

**JEFFERSON COUNTY COMMISSIONER MEETING MINUTES
FEBRUARY 26, 2018**

Meeting called to order at 9:00. Those present are Commissioner Hancock, Commissioner Martinez, Chairman Farnsworth, Public Work Dave Walrath, Sheriff Steve Anderson, Planning & Zoning Kevin Hathaway, Noxious Weeds & Invasive Species Mitch Whitmill, IT Garn Herrick, Treasurer Kristine Lund, Assessor Cody Taylor, Emergency Management/HR Rebecca Squires, Park & Recreation Mickey Eames, Extension Office Lorie Dye, Probation Tammy Adkins, Clerk Colleen Poole; Audrey Moon is clerk of the board. Pledge of Allegiance led by Chairman Farnsworth. Prayer offered by Commissioner Martinez.

COMMISSIONERS – ELECTED OFFICIALS – DEPARTMENT HEADS

• **STAFF MEETING**

[9:03:08 AM](#) Chairman Farnsworth has a couple things. On the agenda it seems like everyone likes to wait until Friday and then get items to Weston to work on by the next Monday. Need to try to get items on the agenda earlier and if the item needs to go to Weston try and give him a week to review. Everyone understands emergencies arise. Need to try and get items on the agenda Monday and Tuesday. The preliminary comes out on Thursdays. They meet every week so if something is missed it can always be added to the next week.

[9:05:12 AM](#) Commissioner Hancock said new building is moving along ahead of schedule. Main floor is poured with steel going in and will start pouring the deck possibly this week.

[9:05:51 AM](#) Planning & Zoning Kevin Hathaway working on policies. Have a lot to update. Developed an RV permit to deal with trailers that are not where they are supposed to be. Permits are up likely due to the weather. Have a planning meeting on Thursday and have a public hearing.

[9:06:58 AM](#) Emergency Management/HR Rebecca Squires said the recovery reimbursements are coming in from the flooding last year in Roberts. On the HR side on the spreadsheets have made some changes on the step and grade chart. It can get a little complicated but will be sending out an email today on the next step. Colleen adds for those that were not at the meeting they are making new step & grade charts but they need to take their departments salaries and see what this will do the budget. Tammy said to make sure and clarify with Rebecca or the proposals will be out of sync due to eliminating grades that were not used in the past.

[9:08:53 AM](#) Sheriff Steve Anderson said that it has been busy last week and weekend with the weather.

[9:09:05 AM](#) Probation Tammy Adkins does not have anything.

[9:09:20 AM](#) Public Works Dave Walrath got a new employee Dustin Muir will be filling a vacancy from when Dirk Williams left. Got plows going today also working on shoulder work on 3500 E and County Line Rd will go all the way to State Highway 48 eventually. Will work to overlay this road. Got some information with a breakdown on solid waste fees for FY2017 and where the solid waste is coming from by County. In this chart Madison County is the biggest customer. **(Exhibit A)** Next Monday he will not be here will be at the spring conference.

[9:12:58 AM](#) Extension Office Lorie Dye everything they are doing is in the newsletter. Finished up classes have these in the newsletter and have a Facebook account. Have been having Insta Pot classes as well as doing a lot of nutrition classes for the schools.

[9:14:03 AM](#) Treasurer Kristine Lund her office is working on warrants of distraint. Letters from the Sheriff always get more attention. Looking at a tax deed hearing on May 21 hopefully this will be short. Wednesday is leaving for Washington DC this is completely paid for and may be the last time she gets to go. They send them to legislative conference over there which is informative. Over the last few weeks have gotten the new credit cards out. Any questions they can give her a call. These do have the County insignia on them.

[9:15:45 AM](#) Noxious Weeds & Invasive Species Mitch Whitmill not too excited about anything yet with the weather. Working on repairs and trainings while they can. Have summer plans also have been discussing a proposal for an auction website for items they would like to dispose of. Process will be the same with approval per commissioners but his office will be able to put these on an auction website. Will get a newsletter out when this is all set in place. Will be administered through his office so they have one point of contact. Person that has the item sets all the bidding rates. Will be a much easier process. Watch for this in the future. Commissioner Hancock asked if they found out on the advertising. Mitch said they found it doesn't cover this. Is a bill in the house right now thinks this will go through around July. Until then they will have to list these items in the local paper if they have items for sale. Commissioner Hancock said they will also put these items on the county website. Chairman Farnsworth said so the county residents will have a heads up. Mitch said they would have a link on our website to go to and then it would show what is available in Jefferson County.

