



January 3 & 4, 2022, Emmett, Idaho

Pursuant to a recess taken on December 27, 2021, the Board of Commissioners of Gem County, Idaho, met in regular session this 3rd day of January 2022, at 8:30 a.m.

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

Whereupon the following proceedings were had, to-wit:

January 3, 2022

REVIEW AND APPROVAL OF AGENDA: The Commissioners reviewed the agenda. A motion was made by Commissioner Butticci to approve the agenda as amended to show it to be 2022. It was seconded by Commissioner Elliott and carried unanimously.

A motion was made by Commissioner Rekow to recess as a Board of Commissioners and convene as a Board of Equalization. It was seconded by Commissioner Elliott and carried unanimously.

BOARD OF EQUALIZATION MISSED OCCUPANCY ROLL: While being recorded, the missed occupancy roll was reviewed. Those present were Assessor Hollie Ann Strang and Deputy Prosecutor Tahja Jensen. Assessor Hollie Ann Strang was sworn in.

Hollie Ann advised that the requested homeowners filed for the Homeowner's Exemption after the deadline and is asking for approval from the Commissioners for the value changes. She reviewed the details for the administrative request for value changes for Ryan Reek for RP06N01W078760, Edward M. & Tara Cold Revocable Trust for RPE1225E060810, Richard and Tara Gibson RPE1225E010350 and for Scott A. and Angela Kupper for RPW1225E060690.

A motion was made by Commissioner Butticci to make the adjustments as requested by the Assessor's office as presented. It was seconded by Commissioner Elliott and carried unanimously.

A motion was made by Commissioner Rekow to adjourn as a Board of Equalization and reconvene as a Board of Commissioners. It was seconded by Commissioner Elliott and carried unanimously.

CHRISTMAS HOLIDAY OBSERVANCE: Clerk Shelly Tilton talked about employee benefit and compensation when an employee works on the observed holiday and the actual holiday for those departments with 24 hour 7 day a week schedules which include Sheriff's jail, dispatch and patrol deputies. The issue is created specifically when the holiday falls on a weekend. She explained which holidays can sometimes fall on weekends and the current policy for observing holidays. She proposed wording changes to the county policy to clarify how affected employees are to be benefited and compensated. Deputy Prosecuting Attorney Tahja Jensen reviewed the Ada County policy.

A motion was made by Commissioner Butticci to accept the Clerk's proposal for the holiday compensation and for the policy to become effective December 1, 2021. It was seconded by Commissioner Rekow and carried unanimously.

COVID: Emergency Operations Manager Laurie Boston provided updates on the current weekly COVID numbers, the number of deaths in the county, percentages of county residents' vaccination rate, the Omicron variant, testing, the new quarantine guidelines from the CDC and a new treatment that is available. She advised that the at-home tests should be followed up with a regular test due to a high percentage of false-negative results. Valor Health Marketing Manager Staci Carr provided trend percentages, urgent care and emergency room numbers and the number of tests completed.

CONSENT AGENDA: The consent agenda included: A. Request for tax and/or fee cancellation for various parcels for Homeowner's Exemptions, B. Request for tax and/or fee cancellation for various parcels with special fees added in error, C. Request for tax and/or fee cancellation for Assessor's parcel RP0LN02W030300, D. Request for tax and/or fee cancellation for Assessor's parcels RPC8220A010010, E. Request for tax and/or fee cancellation for various parcels for occupancy Homeowners Exemptions received after deadline, F. Request for tax and/or fee cancellation for Assessor's parcel RPE317001011B for Homeowner's Exemption, G. Power of Attorney for National Union Fire Insurance Company for damaged 2021 Ford ambulance and H. Title for 2021 Ford Ambulance.

A motion was made by Commissioner Elliott to approve items A-H as presented. It was seconded by Commissioner Rekow and carried unanimously.

MINUTES: The minutes for December 27, 2021 were reviewed. A motion was made by Commissioner Rekow to approve the minutes for

December 27, 2021 as presented. It was seconded by Commissioner Elliott and carried unanimously.

