

**Jefferson County Commissioner Meeting Minutes
July 10, 2017**

Meeting called to order at 9:01. Those present are Commissioner Hancock, Commissioner Martinez, Chairman Farnsworth, HR/Emergency Management/Commissioner Assistant Rebecca Squires, Deputy Prosecutor Weston Davis, Clerk Colleen Poole; Audrey Moon is clerk of the board. Pledge of Allegiance led by Colleen Poole. Prayer offered by Chairman Farnsworth.

COMMISSIONERS

• **RESOLUTION #2017-19 – ADOPT REGIONAL COORDINATION PLAN**

[9:03:35 AM](#) Commissioner Hancock mentions that he could not find a copy of this. Chairman Farnsworth mentions this had a lot of repetition. On page thirty-nine are all of these phone numbers accurate numbers. Knows that Mike Graham in Custer County the Clerk is Lura Baker. Rebecca said she can update this. Rebecca said this is a regional plan. Feels this could be condensed but to do that they would have to get the entire committee back together. Chairman Farnsworth did not see anything that would have any financial obligations. Weston said that this is intended to have similar information so if they only flip to the middle they still get the same information with the repetition.

[9:08:51 AM](#) Commissioner Martinez thinks this has a lot of quick reference in this. Commissioner Hancock reads Resolution #2017-19 “Whereas, Idaho State Statute 46-1009(4) requires each county to prepare and keep current disaster emergency plans; and Whereas, Idaho State Statute 46-1014 encourages arrangement for furnishing mutual aid in coping with disasters; and Whereas, the Northeast Idaho Regional Coordination Plan has been reviewed, revised and updated; and Whereas, the updated Northeast Idaho Regional Coordination Plan provides a framework for the furnishing and receipt of mutual aid in time of disaster; Be it resolved that the Commissioners of Jefferson County hereby adopts the 2017 Northeast Idaho Regional Coordination Plan as a supplement to the Emergency Operations Plan of Jefferson County, Idaho. Passed and approved by the Jefferson County Board of Commissioners this 10th day of July, 2017.”

[9:10:29 AM](#) **Motion by Commissioner Hancock to approve resolution #2017-19 to adopt the Regional Coordination Plan. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

[9:11:58 AM](#) Rebecca goes over some updates. Chairman Farnsworth had signed an emergency declaration this declaration will expire on Wednesday and she believes that is fine with the levels of the rivers going down. Have provided the commissioners information from FEMA on the flooding out in Roberts.

• **JAIL INSPECTION**

[9:13:48 AM](#) Commissioners, Weston Davis, Colleen Poole, Audrey Moon and Rebecca Squires attend the tour. Are met at the Sheriff's Office by Sheriff Steve Anderson and Captain Nora Ortega. Are lead through the jail. Laundry is being processed by a female inmate. Go to the kitchen this is a clean area. Meet Chloe who is now covering the cooking for the jail. The new dishwasher is working very well and they have been in a few times. Sheriff Anderson mentioned that they are moving away from Omni for their security system. Head towards the sallyport area this is clean have a police car and the transport van in this area. Have the jail operational system fenced off so inmates cannot get into this. Head toward master control room Deputy Jensen is manning this area. Currently have ninety-six inmates with fifty-eight males and thirty-eight females. Nora said have had six released in the past two days. The inmates do clean their own cells. Head back around and out toward booking area. The jail is a clean area. Head out through dispatch. Prefer to have two dispatchers on duty at a time but sometimes there is only one. Leave through the Sheriff's office and speak with his assistant and the civil deputy. The jail was very clean and in good order.

[10:01:42 AM](#) Chairman Farnsworth opens from jail inspection it was clean and good as always.

COMMISSIONERS - ASSESSOR – CODY TAYLOR - APPRAISERS

[10:02:02 AM](#) Cody had provided the rules and conduct for the BOE procedure. Chairman Farnsworth said they will recess until the next individual comes in.

