



June 28, 2021, Emmett, Idaho

Pursuant to a recess taken on June 22, 2021, the Board of Commissioners of Gem County, Idaho, met in regular session this 28th day of June 2021, at 8:30 a.m.

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

Whereupon the following proceedings were had, to-wit:

June 28, 2021

REVIEW AND APPROVAL OF AGENDA: The Commissioners reviewed the agenda. A motion was made by Commissioner Butticci to approve the agenda as presented. It was seconded by Commissioner Elliott and carried unanimously.

GEM COUNTY TRANSPORTATION PLAN UPDATE: Road and Bridge Supervisor Neal Capps talked about county growth, areas that are being affected, county needs, asphalt and the budget. He advised that he wants the Transportation Plan to fall in line with the Comprehensive Plan. He talked about projects that the city is working on. Other items he discussed included traffic studies, development, traffic impact, a bypass, car counters and chip sealing, speed limits, build-outs, infrastructure needs, sign management and asphalt management. He advised that he would work with Keller Associates to put this plan together. Commissioner Elliott spoke of the need for a bypass. There was discussion on the timeline for this project. Neal will refine the plan and bring it back to the Board for approval next week. Deputy Prosecuting Attorney Tahja Jensen talked about right-a-way and build-outs.

GEM COUNTY STANDARDS AND FEES: This topic was discussed last week. There were no questions or further discussion needed.

A motion was made by Commissioner Butticci to move forward with the Gem County Standards as presented and to note that there are no fees associated at this time. It was seconded by Commissioner Elliott and carried unanimously.

KELLER ASSOCIATES EVALUATION OF POSTED SPEED LIMIT ON DOBIE

ROAD: Road and Bridge Supervisor Neal Capps talked about complaints about the speed on Dobie Road. He also talked about sight distance, lack of street lamps, a road study and critical rate. He advised that the recommendation is to decrease the speed limit to 40 mph from 35 mph on Dobie Road.

A motion was made by Commissioner Butticci to accept the Keller Associates recommendation on Dobie Road as presented but to strike out the addition of an aluminate to an existing power pole. It was seconded by Commissioner Elliot and carried unanimously.

GEM COUNTY RESOLUTION 2021-09 ADOPTING A REVISED SCHEDULE OF SPEED LIMITS FOR GEM COUNTY IN ACCORDANCE WITH THE GEM COUNTY TRAFFIC ORDINANCE (BOWMAN ROAD, DOBIE ROAD):

Road and Bridge Supervisor Neal Capps is requesting approval for Gem County Resolution 2021-09 to adopt a revised schedule of speed limits for Gem County accordance with the Gem County traffic ordinance for Bowman Road and Dobie Road.

A motion was made by Commissioner Butticci to accept Gem County resolution 2021-09 as presented. It was seconded by Commissioner Elliott and carried unanimously.

COVID UPDATES: Valor Health Marketing Manager Stacy Carr provided trend percentages, urgent care and emergency room numbers, a volunteer appreciation lunch and that they will be extending their hours for their Urgent Care. She advised that they are scheduling appointments for vaccines.

CONSENT AGENDA: The consent agenda included: A. Fiscal Year 2022 Gem County/City of Emmett Dispatch Funding Agreement, B. Certificate of residency for Junior College tuition for Hannah Meuser, C. Request for tax and/or fee cancellation for Assessor's parcel RPC 89300000020, D. Whitsel Meadows Minor Subdivision plat, E. Letter of intent to terminate contract with Idaho Telephone Company for inmate jail phone system, F. Memorandum of Agreement between Gem County and the Idaho Department of Juvenile Corrections to support the Community Based Alternative Services (CBAS) program and the Substance Use Disorder Services (SUDS) program, G. Letter of intention to donate funds to the Squaw Creek Soil Conservation District for Fiscal Year 2022, H. Letter of intention to donate funds to the Gem Soil Conservation District for Fiscal Year 2022, I. Gem County Prosecutor/City of Horseshoe Ben Prosecution contract and J. Gem County Prosecutor/Idaho City Prosecution contract.

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

carried unanimously.

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 Release of Lien to be signed for case# 21-018.

21-018 Release of Lien

Commissioner Elliott made a motion that on case 21-018 to sign a Release 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 Probation and Parole lease, the Logan Simpson contract, Comprehensive Plan packets, a procurement purchasing process, the St. Luke's indigent case and the landfill.

COUNTY CELL TOWER, ANTENNA AND WIRELESS INSTALLATION DISCUSSION:

Deputy Prosecuting Attorney Tahja Jensen discussed a records request that was received for cell tower antennas and other wireless devices that the county uses. Sheriff Donnie Wunder talked about towers that are used and who the owners are. He advised that Gem County does not own or manage any of the properties.

JUVENILE PROBATION POSITION: At 11:48 p.m. a motion was made by Commissioner Rekow, seconded by Commissioner Elliott and carried unanimously to go into executive session under Idaho Code 74-206(1)(b) for matters regarding personnel with a roll call vote as follows: Commissioner Butticci, aye, Commissioner Elliott, aye and Commissioner Rekow, aye.

Regular session reconvened at 11:59 p.m.

A motion was made by Commissioner Elliott to extend the offer to hire Shannon Dee Carter as the Juvenile Probation Supervisor at starting salary of \$44,000.00. It was seconded by Commissioner Butticci and carried unanimously. Shannon accepted the offer.

