

Abbreviated Minutes: Complete Set Of Minutes Are On File In The Clerk's Office

Madison County		
Commissioners Meeting Minutes		
		
MARCH 28, 2016	9:00 A.M.	COMMISSIONERS' ROOM
ATTENDEES	Commissioners: Chairman Jon Weber, Kimber Ricks and Todd Smith Deputy Prosecuting Attorney: Troy Evans County Clerk: Kim Muir, Deputy Clerk: Ilene Palmer	

AGENDA TOPICS

Pledge of Allegiance: Commissioner Smith

Invocation: Commissioner Ricks

Public Comment: No one present to comment

County Business

Committee & Board Reports:

Calendar Discussion:

Social Services conference April 19–21 at the Pocatello Clarion

Contracts/Documents

Commissioner Smith made a motion to review and approve Lauren Murdoch, Staff Attorney, attending the judicial writing course. All Seventh District Judges' law clerks are handled through Madison as the host county, so these are approved by these Commissioners. Commissioner Ricks seconded and voting was unanimous.

Commissioner Weber made a motion to review and sign a letter to Randy Doman at the State Parks Commission. Commissioner Ricks seconded and voting was unanimous.

Commissioner Ricks made a motion to review and sign the Professional Services Contract and Retainer for Second Conflict Counsel for Public Defense with Sean Bartholick. Commissioner Smith seconded and voting was unanimous. Jim Archibald is the county's primary public defender. Josh Garner is the first conflict counsel, and Sean Bartholick is second conflict counsel for Madison County. All now have contracts with Madison County.

Commissioner Ricks made a motion to review and sign Ordinance No. 405 adopting the Madison County Transportation Master Plan. Commissioner Weber seconded and voting was unanimous. A copy of the completed Transportation Plan is attached to the ordinance for record purposes.

Commissioner Weber made a motion to review and sign an appointment letter to the Animal Control Board and Scott Rigby, appointee. Commissioner Smith seconded and voting was unanimous.

Routine Matters

Commissioner Smith made a motion to approve the claims presented by the clerk. Commissioner Ricks seconded and voting was unanimous. The Gunderson invoice will be held for more info.

Commissioner Smith made a motion to approve and sign the Commissioner Meeting Minutes of March 14, 2016. Commissioner Ricks seconded and voting was unanimous.

Commissioner Ricks made a motion to approve and sign the Certificates of Residency for: McKay Moore, Rachel Barney. Commissioner Smith seconded and voting was unanimous.

Commissioner Smith motioned to approve the Personnel Actions. Commissioner Ricks seconded and voting was unanimous.

Agenda Items

Tri County Probation & Health & Welfare Executive Session Idaho Code 74-206(1) (b) employee matters and (d) exempt records, Ann Marie Sorensen, Indigent Clerk

Commissioner Weber made a motion to go into Executive Session at 9:15 a.m. pursuant to Idaho Code §74-206(1) (b) employee matters and (d) exempt matters.

Commissioner Ricks—yes

Commissioner Weber—yes

Commissioner Smith—yes

Commissioner Weber returned the County Commissioners to open session at 10:06 a.m. Commissioner Ricks made a motion to sign Liens on Case No's. 2016018, 2016021 and 2016022, sign Denials on Case No. 2016020, and sign Approvals on Case No. 2016015. Indigent Non-Medical, to sign an approval on Case No. N2016007. Commissioner Weber seconded and voting was unanimous.

Shawn Boice

Meeting was postponed until 11:30.

BOE matters

There were no BOE matters

Shawn Boice and Assessor's Office:

Land exemptions, 4U Development/Curtis Ferney subdivision north of the Golf Course

The property has gone Ag in the past, however has not been farmed this year. The Site Developers exemption will reduce his tax by 75%. As properties sell, they will come off the exemption.

Commissioner Smith made a motion to approve the site exemption for 4U Development/Curtis Ferney. Commissioner Ricks seconded and voting was unanimous.

Property Tax exemptions, Westover Ranch Association Inc. /Regina Martin (new applicant)

A family reunion is held yearly that generates \$2,000 (for hook-ups) of income which is a large portion of the revenue. In addition, they hold 4-H and Church outings they do not charge for. A discussion ensued whether the Ranch is operating as a charity and how this relates to their 501C(3) status.

Commissioner Weber made a motion to deny the exemption for Westover Ranch. Commissioner Ricks seconded and voting was unanimous.

Development Workshop Inc.

They are the same as last year, 39.6% occupied.

Commissioner Ricks made a motion to approve the exemption. Commissioner Weber seconded and voting was unanimous.

The Apostolic Assembly Salem Highway

Commissioner Smith made a motion to approve the exemption. Commissioner Ricks seconded and voting was unanimous.

