

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS  
OF BLAINE COUNTY  
REGULAR MEETING OF THE FEBRUARY 2022 SESSION**

**Second Day**

**Tuesday, February 15, 2022**

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Dick Fosbury, Vice-Chair Angenie McCleary, and Commissioner Muffy Davis; Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Emergency Communications Director Robin Stellers; County Engineer Jeff Loomis; Administrative Assistant Morgan DeWitt; Recording Secretary Sunny Grant; Idaho Power Local Area (Blaine County) Energy Advisor Amber Larna; Boise State Public Radio News Reporter George Prentice; and a reporter from the *Idaho Mountain Express* newspaper. County Clerk Stephen McDougall Graham and County Administrator Mandy Pomeroy were present for the morning session.

Some participants in this meeting were by webconference or teleconference.

Chairman Fosbury called the meeting to order at 9:00 a.m.

**PUBLIC COMMENT:** None.

**EXECUTIVE SESSION – §74-206 (1)(d) INDIGENT** - Consideration of records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code.

Also present: Indigent Services Assistant Hayleigh Simpson.

**McCleary moved, seconded by Davis, that the BCC convene in Executive Session, pursuant to Idaho Code 74-206 (1)(d), to consider indigent medical records that are exempt from disclosure. Roll call: McCleary (aye), Davis (aye), and Fosbury (aye). Motion carried unanimously.**

**OPEN SESSION RESUMED**

**INDIGENT CONSIDERATIONS**

**McCleary moved, seconded by Davis, to deny request 2022-119-1, since indigency has not been established. Motion passed unanimously.**

**CONTRACTS, GRANTS AND AGREEMENTS**

• **Michael Elle - Blaine County Independent Contractor Agreement** ..... Record #6  
Blaine County Certified Building Official Jeff Giese said Elle spends about 20% of his time in the field and should have Workmen’s Compensation, which is in the contract, as presented.

**McCleary moved, seconded by Davis, to approve contract between Blaine County and Michael Elle, as contractor to help with fire code compliance reviews, in the amount of \$75/hour, not to exceed \$2,500, for FY 2022, though September 30, 2022. Motion passed unanimously.**

**COUNTY DEPARTMENT REPORTS**

**Assessor** - Jim Williams presented a PowerPoint with details of residential sales in 2021. Median sales price (not median assessed value) is \$475 in 2019, \$650 in 2020, and \$775 in 2021.

- A new bill to pro-rate the Homeowners Exemption for when the homeowner purchased the house is in the works, so the County won’t have to refund the entire annual exemption.
- Williams said an agreement with Sawtooth Board of Realtors will facilitate sales data from SBR to the Assessor.
- Now that Idaho State Department of Motor Vehicles is handling most mail renewals, the County is seeing a decrease in revenue. A work group of Idaho assessors is looking for a way to minimize this reduced revenue to the County.
- Chairman Fosbury said he’d received a call a couple days ago from a Bellevue resident who didn’t know about the Assessor’s appointment system when he came to the Annex early in the morning; and also complained that Annex offices are closed on Fridays.
- The Assessor is looking into ways to properly integrate walk-ins with appointment-holders.

**Treasurer** - John David Davidson attended the Idaho Association of Counties Mid-Winter Legislative Conference. The Treasurer was particularly interested in proposed legislation regarding the Circuitbreaker and Homeowners exemptions. Blaine County had to exempt over \$16 million in property taxes to homeowners who applied for the Homeowners Exemption after April 1; and, subsequently, the County and its taxing districts received about \$82,000 less in property taxes than they had budgeted for.

- Davidson, currently President of Idaho County Treasurers, joined a number of representatives from Idaho counties in meeting with Harris / Computer Arts to discuss the County’s problems with Computer Arts software. Blaine County has a particular problem with CAI Enterprise Resource Planning (ERP) software that Harris has not yet fixed. Some other counties said they have even more problems with Computer Arts.

- Tyler Tech previously presented its ERP software to Blaine County. Department heads were impressed, but Davidson is concerned that the software has not done a property tax system in Idaho, and it's very expensive. County Clerk Stephen McDougall Graham and he and IT Security/Network Engineer Jon Eaton are meeting with the Bonneville County Clerk, who has experienced some challenges in transitioning to Tyler Tech.
- The Treasurer wants to improve the tax payment drop-off receptacle to avoid any possibility of an envelope getting dropped or stuck, and also put cameras to monitor activity in the drop-off area.
- Davidson told the BCC the University of Denver Rocky Mountain Land Institute is hosting a conference on Affordable Housing Solutions in March that can be attended remotely.