[10:02:49 AM](#) Recess

Open session 10:38

[10:38:24 AM](#) Chairman Farnsworth recesses Board of County Commissioners and reconvenes as a Board of Equalization.

• **BOARD OF EQUALIZATION - LUKE HICKS – AG**

[10:38:30 AM](#) Colleen swears in Appraiser Jessica Roach, Appraiser Kathy Howe and Luke Hicks. Luke said his is that he dropped the ball. Luke Hicks at 263 N 3600 E. In the past have gotten the ag exemption even though this is only five acres. Two years ago did not get the proof brought in for the \$1,000 of income. Since he did not turn that in the following year he did not get any notice on this

property. So it has gone for two years without the ag exemption. Just looking to fix that now. Jessica agrees with what Luke has said this was just missed. Chairman Farnsworth said the pictures are ag and he has provided the income on this.

[10:41:37 AM](#) **Motion by Commissioner Hancock to grant the appeal on the ag exemption parcel #RP04N38E211940. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

- **BOARD OF EQUALIZATION – GARY CLARK**

[10:43:16 AM](#) Colleen swears in Appraiser Jessica Roach, Appraiser Kathy Howe and Mrs. Clark. Maurette Clark lives at 3670 E 68 N in Rigby. Said that this property has been ag exempt for years. Her husband had gotten the taxes done late and was past the deadline. They are hoping they can keep this in as ag exempt. Jessica does not have a rebuttal. Chairman Farnsworth said the pictures are ag.

[10:45:39 AM](#) **Motion by Commissioner Martinez to grant ag exemption on parcel #RP04N38E341300. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

- **BOARD OF EQUALIZATION – DOUGLAS FELDE – AG**

[10:48:30 AM](#) Commissioners are looking at the Douglas Felde protest of valuation. Chairman Farnsworth said Douglas was informed to be here in the 10:00. Have texted him today on July 10 with no response. Have before them his paperwork. Have five parcels in question. All five parcels appear to be ag producing. Have a slip here from Johnson Grain showing \$1,100.50 sale off of the barley that was harvested. Kathy has no rebuttal. Commissioner Hancock asked why he did not get this in on time. Jessica is unsure.

[10:51:57 AM](#) **Motion by Commissioner Martinez to grant the ag exemption for parcel #RP005870050060, #RP005870050050, #RP005870050040, #RP005870050030 and #RP005870050020. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

[10:53:40 AM](#) Commissioner Hancock mentioned that they can do this themselves. Cody mentions that these individuals should show up since they are protesting the values.

[10:54:12 AM](#) Recess until 11:00

Open session 11:00

[11:00:42 AM](#) Chairman Farnsworth recesses Board of Equalization and reconvene as a Board of County Commissioners.

NBW ARCHITECT

- **NEW BUILDING UPDATE/HVAC DISCUSSION**

[11:01:08 AM](#) Craig introduces mechanical engineer Dwayne Sudweeks. Craig said they are here to decide on their heating system. Chairman Farnsworth mentions the units they have now they are on the roof and once they get full they leak down into the jail. Dwayne mentions that he has worked with Nielson Bodily for over thirty years. Most recently just completed the Rigby High School. This has the same system as what they are using. Had looked at a VAV system to match this building. The VAV is variable air volume. Every room that is 800 square feet or more would have a temperature control. Proposing to use a VAV system. Scott initially had spoken on three different systems. Residential furnaces, roof top systems and the variable air volume. Does not think they should look at the residential furnaces. These are for residential and not meant for a large building. The least expensive option would be the roof top units. There would be eight to ten of these. They are on the roof so they have to be maintained in the worst conditions. Each rooftop unit only gets one thermostat. Craig goes over they won't be able to accommodate as many thermostats with this system. The VAV saves money with the operating costs. Operation wise these are the most efficient. VAV systems use a boiler inside of them and are ninety-five percent efficient. All of the heat is in the building instead of on the roof since these units would be indoors in the mechanical room. Looking at cost it was \$3 a square foot more to go with this system over the rooftop. Dwayne said his preference is the VAV. The controls are not included in the \$3 a square foot. With a rooftop unit they can put a general thermostat in. Rooftop thermostats would range from \$8,000 to \$10,000. The VAV system has to have a more complicated thermostat. These would range \$30,000 to \$40,000. Remember in the long run they are fifteen percent more efficiency. The rooftops are motors turning on and off constantly. With the VAV the motors are on drives that amp up and down so seventy percent of the time they are not running to full bore.

