



November 12, 2002, Emmett, Idaho

Pursuant to a recess taken on November 5, 2002, the Board of Commissioners of Gem County, Idaho, met in regular session this 12<sup>th</sup> day of November, 2002, at 8:00 a.m.

Present:	Ed Mansfield	Chairman
	Sharon Pratt	Commissioner
	Susan Howard	Clerk

Not Present:	Kathy Skippen	Commissioner
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Whereupon the following proceedings were had, to-wit:

November 12, 2002

**Pledge of Allegiance was said.**

**CLAIMS:** The claims presented were reviewed. A motion was made to approve the claims presented. It was seconded and carried.

**BOARD OF CANVASSERS:** The Board recessed as Board of County Commissioners and convened as Board of Canvassers pursuant to Idaho Code 34-1205 and 34-1206. The Board examined the total number of votes cast for all candidates and issues for the General Election held on November 5, 2002, and made, seconded, and carried a motion to certify that such statement was true, subscribing their names thereto and delivering to the County Clerk. A copy of the Abstract was filed with the County Clerk and the Clerk made an abstract of the return, and forwarded it by mail to the Secretary of State. Through motion, the Board of Canvassers adjourned and reconvened as the Board of County Commissioners

**MINUTES READ AND APPROVED:** The minutes of November 4 & 5, 2002, were reviewed. A motion was made to approve the minutes of November 4 & 5, 2002, as read and corrected. It was seconded and carried.

**ALCOHOLIC BEVERAGE LICENSES:** A motion was made to approve 2003 alcoholic beverage licenses for Mike Gurney dba Mike's Super Store, Richard Walth dba Main Street Beverage, Duane Corn dba Cherry Blossom, and Cheryl Lee dba Sweet Service. The motion was seconded and carried.

**INDIGENT APPLICATIONS:** A motion was made, seconded, and carried to go into executive session under Idaho Code 67-

2345(1) (d). Clerk Susan Howard presented the following indigent application:

03-004 Application needed a release of lien signed.

A motion was made, seconded, and carried to come out of executive session.

A motion was made to sign the release of lien for 03-004. It was seconded and carried.

**MAX LONG - WALTER KNOX HOSPITAL RENOVATION FINANCING:** Steve Salskov and Carlos Bilbao from the Hospital Board, Neil Moss with Idaho Health Facilities Authority, and Larry Droppers, the financial advisor, met to go over the proposed remodel of the Walter Knox Memorial Hospital. They would double the space for laboratory and for x-ray. The hospital would be a lot more efficient for out patient services, which is the bulk of the hospital demand. The project cost would be \$5,852,600. There would be \$852,600 hospital funds, with an amount of 5,000,000 to be borrowed, with annual payments of \$481,711 for 15 years at 5% interest rate. There should be adequate cash resources to make the payments. The hospital has become a "critical access" hospital, which means that Medicare will be reimbursing the hospital at 60%, which is an increase over what Medicare was paying.

Neil Moss reported that in 1973 the legislature set up the Idaho Health Facilities Authority to work with Government and private non-profit hospitals who need loans. The County would sign a 99-year lease of the Hospital to the Idaho Health Facilities, who then would lease the property back to the Hospital Board to operate for a monthly "rental amount" to pay back the construction loan, based on the revenues the hospital makes. If there is default in the payments, another entity could be put into the facility by Idaho Health Facilities to manage the facility. It would have to be a health-related entity. Before that would happen, they would work with the current hospital administration to get back into financial stability.

Max Long, Hospital Administrator, stated that he has no concerns about the potential of Walter Knox Memorial Hospital to pay back the loan. He stated that looking at the history of the Hospital and the growth of the community, he feels that there would be no problem.

The issue of community perception of the hospital was brought up. Steve Salskov, Board Chairman, stated that he feels the perception of the hospital in the last few years has gotten much better. He feels that the Board has worked

harder at solving some of those problems and there is a lot of good public relations work and staff training going on with the current Board.

If the Commissioners give approval for the loan, construction would get under way in May, 2003.

Carlos Bilbao, Board member, testified that he is 100% in favor of the loan because of several things. He stated that the Hospital Board is now divided into committees that are looking closer at different aspects and areas of concern. He feels that the community has a more positive opinion of the Hospital than they used to. He also has a lot of confidence in Kreizenbeck Construction, who may be doing the remodel.

No decision was made. Chairman Mansfield stated they would study the information and make a decision when all three Commissioners are in attendance.

**PROPERTY TAX CANCELLATIONS:** A motion was made to cancel the property tax on the following parcels presented by Greg Himes, Assessor: RP 00436102, RP 00426305, PP 02055900, RP 00330300, PP 02137400, MH 00790600, RP 00518307, RP 00037500, RP 00352300. It was seconded and carried.

**The Board recessed for lunch at 12:00pm and reconvened at 1:00pm.**

**PUBLIC HEARING - AMBULANCE BUILDING BLOCK GRANT:** The hearing was tape recorded. Chairman Mansfield opened the public hearing for the Idaho Community Development Block Grant for the Ambulance Renovation Project for Gem County, stating the purpose was to allow the citizens of Gem County to have input on the development of ICDBG applications in accordance with the County's Citizen Participation Plan. Shawn Charters, Planning Director for SAGE Community Resources, and Ambulance Director Mark Rekow were in attendance.

The project will renovate a vacant building in Downtown Emmett that will enable it to serve as a new Emergency Services Facility. The project will replace an old building that was torn down to construct the much needed new County Jail. The new facility will provide Gem County with a place to house the County ambulances as well as provide sleeping and training quarters. Total project costs are estimated at \$408,266. The ICDBG request is for \$170,000. Matching funds consists of \$238,266 of cash and in-kind services from the County and project engineer.

After asking for public comment and hearing none, the

hearing was closed.

**SAGE COMMUNITY RESOURCES GET PLANNING & ADMINISTRATIVE**

**SERVICE CONTRACT FOR AMBULANCE BUILDING GRANT:** A motion was made to accept Sage Community Resources proposal to provide project administration services to assist Gem County with an Idaho Community Development Block Grant for renovations to the new emergency services facility to house the County ambulances.

**PLANNING & ZONING BOARD APPOINTMENTS:** A motion was made to appoint Jim Hutchins, Kathy Willard, Dan Drooger, Geraldine Branham, Rick Weekly, and Don Wilkerson to the Planning and Zoning Board. It was seconded and carried.

**EXECUTIVE SESSION:** A motion was made, seconded, and carried to go into executive session under Idaho Code 67-2345(b) concerning personnel. Those governing bodies present in the meeting were Commissioners Mansfield and Pratt. No final decisions were made. A motion was made, seconded, and carried to come out of executive session.

**EXECUTIVE SESSION:** A motion was made, seconded, and carried to go into executive session under Idaho Code 67-2345(f) concerning possible litigation. Those governing bodies present in the meeting were Commissioners Mansfield and Pratt. No final decisions were made. A motion was made, seconded, and carried to come out of executive session.

**AIRPORT PROPERTY LEASE OUT FOR BID:** A motion was made to put out to bid the lease of the County property on Highway 52 known as the airport property. It was seconded and carried.

**The Board recessed at 5:00pm to November 18, 2002, at 8:00am.**

Approved: \_\_\_\_\_

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Chairman

Attest: \_\_\_\_\_

Clerk