



February 12, & 13, 2007, Emmett, Idaho

Pursuant to a recess taken on February 5, 2007, the Board of Commissioners of Gem County, Idaho, met in regular session this 12th day of February, 2007, at 8:00 a.m.

Present:	Michele Sherrer	Chairman
	Sharon Pratt	Commissioner
	Lan Smith	Commissioner
	Shelly Gannon	Clerk

Whereupon the following proceedings were had, to-wit:

February 12, 2007

Pledge of Allegiance was said.

HISTORIC PRESERVATION COMMISSION APPLICATION: Greg Kershall and Steven Harshfield met with the Commissioners to discuss the status of a state application submitted by the Historic Preservation Commission. Commissioner Sherrer stated that it is being reviewed by David Hargraves of the Prosecuting Attorney's office.

A motion was made by Commissioner Pratt to add an appointment to the Fair Board as item C. to the consent agenda. It was seconded by Commissioner Smith and carried unanimously.

4-H PROGRAM DISCUSSION: Pat Momont, Rikki Wilson, and Evelyn Russell met with the Commissioners to discuss the County's 4-H Program. Topics discussed included program position options, funding, current program activities and future plans for expansion. Commissioner Pratt would like to see continuation of after school programs to benefit children as young as possible. Pat and Rikki will meet with Boise County Commissioners to discuss participation and possible contribution to the program.

A motion was made by Commissioner Pratt to amend the agenda to include an interview for the Fair Board at 1:30p.m., moving review of minutes to 4:00 p.m. It was seconded by Commissioner Smith and carried unanimously.

INDIGENT APPLICATIONS: A motion was made by Commissioner Pratt, seconded by Chairman Sherrer, and carried unanimously to go into executive session under Idaho Code 67-2345(1)(d) with a roll call vote as follows: Commissioner Pratt, aye; Commissioner Sherrer, aye, Commissioner Smith, aye. Deputy Clerk Tiffani Sulgrove presented the following indigent applications:

07-010 10 day Prior Medical Application

After reconvening in regular session, a motion was made by Commissioner Pratt to deny the application for 07-010 because urgent need could not be verified. It was seconded by Commissioner Smith and carried unanimously.

The Board recessed at 12:00 p.m. for lunch to reconvene at 1:15 p.m.

Commissioner Pratt was absent from the meeting due to attendance at a WICAP meeting.

CONSENT AGENDA: Commissioner Smith made a motion to approve the consent agenda which included: A. Catering permit - Raul & Angelica Gomez, B. Certificate of Residency - Shanna Pratt and C. Appointment to the Fair Board. It was seconded by Commissioner Sherrer and carried.

The Commissioners welcomed the government class from Black Canyon Alternative School who observed the consent agenda portion of the meeting after which they were able to learn about local government through discussion with the Commissioners.

Commissioner Pratt rejoined the meeting.

FAIR BOARD INTERVIEW: At 1:40 p.m. Commissioner Smith made a motion to go into executive session under Idaho Code 67-2345 (b) personnel with a roll call vote as follows Commissioner Smith, aye, Commissioner Pratt, aye, Commissioner Sherrer, aye.

Regular session reconvened at 1:56 p.m.

At 1:56 p.m. Commissioner Smith made a motion to go into executive session under Idaho Code 67-2345 (c) concerning the possible acquiring of interest in real property with a roll call vote as follows Commissioner Smith, aye, Commissioner Pratt, aye, Commissioner Sherrer, aye.

Regular session reconvened at 2:00 p.m.

WOODS RANCH FINAL PUD & PRELIMINARY SUBDIVISION PLAT: While being recorded a public hearing was held to hear a request for a planned unit development and a preliminary plat by Landmark Engineering and Planning, Inc. The PUD application is requesting approval to allow a reduction to the minimum lot size in the A-2 zone from 5-acre minimum to 3-acre minimum on 385.63 +/- acres located on Morehouse Road. The preliminary plat application is requesting approval to allow 90 buildable lots and 5 common lots on that property.

Clint Boyle provided a project overview clarifying that density only allows for 89 buildable lots as the far north corner is non-buildable. An acre and a half was added to the common area. A landscape plan of the project was entered into the record as exhibit A. He stated that landscape buffers will be included along major roadways and improvements will be made to Morehouse Road. He also stated that fire hydrants in the project will assist surrounding areas. A letter from Rick Welch from Gem County Fire Protection District One was entered as exhibit B.

