



June 21 & 22, 2021, Emmett, Idaho

Pursuant to a recess taken on June 15, 2021, the Board of Commissioners of Gem County, Idaho, met in regular session this 21st day of June 2021, at 8:30 a.m.

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| Present: | Mark Rekow | Chairman |
| | Bryan Elliott | Commissioner |
| | Bill Butticci | Commissioner |
| | Sarah Story | Deputy Clerk |

Whereupon the following proceedings were had, to-wit:

June 21, 2021

REVIEW AND APPROVAL OF AGENDA: The Commissioners reviewed the agenda. A motion was made by Commissioner Elliott to approve the agenda as presented with a corrected date for Tuesday to be listed as June 22, 2021. It was seconded by Commissioner Butticci and carried unanimously.

M2 AUTOMATION COURTHOUSE CAMERA PROJECT PROPOSAL: Jonathan Bradshaw from M2 Automation reviewed a proposal for a courthouse camera system. Items that he talked about were the company's business model, what services they provide, the cost of the service agreement, how their company works, what equipment is included, other counties that use their system and timelines. Information Technology Support Specialist Corbin Vickery stated that he would like to consolidate all cameras to be on 1 system. Jonathan advised that off-site cameras can be used as well. The Commissioners spoke of other county buildings that may need cameras. Jonathan discussed panic buttons. Commissioner Butticci talked about his concerns on the pricing model. The Commissioners will review the information provided and will get back in touch with Jonathan.

CONSENT AGENDA: The consent agenda included: A. Pura Vida Estates Minor Subdivision, B. Pura Vida Estates Minor Subdivision Findings, Conclusions, Conditions, Order, C. Sales Yard Estates Minor Subdivision, D. Sales Yard Estates Minor Subdivision Findings, Conclusions, Conditions, Order, E. Marshall Station Minor Subdivision Findings, Conclusions, Conditions, Order, F. Gem County Resolution 2021-07 amending the

Fiscal Year 2021 budget, G. Notice of intent to award Gem County Comprehensive Plan update to Logan Simpson, H. Idaho Office of Emergency Management 2020 Subrecipient Agreement for 2020 Supplemental Emergency Management Performance Grant, I. USDA Forest Service modification of grant or agreement and J. Nationwide amendment to terminate plan and termination request form (county had a plan then switched to the state plan, county plan is being terminated).

A motion was made by Commissioner Butticci to approve items A-J as shown. It was seconded by Commissioner Elliott and carried unanimously.

4TH OF JULY FIREWORKS SHOW AT THE ISLAND: Commissioner Butticci talked about the launching site, buffer zone, volunteers and whether the Island needs to be closed. Fireworks Committee member Barbara Huguenin talked about the amount of attendees, other locations to view the fireworks, the need of 40 volunteers to keep the Island open, the multiple ways she's tried to recruit volunteers and that she has hired Sheriff's Deputies for security. The Commissioners are in support of her efforts and that it is up to her discretion as to whether the Island needs to close.

A motion was made by Commissioner Butticci to allow the Fireworks Committee for the 4th of July fireworks show at the Island to go forward and if they do not have enough volunteers they have the authority to close the Island. It was seconded by Commissioner Elliott and carried unanimously.

MINUTES: There were no minutes to review.

PUBLIC WALK-IN: There were no attendees for this meeting.

INDIGENT APPLICATIONS: There was no need to go into Executive Session. Deputy Clerk Sarah Story requested a Notice of Lien to be signed for case# 21-018.

21-018 Notice of Lien

Commissioner Elliott made a motion that on case 21-018 to sign a Notice of Lien. It was seconded by Commissioner Rekow and carried unanimously.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen spoke on various county legal matters. Items that she discussed were the St. Luke's Indigent case, the Transportation Plan, a notice of award to Logan Simpson and an off-site clinic for Valor Health.

PROBATION AND PAROLE BUILDING LEASE AGREEMENT: Deputy Prosecuting Attorney Tahja Jensen advised that she was able to fix the termination terms. The Commissioners talked about the rent amount per square foot that they are currently receiving. Commissioner Butticci believes that the rent needs to increase to cover costs for maintenance and is in support of a 5-year lease with a % increase each subsequent year. There was discussion on increasing the rent to \$750.00. The Commissioners will make a motion on this later today.

The Commissioners recessed at 11:45 a.m. for lunch to reconvene at 1:30 p.m.

EGIZI REZONE PUBLIC HEARING: While being recorded, a public hearing was held for the Walker Building LLC rezone request. Due to social distancing, this meeting was held virtually via Zoom. Those present were Development Services Director Jennifer Kharrl, Associate Planner Michelle Baron, Deputy Prosecuting Attorney Tahja Jensen, Road and Bridge Supervisor Neal Capps and applicants Kevin and Shareen Egizi. Commissioner Rekow read the notice of public hearing. Those wanting to present were sworn in.

