

**Special Jefferson County Commissioner Meeting
July 8, 2016**

Meeting called to order at 9:00. Those present are Commissioner Farnsworth, Commissioner Hancock, Chairman Raymond, Attorney Robin Dunn, HR/Emergency Management/Park & Rec. /Commissioner Assistant Rebecca Squires, Clerk Colleen Poole; Audrey Moon is clerk of the board. Pledge of Allegiance offered by Audrey Moon. Prayer offered by Chairman Raymond.

[9:02:40 AM](#) Chairman Raymond mentions that they had some issues come up last night that need to be discussed today.

[9:03:09 AM](#) **Motion by Chairman Raymond to amend the agenda to allow the Park & Recreation director to bring up a budget issue and also allow an executive session (B) - Personnel. Second by Commissioner Hancock. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye, Chairman Raymond – aye. Motion passed.**

Park & Recreation – Rebecca Squires

• **Budget**

[9:03:52 AM](#) Rebecca brings up that the intern position has been valuable for the lake. Rebecca is in need of his help. Unfortunately there is not enough money in the budget to pay for this so she is asking when the budget is open to allocate more funds to the intern's budget line. Rebecca had initially budgeted \$2,828. Have spent \$1,690 leaving \$1,138. Would need around \$2,400 to finish the season. Is requesting when the budget is open to add \$1,300 to the intern's budget line. Feels this will be a small price to pay for all of the help she is receiving. Chairman Raymond asked how this would be supported with cash. Rebecca said when they budgeted this his main responsibility was the celebration. On the celebration with gate fees, donations and vendor fees they exceeded \$15,000.

[9:05:57 AM](#) Chairman Raymond asked Colleen about the budget. Colleen said she had sent the publication to open the budget into the paper but the deadline is today. Colleen has already contacted the paper to put a hold on this publication. If approved will need to make some adjustments on the amount and resubmit it to the paper.

[9:06:45 AM](#) Commissioner Farnsworth asks what the intern's purpose is. Rebecca said he does the camping schedules, runs the booth at the lake and will be learning the grant process. Having him here still will allow her to complete some of her other job duties.

[9:07:53 AM](#) Commissioner Hancock thinks this is a good idea so that she can focus on other duties she has.

[9:08:41 AM](#) **Motion by Commissioner Hancock to allow the continuation of the intern position for the rest of the summer and allocate \$1,300 for this position when they open the budget. Second by Commissioner Farnsworth. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye, Chairman Raymond – aye. Motion passed.**

Commissioners

• **Executive Session 74-206 (B) – Personnel**

[9:09:28 AM](#) **Motion by Commissioner Farnsworth to go into executive session 74-206 (B) – Personnel. Second by Commissioner Hancock. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye, Chairman Raymond – aye. Motion passed.**

Open session 9:45

[9:45:14 AM](#) Chairman Raymond said they have been in an executive session in which they have gotten some information. The decision is pending. No decision made and no action taken.

Assessor – Cody Taylor & Appraisers

• **Board of Equalization**

[9:46:27 AM](#) Will now reconvene into a Board of Equalization at 9:46.

[9:46:53 AM](#) Chairman Raymond said they have five cases that they are here to make a decision on today. Will take these on a case-by-case basis.

[9:47:17 AM](#) Will begin with the Mickelsen properties. This was on multiple properties. Commissioner Hancock had already recused himself from this appeal. The appellants were Andrew and Stephanie Mickelsen. Commissioner Farnsworth said as he remembers that they were concerned about the assessments on the one acre of property that was broken out on the homes.

[9:49:17 AM](#) Robin said it is not the county's position to look at acreage on the homes. The county goes off of one acre per home unless it is subdivided out. Robin said they use one acre for consistency across the county. If the property is less than one acre it is up to the appellant to subdivide the land. Robin said that the burden falls on the appellant to provide how the homes are subdivided and this has not been provided. Robin feels with past history they are correct with using one acre lots along with the well and septic for a starting point on these parcels. Chairman Raymond said this is consistent county wide.

[9:51:16 AM](#) Robin said they also have to consider that these are farm homes that are only used a few months a year. Chairman Raymond said in his notes the Mickelsen's were mainly concerned about how the homes are broken off on one acre lots.