[9:20:53 AM](#) Park & Recreation Mickey Eames said they have almost all of the cement pads done. The grant gets looked at on March 20. In April our regional representative will know if we will get this grant. Would not be able to start on this until late fall was hoping to start this spring. Things are starting to ramp up. If they have anything they want reserved try and get this now. The weekends are beginning to fill up. Thinks it would be fun to do a county BBQ out there. Thinks they should have an activity this summer. Have the Independence celebration on June 30. Would like to do the car show and have this at the lake. August will have a regatta which will be fun this is Jason James who has a band and is a promoter for the area. Will have something each month to look forward to. Will put the stage on the island so everything will be in the front. Will also have surround sound system out there and will have an antenna out there so they can broadcast.

[9:24:25 AM](#) IT Garn Herrick if anyone has complaints on emails and web time not working from this weekend. This was his fault had been doing maintenance on the weekends. Was back up and running by Saturday night.

[9:25:19 AM](#) Assessor Cody Taylor has a new employee Diane McCarthy working the front desk. Kuddos to the Sheriff's Office who responded to a minor issue in her department last week. Helped alleviate this so it did not escalate.

[9:26:01 AM](#) Clerk Colleen Poole reminds them they should have the information on SOAR from Marilyn they need a time to come and do the blood work. Also need to take the risk and stress assessments online this helps with premiums. When they have a change in employees they need

to remember the key policy. They are supposed to turn in keys to the Sheriff's Office. Once they have a new employee they can go over and sign for these once they are hired. Having these signatures make it is easier to send Marilyn the email to issue their last paycheck. This is there for a reason.

[9:27:26 AM](#)

Commissioner Martinez brings up the Olympics. Have Jessika Jenson being welcomed home on Wednesday. Between this and the Eclipse this is putting the area on the map. Appreciate everything that is done throughout the county.

[9:30:16 AM](#)

Kevin adds that they are having an intern starting this week through the Idaho Department of Labor. This information is available with Rebecca and this program is funded externally.

[9:33:57 AM](#)

Recess until 10:00

Open session 10:00

WARD WHITMORE

• NUISANCE – CHALLENGER PALLET

[10:01:00 AM](#)

Ward Whitmore 54 N 3167 E it is an Idaho Falls address but is in Jefferson County. Bear Island is an unusual place. Ward asked the process if he just goes over the notes he has. Chairman Farnsworth said to go ahead and present and then they can discuss. Ward lives on the Bear Island side this is not the Snake River Estates side. There are a few people that believe this has become a nuisance. Typically ran from 8:00 to 5:00 five days a week. Now starting at 6:00 to 11:00 at night sometimes six days a week. Have spoken with Tom O'Reilly from Snake River Estates. They do have a worse problem but this has certainly become annoying. Concerned that they will be going to twenty-four hour operation. Went and talked to Cole Hegsted to see what they could do to solve these issues. Did not have a response. Said he could not do anything since he is not an owner. Asked to have the owners contact him and have waited three weeks and have received absolutely nothing back from them. This is all fixable. The lights around the building all point out from the building. Also believes that the noise issue is fixable. Had a homeowners meeting with around twenty-five to thirty other homeowners looking at other issues and this was a big issue in the end. From his point of view they need to work 8:00 to 5:00 or 6:00 five days a week. If they want to go on beyond this they need to put in some type of noise vapor. Knows they have a blower. Fixed the equipment that was really screaming but does not prevent the noise completely still can hear this inside his home now. Have not been over to see the enclosed metal barns. Not sure where the problem is but feels this is fixable. Heard from a few that they are grandfathered in but they did expand, changed lighting and hours after the homes where there. Works for an industrial facility as well and just because they were there first does not make sense. As population grows they have to take action and should not be immune. On the Bonneville County side there are areas being platted for homes right now. Cannot comprehend that with no notification suddenly out of the blue this became a changed industrial application. Wants to understand.

[10:08:45 AM](#)

Commissioner Martinez asked if Cole is not the owner who is. Commissioner Hancock said Ted Hegsted and his brother-in-law. Ward asked if they are going to twenty-four hours and they would not answer. Asked specifically three weeks ago for a response back. Chairman Farnsworth said this is zoned light commercial right now. Commissioner Martinez mentions this had been brought in by Tom O'Reilly so he asked our Planning & Zoning department to come in. He feels this is a big issue.

