



January 21, 2003, Emmett, Idaho

Pursuant to a recess taken on January 14, 2003, the Board of Commissioners of Gem County, Idaho, met in regular session this 21<sup>st</sup> day of January, 2003, at 8:00 a.m.

Present:	Ed Mansfield	Chairman
	Sharon Pratt	Commissioner
	Michele Sherrer	Commissioner
	Susan Howard	Clerk

Whereupon the following proceedings were had, to-wit:

January 21, 2003:

Pledge of Allegiance was said.

MINUTES READ AND APPROVED: The minutes of January 13 & 14, 2003, were reviewed. A motion was made to approve the minutes of January 13 & 14, 2003, as read and corrected. It was seconded and carried.

GEM SOIL CONSERVATION DISTRICT: Sheryl Stelling from Gem Soil Conservation District met to invite the Commissioners to a luncheon meeting on February 3, 2003.

CATHY SMITH - COMPASS MEMBERSHIP: Cathy Smith and Chris Erlebach met with the Commissioners. Cathy let the Board know that two representatives from the community have been invited to a COMPASS meeting on January 27. They need to be elected officials and would be invited to present their opinion on Highway 16 issues. Senator Brad Little will be there. Cathy asked if one of the Commissioners would like to be the other representative. The Commissioners stated that, if possible, one of them would attend the meeting on January 27, but they have a P & Z appeal hearing scheduled for the same time. It was decided that the Commissioners would write a letter concerning their views that could be read at the meeting.

Chris Erlebach gave her views on other possible projects that COMPASS may look at supporting. She discussed how she feels the work on Highway 16 will go. She feels that Gem County should join COMPASS.

Cathy Smith stated that she feels the County needs to be represented by attending COMPASS meetings, if only for the fact that it will send a message that Gem County is concerned with the economical vitality of the County. Commissioner Pratt stated that she feels, economically and financially, this is not the time for Gem County to join COMPASS. She feels that right now COMPASS is

working only for Ada and Canyon Counties. She does feel that it would be a good idea to attend their meetings, if they could work it out because the meetings are held on Mondays, which is a regular meeting day for the Commissioners. By just attending the meetings without joining COMPASS, there could be a relationship formed and at some point, it could be determined whether it would be a good idea for Gem County to join.

Chris asked the Commissioners to join a letter writing campaign to express concerns about Highway 16 from State Street to Emmett. The letters will be presented to local government officials, the Governor and other State elected officials and organizations.

**INDIGENT APPLICATIONS:** A motion was made, seconded, and carried to go into executive session under Idaho Code 67-2345(1)(d). Deputy Clerk Sue Spencer presented the following indigent applications:

03-008 Hearing was postponed indefinitely because of a bankruptcy.

03-025 Advance application for medical expenses needed a statutory lien signed.

03-026 Application for rent assistance for January and February of \$1300.

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

A motion was made to sign the postponement of hearing for 03-008, to sign a statutory lien for 03-025, to sign a statutory lien and approve 03-026. It was seconded and carried.

**PROSECUTING ATTORNEY MATTERS:** Prosecuting Attorney Richard Linville met to discuss legal matters.

A County recreation property ordinance needs to be written to govern the activities on the Island and other County recreation properties. In the meantime, the Sheriff's Office and Police Department could enforce laws already in place. Ordinance 98-06 states some of the restrictions on the Gem Island Sports Complex. Rules and regulations need to be adopted by resolution and posted on the Island.

**BOARD CHAIRMAN NAMED:** After a unanimous vote, Commissioner Ed Mansfield was re-elected the Chairman of the Gem County Board of Commissioners.

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

**MEYERS REZONE DISCUSSION:** After discussion on the Richard C. Meyers' Rezone, a motion was made to approve the request to rezone property owned by Richard C. Meyers, located at the southeast corner of Central Rd. and U.A. Ave., 975 W. Central Rd., from A-2(Rural Transitional Agriculture to R-3(Rural Residential), adopting the

findings of facts of the Planning and Zoning Commission, with No. 3 to read "will" instead of "will not," to remove No. 5, and to include all recommendations of the Emmett Irrigation District and recommendations of the P & Z Commission requiring underground utilities on any new structure. It was seconded and carried.

**INDUSTRIAL PARK LAND TRANSFER DISCUSSION:** Leslie Toombs and Shawn Charters from Sage, Cheryl Conrad and Steve Salskov from Shadow Butte Development Corporation, Economic Development Specialist Morris Huffman, and Prosecuting Attorney Richard Linville met to discuss the legalities and steps in the possible sale and/or transferring of County Property on Highway 52 to Shadow Butte Development Corporation.

The land in question has been put out for public auction more than five years ago. Because of the length of time and the change in zoning, PA Linville advised that the Commission needs to follow the bid process in Idaho Code 31-808, with a notice of sale and public auction before selling the property in any other fashion.

Leslie Toombs explained how the County has wanted to pursue a site for an industrial park. Shadow Butte formed as a development corporation to bear the burden of the sales and operation of the park. After pursuing other property in the community, the Commissioners pledged 60 acres of County property as a match for a grant for the infrastructure for an industrial park. Shadow Butte and the County are joint applicants, but because the County doesn't want to be the "landlord," they are wanting to sell/transfer the land at current value to Shadow Butte, with provisions for the purchasers of the land as an industrial park.

PA Linville stated that in a public auction, the terms of the auction could be set by the Commissioners as far as use of the land and price paid, and being subject to the conditions of the grant. The land could be auctioned before or after the improvements have been done.

More information will be looked at from the grant funding sources and how other communities have handled the process on government land.

Leslie had three names of appraisers to get the property appraised. Morris will be the contact person.

**HOSPITAL HELIPORT UPDATE:** Max Long, Walter Knox Memorial Hospital Administrator, reported there is temporary clearance for a landing site for air ambulance at the Hospital until the end of February. They should have the new heliport finished before then.

**P & Z SUBDIVISION ORDINANCE AMENDMENT DISCUSSION:** Debra Lish met with the Commissioners to go over the Subdivision Ordinance amendments. After discussion, a motion was made to approve the

amendments to the Subdivision Ordinance, as presented by the Planning & Zoning Commission. It was seconded and carried.

**TRE-BAR KENWORTH - ROAD & BRIDGE TRUCK PROPOSAL**: Bob White from Tre-Bar Kenworth proposed a lease of a diesel dump truck for the Road & Bridge Department by piggy-backing off of a bid from Nampa Highway District. The cost would be \$103,366 plus \$1,700 upgrade for a total of \$105,066. The yearly lease would be around \$25,000. Dennis would turn one of his older trucks into a water truck. A motion was made to approve the piggy-back lease. It was seconded and carried.

**RECREATION DISTRICT MATTERS**: Tom Hoppell met to ask if the County could store the Recreation District hyster at the Road & Bridge Department shop, or somewhere else. Dennis Pulley, Road & Bridge Supervisor, will see if there is room.

Tom asked the County to add \$5,000 to the amount contributed to the Recreation District to help with some unforeseen expenses. No decision was made.

**TITLE V GRANT DISCUSSION**: Greg Himes is Gem County's representative for America's Promise Coalition. There is a grant possibility that needs a local government unit to sponsor it. Al Cinnamon described the Federal Title V Grant. There is a 50% match of dollars/in kind for the grant. They haven't come up with an amount or a project yet. They asked if the County would sponsor the grant and be the applicant agency. There will be training next week that Commissioner Sherrer will attend. No decision was made.

**The Board recessed at 5:00pm to reconvene at 8:00am on January 27, 2003.**

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

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