**County Administrator - Mandy Pomeroy**

- Colorado Gulch Bridge project team expects to present a right-of-way easement document to the BCC on March 1.
- Blaine County Disaster Services Coordinator Chris Corwin said FEMA funding for streamside channel restoration should be released this week, and the project can get started.
- Chairman Fosbury said an email from Sean Flynn indicated there's a couple places Galena Engineering needs to verify the existing road to match up with the easement right-of-way that may delay the March 1 meeting.
- The Clerk and Administrator have set a schedule to receive and review American Rescue Plan Act (ARPA) request forms. Forms are due to the County on the last Thursday of each month, and BCC will review request forms the second Monday of the following month. The BCC will schedule a special meeting to review the half-dozen requests already received.
- The BCC will discuss appointing a BCC liaison to the Sustainability Advisory Committee.
- Idaho Legislature is considering giving Emergency Communication Officers' PERSI retirement status under the Rule of 80, along with police officers. ECO retirement is currently under the Rule of 90. Blaine County Emergency Communications Director Robin Stellers is preparing a Letter of Support for BCC and local emergency agencies' signatures.

**FY21 PRESENTATION OF THE ANNUAL EXTERNAL AUDIT OF BLAINE COUNTY**

**Condie, Stoker & Brown, CPAs**

Also present: Condie, Stoker & Brown CPAs Curtis Stoker and Vanessa Davis; Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Clerk / Budget Officer Stephen McDougall Graham; Chief Deputy County Clerk Leslie Londos; Chief Deputy Clerk of the District Court Andrea Logan; County Treasurer John David Davidson and Chief Deputy Treasurer Morgan Drage; County Assessor Jim Williams and Deputy Assessor Melissa Fry; IT Enterprise Architect Ben Parker; County Administrator Mandy Pomeroy; Human Resources Generalist Justin Highhouse; Accounts Payable Clerk Gretchen Stinnett; Elections and County Services Specialist Deidre Dolce; *Idaho Mountain Express* Editor Mark Dee; and Boise State Public Radio News Reporter George Prentice.

Vanessa Davis, CPA, presented the Fiscal Year 2021 external audit. Blaine County received a "clean audit" for FY2021, i.e., an unqualified opinion on the financial statements of the County. Davis said Condie, Stoker & Brown CPA found no reportable deficiencies, and no material weaknesses in the County's internal controls.

Blaine County's assets exceeded its liabilities at the close of FY2021 by \$45,774,956 (net position). Of this amount, \$19,282,889 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors. There was an increase in Net Position of \$4,031,239 over FY20 and an increase in Net Assets of \$6,460,220 over FY20.

The Auditor's Management Letter included the following comments, and stated these are not considered to be reportable conditions:

- A Planning and Zoning voided receipt did not include an original receipt or other support documents.
- It is recommended that no credit card or other payments should be posted to trust accounts.
- Sheriff Garnishment Account monies were not consistently remitted each month to the County.
- A recommended that the Sheriff's "Donation Account," in which donations from the public to the Sheriff's department are received, and used to purchase items such as flowers for sick employees and items for work parties, should be closed and that all such receipts and expenditures should be run through the County's budgetary and accounting controls.

**COVID-19 UPDATES**

The BCC reported on COVID-19-related issues, concerns and committees they were involved in.

- **Blaine County remains in the Critical Risk Level.**
- **Covid-19 Mayor's Meeting** – Ketchum and Sun Valley have removed their mask mandates. Hailey is extending the mask made another 60 days.
- Chairman Fosbury said County Disaster Services Coordinator Chris Corwin and South Central District Health Office in Bellevue report a strong demand for masks.

## **BOARD of COUNTY COMMISSIONERS REPORTS**

**District Interoperability Governance Board (DIGB)** – Davis said they didn't have a quorum but plan to nominate Kathy Markus to the Idaho Public Safety Communications Commission.

**Local Emergency Planning Committee (LEPC)** – LEPC had a presentation from Idaho State Emergency Communications Center.

**South Central Behavioral Health Board Meeting** – McCleary said they focused on gaps and needs in the region, e.g., access to services, including access to children and adolescent services and programs.

