

COMMISSIONER MEETING OF September 14, 2020

The Caribou County Commissioners met in regular session on September 14, 2020 at 9:00 a.m. Those in attendance, Commissioner Chairman Phil Christensen, Mark Mathews and Bryce Somsen, Commissioners. Also in attendance were Caribou County Clerk Denise Horsley, Caribou County Prosecutor Doug Wood, Road and Bridge Supervisor Kim Spencer, Leadman Brett Barfuss, Courthouse Maintenance/Building Department Blake Poulsen, Weed Supervisor Dwight Lloyd, Landfill Supervisor Jayson Lower, Planning & Zoning Director JoAnna Ashley, IT/GIS Director Jacob Farnes, Judge Brown, Kerry Hong, Michael Parrish, Scott Hendrickson, Tom Seamons, Tim Marks, Tad Sargent, Jeff Kelsey, Robert Lau, Dillion Liechty, Jim Stoor, Craig Mansfield, Robert Lau, Robert Johnson, and Brian Fuell.

The meeting opened with Caribou County Prosecutor Doug Wood giving the pledge of allegiance and prayer.

Kim Spencer, Road and Bridge:

- Kim stated that they are moving the crusher to Cow Camp for a couple of weeks. They have been at Bear Creek the last few weeks.
- The covering on Diamond Creek should be done today. They will be putting cattle guards in tomorrow. Commissioner Somsen asked if Coyote Creek is part of that project. Kim said that Coyote Creek is part of the project. They are a couple days behind due to weather conditions.
- Commissioner Mathews mentioned that one of the new cattle guards that same way is full of gravel and needs some attention.
- This coming Wednesday they will be in the Williamsburg area laying down gravel. Kim has noticed at least 4 spots that will need a couple rounds of gravel.

Blake Poulsen, Courthouse Maintenance/Building Inspector:

- The generator has a broken engine heater. They are performing a load test after the new engine heater is installed and they are hoping this will prevent the smoke from billowing out of the generator when it is in use.
- Blake presented a report of building permits that have been issued since June.
- Blake has been researching options for a sign to place on the South end of Courthouse. He doesn't know what the best material would be for the sign. He may ask Custom Iron Works if they could come up with something that would hang nicely.

Dwight Lloyd, Weed:

- On August 8, The Department of Agriculture and the State of Idaho placed a temporary mandate for early detection rapid response (EDRR) concerning Turkish Thistle and Goat Shrew. They were recently added to the noxious weed list. We don't have Turkish Thistle and we have very little Goat Shrew in the county. Dwight thought Russian Olive was also going to be added, but so far it hasn't been included. They tabled it when it was last discussed.
- Dwight is planning on having JoAnna add some noxious weeds to our website to keep the public aware.
- JoAnna also asked Dwight to discuss the no-spray zone ordinance. Dwight and JoAnna have updated some wording on the ordinance. No policy changes are involved, they just cleaned up the wording.
- Dwight presented the new wording for the Commissioners to review. The paperwork involved and deadlines have not changed if someone wants to file for a no-spray zone. The signage requirements have not changed either.
- Dwight stated that by joining the U and I, we benefited \$40,000 in chemical products.

Jayson Lower, Landfill:

- Jayson explained that the landfill saw a 44 ton increase when comparing this August with last August.
- The employees will be transitioning to the IDAWY Solid Waste District on January 1, 2021. IDAWY will reimburse the counties for October through December for operating expenses.
- IDAWY reimbursed \$40,500 to Caribou County for the initial investment. This money went back to the operation in funds for the landfill.
- Jayson would like permission to continue to use his Caribou County E-mail for a while after the transition is made. He may need it for an additional 6 to 12 months. His main source of communication has been E-mail and he would like to be able to refer to it if needed. The Commissioners have no issues with the request.
- The landfill will put the additional money from the 2020 budget into the closure funds for Caribou County. A check needs to be cut from Caribou County to IDAWY. The check will go into a Caribou County closure fund account on the IDAWY side of the equation. Jayson will communicate with Angie Mendenhall concerning the transaction.
- The closure fund currently has over \$200,000 per Denise Horsley.

