

JEROME COUNTY COMMISSIONERS

Monday, June 18, 2018

PRESENT: Charles Howell, Chairman
Roger Morley, Commissioner
Jane White, Deputy Clerk

Meeting convened at 9:10 A.M.

Commissioner Roemer had been detained.

COMMISSIONER REPORTS

Present was John Crozier.

Commissioner Howell reported from attending two meetings of the Southern Idaho Economic Development Organization (SIEDO). He said directors had heard advice from a consultant on the mission of the group.

Commissioner Howell had also attended a Crisis Center meeting. He expressed concern about the sustainability of the Center after grant funds are no longer available.

Commissioner Morley had spoken with Crisis Center representatives at a wellness event. He also reported the committee to select an airport consultant had chosen to change from T-O Engineers to JUB Engineers out of Twin Falls.

BUSINESS AND/OR ADMINISTRATIVE MATTERS

Present was John Crozier.

The Board signed Retail Alcoholic Beverage Licenses to: Northwest Land & Cattle Company dba KWIK Service Sinclair, Jerome; Rosalinda Paiz dba El Sombrero, Jerome; Harper & Harper dba The Snug Bar and Grill, Eden; and Video Mexico dba La Campesina Market, Jerome.

The Board signed leave requests for Brent Culbertson and Deserae Jones.

TANYA STITT—EMERGENCY MANAGEMENT REPORT AND BUDGET REQUEST

Clerk/Auditor/Recorder Michelle Emerson was present. Also present was John Crozier.

Report: Stitt told of training meetings she had attended and an Epidemic Exercise planned for 2019. She said the cyber security training she attended would be very beneficial to all County employees. Stitt presented information about a grant application by the District IV Interoperability Governance Board (DIGB) for regional cooperation to advance public safety mapping.

The Board discussed radio channels and frequencies with Stitt.

Chief Deputy Clerk Tracee McKim was present.

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Stitt said she was the only Idaho certified emergency manger under new requirements. She asked the Board to change her title from “coordinator” to “director,” as had been discussed on both May 14 and May 21.

❖ A Motion was made by Commissioner Howell to authorize Tanya Stitt to change her title from coordinator to director. It was seconded and carried with unanimous ayes.

Budget: Stitt requested no increases in the “B” Budget but asked to add some funds from the “B” Budget into to the “A” Budget to allow for salaries. She requested a \$4 an hour increase in her salary and an additional full-time employee. She also requested increases for travel, office supplies, and repairs/maintenance-other.

LINDA HELMS—HISTORICAL SOCIETY UPDATE AND BUDGET REQUEST

Clerk/Auditor/Recorder Michelle Emerson was present. Also present was John Crozier.

Helms said the Historical Society appreciated the \$5,000 donation in the current year and requested it again for FY 2018-19. She said the museum had used County funding to pay for utilities, office and archival supplies, and a copier charge.

Helms told of the need for building repairs and a new Website. She said entrance to the museum is free, with a small charge for an I-Farm tour. She told the Board volunteers operate the museum but that it needs more helpers. The Society receives funds from a yearly membership drive, items for sale at the museum, and donations.

Emerson questioned about support from the City of Jerome. Helms said the City rents the museum building to the Society for \$1 a year, mows the lawn, and has put a new roof and siding on the building.

Helms said she had applied for a \$5,000 grant to help put a new roof on the barn at the I-Farm but that the Society would still need to pay about \$2,600 to meet matching funds and the cost of the building.

Commissioner Roemer was present.

PUBLIC HEARING—BLAINE MILLER (recorded)

Present were Planning and Zoning Assistant Administrator Nancy Marshall, Administrative Assistant Stephanie Aslett, and Attorney Mike Seib. Also present were Robert Ohlensehlen, Brian Williams, Blaine Miller, Travis Miller, Joseph Miller, Kim Black, and Carolanne Miller.

The deputy clerk swore in those who were to testify.

APPLICANT

Bob Ohlensehlen, O&H Associates, testified on behalf of the applicant. He said the Blaine Miller Dairy had applied for an increase in animal units, the waiver of a berm requirement, and four

variances. He said the livestock confinement operation (LCO) would move animals from another location and that they would be dry cows.

Ohlensehlen showed on a map how the Dairy had taken action to prevent water from coming onto its property or spilling to a neighbor's land. He said additions would be three more corrals and another lagoon.

Ohlensehlen asked that the Board approve the berm waiver and the variances, as recommended by the Planning and Zoning Commission. He addressed the reasons for each of the variance requests and said the setbacks met the requirements of the Zoning Ordinance when the Dairy was established.

Commissioners Howell and Morley asked questions to clarify Ohlensehlen's testimony.

Ohlensehlen stated he had no more evidence to present.

STAFF

Marshall reviewed the written Staff Report with the Commissioners, followed by questions from Commissioners Howell and Morley.

IN FAVOR

Williams, as attorney for the applicant, testified in favor of the application, with questions from Commissioners Howell and Morley following.

NEUTRAL

No one offered testimony as a neutral party.

AGAINST

No one testified against approving the application.

REBUTTAL

Ohlensehlen offered comments on the setback requirement and gave more information about the solid waste separator.

Commissioner Howell closed the evidentiary portion of the hearing, and the Board determined to discuss the evidence heard in order to make a decision on the application with its waiver and variances.