Ag Exemptions

Lamont Merrill is requesting an Ag exemption for his properties in Archer and Sugar City. He has a garden, but has not shown any income.

Commissioner Smith made a motion to deny the exemption. Commissioner Ricks seconded and voting was unanimous.

Cornell Davidson

This is a new application, but he has provided no proof of income.

Commissioner Weber made a motion to deny the exemption. Commissioner Smith seconded and voting was unanimous.

Corinne Hendricks

This is a 5 acre parcel that she grazes cattle on and includes a right of way.

Commissioner Smith made a motion to approve this exemption. Commissioner Weber seconded and voting was unanimous.

Founders Square

The property was drilled for grain in April 2015.

Commissioner Smith made a motion to approve the agricultural exemption. Commissioner Ricks seconded and voting was unanimous.

Madison Women's Clinic Profit Sharing Plan/Hillview Properties

This property is 2.6 acres and includes horses.

Commissioner Ricks made a motion to deny the exemption for agricultural purposes. Commissioner Smith seconded and voting was unanimous.

Hillview Properties

Bart Steven's property is a contiguous 5 acres.

Commissioner Smith made a motion to approve the exemption. Commissioner Weber seconded and voting was unanimous.

Craig Rammell

This property is 5 acres without a house. Craig has good irrigation and has a contract to farm hay.

Commissioner Smith made a motion to approve the exemption. Commissioner Ricks seconded and voting was unanimous.

Arlo Luke – There was no application for this. The Assessor's Office will look into it further.

Tax credits

Zane and Rashelle Schneiter

This property was double taxed by accident.

Commissioner Weber made a motion to approve the tax credit. Commissioner Ricks seconded and voting was unanimous.

Troy and Rachelle Fowler

This property was accidentally taken off the Home Owners Exemption by the Assessor's office.

Commissioner Ricks made a motion to approve the credit. Commissioner Weber seconded and voting was unanimous.

Shawn Boice informed the Commissioners that his office is re-assessing apartments and homes in the median price range. This will lead to an increase in value. Commissioner Smith agrees that land values have increased.

Road & Bridge, Cindy/Reo, Future planning for oiled roads in the County

Cindy presented a Road Oil Plan of all unpaved roadways in the County that include the cost of paving in 2015. Commissioners thanked Cindy and Reo for putting the pamphlet together; it will be helpful for future planning. Also included in the packet were IWORKS graphs showing road fatigue, cracks and pavement stress. Reo commented that although our roads are showing many pot holes, Madison County isn't as bad as some neighboring Counties. Rutting and overall roughness on the roads were also discussed. The packet shows paving work that was done 18 years ago when the oil prices were approximately \$5,500 per mile. Last year, oil prices for paving were over \$51,660 per mile. LHTAC suggests resealing each road every 8–10 years. The County should be sealing roads at the rate of 35- 40 miles per year however they are sealing only 16.2 miles because of budgetary restrictions. Commissioner's encouraged Cindy and Reo to increase roadways seal coated per year to 25 – 30 miles.

There are residential areas in the County that could be paved. Counties are now receiving extra gas tax funds that can be used to begin paving some of these roads. Funds that have already been received this year were discussed. Kim will look into how funds are required to be spent. Road work in Salem neighborhoods will be a priority paving project for next year. Road width, canals, power boxes, and encroachments on yards as potential obstacles were discussed. Priorities for road paving were discussed, things to consider; how many homes are on each road, health issues, budget, farm to market roads and roads with heavy traffic.

The tree service invoice that was paid to Zundel Tree Service for \$1,800 was discussed. The trees at Beaver Dick Park were about to fall over on the restroom because a beaver had damaged them. Road and Bridge could have probably done this work, however an outside agency was called to do make the repairs. Commissioners asked Kim to include this as a topic on the Department Head meeting agenda that if the county keeps in house those items that they can do itself.

Cindy and Reo presented an asphalt core sample from 4300 South to the Commissioners. It was 6 inches thick which meets the 4 inch standard. Kelly from Horrock's suggested putting up guardrail on this roadway however; Troy Evans cautioned to not fill in the barrow pits without sufficient research into waterways, runoff, use, county ownership, and discussions with surrounding landowners first. Commissioners would like to put this on the agenda for next time.

Brent McFadden, Findings of Fact for Stephen Stokes

Mr. Stokes is asking to rezone 16 acres. The matter was turned down previously by the Planning & Zoning Commission. He has 28 days to bring this matter back to the Commissioners. Commissioners read the public hearing comments and the review by the Planning and Zoning Commission and felt that they did a good job with the hearing. The vote was split, 5 – 4. The Comprehensive Plan reflects Ag Zoning; there is an adjoining property that is Trans Ag. The State is putting access in on the West side of Steve's home.

After review of the Findings from the Planning and Zoning Commission, Commissioner Ricks made a motion to uphold the actions of Planning and Zoning. Commissioner Weber seconded and voting was unanimous.