[9:52:46 AM](#) Commissioner Farnsworth said they need to make a decision on what was brought up in the meeting. They cannot have any additional testimony.

[9:54:08 AM](#) **Motion by Chairman Raymond that they deny the appeal on parcel #RP04N37E349895, #RP04N37E300600, #RP04N37E320000, #RP04N36E260495 and #RP04N37E200180. Will approve the appeal on parcel #RP04N37E187221 to change the value from \$62,239 to \$54,192 per the Assessor's changes. Second by Commissioner Farnsworth. Roll call taken. Commissioner Farnsworth – aye, Chairman Raymond – aye. Motion passed. Commissioner Hancock had recused himself.**

[9:56:32 AM](#) Will move next to the Tonya Stevenson property who had Brian Taylor in with her to speak. Chairman Raymond said that the comparatives that they had provided and the ones from the Assessor he felt are worlds apart. The appellant also has not moved to make the mobile home real property. Commissioner Hancock feels the comparatives from the Assessor's office were more valid in the wooded region where this property is located.

[9:58:56 AM](#) **Motion by Commissioner Farnsworth to deny appeal on parcel #RP04N39E141230. Second by Commissioner Hancock. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye, Chairman Raymond – aye. Motion passed.**

[10:02:12 AM](#) Robin clarified that on the motion for the Mickelsen property may need to amend the motion to specify they changed the value on the house. **Chairman Raymond amends his motion on the Mickelsen property to specify the change in value only covers the house. Second by Commissioner Farnsworth. All in favor – aye. Motion passed.**

[10:02:47 AM](#) Next is the Karin Fry property. This is in the category one ag so this may have some changes after the meeting on Monday.

[10:04:53 AM](#) **Motion by Chairman Raymond to table the Karin Fry property until Monday. Second by Commissioner Hancock. All in favor – aye. Motion passed.**

[10:05:21 AM](#) Larry Chapple's property is next. This has two separate appeals. One is for 23 acres that had been valued as ag land but the Assessors have recommended this go to market value because there is no agriculture on the land. The other was the lot that is said to not be a non-buildable lot. This may be made into a well lot at a future time.

[10:10:35 AM](#) Chairman Raymond said this appeal gives him some concern. There was an ag exemption and a site exemption that was picked up but never returned. Concerned the subdivision could be considered ag since it could be grazed but there is no water at this time. The property owner does own water rights but the ditch was filled in which would be a civil issue. If they were able to use the water they would be able to get an ag exemption. Commissioner Farnsworth said with the water not being available this not ag land. Discuss the ditch that was filled in.

[10:14:12 AM](#) Commissioner Hancock said they could look at this as market land or other land. Had given testimony that the value assessed may be high since they are trying to sell this and have not been able to. Chairman Raymond said the Assessors use sales from the previous year though not the price property is selling for now.

[10:16:52 AM](#) **Robin Dunn left the room.**

[10:16:58 AM](#) JaLene said they are looking at two different appeals may be combining these appeals. Division three is being valued as a rural parcel.

[10:22:37 AM](#) Commissioner Hancock said to first look at the lot that is in the subdivision that is developed. This is a vacant lot right now.

[10:23:29 AM](#) **Motion by Commissioner Hancock to deny the appeal on #RP006380010050. Second by Commissioner Farnsworth. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye, Chairman Raymond – aye. Motion passed.**

[10:24:11 AM](#) The second appeal is the 23.7 acres that are not developed. Chairman Raymond said on this property an ag and site improvement exemption were picked up and not returned. There are also water and possible civil issues there that are not in the county's control.

[10:25:12 AM](#) Chairman Raymond said he feels the option today is to deny the appeal. If they want to go to a Board of Tax Appeals they may be able to work on their water issues. Commissioner Hancock asked if the market value should play into this. Chairman Raymond said it is at market value currently.

[10:27:20 AM](#) **Motion by Commissioner Farnsworth to deny the appeal and leave it at market value for parcel #RP006390010140 through #RP006390040040 for Rolling Hills Division #3. Second by Commissioner Hancock. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye, Chairman Raymond – aye. Motion passed.**

[10:27:41 AM](#) **Robin Dunn is in the room.**

[10:29:49 AM](#) Last is the Vernon Smith property for VHS Properties, LLC. This is a category one ag that they may need to table until Monday.

