

**Regular Meeting & Budget Hearing of the North Blaine County Fire District in the Council Chambers – 81 Elkhorn Road, Sun Valley, ID  
August 10<sup>th</sup>, 2022, at 10:00 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 10:04 a.m.

2. Public Comment.

None.

3. Approval of the August 2022 Claims\*.

**MOTION:**

Commissioner Michael moved to approve the August 10, 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 July 13, 2022, Regular Meeting Minutes\*.

**MOTION:**

Commissioner Engelmann moved to approve the July 13<sup>th</sup>, 2022, Regular Meeting Minutes; seconded by Commissioner Michael. A roll call vote was taken.

AYES: Chairman Gray, Commissioner Michael, Commissioner Engelmann

NAYS: None

5. Discussion and possible adoption of the Fiscal Year 2023 Budget\*.

Chairman Gray opened the hearing at 10:08 a.m.

Jocelin explained the changes made to last month's tentatively approved budget, based on comments at the end of the July meeting. There is modified version one, with our contingency line item moved from our capital expenditures to operational expenditures, and in modification two the line is both moved, and increased by \$10,000. We can offset this increase by adding \$10,000 to our expected housing revenue, assuming all current rental units will be filled all year, and rent will go up part way through the year.

Chairman Gray would like to discuss modified version two. Commissioner Engelmann asked if we were getting funds from the Ambulance District, and Chief Bauer explained that Sun Valley Fire Department is receiving the funds, not the Fire District.

**MOTION:**

Commissioner Michael moved to approve the modification two version of the fiscal year 2023 budget as presented, at \$967,990, seconded by Commissioner Engelmann. A roll call vote was taken:

AYES: Chairman Gray, Commissioner Michael, Commissioner Engelmann

NAYS: None

Commissioner Michael would like to add that we are anticipating having a \$50,000 carryover amount from this current fiscal year, which will help to fund fiscal year 2023's budget.

6. Discussion and possible approval of Resolution No. 2022-01 Authorizing the Primary Lease and Annual Appropriation Lease between the North Blaine County Fire District and 5B First Responder Housing, LLC; Delegating Authority to Approve Final Terms, Provisions and Execution of Related Documents\*.

Walt Femling, City Administrator for the City of Sun Valley - we initially had plans to move forward with a \$1.5 million lease with Zions Bank to fund our housing project. When Zions got to looking for a title for the leased ITD property with us, they could not find the title and progress was stalled. Walt reached out to friend of the District Chris Stephens, who has created a LLC so we will move forward with a loan/lease from him and the LLC. With this transaction, both the City and the District will be on the lease, we do not have closing costs or title insurance costs, but we will cover attorney fees. This deal is a better deal than what we had with Zions Bank. What the Commissioners have in front of them is a resolution to move forward with a primary lease that leases our ITD leased land to the 5B First Responder Housing LLC, and a legal annual appropriation lease. Chairman Gray asked if it is possible to pre-pay our \$1/year lease with ITD, so the LLC does not have to remember to pay it? Walt explained that we do not want to pay that forward. If we were to default on our end, the LLC would then take over the ITD lease and manage the renting of the units. Walt explained that based on the annual lease payments the District and City will owe to the LLC, if all units are rented out at \$1,000/month, then after those rent payments are collected, each entity will only owe the LLC \$20,000/year.

Commissioner Michael asked about the specific number details of the agreement. Walt explained that the exchange is tax exempt, with 4.2% interest, approximately \$135,000 total payment per year, 15 years, with an interest payment in March, and annual payment in September. There is no pre-payment penalty. After closing, all \$1.5 million of the lease will go into an LGIP account, and City Finance Treasurer Kelly Rockwell will manage that account. Each year both the District and the City will sign a new annual appropriation lease, meaning that we agree to make the payment each year with our budget cycle. The City has already passed their Resolution regarding this lease, so once the District passes its Resolution today we can move toward closing on this. Commissioner Michael would prefer to have these estimated payment numbers and interest rate in the Resolution the District is about to approve.

Chairman Gray would like to point out that we are already working on fundraising, and with that fundraising we should be able to lower the amount of money annually that the District will have to budget for the lease payment. It seems to him we are automatically saving approximately \$20,000 by going through a private lender. Commissioner Engelmann asked if once the \$1.5 million is placed into the LGIP account, if the District can be reimbursed for its operational expenses related to the project to this point, and Walt answered yes. The City plans to be reimbursed for the \$293,000 it spent on the first payment to ZipKit. Then monthly bills from the project can be paid with the money.