Weed Contract with Teton County

This contract is for Teton County to rent Madison County's truck and tractor for 28 days with a contingency to purchase if it works out for them.

Commissioner Ricks made a motion to approve and sign the contract with Teton County. Commissioner Smith seconded and voting was unanimous.

Letter regarding Byron Bates

This was a letter from a concerned citizen in the Bates public hearing that went before the Planning and Zoning Commission last week. Legal Counsel suggested not reviewing the letter now, because it was read into the record at the public hearing, and the Findings of Fact will be coming to the County Commissioners within the next few weeks. Based upon the County

Commissioners being in their quasi-judicial role, they should wait for the findings to come to them first. The Commissioners agreed and will wait for the finding from Planning and Zoning and not review the letter as presented.

Rudey Ballard, Lisa Fritz Blue Cross (joined telephonically) Medical insurance discussion

Don Sherwood and Dawn Hunter were also present.

Rudey presented current loss ratio numbers, based on paid claims, of 77%. Madison County had an 18% increase in premium costs last year. The County's experience period goes from January, 2015 through January, 2016. The County's renewal rate is calculated based on claims that are paid out two months past the experience period. Also presented was a large claims report. An emerging issue in the insurance business is worldwide coverage, which our plan includes. Grandfathering is important going forward. The County is currently on its own experience and will remain since it is grandfathered.

Rudey thinks prescription drugs will be the most increased expense in the near future. This figure will be the single biggest spend we will have to the County's health benefit. The County's increases have been typical of trend however; but did have a reduction of 10% the prior year. Don recommended the County average out our increases and decreases and bank the savings.

Lisa spent some time informing us about trends. She said the County's group size is volatile. This groups' median age is 45; typically they start seeing claims going up in this age group, however Madison County is trending lower. Inpatient and outpatient benefits have increased. Pharmacy costs are also driving premiums up.

Lisa explained the 1095B/C form and other ACA compliance issues. Going forward she mentioned that the Cadillac Tax has been put off until 2020. The Cadillac tax will increase to a 40% excise tax on health benefit plans that exceed a certain amount including flexible spending. She also mentioned grandfathering and the contribution level.

Dawn Hunter explained that the County can no longer offer severance packages that include medical insurance where the County pays employee premiums after an employee leaves County employment. It is expected that the new ADA laws will penalize the County for this in the future. Though this happens very rarely, there are options with COBRA coverage and other management options.

Fair Board

Review and sign, Carnival Contract for County Fair.

The Fair Board cancelled their meeting and will attend the next Commission meeting.

Lunch break

GPC Architects, Jail and Courthouse security system update on bids

Eric Reiser, Bruce Bowler, Ryan Kaufman were present.

Arco, with the help of Simplex Grinnell, have met to take some money off the original bid. They were the lowest bid on the project. They would like to go ahead and award Arco the bid per

their lowest bid. Legal Counsel will review the contract and likely add a termination clause therein.

Parts will be ordered upon execution of the contract and will take about a month after that date to begin construction. The security portion will be a 5 or 6 month project. Courthouse construction will be approximately 3 months.

Commissioner Smith made a motion to sign the Notice of Award to bid subject to future reductions, subject to approval of the final contract in two weeks. Commissioner Ricks seconded and voting was unanimous.

Discussion regarding letter received from Southern Folger.

GPC Architects is handling this and will bring it back to the Commissioners if needed.

Howard Brown, Discussion of 6000 North in Plano

Mr. Brown was present to discuss a problem with a road on his property in Plano. His property is surrounded by BLM property. Mr. Brown purchased the property 18 years ago. When the property was first purchased, it was gravel, however has since been paved. Last spring he spent \$1,500 to survey where the road was supposed to be. The road has been built where it currently is for more than 20 years now. At issue is a prior plat or survey indicating the road could have been placed perhaps more to the north of this property. It wasn't for whatever reason and sits where it currently is at. Mr. Brown's opinion is that the County went around the big lava hills when the road was built, and that BLM granted the County permission to put a road through. The neighborhood is arguing and he would like the situation resolved.

Commissioners would like to research who gave authority to build the road and who built the road. Mr. Brown purchased the property with the road in place. Mr. Brown claims to be paying taxes on the road, and he is paying taxes along with an acre piece on the other side of the road. He put his home and property up for sale 2 years ago, however potential buyers would see that the road goes through the property and the sale would fall through. Commissioners will discuss the matter with Planning and Zoning and Road and Bridge for the history of the roadway.

Commissioner Smith made a motion to adjourn at 3:25 p.m. Commissioner Weber seconded and voting was unanimous.

Approved:

Jon Weber, Commission Chairman
Todd Smith, Commissioner
Kimber Ricks, Commissioner