Community wells versus individual deep wells were discussed.

Chris Todd reviewed benefits of the development to the comprehensive plan including the community design of the

development, the trailway system, landscaping and street buffering, quality housing, recreation and amenities and phased and orderly implementation.

The sharp angle of the intersection at Highway 52 and Morehouse Road was discussed.

Keith Spiers discussed the septic systems to be used in the development including the monitoring and testing of the systems. A wastewater treatment system brochure was entered into the record as exhibit C.

Rob Tiedemann discussed wetlands issues. A preliminary delineation of wetlands document from Ecological Design, Inc. was entered into the record as exhibit D.

Brad Hawkins-Clark provided site photos of the area.

A motion was made by Commissioner Smith to continue the hearing to April 2nd at 6:30 p.m. It was seconded by Commissioner Pratt and carried unanimously.

CITY/COUNTY MEETING: A City/County meeting was held at the Emmett City Hall at 5:00p.m. on Monday, February 12, 2007. Those in attendance from the City of Emmett were Mayor Marilyn Lorenzen, Councilmen Dennis White, Bill Butticci, Mike Stout and Kathy Agenbroad and Clerk Marge Lawrence. Those in attendance from Gem County were Commissioners Sharon Pratt, Michele Sherrer, and Lan Smith, Assessor Greg Himes, Treasurer Connie Goins and Clerk Shelly Gannon. Topics discussed included the city flag pole, an impact fee discussion to be included in the March city council meeting, the county has hired Parametrix for the transportation capital improvement plan, the open house held February 1st regarding the Dewey Road extension, the City's new public works office, the greenbelt path, managing land near the wastewater treatment plant as a wildlife refuge, the graffiti ordinance, an adult entertainment ordinance, business license registration, removal of the Goodman Oil building, and a transfer of services contract for the industrial park. Proposed future land use maps were reviewed.

February 13, 2007

Pledge of Allegiance was said.

CLAIMS: Due to the length of the Woods Ranch PUD & Plat discussion review of claims began Monday afternoon and carried over to Tuesday morning. A motion was made by Commissioner Smith to approve the claims as approved and signed. It was seconded by Commissioner Pratt and carried unanimously.

ELECTED OFFICIALS: A meeting was held with the Elected Officials. Those in attendance were Commissioners Pratt, Sherrer, and Smith, Clerk Shelly Gannon, Assessor Greg Himes, and Treasurer Connie Goins. Topics discussed included budget review, the Butte Road Bridge ribbon cutting, impact of the removal of School M & O on property taxes, personal property taxes, NSF fees, Ed Mansfield memorial donations, and IAC scholarship fundraising. The Dewey Road steering committee meeting and the IAC legislative

conference were reviewed.

REVIEW OF MINUTES: The minutes of January 16, 2007 were reviewed. A motion was made by Commissioner Smith to approve the minutes of January 16, 2007 as read and corrected. It was seconded by Commissioner Pratt and carried unanimously.

PUBLIC WALK-IN: Tony Driscoll met with the Commissioners to discuss access to Ranch Road.

REVIEW OF MINUTES: The minutes of January 22 & 23, 2007 were reviewed. A motion was made by Commissioner Smith to approve the minutes of January 22 & 23, 2007 as read and corrected. It was seconded by Commissioner Pratt and carried unanimously.

PROSECUTING ATTORNEY MATTERS: At 11:03 a.m. a motion was made by Commissioner Pratt, seconded by Commissioner Smith and carried unanimously to go into executive session under Idaho Code 67-2345 (b) personnel and (c) concerning the possible acquiring of interest in real property with a roll call vote as follows: Commissioner Pratt, aye; Commissioner Sherrer, aye; Commissioner Smith, aye.

Regular session reconvened at 11:30 a.m.

David Hargraves met with the Commissioners to discuss prosecuting attorney matters. Topics discussed included review of a Historical Preservation Commission application, a utility transfer agreement with the City of Emmett for the Shadow Butte Industrial Park, Board of Community Guardians, denial of a special use permit for Equity 1 by the Planning & Zoning Commission and zoning enforcement.

The Board recessed at 12:00 p.m. for lunch to reconvene at 1:15 p.m.