Chairman asked if it is written in the lease that we are we still required to have emergency response personnel in the housing, and Walt said yes. Whoever lives in there must be a paid on-call member with the City's Fire Department, which makes them an employee. They can be employed by other departments in addition to ours. Once the loan is paid off, we can have anyone live in there that we want, but we still want it to be for first responders.

**MOTION:**

Commissioner Michael moved to approve Resolution No. 2022-01 Authorizing the Primary Lease and Annual Appropriation Lease between the North Blaine County Fire District and 5B First Responder Housing, LLC; Delegating Authority to Approve Final Terms, Provisions and Execution of Related Documents. The lease is \$1.5 million, with an interest rate of 4.2%, with a maximum annual payment of \$135,000 from the borrowers. Seconded by Commissioner Engelmann. A roll call vote was taken.

AYES: Chairman James Gray; Commissioner Sarah Michael; Commissioner Earl Engelmann

NAYS: None.

Chairman Gray would like to say how excited he is to keep moving forward with this project. He extends his thanks to all who have been involved.

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

Chief Bauer wanted to say that with the lease we had set up with Zions Bank, the legal fees were included in the lease fees. With this new lease with 5B First Responders LLC, attorney fees will be billed separately. He would like to confirm that the Commissioners want to move forward with Chelsea Porter of Hawley Troxell as counsel for the District on this project with the lease. They are also the counsel for the City. Chairman Gray thinks that keeping Chelsea Porter on as Counsel for this project is appropriate.

Our new Engine 3 Pumper/Tender is officially in service at Greenhorn Station. Chief Bauer would like to thank SV Duty Staff for getting this new engine ready for service, and thank our on-call and live-ins for training on how to drive and use the new engine. Like stated in previous meetings, it will be at Greenhorn probably through the end of the year before residing at Griffin Butte.

We continue to plan our Open House on 9/14 - 4pm - 6pm Open at Greenhorn, an idea suggested by Ricky Williams. We will have a dedication ceremony for the new engine, a recruitment table, information on the Greenhorn housing plan and our fundraising efforts. We will post on our website, put ads in the paper, etc.

Chief Robrahn will give more information on the County approving ARPA funds for our housing project. Chairman Gray commented that it will be really great to be able to say that from public agencies we now

have \$950,000 dedicated to this project.

Chairman Gray asked what our call volume is like, and Chief Bauer answered that it is pretty much on par with last year, because we have had lots of events.

8. Report: Monthly Update – Sun Valley Fire Department Chief, Taan Robrahn.

Chief Robrahn would like to thank City Administrator Femling and Chris Stephens for all of their work and stepping up and creating this new funding source. He would also like to thank Mayor Hendricks and Commissioner Michael for all of their additional help in working with the County to receive ARPA funds for our project. Receiving this grant is a major step forward. It's very exciting, and shows the community we are moving forward with this project in collaboration with the County.

Update on ambulance district contract; we did not fund our full request, but did get our foot in the door with \$150,000, for fiscal year 2023. This money will fund an additional full time FF/paramedic, as well as some other on-call paramedic salaries, so we can have a paramedic on each shift. This is certainly moving in the right direction.

Chairman Gray says that he has been in several conversations with people now about losing the ambulance at Greenhorn; what is our narrative on this? Chief Robrahn clarified that the ambulance was removed from Greenhorn by the department that has jurisdiction over it. Hopefully call numbers will show that it is an important asset to have there and should be returned. Right now our EMS services are within the City of Sun Valley. Chief Bauer is connecting with the state to see if we can expand those services. With this amount of funding from the Ambulance District, we do not currently have the resources to offer 24-hour EMS services outside of SV City limits. Blaine County AD may have major changes next year, and we will have to see what happens. Our people are always ready to help other agencies when they can.

Commissioner Michael asked if we are looking to promote this new FF/paramedic, or hire someone new that is already a paramedic? Chief Robrahn answered that we are being flexible on the person we hire. We may hire someone that is currently a FF/EMT that we train up to a paramedic. Chairman Gray asked if our salaries are high enough to draw people in along with the housing we will be offering? Chief Robrahn said that he is always reviewing our salary levels, and the City re-evaluates salary ranges approximately every three years. This year is unique in the levels of inflation we are seeing, and the shortage of first responders, so it is something we are aware of. Commissioner Engelmann asked if Chief Robrahn is saying that there are not enough new FF/Paramedics coming out of school to hire someone. We have to hire someone away from another jurisdiction? Chief Robrahn said yes, and so far the potential candidates he has met with are mostly EMTs that can get trained up to paramedics. The anticipated hire date is Oct 1 for next fiscal year. Commissioner Michael asked if we should prioritize full time staff living in the new housing, and suggested that we advertise the housing opportunities in the job description. Chief Robrahn did put the housing in the posted job description.