[10:10:35 AM](#)

Kevin said this is light industrial that existed before the development of both Snake River and Bear Island. Look at section ten screening requirements. If they look at the end of this it states that if this comes before the adjacent development then any sound barriers should be handled by the developers. Ward asked if this cover modifications because this had add-ons. Kevin said there is a difference between light and heavy industrial but is hard to differentiate that difference. To say this activity has changed would be difficult. Can apply conditional uses. Could insist on conditional uses that reflect hours of operations. Kevin this plant did exist before the residential development did. Under section three states that uses can be permitted. Have to see if they can address these now. Chairman Farnsworth thinks the lights could be pointed in and that would be an easy fix. Since it is light industrial not sure they can do anything without going through legal first. If the owner of the companies would address these issues without force or legality that would be the best. Would damper the possibility of ever wanting to proceed with another light industry zone. Feels there may be opportunity to work together.

[10:16:03 AM](#)

Ward said this talks about developmental screening. From a practical point of view they have the river in-between. Practical point of view feels they could put something around the source of the noise instead of having to put up a three quarter of a mile wall. Chairman Farnsworth said they need to look at this operation as if it was next to their home. The light could be fixed respectfully. Did a big steel plant in Ucon people were worried about but they put up trees and are conscious of the lights and noise. Ward said noise does not block going across the water his neighbor has a fire pit and this fall they had to talk loud to hear over the operation until after 10:00 at night. Thinks they need to talk about being good neighbor. Would not care what they did as long as this did not cross the boundary.

[10:18:58 AM](#)

Commissioner Martinez said that when Tom was in he mentioned they had decibel meters on the noise coming out of this plant. Running sixteen to eighteen hour days. This noise was going this whole period. These noise decibels were in the hazardous range. They do need to be good neighbors. Ward said half of the trees are eliminated because they have the pallet plant with such bright lights that it just glows. The lighting is ridiculous. Commissioner Hancock said that he had spoken with them and they did work on the dryer which was a big issue. Does not know how much they have increased in their operations. Will talk to Ted and Kelly Bennion again. Will point out the light issue and need to see if they can work on the noise. Ward said they did take care of one of the issues. Feels they have chronic noise this used to be confined to forty hours but now this is all the time. Commissioner Hancock asked if it has been louder. Ward said the noise is the same as it has been the issue is they are operating longer hours.

[10:23:41 AM](#)

Chairman Farnsworth said they can contact them to see if there is anything they can do to help eliminate these issues. Will also run this through their legal counsel to see if there are any actions that can be taken. If this is how light industry acts this is not something he will want to put anywhere else within the county. Will try and help remedy this issue.

[10:24:39 AM](#)

Commissioner Hancock said when they first heard they were developing Bear Island and Snake River Estates this company had been there for years. The developers made the comment that this would not be a problem. Ward said the Hegsted family sold the land for the Snake

River Estates but were not the developers. Chairman Farnsworth said at that time it probably wasn't but with all the growth now it is becoming a problem. Commissioner Hancock said he is not sure what shifts they run. Ward is just worried it will get worse the noise starts at 6:00 to 11:00 and can hear this inside the house will be even worse when they are outside. Ward asked if light and heavy is defined in here. Chairman Farnsworth thinks they should have their legal look at how they would define these. Ward said they have new equipment and not sure what expansion they have. This is the biggest manufacturing facility that they have. Would it help if they brought a petition with signatures? Chairman Farnsworth said they will run this through legal and they can see where the boundary is between light and heavy industry.

[10:28:00 AM](#) Commissioner Hancock said they could also have the homeowners and Challenger Pallets try and work on a resolution together since it does say this would fall on the developer. Chairman Farnsworth said this does say that on paper that this falls on the homeowner or developer. Ward mentions they will have Bonneville County involved too once this land gets developed.

PARK & RECREATION – MICKEY EAMES

• VENDOR CONTRACT

[10:32:36 AM](#) Mickey has a vendor contract that Weston had created. This is a sno shack called Tropical Sno. Made sure that they will be there during the hours they say they are open. Need to have this open so the people can count on them. If she has a vendor doing corn dogs for \$1.75 and the bambinos are almost \$4 that is not competitive with the limited money available out there. Have met with these individuals they have come out and looked at where they can park for the summer.

