

FREMONT COUNTY COMMISSIONERS MEETING MINUTES
March 6, 2023

Present for the meeting was: Commissioners Scott Kamachi, Blair Dance and Rick Hill

Also attended by: Deputy Clerk Kim Fletcher, Civil Attorney Blake Hall, Treasurer J'lene Cherry, and Assessor Carol Blanchard.

Commissioner Dance led the pledge.
Commissioner Hill offered the prayer.

Commissioner Kamachi called the meeting to order and welcomed those in attendance.

Civil Attorney Blake Hall reported nothing on the civil side of court, but on the criminal side, the Daybell case has been severed and they will be tried separately. The cost could double, and it would be helpful if his case was pushed until next fiscal year, but we don't know when it will be scheduled. Certain parts of her case could impact his, so we will have to wait until after hers is finished before anything as far as scheduling his case is figured out.

Assessor Carol Blanchard reported her office is busy. Several bills have been passed in the last week that will impact her office so they are monitoring those decisions to see what changes will have to be made. Deeds have slowed down, but plats for new subdivisions continue to be approved.

Treasurer J'lene Cherry reported on the effects the senate bills affecting the Assessors office will also have an effect on her office. We had less Homeowners Exemptions this last year than we did the first year but we still did about \$40,000. The law has been changed so the Treasurer has more authority in investments, which does help the county. Warrants of Restraint will probably have to be served on about 30 mobile homes. They need to stay current. She is also working on the 2019's delinquent taxes.

Commissioner Dance reported the January cloud seeding with RC&D was 30% of December's cloud seeding due to temperatures. East Idaho Public Health had their quarterly meeting last week and revised the fee structures for inspections and sewer permitting to make them more current and make more sense. Due to the small population and demand, they have closed the Mud Lake office. They feel that area can adequately be served with the offices in Dubois in Clark County, and most of their population are already going to the Rexburg or Idaho Falls. They are going to do a county outreach program for Public Health entailing a luncheon with key staff and county commissioners to allow for communications and information to be exchanged. They are looking at new approaches at using the funds they receive, including the Opioid funds they have been given by the county, to help impact the community. He asked the 8 counties in our district how they are using their opioid funds, which has given him some insight on other options we could use those funds for, but he still feels giving those funds to Public Health is a good decision. He and EMS Director Bert Mecham attended the meeting for the EMS Sustainability Task Force 2 weeks ago. They started with 3 primary committees that have collected the initial information and are at a standstill. So, they have now created 5 new committees more focused on what they are trying to accomplish and how to answer specific questions legislators may have. Mr. Mecham accepted the invitation to serve on the Billing and Reimbursement Committee. Commissioner Dance

is on the Funding Committee. He's not seen another commissioner involved in the task force. They have also brought in a group of planners to help find out what the task force really needs to help accomplish their goals and look forward to legislation in 2024.

Commissioner Hill reported the weather is impeding the progress on the jail. The roof on the annex has sprung a few more new leaks, so it may be Spring before it can be repaired properly.

Commissioner Kamachi reported he met with 5C to select which bid to accept for the boiler replacement between Bingham Mechanical and Rocky Mountain Boiler, they selected Rocky Mountain. They will start as soon as they can get all of the parts. Eastern Idaho Solid Waste District postponed their meeting until the March 28th. They are working on getting the engineering updates finished up and nailing down the audit report update and getting the funds audited. They are doing an operating capital section so everyone can see what our operating capital is. This part of the project is about 80% complete. They are looking at construction bids, which will hopefully also give us a timeline, and weather permitting, we are hoping to be running the end of summer 2024.

Treasurer J'lene Cherry RE: Hardship Exemption - action item

Ms. Cherry discussed Hardship Exemption 2023-3. This gentleman has some medical abilities that have caused him to lose his job and he has requested his taxes be forgiven. His tax charge is \$69.68. Landfill is \$195. Late charge and interest puts him at a total of \$270.41. He is in a situation where his mobile home is delinquent. We don't know if he has applied for circuit breaker, but he is receiving food stamps and Medicaid. He is trying to work, but is only able to work part time because of his disabilities.

Commissioner Dance asked if there is any positive aim in this man's future he would be able to pay the next portion in June.

Ms. Cherry stated it doesn't look like he will make that much progress in so few months even with his physical therapy.

Commissioner Dance stated his inclination is to forgive the first half of the bill and see if there is an improvement in the future.

Commissioner Kamachi felt this might be a good way to handle it and see if he responded well to therapy.

Ms. Cherry stated this solution would only really last for 3 months before this would have to be revisited, not a full 6 months, because delinquent notices are sent out in June.

Commissioner Hill feels this man's situation won't change in 6 months. We should forgive his taxes for this year to help ease his stress and give him a full year to try to improve his situation.

Commissioner Hill made a motion that we grant the Hardship Exemption to 2023-3 for the tax year 2022.

Commissioner Kamachi seconded the motion. The motion passed by majority vote.

GIS Greg Newkirk RE: Aspen Ridge Subdivision Div. No. 1 - 1st Amended Plat - action item

Mr. Newkirk presented application #22-125 for Aspen Ridge Subdivision Div. No. 1 - 1st Amended Plat along with Findings of Facts, Conclusions of Law and Decision.

