



September 28, 2020, Emmett, Idaho

Pursuant to a recess taken on September 21, 2020, the Board of Commissioners of Gem County, Idaho, met in regular session this 28th day of September 2020, at 8:30 a.m.

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

Whereupon the following proceedings were had, to-wit:

The Pledge of Allegiance was said.

September 28, 2020

REVIEW AND APPROVAL OF AGENDA: The Commissioners reviewed the agenda.

A motion was made by Commissioner Rekow to approve the agenda for September 28, 2020. It was seconded by Commissioner Butticci and carried unanimously.

ADMINISTRATIVE TIME: The Commissioners worked on administrative matters.

FISCAL YEAR 2020 BUDGET ADJUSTMENT PUBLIC HEARING: While being recorded, a public hearing was held for the Fiscal Year 2020 budget adjustment. Commissioner Elliott read the Notice of Public Hearing. Those present were Deputy Prosecuting Attorney Tahja Jensen, Deputy Clerk Sarah Story and Clerk Shelly Tilton.

Clerk Tilton talked about the items on the resolution that needed to be adjusted. Items that were included on the resolution included the EMS billing service due to covid, salary line to cover contract expense, new motor vehicle computers, a highway safety grant for the Sheriff's Department, sick time buy out program and EMS roof replacement. Funding to cover the additional expenses were included in the discussion.

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

A motion was made by Commissioner Butticci to accept Gem County Resolution 2020-19 for the budget adjustment Fiscal Year 2020 striking the last entry for temporary help contribution of \$3130.00 as it was covered on another temporary help line. It was seconded by Commissioner Rekow and carried unanimously.

CONSENT AGENDA: The consent agenda included A. Appointment of Tamara Burke to the Zoning Commission, B. Agreement for Pathology Services between Gem County and Ada County, C. Sweet Valley Homes No. 2 Minor Subdivision Findings, Conclusions, Conditions, Order, D. Henne Minor Subdivision Findings, Conclusions, Conditions, Order, E. Gem County Polling Precinct location designation for the November 3, 2020 Election, F. Gem County Ordinance 2020-03 James and Carla Standley Rezone, G. Gem County Ordinance 2020-04 Robert and Dawna Marshall Rezone and H. Idaho Office of Emergency Management 2020 Subrecipient Agreement for Gem County EMPG grant award.

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

INDIGENT APPLICATIONS: There were no Indigent applications reviewed.

COVID DISCUSSION: Emergency Services Manager Laurie Boston provided updates on the current COVID case count in Gem County, advising the county is still in the yellow stage, provided an Emmett High School status, gave the number of tests being conducted at Valor and the use and availability of the Bioseal fabric. Valor Health CEO Brad Turpen provided updates on the Emergency Department and Urgent Care numbers and how many were COVID and Strep related, tracking of school age patients, advised that the positivity rate has increased, symptomatic vs. asymptomatic testing and staffing challenges with families with school age children. He also stated that their supplies are in good standing and talked about the flu shots that are being distributed to the public and discussed other type of non COVID related cases that they are seeing. Valor Health Marketing Manager Staci Carr talked about positive cases in the school district and the Freedom Harvest Festival that was well attended over the weekend.

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 Butticci and carried unanimously.

CARES ACT FUNDING REQUEST FOR RADIOS AND ITEMS TO MAKE THE EMERGENCY OPERATIONS CENTER MORE PORTABLE:

Emergency Manager Laurie Boston talked about radios for Fire District 1, EMS, City Fire and Law Enforcement for county and city to help ensure more efficient communication amongst First Responders and help mobility. Fire Chief Rick Welch expressed his concerns with Motorola and reviewed a quote from Harris Radios, stating that the requested radios aren't compatible with systems in Gem County and would only be able to be used during mutual aid situations in Ada and Canyon Counties. There was discussion on funding for the radios. Rick talked about specific needs his department would have with the radios. Prosecuting Attorney Tahja Jensen advised that a proposal needs to be created. Clerk Shelly Tilton talked about a shared EOC with the city and how this discussion began during a previous Commissioner meeting. Commissioner Butticci talked about how all the departments need to get together and come to an agreement on what radio would work for all as well as other equipment that was listed on the quote. He talked about the costs and how it would be split amongst the different entities. Commissioner Butticci suggested that the equipment for Emergency Operations Center (EOC) and EMS needs be separated. The requested items that the EOC was asking for were reviewed and Commissioner Butticci was in favor of moving forward with the EOC equipment and holding off on the radios at this time. Commissioner Elliott agreed. IT Director Robert McCracken talked about the limitations at the current EOC location and the possibility of being on the county network. For the radios, a meeting will be set with all necessary parties to discuss their needs. Equipment for the EOC will be brought back to the Board for a decision next week.