[10:35:39 AM](#) **Motion by Commissioner Hancock to approve the vendor contract for Tropical Sno with Jefferson Lake as a vendor for the summer. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez - aye, Chairman Farnsworth – aye. Motion passed.**

• DOG ORDINANCE

[10:37:57 AM](#) Kevin said they have been working on an ordinance for dogs at the park. Need to know if they want to apply this rule to all county areas they maintain such as the boat docks. Need to look at the changes they have noted. One of the questions they had is they changed this from misdemeanor to infractions so they do have to quantify the fines for the disciplinary. Chairman Farnsworth said these fines may vary. Mickey said they have permits for camping and getting into the park. Would rather not do these for the boat dock because they do not man these areas. There is no way to take care of this. Chairman Farnsworth would like to see this kept at just the lake. Commissioner Martinez asked if this would give the compliance officer the ability to enforce. Kevin said they have issues at the boat docks with alcohol and garbage. Mickey said they are having signs made up like Beaver Dick and Twin Bridges with a \$5 camping fee for five days only. This will help so they cannot live there. Chairman Farnsworth goes back to the dog ordinance for the lake. Mickey said toward the end this is where the violations are.

[10:41:29 AM](#) Commissioner Hancock said this covers the lake, Mike Walker boat dock and the Roberts boat dock. Chairman Farnsworth said this only takes one person to ruin this for everyone. People are going to bring their dogs and he does not believe a dog is the worst thing in the water. This is because of what they leave behind and for protection so no one gets bite. Want to be able to discuss all ordinances will put this on the next agenda.

• STORAGE CONTAINER

[10:44:59 AM](#) Mickey went over to Holst Trucking they have an 8X24 truck box available that she would like to use for storage at the lake. This would be on the west side of the tennis court. This would contain the 4-wheelers. Kevin said the county does not allow these large shipping containers. Mickey said this is \$2,000 giving them \$400 off. If they did siding on this they could be okay. Kevin said they may be able to use a conditional use permit. Knows these are becoming a big thing. Mickey said this is for the lawnmower and 4-wheelers. Commissioner Martinez asked how much the bully barns are built for at the High School. Chairman Farnsworth does not believe they build these anymore. Commissioner Martinez said they could build a steel lean to shed. Mickey said it is whatever they want to do just wants something that will last. Commissioner Hancock said they should do some more research before they actually approve this since they are here every week. This will allow the Planning & Zoning to look at these types of storage containers.

PLANNING & ZONING – KEVIN HATHAWAY

• EQUIPMENT DISCUSSION

[10:51:00 AM](#) Kevin said they need some new cell phones and tablets for the building inspectors. The iPhones are much more useable for the guys. Right now they have a special on these. The tablets they use now have some capabilities issues and issues with shutting down. IWorks updated their system and are now compatible with Apple this is more user friendly. Cost \$1,500 to \$1,800 for everything for both Greg and Jeff. Commissioner Hancock said this is for phones and tablets for both of the inspectors. Commissioner Hancock asked if he has looked at the Microsoft Office tablets wonder if these are more user friendly. Kevin is not sure that iWorqs interfaces with them if they are a newer software. A lot of these have the same capabilities. Kevin is a little worried about the cost but can check into this he does have a time factor this special deal goes off on Thursday. Saving \$500 on the iPad and about \$100 for the iPhones. If they do the higher GB of iPad this is \$1,820. If they get the lower capacity it would be less. Chairman Farnsworth asked if he has this in his budget. Kevin said he has an equipment line he is tight in some areas. Colleen said they have about \$20,000 in capital office equipment.

[10:59:18 AM](#) **Motion by Commissioner Martinez to approve purchase of two iPhones and two iPads for the Planning & Zoning Department for a total of \$1,820. Second by Commissioner Hancock. Commissioner Martinez amends motion to change this to not exceed the amount of \$2,000. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez - aye, Chairman Farnsworth – aye. Motion passed.**

- **CEMETERY BUILDING PERMIT FEE**

[11:02:07 AM](#) Kevin said they are building a supplemental building at the Pioneer Cemetery. Held off on charging a permit fee because they are another taxing entity. Wanted to make sure they are amenable to this. Chairman Farnsworth said they usually waive the fee on these. Kevin asked if this is something they come in for or is this something they just do. Chairman Farnsworth said to be safe they can bring these in and they can do a motion. Kevin will look at if there are codes on this.