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

Chairman Gray asked, how are the housing units coming along?

Chief Robrahn said that we received a bid for project manager from Conrad Bros, it was more expensive than we were expecting. Mike Matthia has been talking to them to try to work the costs down on that. We have received a copy of the full set of plans from ZIPKIT, and they have started getting doors, windows, etc.

Moving forward with P&Z, we are on the calendar for Sept 8<sup>th</sup>. After that meeting there is a 15-day grace period for public comment. If it all works out we have approval after that. Were told we can move forward with building permit submissions now, so we are working with the county on multiple fronts.

Mike Mattias, our architect for the project, explained the proposal from Conrad Brothers. They had listed a full time foreman *and* a fulltime manager working from a job shack for four months. Mike countered asking for a person only 3 days a week, using the Greenhorn office area and restroom instead of the shack. Commissioner Engelmann agrees that we do not need a person there all day. The project would just need daily check-ins. Mike has also met with Galena Engineers and discussed the highway setback and scenic easement lines. He is waiting to hear back from the state for highways heights on north side of the bridge. Met with a contractor about foundations, and he said that his company should be able to fit it in whenever we are ready.

Commissioner Engelmann asked if the units are coming completely put together? Do they just need to be placed on the foundation and plugged in/connected up? Mike answered yes, they are complete, well constructed units.

Commissioner Michael has been passing around a map of architectural plans to our Greenhorn neighbors. It seemed to show that the scenic easement was close to the highway; has this changed? Mike showed on the documents where lines and buildings are moving, partially due to easements, and partially due to power lines. Commissioner Michael asked if County staff will recommend approval of our permits? Mike says yes, it was Allison from County that told Mike the specific modifications that needed to the plans and applications. The County wants us to move ahead on the project. Commissioner Michael responded that this is great, and she has spoken with residents at Audubon Place about getting letters of support to send to the P&Z. The Commissioners thanked Mike for his time.

Commissioner Engelmann asked if anyone has heard negative feedback on this project? Everyone responded no, they have not.

Chairman Gray would like to move the conversation to our fundraising efforts. He has made six different fundraising presentations to potential donors. He is meeting with 10-12 residents of Golden Eagle tomorrow at the Starbucks in Ketchum. He has already met with Gimlet residents, and is hoping we can get large donations from these meetings. He needs help reaching out to others. This can't be just Commissioners Gray and Michael; hopefully Commissioner Engelmann can help jump in? Perhaps we can meet with residents within the City of Sun Valley? We want to be able to pay the lease down, and if we want to have rents as low as \$1,000, we need to raise this money. There could be an opportunity to meet with Greenhorn Homeowners Assoc. Gimlet netted some but not a lot of money. Chairman Gray will be gone Aug 24 - Sept 8, and is happy to continue meeting with other people and groups not during those dates. Names of potential donors can be given to Sally Gillespie. These donations are tax

deductible, and should be made through the Spur Foundation, a 501(c)3.

Walt Femling announced all closing documents should be ready for signatures next week. We can be funded immediately after that. Those documents will be shared with everyone once they are complete.

Commissioner Engelmann asked what the delivery date is for the units. Chief Robrahn answered that the tentative delivery timeline sometime in November –December. This is also dependent on foundations and excavation being ready.

Chairman Gray would like to thank everyone for their work on all of the different aspects of this project.

10. Discussion: Old Business.

None.

11. Public Comment.

None.

12. Adjournment\*.

Before final adjournment Commissioner Michael would like to talk about our next meetings. She will not be available for Sept 14th or Oct 12<sup>th</sup> meetings. Chairman Gray would like to keep the September 14<sup>th</sup> date, and Commissioner Engelmann is also available. They will keep that date. It is decided to tentatively set meeting for 9 am on the 19<sup>th</sup> of October, rather than October 12<sup>th</sup>.

**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 11:18 a.m.

  
James E. Gray, Commissioner/Chairman

  
Earl Engelmann, Secretary