**State Behavioral Health Planning Council** – McCleary said the Council supported the Governor's designated \$54 million to support behavioral health services.

**Idaho Dark Sky Reserve Alliance Board Meeting** – McCleary said the Reserve is planning events this summer. Boise State University was able to get a NASA Astronomer in Residence under the NASA grant in Residence program.

**USS Idaho** – Fosbury received a request for a Letter of Support for the USS Idaho, which is under construction. US Navy Lieutenant Commander Richard Fife, who graduated from Wood River High School, is planning events to promote the USS Idaho in Sun Valley and at Redfish Lake.

## **CONSENT CALENDAR**

### **• Junior College Certificate of Residency forms**

College of Southern Idaho - Spring 2022: Hannah G. Christiansen.

**McCleary moved, seconded by Davis, to approve Commissioners' Consent Calendar for February 15, 2022. Motion passed unanimously.**

## **REGION IV DEVELOPMENT ASSOCIATION (RIVDA) UPDATE**

**President and CEO of Region IV Development Association, Inc. Jeff McCurdy**

Also present: RIVDA Disaster Recovery Coordinator Georgia Dimick.

RIVDA was awarded two grants from the Economic Development Administration to help with COVID pandemic recovery efforts. One was \$2.3 million to create a new revolving loan fund program to help businesses struggling as a result of COVID and can't get conventional loans. In Blaine County, RIVDA has given three loans and a fourth is going through the loan process. The second grant was \$400,000 to create a Regional Event Recovery Coordinator position for a two-year period.

RIVDA had some communities ask for help to clean up sites that are perceived to be contaminated "brownfields", so Region IV applied and was awarded a \$300,000 EPA Brownfield Assessment Grant. RIVDA hopes to establish a revolving loan fund program to clean up brownfields.

Chairman Fosbury is meeting with the Carey Mayor to discuss a possible project in Carey.

RIVDA Disaster Recovery Coordinator Georgia Dimick asked Blaine County to give her a "wish list" of things that she could search for funding money. She said the State is allocating \$225 million for broadband in the next three to five years.

The BCC said Blaine County needs funding help with:

- County roads.
- Water and sewer infrastructure to support denser affordable housing, including mobile home parks and tiny homes on wheels.
- Lions Park in Hailey is a former dump located in a floodplain and needs recovery efforts.
- Emergency service communication infrastructure and radios, and
- Substance counseling.

McCurdy said Blaine County has paid \$48,316 in dues since 1986. For those dues, RIVDA has funded over \$20 million in loans and services to the Blaine County community. McCurdy asked the BCC if someone from the Blaine County community could volunteer to be on the RIVDA Board.

## **BREAK**

## **LAND USE and BUILDING SERVICES**

### **• Comprehensive Plan Implementation Workshop**

Also present: Blaine County Land Use and Building Services Deputy Director Kathy Grotto; Blaine County Comprehensive Plan Consultant Lisa Horowitz; and Sustainability Manager Lynne Barker.

Blaine County Land Use and Building Services Deputy Director Kathy Grotto said this is not a public hearing, so notice was provided by the agenda.

The Blaine County Planning and Zoning Commission chose their top four priority "themes" in the Comprehensive Plan, in no order:

- Water Conservation and Climate
- Housing Options, Growth Management and Community
- Recreation and Access
- Connectivity and Transportation

The BCC were given 12 stickers, and individually “dotted” their priorities in each of the ten Comprehensive Plan chapters, and then dotted an additional two priorities.

- Chairman Fosbury said housing at low- to mid-income levels was the top priority.
- Commissioner Davis agreed that housing is definitely important, but she is also concerned with the water situation, especially as it is impacted by development and housing. She is frustrated by the statewide lack of incentives for water conservation. Fosbury said Blaine County water is now in conjunctive management; but the County endured a historical (1,200-year) drought last summer.
- Fosbury said maintaining access to recreation and public lands is crucial.
- Fosbury wanted to see public transportation as a necessity for economic equality.

Land Use staff will re-present the Comprehensive Plan to the BCC at a follow-up meeting, and allow the BCC to reconsider and/or emphasize their priorities.

### **LAND USE and BUILDING SERVICES**

#### **• Discussion: Initiate text amendments for Relocation and Displacement Policy**

Also present: Blaine County Housing Authority (BCHA) Executive Director Nathan Harvill; BCHA Board Chair Sarah Michael; Ketchum Housing Strategist Carissa Connelly; and Herbert Romero.

