

Jefferson County Commissioner Meeting Minutes March 26, 2012

Meeting called to order at 9:00 am. Those present are Chairman Karren, Commissioner Hegsted, Commissioner Raymond, Naysha Foster, Sheriff Blair Olsen, Mitch Whitmill, Kristine Lund, Robin Dunn, Tammy Adkins, Christine Boulter, and Jim Boulter. Emily Kramer is clerk of the board. Cody Taylor gave the Pledge of Allegiance and Commissioner Hegsted gave the prayer.

Elected Officials-Department Heads & Elected Officials

- **Staff Meeting**

Emily mentions the May 2nd 2012 CEO Legislative Webinar will be setup in the commissioners' meeting room and asks those interested in attending to let her know. Naysha explains that she has worked on eight requests for information since November. She is currently working on one for a meat processing plant. Naysha mentions that she had an employee ask if it would be possible to put PTO into the sick bank. Debbie mentions that we will be having a personnel policy review on April 23rd and for her to bring it up again. Tad asks for a lake update. Emily mentions that the project is out to bid and the bid opening will be on April 9th. Jim asks if anyone has heard any complaints in reference to Pickering Lane. Mitch mentions on March 29th they are having their weed awareness meeting at the Rigby High School Commons at 7 pm. Cody mentions that her office is getting ready to do valuations and that the undeveloped lot bill has passed the Legislation, but the Governor has not signed it yet. Cody says the bill addresses unimproved lots which will have to be valued somewhere between market and ag. Chris mentions that the overall county revenue will be less because of the tax deductions. Debbie asks how many empty lots there are. Naysha mentions that there are 2,158 undeveloped lots. Kristine says that she is working on tax deeds and April 23rd is the tax deed hearing.

Building Department – Jim Lynch, Adam Bowcutt, Ron Larsen, & Chris Jensen

- HVAC Inspections

The Commissioners sign a Clark County MOU for the Building Department to perform building inspections in Clark County. Jim explains that he has done inspections for them in the past when the bank required one. Commissioner Hegsted asks if they have adopted the building code. Jim says yes they did at the end of 2011.

Motion by Commissioner Hegsted to sign the memorandum of understanding between Clark County and Jefferson County Building Department to perform building inspections. Second by Commissioner Raymond. Motion passed unanimously.

Debbie mentions to Adam and Chris that the county is discussing the possibility of hiring a contractor to do HVAC inspections and/or training our building department to complete them. Debbie asks if they can provide any input on county HVAC inspections. Chris mentions that the state has HVAC inspectors who are certified inspectors. Chris mentions that some counties have their building inspectors trained to do HVAC inspections and there are some who hire a contractor. Chris explains that a HVAC certified inspector does not have to be a journeyman installer. Chris says that if the county trains their inspectors they will receive more funding. Chris mentions that the state would like to continue to do our inspections. Commissioner Hegsted asks about their manpower. Chris says they are down one inspector on this side of the

state. Adam mentions that they have six plumbing/HVAC inspectors and the HVAC law does not require a journeyman. Chairman Karren asks how quickly inspectors can get complete an HVAC inspection in our county. Chris explains that requests are emailed to Boise and that daily schedules are run every day. He mentions that we do not service every area every day. Adam explains that our county is central and so we can be covered several days a week by an inspector traveling to or from another county. Commissioner Raymond asks if any of the plumbers who are HVAC inspectors are HVAC journeyman. Adam says yes, both him and Craig are who cover our county. Commissioner Raymond asks if any counties have trained their own people and gone back to using state inspectors. Chris thinks a lot of municipalities are coming back to the state because building departments have been cut back with construction down. Commissioner Raymond asks if we train our own people would it be positive to the county. Chris says the advantage is you can use them for more than one thing. The disadvantage is that they are not journeyman installers. Chris mentions that they bring employees in when they run into something that they cannot handle. Chris explains that they brought in a program manager to look at electrical a couple of weeks ago. Chris mentions that grease hoods are pretty complicated and many counties do not require a plan review. The state does plan reviews for free on any complicated systems to alleviate problems. Commissioner Hegsted asks how rates are collected. Chris says they are set up by the legislature and permits and payments are done online. Chris also mentions that the liability lies with the state if they do the inspections. Chris mentions that another advantage with the state is that if they have a contractor that does not comply, they have an appeal board. If the county uses a private inspector, the appeal process will fall back on the county commissioners. Chris says they have the ability to issue a civil penalty to contractors who do not comply. Commissioner Hegsted asks if they have ever seen a county involved in a lawsuit. Chris and Adam say no. Commissioner Raymond asks how the high school inspections are going. Jim says it's going along ahead of schedule. Chris distributes a procurement and public works contracting handout that lists public works contractor licensure requirements. Chris explains the procurement process. The Commissioners table their decision on county HVAC inspections until April 9th.

