal funding for infrastructure.

Colorado Gulch Bridge Update – Blaine County Administrator Mandy Pomeroy.

Also present: Blaine County Engineer Jeff Loomis; County Floodplain Manager Kristine Hilt; Linda Haavik; Wood River Land Trust Restoration Specialist Ryan Santo; Wood River Fire and Rescue Chief Ron Bateman; and Ginna Lagergren.

County Administrator Pomeroy said there are questions about maintenance of the bridge and access to the bridge. County Road and Bridge typically does not maintain pedestrian access; and the Wood River Land Trust had not planned to maintain the bridge. The BCC will put this on an upcoming agenda.

Opioid Settlement Advisory Committee

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves.

Commissioner Davis said the Opioid Settlement Advisory Committee met last week to discuss the best use of settlement funds, which are expected later this summer. Total funds could be around \$25,000/year for the next 18 years.

The Alliance - Commissioner Davis said The Alliance and an immigration attorney are helping immigrants, including illegal immigrants, with low-cost or no-cost legal services.

BLM Resource Advisory Committee (RAC) - Commissioner McCleary suggested Commissioner Davis would be a good Blaine County representative on the RAC. The BCC will discuss the RAC in a future meeting.

Broadband Grant Project – Chairman Fosbury said Anthem Broadband had a very short timeframe to complete the grant-funded broadband installation project in Carey. The broadband trenches exposed city pipes to extreme cold; and highway and public rights-of-ways in Carey were dug up for several months. The City of Carey had to hire a contractor to repair city right-of-way infrastructure, and is asking Anthem to compensate it for the time and expense to repair the damage.

Wildlife Issues – McCleary updated the BCC on wildlife conflicts with human recreation and dogs.

LAND USE and BUILDING SERVICES

- **Findings of Fact: Plat Amendment. Lot 1, Block 2, Croy Creek Preserve Subdivision**

Also present: Blaine County Land Use and Building Services Director Tom Bergin; and Land Use Permit Technician Rachel Martin.

McCleary moved, seconded by Davis, to approve the Findings of Fact, Conclusions of Law and Decision regarding an application of Peter G. Whitehead, trustee, and Laurie C. Sammis, trustee, to amend Lot 1, Block 2, Croy Creek Preserve Subdivision. Motion passed unanimously.

EXECUTIVE SESSION - Idaho Code 74-206 (1)(a) - Interview of applicant for the Planning and Zoning Commission

McCleary moved, seconded by Fosbury, to go into Executive Session, pursuant to Idaho Code 74-206 (1)(a) to interview a candidate for the Planning and Zoning Commission. Davis (aye), McCleary (aye) and Fosbury (aye). Motion carried unanimously.

OPEN SESSION RECONVENED

LAND USE AND BUILDING SERVICES

- Appointment of member(s) to the Planning and Zoning Commission

Davis moved, seconded by McCleary, to appoint Derek Wolfley to the Blaine County Planning and Zoning Commission for a term to expire October 31, 2022. Motion passed unanimously.

ARPA PROCESS POLICIES DISCUSSION

Chairman Fosbury said the BCC needs to postpone ARPA funding decisions during the next couple months of FY2023 budget meetings. The BCC also wants to refine their ARPA funds deliberation and decision process once discussions resume. The BCC delayed decision on a couple very large ARPA funds requests; and, in the meantime, an emergency housing eviction situation has arisen in Blaine County that requires immediate attention and a large amount of funding. County Clerk Stephen McDougall Graham confirmed that the BCC had already *committed* more funds than the first batch of ARPA funds it had received. The second batch of ARPA funds is expected in late summer.

SPECIAL FUNDING REQUEST for EMERGENCY HOUSING ASSISTANCE – Potential ARPA Funding

Also present: BCHA Interim Executive Director Sarah Michael; Neighbors Helping Neighbors Operation Director Herbert Romero; Silvercreek Living co-owner Anita Northwood; Crisis Hotline Executive Director Tammy Davis; and Blaine County Charitable Fund Executive Director Mary Fauth.

Blaine County Housing Authority Board Chair Sarah Michael said Silvercreek Living will lease its unoccupied building, with onsite manager, to people in need of emergency housing. J&J Trailer Park has allowed an extension to the eviction until the end of July. Michael requested \$65,000 in ARPA funds to pay for the Silver Creek rental between June 1 to September 30, 2022; and then to award another \$258,000 in ARPA funds to cover the cost of the lease for Silver Creek in FY2023. These funds will pay the difference between Silver Creek costs and the rent of \$750 which the tenants will pay each month.

Public Comment:

- Herbert Romero reported on several people who were making successful housing arrangements.
- Sarah Michael said Silvercreek Living would be leased at a loss. Chairman Fosbury said the County has a process to apply for a property tax reduction in some situations.
- Tammy Lewis said the community has come together to offer resources.

Fosbury said Silvercreek, located in the City of Hailey, must be approved by the City of Hailey.

APPROVAL OF BOARD OF COUNTY COMMISSIONER MEETING MINUTES

- April 19, 2022 Regular Meeting

Davis moved, seconded by McCleary, to approve minutes of the Blaine County Board of Commissioners of April 19, 2022, as amended. Motion passed unanimously.

- April 26, 2022 Regular Meeting

Davis moved, seconded by McCleary, to approve minutes of the Blaine County Board of Commissioners of April 26, 2022, as amended. Motion passed unanimously.

ADJOURN

At the hour of 5:14 p.m., with no more business before them, the County Commissioners adjourned.

Attest: _____ Approved _____
Stephen McDougall Graham Dick Fosbury
County Clerk Chairman