- Jayson would like to order posi-shell. The cost should be between \$32,000 and \$35,000. The Commissioners approved the purchase.
- Commissioner Mathews asked if Jayson has rented an office in town. Jayson has made arrangements to rent an office in the same building as First American Title.

JoAnna Ashley, Planning & Zoning:

- JoAnna noticed that the property that IDAWY has purchased is currently zoned as Agricultural and will need to be re-zoned as Industrial. She explained that they can apply for a conditional use permit, but she would recommend they file for a change in zoning instead.
- Jayson Lower will file an application with the site plan to have the property re-zoned. JoAnna further explained that after she receives the application, she will hold a public hearing. She will also reach out to anyone that has property within 1500 feet of the re-zone area. The Planning and Zoning Board will make their recommendation and The Board of Caribou County Commissioners will make the final determination.
- JoAnna asked the Commissioners if they want to consider adopting a solar farm ordinance. She has been contacted by a party that is interested in placing a solar farm in Caribou County.
- She has contacted the Public Utilities Commission. She was told that the agency that oversees solar farms is called The Governor's Office of Energy and Resource Management.
- The initial application will be processed as a conditional use permit. However, going forward an ordinance would clearly define what is allowed for business and personal use. The proposed plan is to have a 1400 covered acre solar farm.
- JoAnna has also contacted the Idaho Department of Environmental Quality. They don't currently have a lot of guidelines regarding solar farms.
- JoAnna would like the Commissioners to consider adopting a solar energy ordinance. She found a draft ordinance that is currently being utilized in South Carolina. She could use this as a guide and customize it for Caribou County.
- She also reached out to some Idaho Planning and Zoning Directors and the general consensus is there is not a lot of information available on solar farms in Idaho. Ada County provided a few guidelines.
- Commissioner Mathews asked if a conditional use permit will take care of most of their concerns on a case by case basis. JoAnna said an ordinance would place more focus on factors such as

agricultural areas that will not be allowed to be used. She said you also have to consider what the future may bring.

- The Commissioners asked her to go ahead and draft a proposal for an ordinance.
- In the simple subdivision process there seems to be confusion. In the state statute a plat should exist rather than a survey to consider lots already divided.
- We currently have under the zoning ordinance a provision for an accessory cottage dwelling. We now allow these in low and high density residential zones. This has been brought up quite a bit recently. She would like to add the accessory cottage dwelling in the agricultural zone with residences. However, Planning Zoning discussed having a size restriction on the dwellings. They decided 900 or 1000 square foot should be the maximum. Also, the accessory building cannot be bigger than the primary dwelling.
- She also met with Kim Spencer. They found a template from Fremont County concerning the road ordinance. Updating this ordinance would define factors such as types of roads in the county, requirements for access points, and frontage roads are a few examples.
- JoAnna would also like to clear up road definitions and road styles. The new wording would also give specifications on asphalt height and culverts. She also believes that the county should require new subdivisions to be paved especially in the high-density residential areas. Commissioner Mathews pointed out to JoAnna that chip seal is a third of the cost of asphalt.

Jacob Farnes, IT/GIS and Michael Parrish, Direct Communications:

- Commissioner Mathews motioned to sign the Memorandum of Understanding with Direct Communications Rockland, Incorporated concerning the Idaho Broadband Grant. Commissioner Somsen seconded the motion. Motion carried.
- Michael Parrish said any liability that falls under the fault of Direct Communications will fall back on them. The only costs that could come back on Caribou County is if the county causes delays due to access problems or if paperwork is not submitted on time to the State of Idaho. The third scenario is if the deadline is not met because of a third party. They have a paragraph that deals directly with that potential issue as well. They don't anticipate that being a problem. Their primary goal is to get the project done.

Kerry Hong/Judge Brown:

- Commissioner Mathews motioned to convene to executive session at 11:15 a.m. pursuant to I.C. 74-206(b). Commissioner Somsen seconded the motion. Motion carried. Commissioner Somsen suggested at 11:45 a.m. to reconvene to regular session. No decisions were made.