[11:03:37 AM](#) **Motion by Commissioner Hancock to waive the building permit fees for Pioneer Cemetery. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez - aye, Chairman Farnsworth – aye. Motion passed.**

SOCIAL SERVICES – JACKIE MAUPIN

- **EXECUTIVE SESSION 31-874 & 74-206(D) – RECORDS EXEMPT FROM DISCLOSURE**

[11:04:57 AM](#) **Motion by Commissioner Martinez to go into executive session 31-874 & 74-206 (D) – Records exempt from disclosure. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez - aye, Chairman Farnsworth – aye. Motion passed.**

[11:11:54 AM](#) **Open session 11:12**

[11:12:12 AM](#) Commissioner Hancock said they do not really have anything for Weston will call him and cancel so he does not come up here.

[11:13:37 AM](#) Recess until 1:00

DEPUTY PROSECUTOR – WESTON DAVIS – CANCELLED

- **LEGAL COUNSEL: EXECUTIVE SESSION IC 74-206 FOR PERSONNEL, HIRING CONSIDERATION, EMPLOYEE EVALUATION AND COMPLAINTS (1)(A) & (B), PENDING LITIGATION (1)(F), OR DELIBERATIONS ON LABOR NEGOTIATIONS OR PURCHASE OF PROPERTY (1)(C) – (AS NEEDED)**

Open session 1:00

PUBLIC WORKS – DAVE WALRATH

- **UPDATE**

[1:00:17 PM](#) Dave said they had a Rural Planning Organization (RPO) meeting. This is their rainbow sheet shows all the projects in their program. Look down at Wade Allen projects 2018 there is an off system west mile of the railroad crossing. Down at unassigned projects in 2022 there are a few other off system railroad crossings ones on 500 N and 550 N these are unassigned projects. Dave said at least these are in the pipe line. Always a possibility of these getting advanced. Commissioner Martinez asked about getting another overpass out here. Dave gives an update on a peanut roundabout for this overpass. Commissioner Hancock asked about a stop light. Dave said this is to close. Dave said they are really pushing for a roundabout up here. It is under Matt Davis projects for 2022 key number 20746. His understanding is that this will be advanced someone is really pushing this one. Chairman Farnsworth is surprised there has not been more accidents. Dave said the South Rigby interchange is a big priority and something that has had a study already. Will meet with the District Engineer next Thursday. Commissioner Hancock said they did a study ten years ago with input from people had meetings at the high school then did nothing with this. Dave thinks this was driven by safety. This was not connectivity driven it was safety driven. Commissioner Hancock said they had a lot of designs and proposals. Dave said this has dramatically changed with the school. They are in preliminary discussion at this point. There is a study on their website on the Public Works tab.

[1:08:35 PM](#) Dave notes in 2018/2019 there is an I-15 D6 stabilization. This is the Western State for twenty-three million. This is 93% federal and 7% state funded.

[1:09:19 PM](#) Dave spoke with Miles Anderson on the property they need thinks they will be able to make a deal. Is a former realtor who does not want to use a realtor which is fine. Wanted us to pay both sides of the closing costs. When this was brought up they had mentioned the appraised value this was in the paper and was sent to him. Chairman Farnsworth thinks they still have some negotiations. Dave thinks they will be able to get this worked out. Earlier he said they are doing some sanding and plowing. Also working on the shoulder of 3500 E. Was going to rent an excavator this week but has put this off due to the colder weather. Will need to schedule a road tour decide to have this on March 19.

- **REQUEST FOR CULVERT PURCHASE**

[1:12:50 PM](#) Dave said part of the work on 3500, 3800 and 4100 is replacing the culverts. Want to get these done now so they do not have to dig trenches across the overlaid road. The bottom line price is about \$200 less because they had some pipe at the shop. Also checked with Pacific on pricing but they are higher. Treasure Valley opened up a store in Idaho Falls. Have \$10,000 budgeted in the Special Road & Bridge. Commissioner Hancock thinks this is smart to change these out instead of digging up the road later. Especially since these are all about thirty to forty years. Dave said they have \$2,000 in their regular Road & Bridge for culverts. The seventy-two inch is for over on Spring Creek currently there is a thirty-six inch pipe but keep having to clean out a beaver dam out. Can get into a seventy-two inch pipe easier. Commissioner Martinez asked if this is the county property. Commissioner Hancock said this is under the wetlands. Dave said they will have to probably get a permit to change this.

