

**Special Meeting of the North Blaine County Fire District in the Council
Chambers – 81 Elkhorn Road, Sun Valley, ID
October 19th, 2022, at 9:00 AM.**

Chairman Gray – Present in person.
Commissioner Michael – Present in person.
Commissioner Engelmann – Present in person.

1. Call to Order.

Chairman Gray called the meeting to order at 9:04 a.m.

2. Public Comment.

None.

3. Approval of the October 2022 Claims*.

MOTION:

Commissioner Michael moved to approve the October 19, 2022, claims; seconded by Commissioner Engelman. A roll call vote was taken.

AYES: Chairman Gray, Commissioner Michael, Commissioner Engelmann

NAYS: None

4. Approval of the September 14th, 2022, Regular Meeting Minutes and the September 28th, 2022 Special Meeting Minutes*.

MOTION:

Commissioner Engelmann moved to approve the September 14th, 2022, Regular Meeting Minutes and September 28th, 2022, Special Meeting Minutes; seconded by Chairman Gray. A roll call vote was taken.

AYES: Chairman Gray, Commissioner Engelmann

NAYS: None

ABSTAINED: Commissioner Michael

5. Report: Monthly Update – North Blaine County Fire District Chief, Rich Bauer.

Chief Bauer greeted the Commissioners, and since not everyone was here last meeting, he wants to repeat his thanks to everyone that helped with the Open House last month at Greenhorn. We have raised approximately \$200K in donations through the Spur Foundation for the Greenhorn Project, and are considering sending out a fundraising mailer in November or December.

Chiefs Bauer and Robrahn interviewed 5 candidates for our open career firefighter position and will create a hiring list we will hold on to for the next 12 months from that list of applicants. All of the candidates asked about the housing availability at Greenhorn, which is pretty remarkable. Chairman Gray asked if we will be able to hire more people once the new housing is open if it will that make it so

we can hire more people? Chief Bauer said we are only needing to hire the one at this time, but that can always change. It is going to be a huge advantage to us to have this housing. Lastly, Chief Bauer said there is an ambulance district meeting on Nov 7th, and both chiefs will be attending.

6. Update, discussion, and possible action regarding Greenhorn Housing Project*.

Mike Matthias, project architect for the project started with an update on the project. Two weeks ago he received the final P&Z report from Allison Kennedy at the County, following the in person public meeting. The report has slightly different findings than what was discussed in the meeting. They want only a 40 ft encroachment into the 100 ft setback; which is not the 53ft that was discussed on the record at the meeting. Units and water runoff and retention areas have had to be moved on the site plans. We are still waiting on water system designs, Galena Engineering has completed the grading plans. It has been decided to not move forward with the project this fall, but wait until the spring. We only had one interested contractor and they didn't want to do the foundations. We can re-open the bids in the spring, and hopefully get more contractors interested in the project. Getting through P&Z took us a lot longer than we thought, and contractors do not want to have to be rushed through a 6 week project. ZipKit is willing to store the units over the winter for us.

Chairman Gray mentioned that we might have expected Planning and Zoning to help us move forward more quickly than they did, due to the nature of our project. But they did not, and that was frustrating. Commissioner Michael added that she would have liked to have responded to the County Commissioners that the final report they approved to for the project was not what had been discussed and approved in a public meeting, but she was away and it's too late for that now.

Commissioners Michael and Gray commented that we are going to have to change our fundraising strategy and narrative, which will be difficult since we have been promising housing by fall. Commissioner Engelmann understands the difficulty of the fundraising change, but says that logistically it makes sense to push this back.

Chairman Gray asked Mike if he is comfortable with the new arrangement of units. Is there proper space for snow storage, and will we have to add dry wells to the plan? Mike said he is comfortable with the new plan, and there are a couple new dry wells coming off of existing ones.

