



April 25 & 26, 2022, Emmett, Idaho

Pursuant to a recess taken on April 19, 2022, the Board of Commissioners of Gem County, Idaho, met in regular session this 25th day of April 2022, 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:

April 25, 2022

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.

AMBULANCE BUILDING SIDING ESTIMATE: Buildings and Maintenance Supervisor Chuck Shambaugh presented an estimate from DC Siding & Construction for siding at the EMS building for \$3999.25. This bid does not include scrap removal. Chief Rick Welch talked about the scope of work to be done. He advised that they have the funds available for this project.

A motion was made by Commissioner Butticci to approve the bid from DC Siding & Construction for the EMS building in the amount of \$3999.25. It was seconded by Commissioner Elliott and carried unanimously.

EMS UPDATE AND BUILDING USE DISCUSSION: Deputy Chief Len McCaulou reviewed the call summary report for 2022. He talked about transfers, staffing shortages and call comparisons from previous years. Chief Rick Welch reviewed the profit & loss budget report since October 2021. He talked about the cost of vehicle maintenance, fuel and having to pay over-time due to staffing shortages. He talked about a grant for an ambulance and equipment. He also talked about items for the surplus auction. There was also discussion on a new sign for the building. Rick would like to set up a work-out area in the EMS building for daily exercising.

CONSENT AGENDA: A. Operation in funds summary for 1/1/2022-3/1/22, B. Professional services agreement for Public Surplus auction facilitation with Fix This System, C. True Pearce Law Conflict Public Defense annual report for FY2021, D. Viking Minor Subdivision, Conclusions, Conditions, Order, E. Community rating system re-certification form, F. Ordinance update Request for Proposals, G. Collett Minor Subdivision Road Mitigation Agreement, H. Collett Minor Subdivision final plat, I. Idaho State Department of Agriculture Lower Gem Cooperative Weed Management Area Disbursement agreement and J. 2022 Noxious Weed cost share request for the Lower Cooperative Weed Management area special report.

A motion was made by Commissioner Elliott to approve items A-J as presented. 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 for April 18 & 19, 2022 were reviewed. A motion was made by Commissioner Butticci to approve the minutes for April 18 & 19, 2022 as amended. It was seconded by Commissioner Rekow and carried unanimously.

PUBLIC WALK-IN: There were no members of the public present.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen spoke on various county legal matters. Items that she talked about were the drought declaration, property purchase, Conflict Attorney's, the Request for Qualifications for an employee job classification, Impact Fees and a procurement manual.

JAIL CONTROL PANEL BID REVIEW AND NOTICE OF AWARD: While being recorded Chief Deputy Dave Timony advised that he was able to get clarification on questions that the Commissioners had from the bid opening last week. Patrick Scott from Sydaptic advised how their system would work, how it is implemented, product support, software updates, advised that this is an automatic system that is controlled by software and that it has an intercom component. Jackson Willo with Willo Products talked about their product. Brian Carey with Willo Products spoke on how their product works, how it is installed, product support and that this is a manual system. Dave talked about challenges

with support with their current system and concerns with going with the same type of system with Willo. There was discussion on the need to move forward with better technology to fit the needs of the county. Commander Katie Rolland believes upgrading to the newer technology is the best option. She talked about challenges with their current system. Sheriff Wunder believes that upgrading with the newer technology is best for the future. Katie will check on product delivery timelines. Commissioner Rekow will work with Clerk Tilton to see if there is enough ARPA funding to cover the cost. This will be added to next week's agenda for award.

The Commissioners recessed at 12:15 p.m. for lunch to reconvene at 1:30 p.m.

COTNER REZONE DELIBERATION: While being recorded, the Commissioners met for deliberation on the Cotner rezone request. The public hearing was previously closed. This meeting was held in person and virtually via Zoom. Those present were Development Services Director Jennifer Kharrl, Associate Planner Michelle Barron, Deputy Prosecuting Attorney Tahja Jensen, Road and Bridge Supervisor Neal Capps, and several members of the public.

Planning Director Jennifer Kharrl reviewed the development agreement that included the water quality and quantity study, environmental concerns, wildlife concerns to be addressed by Fish & Game as well as changes the Zoning Commission asked for Development Agreement comply with the Road and Bridge Department letter and the School District requirements. The draft Development Agreement was sent to the applicant's legal counsel and they had some revisions to items 6, 8, 9, and 10. Jennifer reminded the Commissioners that Development Agreements are contractual agreements that can be negotiated on each side until an agreement is reached.

There were no questions for Jennifer from the Commissioners.

Todd Lakey stated that their comments on the Development Agreement are there and would answer any questions the Commissioners might have.

Jennifer reviewed the requested revisions under each item. Commissioner Elliott questioned some of the language, depth of existing wells compared to what the actual wells will be, the difference of a certified laboratory and what it is referring to. Well logs were discussed.