[11:13:09 AM](#) Dwayne said he has spoken with Bryan and he would like only to have to know one system to fix. Dwayne mentions the current evaporated coolers have to have water in them but would have to look at why they are leaking. Have two mechanical rooms in the new annex. Is proposing on the upper floor to have an air handler in the mechanical room. In the basement would have boilers and have an air handle for the first floor. Would size this to accommodate this for the future. These units will keep most of the equipment off the roof. Would have a chiller outside. The slot diffusers that are in this current building are good for constant volume but not for the VAV system.

[11:16:39 AM](#) Craig said the IT room would not run off this system. Chairman Farnsworth mentions the IT room here has an air conditioning unit to help with the heat. Craig mentions a space of 12X16 for IT will get with Garn to know what equipment will be in here.

[11:19:03 AM](#) Commissioner Hancock said they could get the pay back on this within five years. Would cost more upfront but would keep these off the roof. Commissioner Martinez thinks this is a no brainer even though the cost will be more now it will be more efficient. Bryan Briggs mentions if they take this off the roof it won't be so hard to take care of. Commissioners discuss costs. Dwayne asked about the basement and the timeframe of that being finished. Commissioner Hancock said they are looking at the budget. Believes this will be filled in a three year window. Dwayne said if they put the main handler in this only runs at fifty percent to cover the main floor.

[11:26:08 AM](#) Craig said they took the discussion from last time and recalculated the parking lot. Goes over the proposed change is in the green by the pond. Have utilized the opposite side of the pond for twelve additional parking spots. Cleaned things up. Have been looking into the fiber. Is indicating this going to the south property line. Need to anticipate rerouting this. This needs to be done prior to construction of the building. Garn goes over the fiber and where they want this to run so he can inform Mike Miller on this. Chairman Farnsworth mentions the air conditioning in the IT room. Garn said they have a unit in the room. Craig asked about equipment that will be in the new building. Garn said just switches but he can get them a list of the equipment. Craig does not foresee any delays on their side. Craig is thinking the second week of August they may be able to go to bid. This gives Road and Bridge and utilities time to get everything ready.

WEEDS – MITCH WHITMILL

• APPROVAL CREDIT CARD MACHINE

[11:36:20 AM](#) Mitch is here for a credit card reader. Very few people use cash anymore. Feels it is time to be able to take cards for backpack rentals and chemicals. Any additional fees are the same as other offices in the county and these fees are paid by the individuals. Trying to keep up with the times. Kristine Lund will handle all of the set up. Chairman Farnsworth asked if this will charge a user fee. Mitch said it is \$1 and three percent. Weston asked if this contract has a term. Mitch said they can send the equipment back at any time. Weston is reviewing.

[11:50:57 AM](#) Weston asked if the things they sell if any are under \$20. The agreement says the user will pay an additional amount of three percent plus \$1. Questions if the county pays that fee or is it given directly to the portal manager. Asks if the receipts shows that the county is not increasing their fee and itemizes it out. Mitch said they only get the \$5 charge not the fee that goes to Access Idaho.

[11:53:30 AM](#) **Motion by Chairman Farnsworth to authorize the Weed Department to have a card reader through Access Idaho. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

• MOU – FOREST SERVICE

[11:40:50 AM](#) Mitch said that Weston has reviewed this MOU. Have zero forest land but a lot of BLM land. They are part of the CWMAY. They handle this for the forest service.