There were no indications of conflict from the Commissioners, nor were there any declarations pertaining to this meeting such as site reviews or conversations outside of this hearing.

Development Services Director Jennifer Kharrl asked to add the packet of information into the record which includes the application, the Zoning Commission recommendation, the staff report, the draft Zoning Commission minutes and agency letters.

A motion was made by Commissioner Elliott to enter the packet into the record for the Egizi's. It was seconded by Commissioner Butticci and carried unanimously.

Jennifer reviewed the rezone request. This is a rezone request by Kevin and Shareen Egizi, to rezone 9.984 +/- acres from A-2 Rural Transitional Agriculture (a 5-acre minimum lot size) to and R-3 Rural Residential (a 2-acre minimum lot size). Items that she talked about were the property location and that staff and the Zoning Commission recommend approval. She advised that a water study was not required since there was one done in close proximity. She advised that there could be 4 total homes.

Applicant Kevin Egizi described the shape of the property and advised that they want to keep a county feel. Applicant Shareen Egizi advised that their intent is to build homes for their children and grandchildren and a possible Granny Flat in the future. They want to divide their land into 3 parcels but no

more than 4 parcels, with the smallest being no less than 2 acres. There were no others in favor, neutral or against.

Development Services Jennifer Kharrl explained the difference between Ag and Residential in regards to zoning for a Granny Flat. Road and Bridge Supervisor Neal Capps spoke of the roads and access. Commissioner Elliott spoke of his concerns of dedication of frontage roads and meeting the requirements. Jennifer advised if they were to want to build a Granny Flat they would have to start the entire rezone process over again because of the size of their property.

A motion was made by Commissioner Butticci to close the public hearing. It was seconded by Commissioner Elliott and carried unanimously.

Commissioner Elliott stated that all the items have been met and his only concern is water. Commissioner Butticci had no questions. Jennifer advised that there have been 3 different water studies done in the area close to this property. Commissioner Elliott stated that all 5 findings and facts that have been presented have been met.

A motion was made by Commissioner Elliott that on the Egizi rezone to approve the rezone from A-2 rural Transitional Agriculture (a 5-acre minimum lot size) to and R-3 Rural Residential (a 2-acre minimum lot size). It was seconded by Commissioner Butticci and carried unanimously.

GUTHRIE REZONE PUBLIC HEARING: While being recorded, a public hearing was held for the Walker Building LLC rezone request. Due to social distancing, this meeting was held virtually via Zoom. Those present were Development Services Director Jennifer Kharrl, Associate Planner Michelle Baron, Deputy Prosecuting Attorney Tahja Jensen, Road and Bridge Supervisor Neal Capps, applicants Tod and Katherine Guthrie and residents John Tobias, Traci Ross. Commissioner Rekow read the notice of public hearing. Those wanting to present were sworn in.

There were no indications of conflict from the Commissioners, nor were there any declarations pertaining to this meeting such as site reviews or conversations outside of this hearing.

Development Services Director Jennifer Kharrl asked to add the packet of information into the record which includes the application, the Zoning Commission recommendation, the staff report, the draft Zoning Commission minutes, letters with no concerns from the Road and Bridge Department, Idaho Transportation Department and the school district and 3 letters of concerns.

A motion was made by Commissioner Butticci to enter the packet into the record. It was seconded by Commissioner Elliott

and carried unanimously.

Jennifer reviewed the rezone request. This is a rezone with Development Agreement request by Tod and Katherine Guthrie to rezone 5.000 +/- acres from A-2 Rural Transitional Agriculture (a 5-acre minimum lot size) to an R-2 Residential Transitional (a 1-acre minimum lot size). She advised that staff and the Zoning Commission recommends approval with the requirement of a water study and that there is no draft Development Agreement at this time. Road and Bridge Supervisor advised that there is only 1 access to this property.

Applicant Tod Guthrie talked about access and that he understands the concerns with water. He advised that there is currently 1 dwelling on the property. There were no other speakers in favor or neutral. Resident Jon Tobias has concerns about the applicant's intent. Resident Traci Ross expressed concerns with water, traffic and minimum building standards. Tod stated that he has been living at the property for several years and that the conversion of the dwelling so that he could live in it followed all the requirements. He spoke of possible CC&R's. Commissioner Butticci expressed concerns on the ability to have 5 parcels/dwellings. Commissioner Elliott stated that as long as all code is followed and permits received that there is no reason to not allow approval. Jennifer advised that the applicants had all the proper permits which allowed them to convert their shop into a residence. She advised that in order to have 5 parcels it would require a small substandard parcel. She also advised that there was no septic study required. Road and Bridge Supervisor Neal Capps spoke of the road access and traffic.