On item 6, Todd will change language from should to shall and add "qualified to evaluate water quality" in regards to a certified laboratory. He advised that they included the wells on the property which should be a good indicator. He reviewed what

was meant by monitoring wells and advised that they don't have the authority to test someone's private well off site.

Item 8 discussed school district requirements. On item 9, Jennifer stated that it could be stricken in entirety as a Subdivision Engineering Report (SER) would need to be done through Southwest District Health which would address these issues. Todd stated that he prefers that #9 be removed and that this item was generated from Commissioner Rekow's memory from his youth. They have concerns that there is no specific documentation of those issues. He would be happy to have a SER completed. Commissioner Elliott stated that as long as the SER includes the area next to the property line he does not have an issue with removing #9; however, if we have no control as to where the testing is done his concerns remain the same. Todd advised that the SER would evaluate each parcel that would have an individual well and septic although it may not necessarily note pesticides. Commissioner Butticci feels that it should be left in. Item 10 added 30 day notice with an opportunity to respond.

The Commissioners discussed changes to the Development Agreement. Commissioner Butticci stated that he feels item 6 should be shall and that for item number 8, he agrees that they should work with the school district. He would like to keep item 9 and is ok with the proposed changes for item 10. Commissioner Elliott agrees with Commissioner Butticci. Commissioner Rekow reviewed item 6 again.

Road and Bridge Supervisor Neal Capps stated that there has been a traffic study done. Commissioner Rekow has concerns with the volume of traffic, dangerous intersections. Neal explained how a traffic study is performed. He advised that the data is being looked at in regards to intersections. He advised that they are looking at lowering the speed limit.

A motion was made by Commissioner Butticci to approve the rezone for the Cotner Development RZ21-013 accepting the 5 Findings of Fact from the Zoning Commission and moving forward with the Development Agreement Exhibit 2 as amended today in this deliberation. It was seconded by Commissioner Elliott. Commissioner Rekow was opposed the motion. The motion carries to move forward.

GATFIELD ACRES MINOR SUBDIVISION: While being recorded, Development Services Director Jennifer Kharrl reviewed the Gatfield Acres minor subdivision request. Sawtooth Land Surveying, LLC, on property owned by Cory and Megan Walker, has applied for a minor subdivision to create two (2), single-family lots on approximately 12.4 +/- acres located in the A-3, Rural Agriculture zone. The lots comply with the minimum 5-acre lot

size established for this zone. She advised that staff recommends approval for this request. Jennifer stated that there were no concerns from the neighbors and that working with the water district as far as their water rights. Commissioner Elliott has concerns regarding water rights and making sure that they are protected in the future. Road and Bridge Supervisor Neal Capps discussed his letter addressing concerns with access.

A motion was made by Commissioner Elliott to approve the Gatfield Acres MIN22-001 as they have met all 5 findings as demonstrated by staff recommendations and staff has recommended approval and that the county will do whatever they are authorized to make sure that there is water. It was seconded by Commissioner Butticci and carried unanimously.

HUMAN RESOURCES UPDATE: Chief Deputy Clerk Leandra Rountree met with the Commissioners to provide a human resources update for the 1st and 2nd quarters of fiscal year 2022. Topics discussed included open positions, Worker's Compensation claims and trainings, employee turnover, and FMLA. Leandra will work with the State Insurance Fund and ICRMP to schedule some employee trainings.

USDA FOREST SERVICE CURRENT AND UPCOMING DISTRICT PROJECTS:

District Ranger John Wallace from the USDA Forest Service met with the Commissioners to discuss current and upcoming projects in the Emmett District. Items that he talked about were logging, timber sales and areas affected. Other items he talked about were the Sage Hen project, tree thinning, burning projects, recreation projects, grazing and the Infrastructure Bill. Road and Bridge Supervisor Neal Capps spoke of road conditions. John spoke of the amount of dead trees that remain standing.

STATE DROUGHT DECLARATION: Commissioner Rekow contacted the State earlier in the day to get clarification on the declaration and the effects on the county. The Commissioners agreed that they are in support of the declaration. They talked about how low the surrounding lakes are.

A motion was made by Commissioner Butticci to participate in the state wide Drought Declaration proposed by the Governor. It was seconded by Commissioner Elliott and carried unanimously.

ADMINISTRATION TIME: The Commissioners worked on various administration items.

The Board recessed at 5:00 p.m. to 8:30 a.m. on April 26, 2022.

April 26, 2022

LOCAL EMERGENCY PLANNING COMMITTEE (LEPC): The Commissioners attended this meeting at the Emergency Operations Building.

ADMINISTRATION TIME: The Commissioners worked on various administration items.

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

ADMINISTRATION TIME: The Commissioners worked on various administration items.

The Board recessed at 5:00 p.m. to 8:30 a.m. on May 2, 2022.

Approved: _____
Chairman

Attest: _____
Clerk