- **E4 TRACK REBUILD**

[1:18:45 PM](#) Dave said the Road & Bridge D6 Dozer needs to have the track rebuilt. The first page is all items they must do as well as the first item on the second page. Shows labor would be about \$6,000. Kerry and Brock can do this work but would take both of them for at least a week. Commissioner Hancock asked if they have two weeks to have them do this. Dave said they are capable to do this and it would save \$6,000. This is used at the cinder pit at Crystal and Montevue when necessary. Commissioner Hancock knows these wear out. Dave said this is twelve years on this and it has worn out. Commissioner Hancock would like to see our mechanics do this. May take longer if they are pulled off to fix something else. Dave said some of this they will not know until they get the tracks off as far as cost. Kerry made a point that the pads will be a must. Chairman

Farnsworth said looking at around \$21,975. Dave mentions that cinders are really tough on equipment. Spoke with the repair manager and Toomers had the same issues. Commissioner Martinez asked hours. Dave said it has 5,000 hours believes it was purchased new in 2006.

THE DEVELOPMENT COMPANY – RICK MILLER & TED HENDRICKS

• UPDATE – POTENTIAL PROJECTS

[1:26:03 PM](#) Rick Miller and Ted Hendricks are here today from The Development Company. Commissioner Martinez apologizes he missed the last meeting. Rick wanted to update everyone on the company. Company is an economic developmental district. Working right now with the City on a water project. Loan program that is continuing to grow. Things are going well as a company. Want to continue and want to outreach the core counties. Saw that recently there was an award of funds for disaster recovery in a few of the counties. Had Jefferson County and Custer County in their section on this list. Commissioner Hancock said this was what this program will come from last spring on the west side. Lost five miles of road was washed out due to early spring flooding annihilated over five miles of roads. Chairman Farnsworth said affected the I-15 interchange there was a parking lot for government workers and the water was over their hoods. Commissioner Hancock said they were approved for disaster relief. Spent around \$500,000 replacing and fixing these roads have not received the recovery yet. Rick asked if the repairs have been completed. Commissioner Hancock said they have been. Chairman Farnsworth said there were a lot of disasters at the same time. Rick said they have additional disasters they have a block grant that covers disasters were able to receive grants of around \$100,000. Can help out during the process but the application time is when the disaster happens. Chairman Farnsworth mentions when the levee starts to wash out. Commissioner Hancock said they spent county funds raising the levee because they do not have enough funds. Ted asked if the Corps helped. Chairman Farnsworth said they will not help until this washes out.

[1:32:33 PM](#) Ted said Congressman Simpson is very influential with the Army Corp of Engineers who gets an allocation of money every year. Commissioner Hancock said they meet with the Corps around a month ago and took a tour and rated them and there were none. Chairman Farnsworth said they may need to go to the top. Ted said that Congressman Simpson's staff will be here on March 9 in Idaho Falls at an office on B Street at 10:00 at Raymond James Financial. Speaking about three different projects one in Firth. This would be a good time to meet Linda who is his main point of contact in Idaho to help with funding. As Rick indicated the disaster funding is coming through a nontraditional source this is part of the president's budget includes six hundred million going to the Economic Development Association (EDA) which is a small agency under congress. EDA works with these districts that they are involved with. Will fund a variety of different things such as water and sewer, business parks and development centers. Just did a business development center in Rexburg. Involved in a lot of different projects. They are involved by doing an outreach to build economic opportunities. This can come from technical assistance, loans, providing an office space. Come in a variety of ways and EDA partners with them. They are the funding agency. Anything west of Denver will be our region so they will get an allocation of the six hundred million. Have wanted to build a business development center in Jefferson County. They can help failing business as well as bring new businesses in. Brought to Rexburg an incoming call center. Do a variety of things with technical assistance. This is the only county in their district that does not have a business development center. Have one in every other county. Thinks there is a need here because it is between two growing areas with Rexburg and Idaho Falls. Commissioner Martinez said this had been mentioned a few months ago. Had attempted with the City of Rigby. Ted said they were not as supportive as they would have liked. There is a substantial amount of money.