Fosbury said this text amendment, presented by Ketchum Housing Strategist Carissa Connelly to the Blaine County Housing Authority, is a good step. Fosbury has been working with BCHA Board Chair Sarah Michael, but thinks the BCC should also be working with church groups, property managers, Sun Valley Board of Realtors, etc.; and perhaps use American Rescue Plan Act (ARPA) funds to provide emergency housing.

BCHA Board Chair Sarah Michael said the planned redevelopment in the north end of the County will likely result in displacing existing residents. Harvill said businesses are desperate to fill jobs right now, and it’s important to retain the workforce within our county.

Ketchum Housing Strategist Carissa Connelly said she has first-hand experience with affordable housing displacing existing residents. Connelly supports these text amendments; and said it would be helpful to track the health, safety and welfare of families, adults and children impacted by displacement; along with the social and business network of the whole community.

Michael said dialogue between the County, BCHA and developer can devise a plan, which would most likely be paid by the developer. Land Use staff would rely on the BCHA to devise a clearly-understood manual for the developer, reviewed by P&Z and then by the BCC. BCHA Executive Director Nathan Harvill suggested any timeline for development and/or construction should be very flexible.

The BCHA has rooms in the Lift Tower Lodge that could be used for temporary housing, and other temporary housing is being located for the displaced families.

#### **Public Comment:**

- Herbert Romero said he and Tammy Davis—Neighbors 2 Neighbors—are finding solutions to the displaced families.

**McCleary moved, seconded by Davis, to initiate text amendments to Title 9, Chapter 35, Community Housing Overlay and Chapter 36, Mobile Homes, Manufactured Home Park Overlay District, to consider Relocation and Displacement Policy related to the BCC’s discussion today; and direct staff to allow the Blaine County Housing Authority to prepare draft amendment for public hearing. Motion passed unanimously.**

### **EXECUTIVE SESSION – §74-206 (1)(a) Personnel, Interview of applicant for the Land, Water & Wildlife Levy Advisory Board**

**Davis moved, seconded by McCleary, to go into Executive Session, pursuant to Idaho Code 74-206 (1)(a), to interview an applicant to fill a vacancy on the Land, Water and Wildlife Levy Advisory Board. Davis (aye), McCleary (aye) and Fosbury (aye). Motion carried unanimously.**

### **LAND WATER & WILDLIFE PROGRAM: Appointment of member(s) to the Levy Advisory Board**

McCleary said the Land, Water and Wildlife Levy is almost at the end of its funding, but there may be discussion about renewing the Land, Water and Wildlife Levy and Levy Advisory Board. At this time, it seems wise to appoint a new member to the LAB, bringing its current total to seven members. Kristy Pigeon has a lot of knowledge of the LWW levy, and the most experience with funding sources and other conservation easements. Davis encouraged other LAB applicants to stay involved, in the event the levy is renewed.

**McCleary moved, seconded by Davis, to appoint Kristy Pigeon to the Land, Water and Wildlife Levy Advisory Board for a two-year term, effective immediately. Motion passed unanimously.**

**LAND, WATER & WILDLIFE PROGRAM - Guy Canyon Restoration Project. Review of Grant Agreement and Funding Resolution for the University of Idaho’s request for Land, Water & Wildlife Funds for the Rock Creek Ranch Phase II - Guy Canyon Restoration Project. The request is for \$21,525.00 (or 23%) of the total estimated project cost of \$92,000.00 for a tributary restoration in Guy Canyon.**

Also present: Land, Water and Wildlife Levy Program Coordinator Wendy Pabich; and LWW Levy Advisory Board member Lili Simpson.

LWW Levy Program Coordinator Wendy Pabich said this project was presented to the BCC early in 2021, but Rock Creek's partner is the University of Idaho, and their legal review took some time. This is the second phase of a large education and restoration program to restore Guy Canyon by moving onstream watering holes off-stream to get cattle out of the stream.

The BCC directed staff to put the Land, Water and Wildlife project on next week's agenda, identified as an action item.

**ADJOURN**

**At the hour of 4:41 p.m., with no more business before them, the County Commissioners adjourned.**

Attest: \_\_\_\_\_ Approved \_\_\_\_\_  
Stephen McDougall Graham Dick Fosbury  
County Clerk Chair