10:30:17 AM Motion by Chairman Raymond to table the Vernon Smith – VHS Properties, LLC until Monday. Second by Commissioner Farnsworth. All in favor – aye. Motion passed.

• Sign Value Changes

10:31:34 AM Cody provides the forms that have had some value changes. These are properties that agreed to value changes.

10:32:32 AM Before they act on these, Chairman Raymond brings up in the group ag BOE wondering how they feel about doing five or ten minute increments until they run out of time. Not sure if they would want a spokesman for each area. Robin asked if there are any that have any uniqueness to their property. Jessica said where they did not file a separate appeal that this will be an area adjustment. It will be area specific not parcel specific. Commissioner Hancock said that canals and parcel unique corrections are done when the assessments are done. Chairman Raymond said they need to have a spokesman but will also need to keep some order. May need to know what areas they are in. Ask that the Assessors provide a map that shows the areas. Discuss the process on Monday with the group ag. May want to come in and have Jessica explain how they have gotten to where they are at now. Will discuss how the values are determined. Chairman Raymond said they have to make a decision that day but may want to wait until the end of the day to consider all of hearings.

10:44:14 AM Cody mentions that maybe the sooner they can take action would be better. It is a full day of BOE hearings and they may start to run together.

10:44:57 AM Motion by Commissioner Hancock to accept the adjustments as agreed to between the Assessors and the individuals with a notice of action for: four properties for Cannon Shelley Property LP, Mickelsen Properties LLC, Cannon Shelley Property LP, Cannon Shelley Property LP, Kym D & Lois Anne Ferguson, Lois Anne Ferguson, Mickelsen Properties, JRG Partners II, Cannon Shelley Property LP, Gregory & Sharon J Freeman, Steven R Parry Aspen Grove Inn LLC, Robert S and Kari Kristine Johnson, Reed Radford, Michael & Jacqueline Holm, Christa Horkley, Cody James & Whitney Ann Holm, Dixon Mae Trustee of the Testamentary Trust, Cleve & Rebecca Burnside, Byron & Laura Evans, Byron & Laura Evans, Byron & Laura Evans and Byron & Laura Evans. Second by Commissioner Farnsworth. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye, Chairman Raymond – aye. Motion passed. (Exhibit #26)

10:54:23 AM Motion by Commissioner Hancock to amend the agenda to discuss the Great Feeder lease agreement and other issues that have come up. Second by Commissioner Farnsworth. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye, Chairman Raymond – aye. Motion passed.

10:55:11 AM Robin said that he had talked with Curt Thomsen the Great Feeder’s Attorney. They were not going to sign the lease until they get more barriers. Also want an overlay of the easement, a safety plan and additional signage. Commissioner Farnsworth said that barricades had been in front of their shop and were later moved by the Feeder. They also do have signage up. Have to get on the ball and get this done so the road can be open. Commissioner Hancock said that Bruce Grover had called him about the article in the paper. Robin said that the information had been sent into the Feeder’s attorney. Commissioner Hancock said until they have a lease agreement the insurance coverage would fall to the Feeder because ICRMP will not cover the structure until the lease is signed. Chairman Raymond is not sure an aerial overlay is not that hard to get and Dave could write a safety plan. Rebecca said out of the additional things they have mentioned only the safety issue is included in the MOU that they are obligated to do.

11:01:55 AM Robin said they need the lease and the easement signed.

11:02:08 AM Motion by Chairman Raymond to give Robin Dunn authority to proceed with the lease and agreement for the Great Feeder bridge through the Feeder’s attorney. Second by Commissioner Farnsworth. Roll call taken. Commissioner Farnsworth – aye, Commissioner Hancock – aye. Chairman Raymond – aye. Motion passed.

11:03:21 AM Motion by Commissioner Farnsworth to adjourn at 11:03. Second by Commissioner Hancock. All in favor – aye. Motion passed

Chairman of the Board

Date

Clerk of the Board

Date

County Clerk

Date