[1:39:44 PM](#) Chairman Farnsworth heard a comment that Rigby is dying they are only bringing in pizza places and banks. Would like to see businesses come in flourish and stay here. Ted said Rigby is not dying just look at downtown. They have done two downtown projects and it really looks nice. All of this was supported and done with the Urban Renewal. If the Urban Renewal did not have a vision this would never have happened. They are still a strong supporter but this group will be dissolved in a few years. Would want to build in the Urban Renewal district so they can participate. They have agreed to help with this financially they are supportive of this. Wanted to do something they would need to start right away. Thinks the disaster funds from EDA could be used. Could put a proposal together looking at the cause and effect of these disasters. Have the EITC that just went to a community college and they can provide a lot more training and opportunity to them now so they want to partner with them. Create and get some jobs in the county feels that EDA would love this type of concept. Could look at getting this funding could come and buy an existing building and remodel it or they could build brand new. Commissioner Hancock said he would look at new. Have the old high school building. Ted is not sure this is in the Urban Renewal district. Knows there has been discussion on the armory the National Guard building had heard they may be vacating this building. Commissioners have not heard anything on this. Commissioner Hancock asked how big they are thinking. Rick thinks possibly 15,000 or 20,000 square feet would be enough space. They want to make sure that the county and community are supportive for the college to come teach classes.

[1:44:40 PM](#) Commissioner Hancock said the buildings in Idaho Falls they have areas for shops. Rick said they could do a small industrial center. This is a different mechanism. Core economics of the county is the small companies. If they can get a small stable business growth. Chairman Farnsworth said they have a lot of small businesses that have just started up. Ted said to tell them about businesses. Rick said they have a variety in the last eight months have spun out four companies that have grown out of small offices and are now building businesses. Blue Seal Energy is a business that will be coming to Jefferson County. These companies need the stability during the startup process. These are business that started with the development center. Had been working out of homes and once they get an office this helps get them started. In the last ten years have spun out thirty to fifty companies that grew this way. Have George's Garage they have built 5,000 square foot building and are getting ready to double this. Have moved toward distribution. Have Ann Rack Designs is the largest design quilter in the world and is up in St. Anthony. Never thought they would have a quilt designer. Want to get her business up enough to be able to offer a weekend retreat to make these quilts.

[1:49:40 PM](#) Commissioner Martinez mentions they spoke earlier that Rigby and Jefferson County has been put on the map with Jessika Jenson being an Olympian and the Eclipse. Lot of people have noticed the area so the growth is inevitable. Have incredible talent with small businesses in the area.

[1:50:32 PM](#) Rick said a lot of small businesses work in their house or garage and is not conducive. Once they get an office their name is placed somewhere in the community. It is hard to go in with relators who offer a 2,000 square foot area but cannot afford this at the beginning. Only need a small office for a year then they can proceed to a goal of a 2,000 square foot office. Helps give them the stepping stone.

[1:51:44 PM](#) Ted said if they took housing away from Rexburg. They have fast food move in and out. No job creation with manufacturing coming in. Last big manufacturing was Cives Steel. They have continued to grow and are an employee owned company that treats their employees well. Had gotten EITC at the time to train these welders to the level where they could use them. That facility was built with Industrial Development Bonds.

[1:54:45 PM](#) Rick said they help finance buildings. Ted said they are an economic development company from the birth to the grave. There is a cost. They do not charge dues to the cities or counties. When they come to a community to build then they charge a development fee. Wanted to visit have several sites they have looked at here. The old house they moved by the Rodeo Grounds. Looked at the old King's building. The old high school but this is out of the Urban Renewal area. They could then pass a resolution and have and a commissioner help facilitate this. Would want to go to the City and Urban Renewal and move ahead. Would take a couple years to develop this and get the funding. If they build this in Rigby it is still Jefferson County. Would look at having Jefferson County one of the main partners.