The Commissioners recessed at 12:02 a.m. for lunch to reconvene at 1:00 p.m.

FISCAL YEAR 2022 BUDGET DISCUSSION: The Commissioners met with the the Fair Board Secretary and Fair Board member Dan Heaton to discuss their Fiscal Year 2022 budget request.

HARMONY MEADOWS PRELIMINARY PLAT PUBLIC HEARING: While being recorded, a public hearing was held for the Harmony Meadows Preliminary Plat. This meeting was held virtually via Zoom. Those present were Development Services Director Jennifer Kharri, Associate Planner Michelle Baron, Deputy Prosecuting Attorney Tahja Jensen, applicants Martin and Olga Washburn and Aaron Rush with LR Geo Surveying. Commissioner Rekow read the notice of public hearing. Those wanting to present were sworn in.

There were no indications of conflict from the Commissioners. Commissioner Elliott advised that he met with a Director with one of the ditch companies and asked where to go to get water rights information. There were no other declarations pertaining to this meeting such as site reviews or conversations outside of this hearing.

Development Services Director Jennifer Kharri 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, the slides to be shared, impact agency letters and a letter of concern.

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 Harmony Meadows preliminary plat. The applicant, LR Geo Surveying, on property owned by Martin and Olga Washburn, has applied for a Standard Subdivision (Preliminary Plat-"PP") application to construct a residential subdivision on approximately 50.40 acres located on Gatfield Road. The applicant proposes to create 9 single-family building lots and 2 common lots. The property is zoned A-3, Rural Agriculture. The subject property lies within the Agriculture/Natural Resources designation on the Joint Comprehensive Plan Future Land Use map. Other items that she talked about were access, location of the property, irrigation and common lots.

Aaron Rush with LR Geo Surveying talked about how the parcels were created, where the property is located on the map, a railroad right-a-way, he advised where the common lots would be located, the floodplain, roads, fire truck turn-arounds, easements and access. He spoke of concerns with an irrigation pump and advised that those concerns have been mitigated. He advised that the road would be a private road and will be built to county standards. Applicant Martin (Bill) Washburn spoke on irrigation and the Montour Irrigation District. Olga Washburn spoke on irrigation, water rights, a pressurized water line, access to an pump and a cross-over on the canal. There were no

other speakers in favor, neutral or opposed. Development Services Director Jennifer Kharrl spoke on a letter from Keller Associates that spoke of conditions upon approval. Road and Bridge Supervisor Neal Capps advised that he has no concerns at this time in regards to roads and traffic but that there would be a condition to address dust containment. Aaron spoke of the need for a possible easement for part of the road and water shares.

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

Commissioner Rekow advised that he has concerns with the neighbor that needs access to the pump. Commissioner Elliot expressed concerns with the need for an easement.

A motion was made by Commissioner Elliott for the preliminary plat for Harmony Meadows that the conditions listed in the packet, as well as the requirement that if the service road crosses this property that an easement crossing would be established for that. It was seconded by Commissioner Butticci and carried unanimously.

EXPENSE CLAIMS APPROVAL: The claims presented were reviewed. Commissioner Rekow made a motion to sign the claims as presented and as initialed on the individual claim forms as well as the Indigent claims. It was seconded by Commissioner Elliott and carried unanimously.

MINUTES: The minutes from June 7, 14-15 & 21-22, 2021 were reviewed. A motion was made by Commissioner Rekow to approve the minutes for June 7, 14-15 & 21-22, 2021 as amended. It was seconded by Commissioner Elliott and carried unanimously.

FISCAL YEAR 2022 BUDGET DISCUSSION: The Commissioners met with the Public Defender and County Clerk to discuss their Fiscal Year 2022 budget requests.

KELLER ASSOCIATES COURTHOUSE BACKUP POWER SYSTEM: Commissioner Butticci talked about the backup system for Dispatch. He explained how the system is set up and damage that it sustained during the last wind storm which caused a power outage. He talked about the current generator and advised that they are asking for a scope of work to be done. He advised that right now they are not running with any protection because of the failed up-system. The Commissioners discussed the current jail system. Adam Neiwert from Keller Associates asked about as-builts, a field survey and critical/non-critical loads. There was discussion on the generator in the jail. Commissioner Butticci

advised that he received a 10 day report that shows how much the courthouse is drawing on from Idaho Power. Commissioner Elliot is most concerned of the Emergency System tied to the generator. The Commissioners will try to locate requested documentation for Keller to review. Keller will then review the documentation and do an on-site review to determine the scope of work. Keller asked the Commissioner to determine what is critical.

EXTENSION OF VACATION TIME FOR MOTOR VEHICLE EMPLOYEE: Assessor Hollie Ann Strang is requesting 96.74 hours of vacation time (in addition to the 40 allowable by the personnel policy) for a Motor Vehicle Service employee to be carried over from the end of July to the end of September. This employee was scheduled to take vacation time, but due to another employee being on FMLA, they were unable to take the time.

A motion was made by Commissioner Butticci to allow the Motor Vehicle employee to extend their vacation time to the end of September 2021. It was seconded by Commissioner Elliott and carried unanimously.

The Board recessed at 4:45 p.m. to 8:30 a.m. on July 6, 2021.

Approved: _____
Chairman

Attest: _____
Clerk