[11:41:35 AM](#) **Motion by Commissioner Hancock to accept the MOU between Upper Snake River Cooperative Weed Management Area made up of: Bureau of Land Management, Idaho Falls District Bingham County, Bonneville, Jefferson, High Country RC&D Idaho Department of Fish & Game Transportation Dept. USDI, Bureau of Reclamation Idaho Transportation of Lands and the USDA, Forest Service. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

• CERTIFY DELINQUENT PROPERTY ENFORCEMENT

[11:42:54 AM](#) Mitch said they are following through with a lien. Were notified according to the Idaho Statute. Property owners have not responded. Have given them most of the year. Have copies of all the correspondence that has been signed for. Next step is to apply a lien on the tax property. Will be working with Kristine Lund on this. Commissioner Hancock mentions this is SKS Trading. Mitch said this is an investment group and the property is over in Waterstone. They are absentee landowners and they had received complaints on the property and are obligated to follow up with the enforcement. Commissioner Martinez asked what they do with farmers. Mitch said they send out an enforcement letter and they have eight days to contact him. If they do not receive a response then they treat this property however they need to and bill them for the costs. Chairman Farnsworth mentions they are adding these bills to their property tax. Mitch said yes they have been given over a year to respond or pay.

[11:46:14 AM](#) **Motion by Commissioner Hancock to give authorization to the Weed Department to proceed with the liens on said properties from SKS Trading companies for spraying that has been done. (Exhibit A) Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

SOCIAL SERVICES – GAIL ROBBINS

- **EXECUTIVE SESSION 31-874 & 74-206(D) – RECORDS EXEMPT FROM DISCLOSURE**

[11:55:35 AM](#) Motion by Commissioner Hancock to go into executive session 31-874 & 74-206 (D) – Records exempt from disclosure. Second by Chairman Farnsworth. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.

Open session 12:03

[12:04:02 PM](#) Motion by Commissioner Hancock to approve case #2017-28. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.

[12:05:08 PM](#) Recess until 1:00

Open session 1:00

INSURANCE – CARLOS APONTE

- **REPORTS & RENEWAL**

[1:00:41 PM](#) Carlos is here today from Intermountain Insurance. Going to go over what Blue Cross has for the health insurance renewal. Wants to see if the commissioners want to move forward. From the reports right now as of May as far as the aggregate which is the amount of claims that are aggregated between all employees. This is at 108% loss ratio. This is using the aggregate factor that Blue Cross wanted to decrease to. The county had kept the same aggregate factor they had before. Since they stayed with the current funding they are under the 100% loss ratio. Look at 2016 at the bottom middle has factors single and family. This is on each person each month per year as long as they fund this that is when Blue Cross pays. Were allowed a dip in 2017 from \$688 to \$629 because they had not hit the aggregate in years. County decided to keep this at \$688. Are running at \$629 now. Blue Cross was allowing them to run lower so they decreased the maximum exposure. It is proving they should be above the \$629 but since they stayed at the \$688 they are under the 100% loss ratio. Are higher than last year but still under the loss ratio. Was showing a five percent increase on the renewal. Were able to get the spec rate down from \$215.20 to \$211. Had two employees hit the stop loss this year. What if they compare this to where they are funding this is a zero percent increase. Since they kept this up and were able to grow the account they can have no increase. Have added a two percent increase so they can look at the budget if they want to keep this or leave it the same. Carlos had called Colleen and told they could leave the two percent or leave this the same. Chairman Farnsworth mentions they can leave this or they can go down. Carlos said if they leave this the other funds go into the HRA. The last two years did well because with what they were funding it did not come toward that amount. Colleen mentions the two percent gives them a buffer. Carlos said the reality is this is a phenomenal renewal. Never decreased this from years before. Commissioner Hancock asked if they will be paying Blue Cross more. Carlos said will be paying the \$211. Commissioner Hancock mentions that this is a \$10 increase to Blue Cross. Carlos said yes it is going to Blue Cross instead of the fund.