[1:57:28 PM](#) Commissioner Hancock had a question when talking about the City they can have an Urban Development center outside of the City. Ted said they already have the boundaries does not have a map with him but this goes out by Wendy's over by Rigby Produce goes over down Main Street and over by the old Fairgrounds. Commissioner Hancock said the lighting goes down past 3rd West. Ted said that lighting was put in by ITD. They have different bulbs they have white and the others have orange. Rick said they had two block grants for the lighting. Ted said they did all of the playground equipment at the Fairgrounds. Commissioner Hancock is wondering how they can make this work and still be within the boundary. Ted goes over they need the partnerships because they need a substantial amount of local funds. A lot of time the counties help with the in-kind work if they need a site grubbed out. Want the City, County and Urban Renewal to contribute some money up front to help with the development cost. Need the county first in because not sure they would get the City as a strong supporter without the county. Ask that after these are built since they provide an economic benefit to the community so ask that these remain tax exempt. This helps subsidize the rent for businesses coming in and get the money out of this sooner to go build somewhere else. It is allowed under Idaho Code.

[2:02:14 PM](#) Chairman Farnsworth said they talked about this in their IAC meetings. Rick said adding the college helps keep this tax exempt. Chairman Farnsworth thinks this is a good idea. Commissioner Hancock said it has been tough to get any economic development within the county. Trying to get new business in the community. Ted said this is hard offer businesses downtown a loan to fix any code violations. Subsidize the loan but the businesses do not want to say their location does not meet code. Look at the infrastructure downtown this can be helped. If they can explain how they can help this is beneficial. Commissioner Hancock said most businesses are not coming into the City. Ted said to have this successful having this in the business district downtown helps. This would not get the lure if it is out of town. Also want the Urban Renewal as a partner to help fund. Willing to invest a good share of this but wan the community to buy into this. This strengthens the partnership. More than willing to go.

[2:06:23 PM](#) **Prosecutor Paul Butikofer is present**

[2:06:40 PM](#) Ted said that he has spoken with the City multiple times. Felt if they help these businesses then they are hurting those that are leasing space. Commissioner Martinez said when they create more commerce it creates more spending. Chairman Farnsworth likes the idea wants to see if this is something they can do. Meet every Monday. Ted said they will get on another agenda. Rick is working with the City on another project may get a member from the City and Urban Renewal to come in. Also have the Industrial Parks these can be funded got the raw ground and the infrastructure. The lots are subsidized by the community. Have also done this in Sugar City. Can sell these lots to the businesses that want to come in.

COMMISSIONERS

- **SIGN CERTIFICATES OF RESIDENCY**

[2:11:08 PM](#) **Motion by Commissioner Martinez to approve certificates of residency for the College of Southern Idaho for Hunter Reilly and Jordan Scott. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez - aye, Chairman Farnsworth – aye. Motion passed.**

[2:11:52 PM](#) **Motion by Commissioner Hancock to approve certificates of residency for the College of Western Idaho for Keayen Nead. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez - aye, Chairman Farnsworth – aye. Motion passed.**

- **NEW BUILDING UPDATE**

[2:12:21 PM](#) Chairman Farnsworth said this is moving forward. Paul asked if they have done any photographs. Commissioner Hancock said the inspection reports have some photos. Chairman Farnsworth said they are making progress but the cold weather is slowing them down some this week.

- **APPROVE CLAIMS**

[2:14:43 PM](#) Colleen said Animal Control was taken out twice because they had spoken with Commissioner Hancock at the conference never had a request on this for last year. Chairman Farnsworth said replacement bag compressor is this for a pickup that is holding the sanders. Commissioner Hancock said they have George & Jesse's and it has a prior balance due wouldn't this have been paid on a previous claim. Usually these are paid in full. Colleen thinks this may have been the way this was billed. Commissioner Hancock asked if they are receiving information on with fleet gas cards. Had spoken with the Sheriff on this. Chairman Farnsworth said he will visit with him on this. Commissioner Hancock said this is something they need to look at. Chairman Farnsworth would like an updated list for cell phones and who has them. Wants to make sure what happened does not happen again. Colleen asked if he wants an email sent to department. Chairman Farnsworth said he will discuss it at the next staff meeting.

[2:23:16 PM](#) Motion by Commissioner Martinez to approve claims from 2/12/2018 to 2/23/2018 for \$596,384.50. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez - aye, Chairman Farnsworth – aye. Motion passed.

[2:23:49 PM](#) Motion by Commissioner Hancock to adjourn at 2:24. Second by Commissioner Martinez. All in favor – aye. Motion passed.

Chairman of the Board

Date

Clerk of the Board

Date

County Clerk

Date