



October 26, 2020, Emmett, Idaho

Pursuant to a recess taken on October 20, 2020, the Board of Commissioners of Gem County, Idaho, met in regular session this 26th day of October 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.

October 26, 2020

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

A motion was made by Commissioner Rekow to approve the agenda for October 26, 2020. It was seconded by Commissioner Butticci and carried unanimously.

ADMINISTRATIVE TIME: The Commissioners worked on administrative matters.

IMPACT FEE DISCUSSION: There were no attendees for this meeting. This meeting was cancelled.

KYLE STRATTON DEVELOPMENT AGREEMENT DISCUSSION: Property owner Kyle Stratton met with the Commissioners to discuss the Development Agreement requiring a septic and well study. He is requesting to turn all studies in to Development Services at a later date. Development Services Director Jennifer Kharrl advised that they cannot process the application until the study is completed. There was discussion about timelines and the process. Kyle agreed with the wording of the Development Agreement.

TRIPLE H. ESTATES MINOR SUBDIVISION: Development Services Director Jennifer Kharrl met with the Commissioners to review the Triple H. Estates Minor Subdivision. The applicant, Sawtooth Land Surveying, LLC, on property owned by Big Pine Construction,

LLC, has applied for a minor subdivision to create four (4), single-family lots on approximately 20.00 +/- acres located in the A-3, Rural Agricultural zone. Items that were discussed were 3 letters of concern, splitting of properties, road capacity, plans for the roads, road dedication and right-of-way. Road and Bridge Supervisor Neal Capps talked about concerns he has for areas that do not have shoulders, the need for signage and the Capital Improvement Plan. There was also discussion regarding the canal, existing fence, easement on this property, existing buildings, wells, septic, sandy soil and irrigation water level concerns.

A motion was made by Commissioner Butticci to approve the Triple H Estates Big Pine Construction LLC as presented with Exhibits A, B and C. It was seconded by Commissioner Elliott and carried unanimously.

COVID DISCUSSION: Disaster Services Director Laurie Boston talked about the current COVID cases in Gem County. She advised that there were 2 deaths in the county ages 60+. She also talked about limited hospital bed capacity in Eastern Idaho and Utah and also about COVID fatigue with the public. She provided updates on her temporary work space at the fire station. Valor Health CEO Brad Turpen talked about St. Luke's Magic Valley stating that they are still seeing pediatric patients as needed. He also talked about testing volume being up and the positivity rate. He advised that they have temporarily closed their Urgent Care on Sundays due to staffing. He discussed guideline information that is being provided to the community for Halloween and upcoming holiday events. He also advised that they are limiting asymptomatic testing due to supply, how they are preparing for cold weather as well as Behavioral Health support for the community. He advised that they have a new doctor that will be taking patients shortly. Valor Health Marketing Manager Staci Carr talked about communication to the community about public safety and guidance, a coat drive at Valor Health, drive-up flu shot clinic and the guidelines for the use of Emergency Rooms. Laurie advised that Southwest District Health is developing a Strike Force Team for testing people that are symptomatic and that they can possibly assist the hospital.

CARES ACT FUNDING: Assessor Hollie Ann Strang talked about challenges with the lines at auto license. She is requesting a to purchase a 24-pager paging system, 3 propane heaters and pop-up tents. Clerk Shelly Tilton talked about the CARES Act funding and that there is money that can be used by the county budget if needed. She also provided updates on the EMS orders, Emergency Operations Center order and body cameras. She advised that she

submitted the 2nd batch of county expenses and is preparing the 3rd batch. Gem County IT Director Robert McCracken talked about challenges with availability of equipment and costs. There was discussion on the need to have someone come out to give an estimate on upgrades to the Commissioners room and the timelines for possible CARES Act reimbursement. Commissioner Butticci advised that Robert get the equipment list to Shelly for submission right away. Robert will look at other companies for installation. There was also discussion of the need to update the County website and the cost of upgrading the Commissioners office.

A motion was made by Commissioner Butticci to approve the CARES Act funding for the Assessors office for a paging system, heaters and up to 3 pop-up canopies as presented and to also approve the cost increase for the IT request for county departments. It was seconded by Commissioner Rekow and carried unanimously.

CONSENT AGENDA: The consent agenda included A. Laughing Dog Minor Subdivision plat, B. Laughing Dog Minor Subdivision Road Mitigation Agreement, C. Local Highway Technical Assistance Council Progress Report #8, D. Payrequest for Ola Highway; Powerline Road to 2nd Fork Road and E. Response to Public Defense Commission Rules proposed October 7, 2020.

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

INDIGENT APPLICATIONS: It was not necessary to go into Executive Session.

21-001 Notice of Lien

A motion was made by Commissioner Rekow on case 21-001 to sign statutory and N-1 liens as applicable. It was seconded by Commissioner Butticci and carried unanimously.