[1:12:11 PM](#) Carlos shows the trend line for the last ten years. This is a flat line. Thinks the wellness helps this so they can find out conditions earlier. Has a large claim report and a Teladoc report. On a large claim they paid \$135,000 and the stop loss is \$60,000. Carlos said the trend right now is an eight percent increase. Doesn't want to beat Blue Cross up when they are getting a good renewal. They are funding for this increase already since this was going to an account before. Chairman Farnsworth said this will be manageable.

[1:22:44 PM](#) Carlos goes over a visit summary of Teladoc. Showing eighteen visits. Are halfway through their costs for the year. Usually they have more individuals using this. May need to push this through payroll or management meetings. Thinks individuals need this to be fresh on their minds to remember to use it. Commissioner Hancock knows his wife likes it. Carlos said they could break out the visits that could be used with Teladoc and see how much they could be saving with more utilization. Colleen thinks they need to give this more time.

[1:25:56 PM](#) Carlos said they have talked to this about a year ago. Blue Cross has a cost containment tool. This is the ability for employees to put in a procedure and will give the cost for this from different providers. Down in Utah companies are giving incentives to employees to help save money for these procedures. Have green, yellow and red providers. Every time they go to a green provider they get an incentive for using the less expensive provider. Wants to push this at employee meeting this year.

[1:29:42 PM](#) Commissioner Hancock goes over he had and MRI on his knee and there is a big difference for the same service. Had called in and asked. Carlos said a lot of individuals don't have the tools or the thought to price check. Have incentives with the HRA to save money with a higher deductible. Will educate employees on this again this year at employee meetings.

[1:37:28 PM](#) Motion by Commissioner Hancock to authorize Carlos to proceed with Blue Cross for the health insurance at \$211.19 an employee. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.

[1:39:32 PM](#) Carlos will be back in with the dental and more detailed information from Teladoc. Mentions that the dental has been kept the same for years.

PLANNING & ZONING – NAYSHA FOSTER

- **R & J FARNSWORTH PROPERTIES – FINAL PLAT**

[1:39:53 PM](#) Chairman Farnsworth recuses himself since he is related. Naysha introduces Ian who is the new planner for her office. This is an administrative plat because it is four lots or less. This has frontage on an existing city road. The applicant is Ryan Farnsworth. Located at 3960 E 400 N here in Rigby. This will be R & J Farnsworth Properties for the subdivision. This is zoned commercial and the adjacent zoning is commercial. This is two acres and will have two lots. Will divide one more time and that requires them to plat. The health department recommends one acre for septic and drain fields. Commissioner Hancock asked why they did not hook to city sewer and water. Naysha said this was recommended to hook to the city but due to the costs they have decided not to. Naysha said they are looking at the two lots this is commercial and is cut and dry. Commissioners think this is cut and dry as well. Commissioner Hancock asked since in the city of area impact do they have to talk to the city. Naysha said she sent them to the city to discuss options and they did not come back with any recommendations it is still county jurisdiction.

[1:45:38 PM](#) **Motion by Commissioner Martinez to approve the R & J Farnsworth Properties final plat. Second by Commissioner Hancock. Roll call taken. Roll call taken. Commissioner Hancock – aye and Commissioner Martinez – aye. Motion passed. Chairman Farnsworth recused himself.**

- **JB ACRES - FINAL PLAT**

[1:48:42 PM](#) Naysha said this is an administrative plat for Jeremy Jensen. Located at 119 N 4000 E in Rigby. This is JB Acres Subdivision. This is for single family dwellings. Is currently zoned residential 1 but use is currently ag. Adjacent zoning is residential with ag. Total acreage is 11.46 acres with three lots minimum lot size is 2.7 acres. Mr. Jensen used up his division rights so he is required to plat. Not in the area of impact. There is an existing house on lot 1 with an existing access. Will be an access because there are only two lots so this will have a shared driveway. In an R1 zone so these are larger than they need. Commissioner Hancock is trying to figure out where this is at. This is the road where the new substation is and up from Road & Bridge.