DISCUSSION

Commissioner Howell asked the County's legal counsel if he agreed with the applicant's attorney that the applicant did not need a setback variance because a setback was legal when the Dairy was established. Seib disagreed, saying the variance was required because the new application would be subject to current zoning law.

Commissioner Howell concluded that if the setback was not a non-conforming use that the Commissioners could approve it as a variance. Commissioner Howell also said he did not

believe a variance was required for the separator setback because the separator did not meet the definition of a standing lagoon. He also believed the location of the well was satisfactory. He added that he agreed to a waiver of the berm requirement because the Dairy could not be seen from the nearest house, which was downwind from it.

Commissioner Morley said variances are applicable in some cases if there is not a large amount of dissent, of which there had been none. He believed potential problems had been mitigated and that approval would be appropriate for good business.

Commissioner Roemer agreed she was in favor of approving the application.

Commissioner Howell recessed the hearing until the Board could sign a written decision of approval.

Meeting recessed at 11:40 A.M.

Meeting reconvened at 1:17 P.M.

KELLEE TRAUGHBER—CEMETERY LEASE

Clerk/Auditor/Recorder Michelle Emerson was present. Also present was Kellee Traughber, clerk of the Jerome Cemetery Maintenance District, and John Crozier.

Traughber presented summaries of tax payments received, expenditures, and income for the cemetery district, as requested by the Board on June 4. She said the District appreciated leasing the office space in the Courthouse until it could establish an office at the cemetery, which was planned to be ready in 2019.

Traughber said some planned expenditures were for paving, expanding an existing shop, and more fencing.

➤ The Board determined to discuss what to charge for rent in FY 2018-19 during its budget workshops in July.

DONNA GRAYBILL—VOICES AGAINST VIOLENCE UPDATE AND BUDGET REQUEST

Clerk/Auditor/Recorder Michelle Emerson was present. Also present was Donna Graybill and John Crozier.

As executive director of Voices Against Violence, Graybill told of some of the help provided by her organization, which included emergency assistance, stabilization, and field services. In answer to a question from Commissioner Morley, she informed the Board of the group's cooperation with other agencies.

Graybill said the non-profit organization operates from grants and fundraisers and said it appreciated the \$4,000 contribution from the County in FY 2017-18.

JEFFREY KELLER—BADGER MEDICAL CONTRACT

Marisela Ibarra and Clerk/Auditor/Recorder Michelle Emerson were present. Also present were Jeffrey Keller, representing Badger Medical, which provides medical services for Jerome County inmates, and John Crozier.

Keller presented a renewal contract, which he said represented an overall decrease, explaining that he would not need to hire an assistant in the coming year but that he had included a one percent cost-of-living increase for his employees.

Keller answered questions about the contract services from Commissioners Roemer and Morley.

MICHELLE EMERSON AND TEVIAN EKREN-KOBER—PURCHASE FOLDING MACHINE

Clerk/Auditor/Recorder Michelle Emerson and Treasurer Tevian Ekren-Kober were present.

Ekren-Kober reported the folding machine in her office had not worked well when preparing her June property tax reminders. She said it was not covered by a service agreement and was expensive to repair. She brought quotes for either leasing or purchasing a new machine and recommended the latter.

Emerson said other departments also use the machine and advised that the current budget would allow the purchase using the capital budget line.

- The Board determined to consult legal counsel about a four-year maintenance agreement.

JUSTIN McMILLAN—AIRPORT UPDATE AND BUDGET PRESENTATION

Justin McMillan, interim Airports manager, Clerk/Auditor/Recorder Michelle Emerson, and Chief Deputy Clerk Tracee McKim were present. Also present was John Crozier.

Update: McMillan reported he was mowing at the Jerome Airport and that trenching to move lines to the new terminal had begun. The Commissioners discussed ground sterilization and advertising for the July 14 Fly In at the Airport with McMillan.

- Commissioner Howell asked McMillan to research a better style of mower for the Airport for consideration in setting the budget for the upcoming year.

Budget Presentation: McMillan presented a budget request prepared by the airport manager who had resigned effective June 15. He said he had learned very little from the manager before his last day.

Commissioner Roemer proposed increasing the repairs/maintenance budget line.

- Emerson said the Board needed to adjust the proposed airport budget.

MIKE SEIB—LEGAL COUNSEL

Attorney Mike Seib was present.

Folding Machine: Seib approved a maintenance agreement for the folding machine discussed earlier in the day.

❖ A Motion was made by Commissioner Morley to purchase a folding machine for \$5,097.57 as well as a maintenance agreement for four years at \$600.80 per year, with the first year being free. It was seconded and carried with unanimous ayes.

READ AND APPROVE MINUTES

❖ A Motion was made by Commissioner Morley to approve the minutes of June 11 as read. It was seconded and carried with unanimous ayes.

INDIGENT MATTERS

❖ A Motion was made by Commissioner Howell to follow staff recommendations for indigent matters. It was seconded and carried with unanimous ayes. Denied was Case No. 1718-062.

Cyndy Paulos was present to ask if the County could address the accumulation of construction waste by her neighbor on the rim of the Snake River Canyon. She said it had blown onto her property and was in danger of blowing into the canyon. She also said she had found cigarette butts in the sagebrush on her property.

➤ Commissioner Howell said he would have the County building inspector investigate the matter.

Meeting adjourned.

Respectively submitted:

Jane White, Deputy Clerk

Charles M. Howell, Chairman

Catherine M. Roemer, Commissioner

Roger M. Morley, Commissioner