Commissioner Dance made a motion to approve application #22-125 for Mark and Lisa Sherick, Dale and Kim Howard, and Tama Everett for a minor plat amendment boundary line adjustment between lots 3 and 4 of Aspen Ridge Subdivision Div. No. 2 and lots 177 and 178 of Aspen Ridge Subdivision Div. No. 1 - 1st Amended Plat along with Findings of Facts, Conclusions of Law and Decision to meet the county's desire to have less density. Commissioner Hill seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Jeff Patlovich RE: Request to Purchase County Property - action item

Mr. Patlovich discussed the piece of property that sits in his back yard. He has been here before to try to acquire this piece of property from the county, he would also like the small triangular piece of property attached to it, but it is currently unknown who this piece belongs to.

Civil Attorney Blake Hall explained there is an undeveloped right of way between the properties that would need to be abandoned by the city. Half of it would go to Mr. Patlovich, the other half would go to the county. We would also need to find out who the odd lot really belongs to because we don't know if it really belongs to the county. We might be able to find out from the Treasurer or the Assessor. If it does belong to us, we'd have to learn how we acquired it, decide if its needed by the county, if its an odd lot, and then the piece would then need to be appraised, and public notice would need to be given in order to sell it.

Mr. Hall stated the next step for Mr. Patlovich would be to find out if the property is owned by the county. Commissioner Dance offered to take this information to the Assessor and try to find information on this parcel for him.

Commissioner Dance made a motion to table a decision for a future meeting. Commissioner Hill seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Planning and Building Administrator Tom Cluff RE: Department Report; Approve Software Services Agreement, Deckard Technologies/Rentalscape - action item

Mr. Cluff stated last year we paid for the iWorkz software to monitor permits. It hasn't gone smoothly. There has been difficulty getting their software to calculate the fees. CAI is doing it, but iWorkz can't replicate it. He has contacted other counties who aren't happy with the customer service of this company either, or have already cancelled their contracts and have moved on to other software. He feels we need to pursue another software company and use CAI until we find something else. We may be past our 60-day notification deadline for renewal, but he would like to not renew for another year.

Commissioner Dance made a motion to authorize Tom Cluff to vacate the contract with iWorkz. Commissioner Hill seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Mr. Cluff stated he would have building permit numbers at the next meeting. January and February numbers are usually pretty low but he won't have definite numbers for February for a couple more weeks. The national housing market is showing all the signs

of a housing bust. He is hopeful even if we do go into a housing bust, it will be a slow decline for Fremont County rather than a long recession.

Mr. Cluff presented a service agreement with Deckard Technologies for Rentalscape for monitoring short term rentals. They take our geographic area and the criteria we specify and find all of our rentals and monitor them every single day. We will be able to look them up and see who is renting, what is available, how much they are renting it for. We will be able to know who is in compliance and who isn't. It will identify unique rentals which will help with duplication. The price is \$25 per property monitored plus \$10 for newly identified property, for the total approximate cost of \$29,000 per year. He has been talking with them for about a year and is confident it will work for Fremont County. We will also be doing a fee increase for short term rental permits to help pay for it by amending the code.

Commissioner Dance made a motion to enter into the master professional services agreement with Decker Technologies Inc. of Delaware for the short term rentals monitoring service along with Exhibit A, Statement of Work in the which the fee amount will not exceed \$29,000, with the addendum that any issues with the software be referred to Tom Cluff. Commissioner Hill seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Miscellaneous

Commissioner Hill made a motion to approve the claims for March 6, 2023 as presented. Commissioner Dance seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Commissioner Hill made a motion to approve the minutes from February 20, 2023 as amended. Commissioner Dance seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Commissioner Kamachi made a motion to approve the Junior College Application for the College of Eastern Idaho Spring 2023 Academic Year for Rilee Gould. Commissioner Hill seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Commissioner Dance made a motion to approve the 2022-2023 Retail Alcoholic Beverage License for:
#42 Family Dollar Store #26398. Commissioner Hill seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Commissioner Dance discussed setting a date for a luncheon meeting with the East Idaho Health Director and Key Staff. They have 8 of these luncheons to do, and have already done the one with Madison County and it went really well. It would likely be held at the Public Health building in St. Anthony. It is mostly educational and informational for the Commissioners, but is also to help enlist continued support from the counties. He would like to schedule it in March.

Commissioners scheduled the luncheon for Monday the 20th at 12 to 1:30pm. Commissioner Dance made a motion to approve the luncheon with East Idaho Public Health for March 20th at 12:00 to 1:30. Commissioner Hill seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Commissioners discussed opening the groundskeeper position at the fairgrounds.

Commissioner Dance made a motion to republish the groundskeeper position at the fairgrounds. Commissioner Hill seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Commissioners discussed the Financial Control Policy for Fremont County. In order to access ARPA funds, they require our financial policy to be in document form. It is a policy we already follow, it's just never been reduced to writing.

Commissioner Hill made a motion to adopt the Financial Control Policy for Fremont County as written.

Commissioner Dance seconded the motion. A full voice vote was heard with all commissioners voting in favor.

Civil Attorney Blake Hall discussed an MOU with CSC to provide e-recording for Fremont County in the future. Clerk Mace sent him the document last Friday and he has reviewed it, but since she isn't here today he doesn't see a problem deferring the discussion until the next meeting if necessary in case she wasn't ready to present it or was waiting for other information.

Commissioner Hill made a motion to adjourn the meeting at 11:59 am. Commissioner Kamachi seconded the motion. A full voice vote was heard with all commissioners voting in favor.

There being no further business to come before the board the meeting was adjourned.

L. Scott Kamachi, Chairman
Fremont County Commissioner

Attest: _____
Kim Fletcher, Deputy Clerk