[1:53:18 PM](#) Commissioner Hancock brings up access. Naysha said this access is only twenty feet.

[1:53:43 PM](#) **Motion by Commissioner Hancock to approve JB Acres Division #1 final plat. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

- **PERMIT FEE DISCUSSION – ACCESS PERMITS**

[1:54:29 PM](#) Naysha said this is regarding the access management ordinance. There is an application for these permits. Most counties do not have an ordinance but do have policies. They charge for these permits. Had gotten with Dave and they feel that to cover any inspections that \$50 should cover this. Not sure if money or fees have to be done by a resolution. Weston thinks to have this in the ordinance. Naysha thinks they have done it both ways. Also wanted to see if \$50 is acceptable to the commissioners. Weston will do some research if this can be done by resolution. Feels it makes sense to consolidate this in the future. Naysha will wait to hear from Weston since the commissioners are good with the \$50 permit fee.

COMMISSIONERS - ASSESSOR – CODY TAYLOR – APPRAISERS

[2:00:57 PM](#) Chairman Farnsworth recesses Board of County Commissioners and reconvene as a Board of Equalization.

- **BOARD OF EQUALIZATION – JULIE BROWNING**

[2:01:09 PM](#) Colleen swears in Appraiser Jessica Roach, Appraiser Kathy Howe and Julie Browning. Julie is here to appeal a property value. Provides the commissioners with copies. This is a unique situation so does not have the sales data. No other parcel like this exists. Operated a stationary feed mill. This is a half mile private road and had a feed mill. Seized operation and when her husband passed away wanted to sell this and thought it was zoned ag/commercial. Found out this land had been rezoned R5. Was blindsided that this was all rezoned as R5. Has a piece of commercial property that is now zoned R5. Her piece of ground is worthless it is rocks and weeds. Used to run pigs on this. Realize this is not residential property. Is asking the Board of Equalization to reduce this back to where it was.

[2:05:23 PM](#) Kathy goes over parcel. For 2016 it was ag. Due to this not being farmed this is now at market value. Mrs. Browning owns lots that are similar. Provides pictures of the aerial view. Next pages are the comparable. Have a letter from Naysha saying that this is a buildable lot. Jessica said as per Idaho Code if it does not get an exemption then it goes to market value. Commissioner Hancock said this could be sold as residential. Mrs. Browning said in the forty years they have had this it has not been farmed. They had the feed mill on this. Chairman Farnsworth asked if she could farm this land. Mrs. Browning said the problem is this is only six acres and does not have water.

[2:11:04 PM](#) Chairman Farnsworth asked if there are water rights. Mrs. Browning said she has water rights into the Burgess but they would have to pump this. This is marginal land and not sure you could grow anything. Kathy said this is a buildable lot and it is at market value. Jessica said they have to value all property unless this is a road or ditch. Chairman Farnsworth said unfortunately this is

where they are at. Commissioner Martinez mentions he knows that Grant area is a rocky area. Mrs. Browning said the problem is this has been changed to R5 zone.

[2:15:32 PM](#) **Motion by Commissioner Hancock to uphold the valuation from the Assessor's Office on parcel #RP04N38E297902. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

[2:18:27 PM](#) Recess

Open session 2:27

- **BOARD OF EQUALIZATION – JIM VOYLES**

[2:27:44 PM](#) Chairman Farnsworth goes over the rules of the board of equalization. Colleen swears in Assessor Cody Taylor, Appraiser Kathy Howe, Appraiser JaLene Thomas, Appraiser Debbie Finn, Appraiser Jessica Roach and Jim Voyles.