CARES ACT FUNDING REQUEST FOR UPGRADES FOR COUNTY

TECHNOLOGICAL NEEDS RELATING TO COVID: IT Director Robert McCracken talked about a grant that is available. Items that were discussed were remote access, firewall switches and upgrade the Commissioners room. There was discussion about challenges with virtual meetings, limitations, other options and length of time it takes to manage the meetings.

Deputy Prosecuting Attorney Tahja Jensen advised that the county needs to look at the future and what needs to happen to make business more efficient and user friendly. She also suggested to update the Commissioners room with live feed, upgraded audio, moderator ability and storage. She talked about what meetings would need to be live streamed, training of the system, how long storage would be needed and how the cameras would need to be set. Robert discussed how the City of Emmett conducts their virtual meetings. Clerk Shelly Tilton talked about possible overflow to the conference room and a possible option to have a set up for those that do not have virtual access. Robert will put together recommendations and costs as to what will be needed and provide it to the Commissioners for review for Tuesday, October 13, 2020.

COUNTY WEBSITE AMERICANS WITH DISABILITIES (ADA)

MODIFICATION DISCUSSION: Code Enforcement Officer Larry Robertson talked about vulnerabilities with the county website. Topics that were discussed included ADA compliance for the county website, the cost for updating and yearly maintenance fee for the county website, a company that specializes in government websites and retention of old documents. There was also discussion on the website being user friendly so departments can be responsible for their own sections. Clerk Shelly Tilton talked about the purchase process, budget needs and possible reimbursement. There was also discussion about who would be responsible for decisions on the design of the website. Robert will put together recommendations and costs as to what will be needed and provide it to the Commissioners for review for Tuesday, October 13, 2020.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen talked about possible changes to the Memorandum of Understanding (MOU) with the Rec District and Little League and her concerns about maintenance and liability. She proposed an application, fee process and insurance requirement for any outside organization to be included in the MOU's for the use of the Sports Complex for protection to the county. She recommends the Rec District work with Southwest District Health for all health and safety needs. Tahja will provide the proposed MOU's to the Commissioners and to the Rec District. There was discussion about the removal of the paint on the Hunt House. Commissioner Butticci will provide a written plan to Tahja.

Tahja also talked about the water shares at the Industrial Park and the need to meet with Last Chance Ditch Company. Discussion on the Oil & Gas Ordinance will be held during next week's meeting.

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

KYLE STRATTON REZONE PUBLIC HEARING: While being recorded, a public hearing was held for a rezone request by Kyle Stratton. Due to social distancing this meeting was held virtually via Join Me. Commissioner Elliott read the Notice of Public Hearing for virtual meeting for the Kyle Stratton Rezone application by Sawtooth Land Surveying on behalf of land owner Kyle Stratton. The applicant is asking for approval to rezone his property from A-2 Rural Transitional Agriculture (5-acre minimum) to R-2 Residential Transitional (1-acre minimum). The property proposed to be rezoned is 16.18 +/- acres in size, and lies fully within the Priority Growth Area 1 of the County Residential Area, as designated on the Future Land Use Map in the Comprehensive Plan. The property is located on the east side of Lower Bluff Road.

Those present were Deputy Prosecuting Attorney Tahja Jensen, Deputy Clerk Sarah Story, Development Services Director Jennifer Kharrrl, Associate Planner Michelle Barron, Josh Beach from Sawtooth Land Surveyor on behalf of property owner Kyle Stratton, neighbor Alvin Flane Walker and an unknow caller that was not identified. Those who intended to speak during the hearing were sworn in. There were no conflicts indicated, nor were there any declarations pertaining to this meeting such as site reviews, conversations outside of this hearing.