Tom Seamons & Tim Marks, Gem Plan:

- Tim explained that since 2011, we have had an average of a 3.1% increase. In his opinion that is great.
- They will send over the financial statements for the fiscal year end. They are doing well. They have \$12.849 million in reserves. COVID-19 so far hasn't hurt the Gem Plan financially.
- The board did propose a 5% increase on everyone this year mostly because of COVID-19. Blue Cross of Idaho had an overall 7 percent increase at renewal.
- Commissioner Mathews asked Tim if they are aware of the IDAWY Solid Waste District. Tim said they are aware and they still trying to figure out the best way to handle these small forming districts. It gets complicated since they are separate districts from the county.
- Jayson Lower asked about our reserve funds of \$400,000. Tim explained that when everyone started in 2004, they came on the plan with whatever their renewal rate was minus 5 percent. This wasn't considered a buy in. They struggled in the beginning as far as financials go. They currently have 24 counties that would be entitled to a pro-rata share if the Gem Plan stopped. The fund currently has \$12.8 million and it is partly owned by Caribou County. If we terminate our account with the Gem Plan, we forfeit our part of the pro-rata share.
- Tim explained that the county owns the plan. Bear Lake County Vaughn Rasmussen sits on the board as the chairman. The board controls what happens with increases and decreases. It was proposed to have an 11 percent increase this year and the board only did a 5 percent increase. Their goal is to protect those that are invested in the plan.
- Doug Wood asked what questions the Commissioners should be asking competitors that want to give us a quote. Tim explained that rate increases are the biggest issue. Companies won't allow themselves to go broke and if the claims exceed what they anticipated the rates have to be increased.
- The best thing we have going for us on rate increases is our rates are figured with a pool of other counties. The pooling concept creates a lot of stability.

- Commissioner Mathews asked if we can have options like HSA's. Tim said we can do whatever we want to do with our plan options. We can offer 2 different plans if we think the employees would like more options.

Tad Sargent, Intermountain Insurance Services:

- Tad explained that we will be paying an additional \$81,195.00 annually if we renew our current plan.
- They received quotes from Select Health, Cigna, and Regence. Select Health is owned by Intermountain Health Care. They are all good carriers that have been around a long time.
- The Select Health plan would be exactly the same on deductibles and out of pocket. The only change would be on the office visit and secondary care provider. This plan is better than what we have. The subscriber only pays 20 percent of the office visit. The preventative care portion is better as well. Anything that is considered preventative is paid at 100 percent. Savings from our current plan would be \$139,429.68 if we switched to Select Health. Tad also pointed out that he told Select Health that they don't want to give us a good rate this year and have a huge increase next year. They guaranteed him that the rate increase would be capped at 12 percent over the next two years.
- Denise Horsley asked if we would get a huge increase after 2 years. He said that is unknown, but the only way that would happen is if we had an abnormally large amount of claims coming in. He predicts that we won't have a 12 percent increase the second year, that is only a worst case scenario. He would predict that year 3 would still result in a savings from what we are paying now.
- Commissioner Somsen asked if they have anyone similar on this plan that is close to our group size that has been on the plan for 10 or more years. He explained that the City of Burley would be similar to our group size. They had a zero percentage rate increase last year and a 2 percent this year. Two years ago, they also had a zero percentage rate increase.
- The Regence plan is very similar to the Blue Cross plan that we have right now. The rates are very appealing. The rates aren't quite as good as Select Health. The savings would be \$57,143.00 from our current plan. They offered a 9 percent rate cap for the next two years. Again, this is a worst case scenario for the rate increase.
- Cigna is the last plan option. They are \$14,000 above our current rates; however, when you consider the savings at renewal it is \$66,000.
- They based all the dental options on our current rate.