PUBLIC WALK-IN: Joe Morton spoke to the Commissioners about open meetings law and transparency. He has concerns that Development Services Comp Plan meetings aren't being scheduled according to the law. He spoke of the requirements for the Comprehensive Plan Committee and the need to have recordings of meetings to be posted on the county website. Additional topics he discussed included public records, the county budget, the county infrastructure and a pedestrian pathway plan. Commissioner Elliott expressed disappointment with notification of scheduled meetings and concerns with some of the requirements with the Comprehensive Plan committee. There was discussion on the lack of community interest and participation regarding the Comprehensive Plan. The number of employees that work for Gem County was also discussed.

IMPACT FEE PROCESS UPDATE: Development Services Director Jennifer Kharrl spoke of some issues with Computer Arts in creating a receipting program for tracking impact fees. Planning and Building Assistant Justin Vanderbilt talked about reporting issues. Jennifer talked about the process flow and discussed how to handle a request for a refund if the applicant decides not to proceed with their application. There was discussion on a need for an end-date for those few applicants with outstanding septic permits and the need for notification to those affected. Jennifer also talked about water monitoring and challenges with refunds when interest has incurred. Jennifer will reach out to other counties to see what they do with the incurred interest. There was discussion on an annual audit report that the Commissioners will complete that shows how the impact fees are used. Commissioner Elliott spoke on the administrative costs that go into managing the impact fee process. Justin advised that \$150,000.00 has been received from impact fees for November and December 2021. Justin talked about challenges with invoicing. Clerk Shelly Tilton advised that funds have not yet been dispersed to any of the affected agencies. Deputy Prosecutor Tahja Jensen confirmed the funds should not be dispersed until agreements with the agencies have been approved.

INDIGENT APPLICATIONS: There were no indigent applications to review.

The Commissioners recessed at 12:00 p.m. for lunch to reconvene at 1:30 p.m.

MIDDLETON FIRE DISTRICT CAPITAL IMPROVEMENT PLAN (CIP) AMENDMENT TO THE COMPREHENSIVE PLAN FOR IMPACT FEES PUBLIC HEARING:

While being recorded, the Commissioners held a public hearing for the amendment to the Gem County Comprehensive (Comp) Plan for the addition of the Middleton Fire District Impact Fee Study and Capital Improvement Plan (CIP) to Gem County's Comprehensive Plan Appendix A. This meeting was held virtually via Zoom. Those present were Development Services Director Jennifer Kharrrl, Associate Planner Michelle Baron and Deputy Prosecuting Attorney Tahja Jensen. Commissioner Rekow read the notice of public hearing. Jennifer was sworn in.

There were no indications of conflict from the Commissioners. There were no other declarations pertaining to this meeting such as site reviews or conversations outside of this hearing.

Development Services Director Jennifer Kharrrl asked to have the packet of information be added into record which includes a staff memo and the Capital Improvement Plan from Middleton Fire District.

A motion was made by Commissioner Butticci to add the documents as presented by Jennifer Kharrrl into the record. It was seconded by Commissioner Elliott and carried unanimously.

Jennifer advised that the reason for the hearing is because the CIP plan from Middleton Fire District did not get included in the July 19th hearing that amended the Comprehensive Plan appendix. She advised that this will be an addition to appendix A of the Comp Plan.

There were no members of the public that chose to testify in support, neutral or opposed. The Commissioners are in favor of moving forward.

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

There was no further discussion.

A motion was made by Commissioner Butticci to amend the Comprehensive Plan to include the Middleton Fire District impact fees for the Capital Improvement Plan. It was seconded by Commissioner Elliott and carried unanimously.

SCHOFIELD VARIANCE APPEAL REQUEST FOR RECONSIDERATION: While being recorded the Commissioners discussed the request for a reconsideration for the Schofield Variance Appeal. Those present were Development Services Director Jennifer Kharrrl, Associate Planner Michelle Baron, Deputy Prosecuting Attorney Tahja Jensen, applicant Michael Schofield, appellant Lonna Watson & her representative Joe Morton and various members of the public.

Commissioner Butticci recused himself from the previous

hearing due to having business and community relationships with both parties and will not participate in this appeal request. There were no other declarations pertaining to this meeting such as site reviews or conversations outside of this hearing.

Applicant Michael Schofield talked about his letter that he submitted and advised that they are not trying to build a small subdivision. He advised that when they bought the property there was a 30ft easement requirement and the county later changed it to 40ft.