Development Services Director Jennifer Kharrrl asked to add the packet of information that was submitted for the rezone into the record which includes the application the Zoning Commission recommendation, the staff report, the Zoning Commission minutes, draft development agreement which includes a Concept Plan the Zoning Commission requested, a letter from the Road and Bridge Department which includes a traffic study, 5 letters of concern submitted for the Zoning Commission hearing and 4 letters of concern submitted for this hearing.

Commissioner Elliot asked if there was any objection to adding the packet of information to the record. There was no objection and the packet was admitted.

Jennifer reviewed the details for the rezone application. Items that she talked about were the property location, that there were no current structures on this lot and that this is a request for 10 lots. She advised that the applicant submitted a Concept Plan which was needed to address multiple outstanding questions. She talked about the purpose of a Development Agreement and how it affects the property and the conditions that are put in place.

Applicant Josh Beach from Sawtooth Land Suveyor talked about the minimum lot size and the size of the lots that were being proposed.

There were no speakers present in person or via Join Me that were "In Favor" or "Neutral". Commissioner Elliott opened discussion to those "In Opposition".

Alvin Flane Walker discussed water rights on his property from 1900 (65-5277). Other items that he expressed concerns about were water limitations, water pressure, clay levels in the ground, the effects of water flow, water distribution, current nitrate levels, road access, the size of the aquafer and the possible need for a new well or filtering system. He is against 10 houses.

There were no others present in "Opposition". Commissioner Elliott gave the applicant the chance for rebuttal. Josh did not have further testimony.

Jennifer clarified that the access road would come off of Lower Bluff and discussed current zoning for the property.

Road & Bridge Supervisor Neal Capps talked about the easement stating that it meets requirements for a private road. He also talked about the need for the required traffic study as well as recent work that has happened on the affected road. There was also discussion on any requirements for gallons per minute for residential families, water quality and quantity study with monitoring wells, septics and potential studies from Southwest District Health.

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

There was continued discussion about the water study and sustainability. It was recommended by Commissioner Butticci to change the language in the Development Agreement regarding the wells and study as well as an analysis study for sustainability. Commissioner Rekow stated that the study needs to be very comprehensive. His 3 areas of concern are the quality and quantity study, septic

and traffic travel. There was discussion on the process of updating the Development Agreement. It was agreed upon by the Commissioners that they want to see the changes to the Development Agreement prior to it being presented to the applicant to ensure accuracy of their requests.

A motion was made by Commissioner Butticci to continue deliberation on this hearing to Monday, October 5th at 1:30 p.m. to look at the Development Agreement. It was seconded by Commissioner Rekow and carried unanimously.

TRAFFIC LOGIC QUOTE FOR SOLAR SPEED TRACKING SIGNS: Road & Bridge Supervisor Neal Capps talked about their current radar signs for areas of concerns. Topics that were discussed were safety improvements, public concerns, where they are located and speeding. He is requesting to purchase 2 additional signs which are Bluetooth enabled and portable. He talked about data that they get from the signs to help public safety. The Commissioners reviewed the bid for the 2 additional radar signs.

A motion was made by Commissioner Rekow to approve the purchase of 2 additional traffic logic solar speed tracking signs. It was seconded by Commissioner Butticci and carried unanimously.

CARES ACT FUNDING REQUEST FOR EMS EQUIPMENT: Fire Chief Rick Welch Deputy talked about the CARES Act funding request for EMS Equipment. The Commissioners support the decision to make the application to have the CARES Act cover the cost of these essential items. He also advised that they were granted an ambulance and power load kit that they applied for from the EMS State Dedicated grant and it was advised that there is a match requirement. EMS Lead Paramedic Len McCaulou talked about the number of grants that were allotted.

MINUTES: The minutes from September 21, 2020 were reviewed.

A motion was made by Commissioner Rekow to accept the minutes for September 21, 2020 as amended. It was seconded by Commissioner Butticci and carried unanimously.

The Board recessed at 4:30 p.m. to 8:30 a.m. on October 5, 2020.

Approved: _____
Chairman

Attest: _____
Clerk