- TDA provided a quote for dental. Everything is the same with the plan, but no waiting periods for major services. The rates are substantially better. The savings annually is \$11,000. They consistently keep rates low. This rate would hold for two years.
- Dental Select is the next carrier. The network is good. Both local dentists are included as an in-network provider. The savings is \$12,941.00 annually.
- National General is the next carrier quote. Rates are a \$1700.00 annual savings from we are currently paying for the same plan. Plans are comparable to TDA and Dental Select.
- Commissioner Somsen asked if all the plans have both local dentists included as in-network providers. He checked on TDA and Dental Select and they are included. He isn't sure on National General.
- Vision is the next plan options that he will cover. Blue Cross uses VSP as their vision provider. We are currently paying \$1521.79. In looking at Dental Select, they use the Eye Med Network. The Dental Select plan is better than our current plan. The allowance is \$150 or 15 percent off balance, whichever is more. The co-pay is \$10.00 for the exam. The rates will be locked in for two years. Superior Vision and Davis Vision are both new to the market. The savings is substantial, but the network is limited.
- Tad explained that we currently have Unum for our life insurance. We are currently paying \$14,483.28 annually. Companion Life matches what we currently have with rates nearly half what we are paying now. Mutual of Omaha is matching everything and added an optional employee buy up. The buy up would be based on amount desired and age of the employee. Typically, the buy up is 5 times the annual wage of the employee. This plan comes with a 3-year rate hold. The cost is \$6,458.76 annually.
- Tad recommends that we lean towards Select Health due to the savings being offered. He also recommends moving our dental plan to Dental Select also because of the savings. The vision plan that they would recommend is bundling it with Dental Select. They recommend that we move our life insurance plan to Mutual of Omaha. He thinks the employees would appreciate the buy up option. They are prepared to move forward and make the necessary changes by October 1.
- They further explained that any employees that have met their deductibles and maximum out of pocket will be credited. They will have to provide supportive documentation.
- Denise said from a payroll standpoint, we don't want to have to change carriers every year. Jeff and Tad both said they do not want that either. They want to keep a group with the same carrier for as long as possible. Jeff further explained that the strategy is to keep the current carrier honest.

- Aaron Cook said he doesn't want to see us being stuck with a \$5,000 deductible in a few years. They understand that keeping the deductibles low is one of the many primary goals.
- Commissioner Somsen said that we will try to let them know by the end of the day. They need to discuss further and review the material.

Budget Hearing:

- Commissioner Somsen made the motion to enter into a public hearing to open the 2019/2020 and 2020/2021 budgets to allow \$200,000 for hospital maintenance. Commissioner Mathews second the motion. Motion carried. The only public present was Dillion Liechty.
- Commissioners Somsen motioned to reconvene to the regular meeting. Commissioner Mathews seconded the motion. Motion carried.
- Commissioner Somsen motioned to adopt Resolution 2020-12. Commissioner Mathews seconded the motion. Motion carried.

Eric Hobson, ICRMP/COVID Planning:

- Eric was unable to attend the meeting today due to the fire activity in the area.

Caribou Memorial Hospital Lending Discussion:

- Commissioner Mathews asked Jeff if remaining a county owned hospital or moving to a non-profit is the better option as far as getting financing.
- Jeff explained that he has worked with a numerous counties that have divested their hospitals. In this case, there is the USDA Community Facilities Program which enables community facilities in rural areas to borrow money at a reasonable cost.
- One of the benefits is if the assets are donated to the 501c3, in turn the 501c3 could mortgage the property which makes it more attractive on a credit perspective. On the county side, if a general obligations bond was passed that would also be attractive in the market.
- Jeff believes that there is the potential that the hospital could stand alone and continue to be profitable with its own revenue sources without tax support.
- Commissioner Somsen said they want to prevent giving something away without the guarantee that the services will stay in the community.