ROADWAYS CAPITAL IMPROVEMENT PLAN DRAFT: Road and Bridge Supervisor Neal Capps reviewed the draft Capital Improvement Plan. Items that were discussed were priority growth areas, roads that need improvements, the project list, drainage & safety issues, development growth, areas of concern and growth impacts. He reviewed the project list that was provided for review and the specific needs for Gem County roads listed. He also talked about roads that need to be widened, traffic flows, needed stop signs, stop lights and signage. Neal will revise the list for review next week for the Commissioners. He also talked

about the ITD Big Bridge list, stating that Plaza Bridge, Letha Bridge and Montour Bridge are Big Bridges and he discussed funding for maintenance and/or replacements. He spoke about the smaller bridges in the county as well and the funding needs for maintenance and/or replacement in the future. He advised that Gem County is financially responsible for all costs for small bridges but that there are grants that can be applied for to help cover costs. He advised that shrinking the project list makes Gem County's cost more achievable and the effect on impact fees. He also talked about the gravel roads that need to be addressed and the cost related to those. It was recommended by the Commissioners to increase the percentages listed on the project for impact fees. Gem County resident Joe Morton talked about costs that he would like to see adjusted for inflation. He would like to see a line in the budget to cover the concentrated growth areas in addition to the impact fees.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen talked about needed upcoming public hearings and the critical need to upgrade the Commissioners office to support those meetings. She also talked about changes to the county Gravel Road Ordinance and a draft for the Truck Route Ordinance. Commissioner Butticci advised that the upgrades need to be made for the Commissioners office regardless if the CARES Act reimburses for it. She also talked about the homeless issue and that Cobblestone Park has been cleaned and locked to vehicles.

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

RIVER CROSSING ESTATES PRELIMINARY PLAT PUBLIC HEARING: While being recorded, a public hearing was held for discussion and review of River Crossing Estates Preliminary Plat. Due to social distancing this meeting was held virtually via Join Me. Commissioner Elliott read the Notice of Public Hearing for the virtual meeting for the River Crossing Estates Preliminary plat. Those present were Development Services Director Jennifer Kharrl, Associate Planner Michelle Baron, Amy McCoy from Sawtooth Land Surveyors and applicants Corey and Martin Walker. Via Join Me, Deputy Prosecuting Attorney Tahja Jensen and neighbors Terry and Gretchen Witt attended.

There were no conflicts indicated, 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 that was submitted into the record which includes the application for the preliminary plat, the

Zoning Commission recommendation, the staff report, the Zoning Commission minutes, impact agency letters from Gem County Treasurer, Gem County Road & Bridge Department and Keller Associates.

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 rezone that was approved in 2019 with a requirement for a water quality & quantity study to be done. She advised that the property owners hired Mountain Waterworks for the study and Keller Associates approved it. She stated that the applicant is requesting a preliminary subdivision plat on Plaza Road that includes 11 lots (1 of the lots has an existing dwelling) that are at least 5 acres in size in the A-2 zone which has a 5 minimum acre lot size. She talked about access to Honey Lane for the existing home and that the remaining 10 lots will access a private road. She discussed the flood plain areas and stated that those areas are in a "no build zone". Other items that she talked about included a proposed new private road and a waiver to Gem County code 12-61(F4) which is supported by Chief Welch. The Zoning Commission recommends approval of the preliminary plat.

Applicant Corey Walker talked about the survey with Mountain Waterworks, no known concerns with the neighbors, the report from Southwest District Health, how the testing was completed, standard septic systems with no pumping required, that each plot will have their own septic system, how irrigation will be handled for all plots and a Water User's Association Agreement. There was no letter submitted from Emmett Irrigation. There were no other attendees that chose to testify.

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

The Commissioners agreed that all conditions were met and there were no further questions.

A motion was made by Commissioner Butticci to approve the subdivision application for River Crossing Estates for Corey Walker and accept the findings as presented by the Zoning Commission with Exhibits A, B and C. It was seconded by Commissioner Rekow and carried unanimously.

MINUTES: The minutes from October 19 & 20, 2020 were reviewed. A motion was made by Commissioner Rekow to accept the minutes for October 19 & 20, 2020 as amended. 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 Butticci and carried unanimously.

EMS ANNUAL REPORT BY FIRE DISTRICT #1: Chief Rick Welch reviewed the EMS budget. Items that were discussed included the EMS Services Contract, EMS expenses, EMS billing services, total EMS expenses, payroll expenses for FICA, Gem Plan, PERSI retirement and EMS wages. He advised that they were over budget for the year but were able to recoup some back by not spending from other line items. He also talked about the revenue for the year for EMS. Lead Paramedic Len McCaulou reviewed the call summary worksheet for the year. He talked about ALS calls, BLS calls, interfacility transports, and POV. He advised that the total calls have increased this year. He also reviewed Second Out Calls and the increased number of interfacility transfers. He spoke about the increase of calls in the Sweet, Ola and Montour area and what type of calls they are receiving. Rick talked about an open position that they currently have.

The Board recessed at 4:00 p.m. to 8:30 a.m. on November 2, 2020.

Approved: _____
Chairman

Attest: _____
Clerk