REVIEW OF MINUTES: The minutes of February 5 & 6, 2007 were reviewed. A motion was made by Commissioner Pratt to approve the minutes of February 5 & 6, 2007 as read and corrected. It was seconded by Commissioner Smith and carried unanimously.

DEPARTMENT HEADS: Janelle Schneider, Juvenile Probation Director, reviewed the monthly report for the department. She discussed an anger management group, a drug & alcohol class and cognitive self-change classes that are provided through the department. She stated that she currently has a secretarial job opening.

Kim Reed, Road & Bridge Supervisor, discussed various road repair and maintenance projects, a speed study that was completed on Central Road and encroachment notification.

Jake Wyant, Noxious Weed Supervisor, discussed a Eurasian milfoil article published in the newspaper, grant options, and a skeletal weed survey.

Brad Hawkins-Clark, Development Services Director, reported progress of the new code enforcement officer. He discussed conferences attended, a public hearing scheduled for the comprehensive plan and contracting services for minutes of

Planning & Zoning Commission hearings.

Martin Joyce, Landfill Supervisor, reported that there were 2,206 vehicles across the scales, taking in \$6,314.55 in fees. The landfill is not set up to accept materials from the Goodman Oil building as verified by the health department and DEQ. There is a new trash service provider in the El Paso Road area.

Chuck Shambaugh, Maintenance Supervisor, reported that the 5-year elevator certificate is complete and stated that the generator is working well. The emergency exit stairs for the west side of the courthouse will be installed the first week of April. Aeration of the island was discussed.

Rikki Wilson, Extension Educator, discussed the upcoming 4-H conference she will attend and stated the 4-H beef weigh-in will be March 3rd.

The Commissioners reviewed the Legislative Conference they attended last week. They provided information to the department heads regarding dates and locations for upcoming meetings of interest including the ribbon cutting for Butte Road Bridge, the Dewey Road extension study meeting, a Highway 16 public meeting and a Compass open house & transportation fair.

ROAD DESIGN STANDARDS: Representatives from Keller & Associates and LHTAC provided road standard suggestions. Discussion included allowable slopes, maintenance aspects and right-of-way definitions. Staff will review the standards provided and a follow-up meeting will be held February 27th at 4:00 p.m.

At 4:30 p.m. a motion was made by Commissioner Smith, seconded by Commissioner Pratt, and carried unanimously to go into executive session under Idaho Code 67-2345 (b) personnel with a roll call vote as follows: Commissioner Pratt, aye; Commissioner Sherrer, aye, Commissioner Smith, aye.

Regular session reconvened at 4:53 p.m.

At 4:53 p.m. a motion was made by Commissioner Pratt, seconded by Commissioner Smith, and carried unanimously to go into executive session under Idaho Code 67-2345 1 (c) concerning the possible acquiring of interest in real property with a roll call vote as follows: Commissioner Pratt, aye; Commissioner Sherrer, aye; Commissioner Smith, aye.

After reconvening in regular session at 5:04 p.m. a motion was made by Commissioner Pratt to authorize Commissioner Sherrer to tie up loose ends and finalize the property acquisition agreement with David Hargraves. It was seconded by Commissioner Smith and carried unanimously.

BUDGET REVIEW: Due to the length of the meeting the budget review will be held during a future meeting.

The Board recessed at 5:10 p.m. to 8:00 a.m. on February 20, 2007.

CLAIMS FOR THE FOLLOWING FUNDS WITH WARRANTS WRITTEN January 1 through January 31, 2006:

Commissioner Minutes 02-12, 13-07

CURRENT EXPENSE FUND	\$ 235,169.32
ROAD & BRIDGE FUND	66,667.75
CIGARETTE TAX/BLOCK GRANT	4,925.64
DISTRICT COURT FUND	10,320.74
COUNTY JUSTICE FUND	180,911.71
FAIR, GROUNDS & BUILDINGS FUND	5,391.77
HEALTH DISTRICT	12,500.00
INDIGENT	30,407.03
ENHANCED 911	1,988.22
REVALUATION FUND	14,902.58
SOLID WASTE FUND	31,704.89
NOXIOUS WEED FUND	9,064.27
WATERWAYS	455.28
INSURANCE POOL	605.00
AMBULANCE FUND	<u>15,070.13</u>
TOTAL	\$ 620,084.33

Approved: _____
Chairman

Attest: _____
Clerk