- Jeff explained that his past experience is the best feedback that he can provide. He has had success with the program. He would rank his confidence in the 90 percentile that a successful deal can be made with our situation.
- Commissioner Christensen asked what we need to do to explore getting bonds out to rebuild a living center. He said the challenging thing with attached living centers is they reduce the amount the hospital gets for each patient. The other realistic challenge is the market is very small here. We need at least an additional 45 to 50 residents. He would recommend trying to consolidate with adjacent counties that are also struggling or leave it up to the voters.
- Commissioner Christensen asked if we are required to hold an election to have the hospital move over to a 501c3. Eric said his understanding is if you want to transfer the title and the property a vote is required. However, you can transfer without a vote, but it becomes a 99-year lease hold interest that you are transferring to the 501c3. He believes that you can still get financing if you do it this way.
- Robert Lau pointed out Idaho Code 31-3515 which outlines how a county can lease or sell a county owned hospital. Idaho Code 31-3515A outlines the another available option. The first section states that if you want to lease the hospital, it has to be voted upon if a full out lease is involved. Section A covers the details if the Commissioners opt to handle it on their own.
- Doug Wood would like to further research the code before making a comment.
- Chris Thomas asked Jeff to speak about a sustainable plan to build a new hospital and also keep a living center for the community.
- Jeff said you can finance through the USDA program for both the construction of a new hospital and nursing home together or do two separate loans.
- Robert Lau likes the idea of creating a district with Bear Lake County, Franklin County and Caribou County to fulfill the goal of 60 to 70 residents in a living center.
- Dillion reached out to Teton Valley Health in Driggs and they are on a lease agreement with the county for the land and building for a 90-year term for \$1 per year.
- Doug Wood recommended that we review the memorandum of understanding and make sure we are compliant with the Idaho Codes that Robert Lau referenced today.

Jail Bond: Reviewing Documentation

- Commissioner Mathews motioned to enter into a mutual aid contract with Zions Public Finance or Zions Bank Corporation for the new jail bond terms. Commissioner Somsen seconded the motion. Motion carried.

Brian Fuell, US Forest Service:

- Brian presented the Schedule A Maintenance Agreement. The agreement is set to expire soon, but this document will provide a two-month extension to get the new agreement drafted.
- The other document he would like the Commissioners to sign today is a cooperative agreement concerning the project that is going on in Diamond Creek.
- Commissioner Mathews motioned to sign the modification or grant agreement and the road project agreement between Caribou County and the US Forest Service on the Caribou Targhee National Forest in Diamond Creek. Commissioner Somsen seconded the motion. Motion carried.


Other:

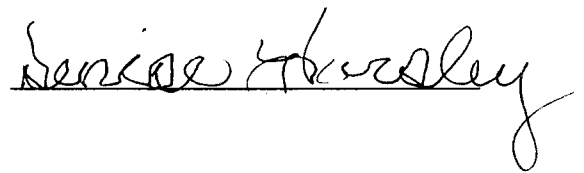
- Commissioner Somsen moved to pay the claims for in the amount of \$347,336.89 and payroll claims in the amount of \$506,015.40 and to approve the minutes of August 28, 2020 as presented. Commissioner Mathews seconded the motion. Motion carried.
- Commissioner Mathews motioned to approve and sign the Pathology Services Agreement with Ada County. Commissioner Somsen seconded the motion. Motion carried.
- Commissioner Mathews made the motion to sign the service agreement with Searle & Hart Accounting for providing the annual audit for Caribou County. Commissioner Somsen seconded the motion. Motion carried.
- Commissioner Mathews motioned to approve Indigent 2020-08 and place the case in suspension until a determination is made on Medicaid eligibility for the month of June 2020. Commissioner Somsen seconded the motion. Motion carried.
- Certificate of Residency/Affidavit were presented to the Commissioners for approval. The following students are taking post-secondary courses through Idaho Junior Colleges, Sadie Gronning, Braxten Jacobsen, Jordyn Jacobson, Beamlak Kimball, Katelin Labrouche, Karson Lloyd, Hugo Plancarte, Alexis Sorenson and Nikki Wallin. Commissioner Mathews made the motion to approve the Certificate of Residencies/Affidavits. Commissioner Somsen seconded the motion. Motion carried.

- Commissioner Somsen motioned to approve the L-1 levy for fiscal year 2021 for Caribou County and all the taxing districts with the September value from the Idaho State Tax Commission. Commissioner Mathews seconded the motion. Motion carried.
- Doug Wood suggested that we follow-up with the Gem Plan to see if they would be able to offer us a better rate on our current plan before we make any decisions. The Commissioners reached out to Tim with the Gem Plan and he will see what he can find out and he will let us know as soon as possible.
- Commissioner Somsen motioned to enter into an agreement with Intermountain Insurance Services for the presented medical plan pending further review and discussion with the Gem Plan. Commissioner Mathews seconded the motion. Motion carried.
- The meeting adjourned at 5:15 p.m. The Caribou County Board of Commissioners will meet September 28, 2020 at 9:00 a.m. for regular meeting.