Commissioner Michael asked about putting in FEMA type emergency housing that the Blaine County Housing Authority is looking into, what kind of building permits does that need? They are trying to provide housing for those living in their cars this winter. Mike explained that a lot more of the electric and water infrastructure is already in place when building within city limits, versus building in the county, which is where we are in Greenhorn.

Chief Bauer added that the one contractor that showed up for our bids was not a contractor that could accomplish what we needed for our project. Everyone is so busy, and we put our best effort forward to getting it done in the fall, but it should work better to start this with traditionally timed spring construction.

Chairman Gray requested that we get a new timeline going to replace the current one, and asked if we have a new site plan drawn up. Mike said that he does have new site plans that he will send out. He suggests we go out to bid in April, with a May start. Commissioner Engelmann thinks this is a good idea. It gives us time to get a better package together, not be fighting with winter, and get good relationships

going with potential contractors. The Commissioners think it is also a good idea to start reaching out to landscape architects for the project. They thanked Mike for all of his work on this project. Chairman Gray asked if the City is okay with all of these plan changes and Walt Femling said that they are.

Walt Femling, City Administrator for the City of Sun Valley, explained how we plan to pay the bills for this project, between the two entities and our lease money that we have received. He met with Jocelin and Kelly to discuss this. To keep the process clean, Jocelin is processing all invoices as they come in, and she is keeping track of all expenses related to the project. Most invoices are now being paid through the City's LGIP account that has been set up with the lease money. The District is continuing to pay for expenses such as marketing from Mary Austin Crofts, and fundraising with the Spur Foundation, because the lease funds are supposed to be used specifically for construction related costs. We will continue to pay construction costs until we use all of the lease money, then use the donated funds, and then the money the City and District have both committed to the project. The County will be paying \$350,000 for infrastructure costs through ARPA funds.

Payments on the lease are \$67,000 on March 1st and September 1st for the life of the lease.

Mayor Hendricks and Walt announced that Walt is retiring as city administrator for the City of Sun Valley, and the Mayor read a statement. Walt has agreed to work as a contract consultant on the Greenhorn Housing Project, developments with the Ambulance District, and the Festival Meadows Project. The Commissioners thanked Walt for agreeing to continue helping with all of these projects. He said he has worked on these projects and wants to help see them through, and he knows how important they are.

7. Discussion: Old Business.

Sarah asked if it would be useful for Mary Austin Crofts to attend commissioners meeting, or just continue with Friday Spur meetings. Chairman Gray thinks just attending Spur meetings would be appropriate. Mary is working on getting interviews with the current live-ins, took great photos at the Greenhorn Open House, and wrote us a great press release right after the open house. Chairman Gray would like to thank the live-ins again for the welcome party thrown for Greenhorn. The Mayors of Sun Valley and Ketchum were there, as well as County Commissioner Muffy Davis, which was good. Chief Bauer said that we had contemplated postponing it because of everything that had been going on, but it ended out working great.

Commissioner Michael would like to have the District begin discussing rental rates for current housing and the new housing. She said that rooms at the Lift Tower Lodge are being rented at \$700/month. We could have adjustable rents based on income. Chief Bauer said that the live-ins do a lot of chores at the stations, doing station and apparatus maintenance. They have reduced rent but respond to calls and have responsibilities. Chairman Gray requested that Commissioner Michael and Chief Bauer meet to discuss this and it can go on the agenda of a future meeting. Even if it is not until January, because then we will also know more about how much we have fundraised.

8. Public Comment.

None.

9. Adjournment*.

MOTION

Commissioner Engelmann moved to adjourn the meeting; seconded by Commissioner Michael.

A roll call vote was taken.

AYES: Chairman Gray, Commissioner Michael, Commissioner Engelmann

NAYS: None.

Chairman Gray declared the meeting adjourned at 9:40 a.m.

Absent

James E. Gray, Commissioner/Chairman



Earl Engelmann, Secretary

Commissioner Sarah Michael
Remote Approval