A motion was made by Commissioner Elliott to close the public hearing. It was seconded by Commissioner Butticci and carried unanimously.

Jennifer stated that a water study is being recommended. Commissioner Elliott expressed concerns of the water study data and septic. Commissioner Butticci spoke of his concerns on 1-acre lots and limiting the building permits. Commissioner Rekow talked about traffic. Jennifer spoke of other water studies done in the area. There was discussion on a Development Agreement. Commissioner Butticci advised that the Health District will take of the sewer concerns.

A motion was made by Commissioner Butticci to continue deliberation on the Guthrie rezone so a Development Agreement can be put together and to meet again on July 13, 2021 at 1:30 in the Commissioners chambers. It was seconded by Commissioner Elliott and carried unanimously.

ROAD DEPARTMENT STANDARDS: Road and Bridge Supervisor Neal Capps

talked about the transportation plan. Items that he spoke about defining all their processes into 1 document, ingress/egress, site distance, road structure and right-a-ways. He advised it should be completed by approximately June 2022 and it will cost the county \$19,200.00 for work to be completed by Keller & Associates. He also talked about adding the completed manual on the Gem County website. This will be added to next week's agenda for possible further discussion and approval.

PROBATION AND PAROLE BUILDING LEASE AGREEMENT: This discussion was held earlier in the day and was continued for later for decision.

A motion was made by Commissioner Butticci to increase the rent to \$750.00 a month for the 1st year with a 3% increase each year after. It was seconded by Commissioner Elliott and carried unanimously.

WORKSPACE BIDS FOR MOTOR VEHICLE DEPARTMENT: Assessor Hollie Ann Strang reviewed 3 bids that she has received for the Motor Vehicle department office cabinets & counter tops for 6 work stations at the new annex location. The 3 bids were from Anthony Hafen for \$30,593.00, Mill Creek Cabinet Company for \$23,269.00 and Idaho Correctional Industries (ICI) for \$11,885.00. ICI had the quickest turn around and offers a 10-year warranty. She is estimating a mid-September date for opening the new annex office. She advised that the cabinets will be modular.

A motion was made by Commissioner Butticci to accept the bid from Idaho Correctional Industries for new counters and cabinets at the Assessors annex office in the amount of \$11,885.00 and for the County Clerk to find the funding source. It was seconded by Commissioner Elliott and carried unanimously.

BOARD OF EQUALIZATION (BOE) PROCESS REVIEW: Assessor Hollie Ann Strang provided training on the BOE process. She reviewed the Commissioners' role during BOE. She also talked about the order of the hearing.

The Board recessed at 5:10 p.m. to 8:30 a.m. on June 22, 2021.

June 22, 2021

ADMINISTRATIVE TIME: The Commissioners worked on various administrative duties.

FISCAL YEAR 2021 BUDGET DISCUSSION: Clerk Shelly Tilton and Chief Deputy Clerk Leandra Rountree met with the Commissioners to discuss the Fiscal Year 2021 budget for the Assessor's

office, Sheriff's office and the Clerk's office.

JUNETEENTH NATIONAL HOLIDAY DISCUSSION: The Commissioners discussed the recent legislation regarding Juneteenth as a national holiday. The Commissioners discussed observing the holiday next year

Commissioner Butticci made a motion to add Juneteenth as a National Holiday and amend the Personnel Policy to add Juneteenth to the list of recognized holidays. It was seconded by Commissioner Rekow and carried unanimously.

JUVENILE PROBATION BUDGET AND WORKLOAD DISCUSSION: Juvenile Probation Officer Shannon Carter met with the Commissioners to discuss what she found out from other counties that handle both juvenile as well as adult misdemeanor probation in one office. Previous discussion had included the possibility of combining the two in order to allow for a local presence for adults on misdemeanor probation. Shannon discussed how this is handled in Owyhee, Boise and Idaho counties. Staffing was discussed. As this would take some time to implement more discussion will be held in the future.

The Commissioners recessed at 12:15 p.m. for lunch to reconvene at 1:00 p.m.

FISCAL YEAR 2022 BUDGET DISCUSSION: The Commissioners met with the Department Heads from the following departments to discuss the Fiscal Year 2022 budgets: Information Technology, General and American Rescue Plan funding.

EMERGENCY MEDICAL SERVICES REPORT AND FINANCIAL UPDATE: Lead Paramedic Len McCaulou and Fire Chief Rick Welch met with the Commissioners to provide an update for Emergency Medical Services. Call volume and financials were reviewed.

ADMINISTRATIVE TIME: The Commissioners worked on various administrative duties.

The Board recessed at 5:00 p.m. to 8:30 a.m. on June 28, 2021.

Approved: _____
Chairman

Attest: _____
Clerk