Zions Bank - Telephonic

- **Courthouse Bond**

Nick discusses that they are proposing to extend the lease agreement out six years to spread out the large balloon payment. Nick mentions before when they met they didn't realize they could extend the life of the loan and so they thought they had to move the payments forward which increased the payment in the last proposal. Nick says they have concluded that the twenty year clause is not binding to the court's decision which he mentions he discussed in his letter to the Commissioners dated March 16th. Instead of spreading the balloon payment forward they are proposing to spread the payment out after by extending the loan. With an extension, the balloon payment gets taken care of, there is a low fixed rate, and the annual payments do not increase. Cameron mentions by extending the debt with the low interest rate a savings of \$47,000 is anticipated over the life of the debt. Cameron says that this proposal accomplishes what the Commissioners asked from them to hold the debt payments neutral and to eliminate the balloon payment. Commissioner Raymond asks if this proposal has a cosigner like the last proposal. Cameron explains that the cosigner is through the Idaho Bond Bank which allows us to get the state credit pledge of their sales tax to receive a much higher credit rating. He also explains that the Idaho Bond Bank is willing to work with us on payments. Commissioner Hegsted asks about

the savings at the end if it reflects the refinancing fees. Cameron mentions the savings is net the costs. Nick explains that if they have other borrowers at the same time we will piggy back lowering the refinance costs. He also explains that the refinancing rate is conservative and the bond bank is in favor of the payments leveling. Chris mentions that she feels comfortable with this proposal so that they are not leaving a large debt for future elected officials.

Motion by Commissioner Hegsted to move forward with the bond bank proposal as presented by Zions Bank. Second by Commissioner Raymond. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

Tom Pankratz & Ron Olson – Northwestern Energy

- **MSTI Update**

Tom explains that they have experienced a two year delay because of litigation issues. The litigation issues were resolved in November of 2011. There was a lawsuit against the Montana DEQ by Jefferson and Madison County, MT. The DEQ was barred from release the draft environmental impact statement. Tom explains that MSTI is a 500 kilovolt (kV) 1,500 megawatt transmission line, delivering electricity from the state of Montana to customers in the Western United States. MSTI will begin at the new Townsend Substation, which will be constructed about five miles south of Townsend, Montana. The line is being designed to proceed south into southeastern Idaho connecting to Idaho Power Company's existing Midpoint Substation, 10 miles north of Jerome, Idaho. The BLM is the lead agency in Idaho conducting the draft environmental impact statement. Tom says they believe the statement will be released in September 2012 and they anticipate a preferred alternative which will open up the public comment period which will be a 90 – 120 days. Tom mentions that there should be a number of ways for the public to comment on the project. All substantial comments will be reviewed and a final EIS will be issued and a decision. Tom says the record of decision will be put out the end of 2013. Tom explains that construction is anticipated to begin in 2015 energizing in 2017. Tom says that the line will run 50 miles in our county and they anticipate a tax payment of a half a million dollars. Tom mentions that they have not actively talked to landowners at this time. Tom says they are waiting until they understand where the route will be going. Tom mentions that the BLM sent out a newsletter to all potential property owners already. Tom explains that once they have a better feel for the route they will be more active in contacting property owners. Tom mentions there is a 5C route that has gotten a whole lot of attention in Bingham County over the past couple months and that might be why we get calls. Tom offers to provide us with an updated map. Tom says we are negotiating purchasing an easement from private landowners. Commissioner Hegsted asks why they have to go clear to Jerome. Tom says the issue is capacity on the transmission lines. Tom says rather than stopping at Bora they feel it is the right thing to do to go to Midpoint instead of pushing the problem on Idaho Power. Midpoint is a pretty major transmission hub point. Commissioner Hegsted asks where this power is being transmitted to. Tom says they export 50% of power from MT. Tom mentions they have all these generations that want to connect in, but do not have the capacity to get them anywhere. Idaho imports 50% power. Tom says the power goes out of state primarily to the west coast. Tom says they

recently signed a MOU with Bonneville Power Administration. Bonneville has a potential interest in MSTI and is looking at MSTI to serve the load in southeastern Idaho. Tom mentions that the significance of Townsend is it is where they interconnect the system. Tom explains the MSTI review group was born out of Madison County, MT. Madison County obtained an independent analysis of the project and wanted other counties to have the ability to comment. A number of counties participate and some don't. The process is an independent project. The BLM does not have to use what comes out of the review group. The Commissioners thank them for providing an update.

Social Services – Edidt Ramirez

- **Executive Session 67-2345(D)**

Motion by Commissioner Raymond to go into executive session at 11:06 am pursuant to Idaho Code 67-2345(D). Second by Commissioner Hegsted. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

Moved back into open session at 11:15 am.

Motion by Commissioner Hegsted to deny #2012-27 for bankruptcy filing and ability to pay, to approve #2012-32, and to deny #2012-43 for lack of information and ability to pay. Second by Commissioner Raymond. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

Planning & Zoning – Naysha Foster

- **Wild West Project**

Naysha explains that the Wild West project is a meat processing plant that is looking for 20 – 60 acres of land, light industrial zone, access to a railroad spur, and within 15 minutes of Hwy 15 and 20. Naysha is here to ask if there are any county incentives that we would like to offer in the proposal. Chairman Karren asks if the other counties that they are interested in waive any taxes. Commissioner Raymond asks how our tax rate is compared to the other counties. Commissioner Raymond reads from a report that we are at 127, Madison 145, Bonneville 141, and Bingham 145. Naysha is not sure what the project will entail so she's not able to estimate the building inspection fee. The project has a budget of 4 million for everything. The Commissioners would like Naysha to propose the area out by Golden Valley. Commissioner Hegsted asks about the disposal of blood. Naysha says they have to have an odor and fly management plan, approved water system, etc... Commissioner Hegsted would not be in favor of offering reductions in tax property.