Joe Morton, the representative for the appellants, talked about a non-development agreement which is in place that is about to expire. He expressed concerns that more development would happen. He wants conditions if the variance is granted. There were no other speakers.

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

There was no further deliberation.

A motion was made by Commissioner Rekow to take the information under advisement and will issue a written decision at a later time. It was seconded by Commissioner Elliot and carried unanimously.

**IDAHO STATE PRESERVATION CERTIFIED LOCAL GOVERNMENT GRANT
DISCUSSION AND CONTRACT WITH LOGAN SIMPSON FOR A PRESERVATION**

POLICY FOR GEM COUNTY: Commissioner Butticci spoke of an Idaho State Preservation Certified Local Government Grant (CLG) for \$25,000.00 for a preservation plan for the Gem County Preservation Committee. He advised that the county would have to have a match of \$5000.00 in kind. There will be a CLG Grant with the state that will pay for a contract with Logan Simpson to pay for a preservation plan. He advised that the scope of work with Logan Simpson would have to be completed by the end of September 2022. He advised that the budget would need to be opened up for \$25,000.00. Deputy Prosecuting Attorney Tahja Jensen advised that the contract is legally sufficient. The Preservation Committee will be the leaders on this project and Logan Simpson will have a project manager for their part.

FAIRGROUNDS GRANSTAND CANOPY BIDS: Commissioner Butticci talked about the bids that he had previously received for the grandstand canopy. He has not received further bids. He advised that he possibly found a company to do the install. He talked about logistics, materials and number of poles for the different canopies. The Commissioners discussed the approximate cost for the bids, but will have to get new ones since the current ones have expired.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen spoke on various legal matters.

EMS AND FIRE DISTRICT #1 ARPA FUNDING REQUEST: Chief Rick Welch is asking the Commissioners to add 1 full-time Paramedic and 1 full-time EMT with benefits to the Gem County EMS staff through FY2023 because of increased call volume from COVID related calls and COVID related inter-facility transfers. He advised that they have been having difficulty getting the volunteers to come in which is causing a lot of over-time pay. He advised that after the year and 8 months, they should be able to sustain the 2 positions with the increased call volume, if not, that position would have to go away. He advised that they should be able to decrease the funds for the volunteer program which should help sustain the positions. Deputy Chief Len McCaulou talked about some of the challenges that they have with some of their volunteers. Rick talked about a full-time Paramedic that started in October 2021. They currently have 2 EMT and 4 Paramedics. He advised that it would be very difficult to find an employee willing to be hired for only 8 months, which is why they are asking for FY2023. He is asking to use ARPA funds for the 2 positions for 8 months until the end of this budget year with a possibility to come back and ask for approval for the end of FY2023. He should know by 3rd quarter if FY2023 will be needed. He spoke of employee burn out and the increased time for responses to calls. Commissioner Rekow and Commissioner Butticci understand the additional staffing need. Deputy Prosecuting Attorney Tahja Jensen advised that impact fees cannot be used for adding additional personnel.

A motion was made by Commissioner Butticci to move forward with ARPA funding for Gem County EMS for 1 full-time EMS in the amount of \$72,664.00 for FY2022 and for 1 full-time Paramedic in the amount of \$94,536.00 for FY2023 and not to exceed FY2023. It was seconded by Commissioner Elliott and carried unanimously.

Rick is also asking to add 1 new full-time Firefighter/Paramedic with benefits through FY2023 due to increased volume call related to COVID for Gem County Fire District #1. He advised that they only have 6-7 volunteers that respond to calls. The asking cost is \$92,400.00. If FY2021-FY2022 is to only be considered, it would be \$36,960.00.

A motion was made by Commissioner Elliott to approve the budget request from Gem County Fire as per their request for FY2021-FY2022 for \$36,960.00 and to not exceed. It was seconded by Commissioner Butticci and carried unanimously.

The Board recessed at 5:00 p.m. to 8:30 a.m. on January 4, 2022.

January 4, 2022

ADMINISTRATIVE TIME: The Commissioners worked on various administrative items.

The Commissioners recessed at 12:00 p.m. for lunch to reconvene at 1:30 p.m.

ADMINISTRATIVE TIME: The Commissioners worked on various administrative items.

The Board recessed at 5:00 p.m. to 8:30 a.m. on January 10, 2022.

Approved: _____
Chairman

Attest: _____
Clerk