Signed: Phil Christensen, Commissioner Chairman

Attested: Denise Horsley





Approved Payment of Bills

9/14/2020	Claims	Payroll
Current Expense	\$ 18,549.06	
Indigent	\$ 7,114.00	
Road & Bridge	\$ 37,671.05	
Special Highway	\$ 111,081.05	
Justice	\$ 26,672.48	
Consolidated Election		
Weed Control	\$ 3,973.31	
Solid Waste	\$ 5,744.79	
Reappraisal	\$ 9,167.55	
Health	\$ 1,840.28	
Hospital M&O		
Ambulance	\$ 10,072.80	
Parks & Recreation	\$ 28,091.20	
County Fair		
County Court Facility		
District Court	\$ 368.27	
Court Services		
Juvenile Justice	\$ 1,046.66	
Veteran's Memorial	\$ 723.86	
Mineral Leasing		
PILT	\$ 4,297.89	
City of Soda Springs		
City of Bancroft		
City of Grace		
Bancroft Cemetery		
Central Cemetery		
Fairview Cemetery		
Freedom Cemetery		
Grace Cemetery		
Lago Cemetery		
Lava Cemetery		
Lund Cemetery		
Thatcher Cemetery		
Turner Cemetery		
School District #148		
School District #149		
School District #150		
School District #21		
Grace Free Library		
Water District		
TV Translator		
Landfill		
Bailey Creek Fire District		
Freedom Fire District		
Auditor's Trust	\$ 80.00	
Adult Probation Fee		
Diversion Education Trust		
Juvenile Housing Trust		
Range Improvement Trust		
Court Trust		
Centennial Trust		
College Trust		
Treasurer's Trust	\$ 525.50	
ID Trust		
Concealed Weapon's Trust	\$ 2,148.65	
Motor Vehicle Trust	\$ 51,926.26	
911 Trust	\$ 16,235.97	
Public Safety Trust	\$ 305.00	
Weed Control Trust		
Drug Court Trust		
Odyssey Court Payments	\$ 2,537.26	
Farmers Land & Irrigation LID		
Waterways Fund	\$ 7,164.00	
Vessel Account		
Grand Total	\$ 347,336.89	\$ 506,015.40

CARIBOU COUNTY COMMISSIONER'S AGENDA

Date: 9/14/2020

ACTION ITEMS / BUSINESS

Time	Name of Person/Party	Concerning
9:00 AM	Bills & Minutes	
9:15 AM	Kim Spencer	Road & Bridge
9:30 AM	Blake Poulsen	Courthouse Maintenance / Building Department
9:45 AM	Dwight Lloyd	Weed Control
10:00 AM	Jayson Lower	Landfill
10:15 AM	JoAnna Ashley	Solar Energy codification / code changes
10:30 AM		
10:45 AM	Jacob Farnes	Fiber Broadband MOU
11:00 AM		
11:15 AM	Court	Executive Session 74-206B
11:30 AM		
11:45 AM	Tom Seamons & Tim Marks	Gem Plan
Noon	LUNCH BREAK	
1:00 PM		
1:15 PM	Tad Sargent	Intermountain Insurance Services - Quote
1:30 PM		
1:45 PM	Budget Hearing	Open 2019/2020 and 2020-2021 budgets for Hospital Maintenance
2:00 PM		
2:15 PM	Eric Hobson	ICRMP / Covid planning
2:30 PM	CMH Lenders	ZOOM Meeting
2:45 PM		
3:00 PM		
3:15 PM		
3:30 PM		
3:45 PM	Jail Bond	Review
4:00 PM	Kim Holsten	Indigent
4:15 PM	Brian Fuell	Forest Service road agreement
4:30 PM		
4:45 PM		
5:00 PM		

OTHER BUSINESS: Executive Session I.C. (74-206)

B.O.E.

sign Ada County Pathology Agreement

sign ICDBG Block Grant Contract

sign engagement letter with Searle & Hart

approve Certificate of Residency Forms

approve L-1 for County & All Taxing Districts

Anyone needing special assistance to attend the above noticed meeting should contact the Clerk's Office at (208)547-4324.