Motion by Commissioner Hegsted to propose an incentive of reduced building permit fees for the Wild West proposal since it is over 3 million. Second by Commissioner Raymond. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

The commissioners mention that RDA may be able to assist in her proposal questions.

Motion by Commissioner Raymond to amend the agenda at 11:39 am to approve the 2012 ISDA cost share grant that Mitch just received. Second by Commissioner Hegsted. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

Weed Department – Mitch Whitmill

- **Grant**

Mitch explains that he needs a signature on a grant for ISDA for the collaborating weed management (Upper Snake CWMA) which is a cost share program and we match with in kind labor and landowner cooperation. Mitch explains that the project is the river corridor program and we will treat ten miles this year. The Commissioners sign the grant.

Weed Department – Mitch Whitmill

- **Equipment Purchase**

Mitch explains that he needs to replace one of the ATVs because it has engine problems. He wants to purchase a 500 cc machine. Mitch does not want to purchase an Artic Cat because of problems he's had and so he did not get a bid from Sage Motorsports. Mitch received a bid from Rexburg and Idaho Falls motor sports.

Motion by Commissioner Hegsted to approve the weed department's purchase of a Suzuki ATV for \$8,176 from Action Motor Sports. Second by Commissioner Raymond. Roll call taken. Commissioner Raymond – aye. Commissioner Hegsted – aye. Commissioner Karren – aye. Motion passed unanimously.

Commissioners

- **Claims**

Motion by Commissioner Raymond to approve the claims dated March 13 through March 23, 2012 to total \$176,890.73. Second by Commissioner Hegsted. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

Commissioners ask the Clerk to investigate the landline phone, administration, and voicemail rates.

- **Commissioner Meeting Minutes**

Motion by Commissioner Hegsted to approve the minutes of March 12, 2012. Second by Commissioner Raymond. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

Motion by Commissioner Hegsted to redact the minutes from December 12, 2011 deleting the last two sentences of the third paragraph under Public Works because they were made in error. Second by Commissioner Raymond. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

- **Sign Certificates of Residency**

Commissioners sign certificates of residency.

Motion by Commissioner Raymond to amend the agenda at 12:01 to add the Clerk to discuss a public records request that was just received and she needs to respond before the next meeting. Second by Commissioner Hegsted. Roll call taken. Commissioner Hegsted – aye. Commissioner Raymond – aye. Chairman Karren – aye. Motion passed unanimously.

Clerk – Christine Boulter

- **Public Records Request**

Chris discusses the public records request and shows the Commissioners the responsive documents.

Tour County Westside

Jim Boulter, Sheriff Olsen, Mitch Whitmill, Emily Kramer, Chairman Karren, Commissioner Hegsted, Commissioner Raymond, and Mayor Berlin are in attendance. Mitch discusses the weed free gravel certification. The Sheriff discusses the sprinklers spraying the county roads. Commissioner Hegsted asks Mayor Berlin about the housing in Roberts. Jim mentions that the breakup limit will probably end the first week of April. Lunch is had at K & G's in Mud Lake. Mayor Locascio was invited, but was unable to attend. Irrigation comes up during lunch and the Commissioners tell the Sheriff that they like the way he handled the issue last year. The Health District Building is visited. Introductions are provided. The WIC (Women, Infants, Children) staff discuss that they are out at this location 18 times a year (6 months-1 day a month; 6 months-2 days a month). They educate, do tests, and they distribute WIC vouchers. WIC provides Federal grants to States for supplemental foods, health care referrals, and nutrition education for low-income pregnant, breastfeeding, and non-breastfeeding postpartum women, and to infants and children up to age five who are found to be at nutritional risk. They estimate that the WIC vouchers checks each year total \$50,000. There are approximately 80 WIC clients served at this location each month. They discuss that the nurse works in this office 1 day per week. She does immunizations, family planning services, STD testing and treatment, blood pressure screening, family & child assessments and referrals. They estimate that 300 immunizations a year are given. The Health District discusses issues with the building. The Commissioners ask Jim to take care of the tree and to fix the gutter in the front. The landfill is visited. Jim provides a tour of the landfill. On the way back, Mayor Berlin mentions that citizens want the county to improve the road in front of his restaurant and they want more patrolling. We travel over 1900. Commissioner Raymond mentions that citizens want 1900 to be paved. The Sheriff discusses that the satellite office is open twice a month in Mud Lake. A tour of the weed department shop is the last stop.

Meeting adjourned at 4:55 pm.

Chairman of the Board

Clerk of the Board

County Clerk