[2:28:59 PM](#) Jim Voyles 117 E Main in Rigby. Had not been paying a high tax rate on the property. They have disallowed bees for the ag. Was floored that this property was worth that much money. Have some comparables that are next door. Is looking at what his options are. Was going to build a warehouse out there. This zoning is R1. Kathy said they could get the ag exemption if this was being farmed. Jim said he had horses but the state has disallowed bees. They are growing some flowering thing on the property for bees and deer. Chairman Farnsworth goes over what is included would have to be farmed. Jim has the 9.1 acres and Robert Ellis has the other 4 acres. The 9.1 can be divided one more time depending how this ends up he may sell half of this. Jim asked if he is growing a crop to feed bees and this was bought. Jessica said per Idaho Code bees do not qualify for ag exemption. JaLene mentions if it kills it when you brand it then it is not ag. This was not farmed so for 2017 the exemption will not be allowed. Chairman Farnsworth said going forward if they want to do something different would need to get with the Assessor's office. Jessica would have to research this to see what the property qualifies for.

[2:38:58 PM](#) Jessica goes over this is a ten acre parcel highly wooded. Has an aerial map of the subject parcel. The red line indicates the property line. Photos of the property this was originally thirteen acres but sold four acres so this was split for that tax year. Was granted ag exemption for bees in error. The hives do not qualify so a letter was sent saying the exemption would be removed and placed at market value. Part of the Great Feeder and the road is a category 19. This is \$22,000 an acre for the naturally wooded land along the water. Goes over comparable land. Naturally wooded areas sell different than parcels without these features. Goes over comparable information.

[2:47:07 PM](#) Jessica said they see wooded land along the river selling for a lot more than bare land. Can see the difference between Mr. Voyles' property and bare land with no trees. Jessica said this is valued like other like properties to change this would make it unequitable to other like properties.

[2:50:29 PM](#) Mr. Voyles said his street is not developed this is still agriculture. Commissioner Hancock asked if the dirt road affects this. Jessica goes over this does not change this. Jessica said the value has nothing to do with taxes. Chairman Farnsworth said they look at what properties in the area are worth. Looks like they have done their homework and it is \$21,000 to \$70,000. Jessica reiterates they are appealing the value not the taxes.

[2:53:22 PM](#) Chairman Farnsworth adds that all of the comparable are all wooded and close to the river. Does not see anything out of the ordinary. Commissioner Martinez feels the homework has been done and they have been thorough. Commissioner Hancock said this is very similar to other properties some are dirt and others are not.

[2:55:29 PM](#) **Motion by Commissioner Martinez to uphold the Assessor's value on parcel #RP04N40E282129. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

[2:57:12 PM](#) Recess

Open session 3:00

COMMISSIONERS - ASSESSOR – CODY TAYLOR – APPRAISERS

- **BOARD OF EQUALIZATION – DANE WATKINS**

[3:01:16 PM](#) Colleen swears in Assessor Cody Taylor, Appraiser Jessica Roach, Appraiser Kathy Howe and Dane Watkins. Chairman Farnsworth goes over the process of the BOE.

[3:01:59 PM](#) Dane Watkins Box 50781 in Idaho Falls. Have been meeting with Kathy and they have looked at the cellars that have had some damage. Will allow her to report on this.

[3:02:51 PM](#) Kathy said these cellars had been valued for \$60,000 with the flooding these have caved in so they have been reduced to \$2,500 for each cellar. Dane has agreed to this said that Kathy did not know the condition of the cellars. Kathy said that from the inside these are not useable at this time. Commissioner Hancock asked when they will be doing the repairs. Dane is not sure yet they have yet to evaluate these. Chairman Farnsworth said it sounds like the values have been changed and they are in

agreement. Weston clarifies they should have on the record that they have come to an understanding between the Assessor's office and Mr. Watkins. Chairman Farnsworth mentions that there has been a resolution between parties.

[3:04:53 PM](#) **Motion by Commissioner Hancock that on parcel #RP04N36E21000 that they have accepted the new changed value on this property for \$447,878. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

[3:07:26 PM](#) Recess

Open session 3:30

- **BOARD OF EQUALIZATION – RICHARD GEORGE**

[3:30:59 PM](#) Chairman Farnsworth goes over the procedure. Colleen swears in Assessor Cody Taylor, Appraiser Dave Kinghorn and Richard George.

[3:31:28 PM](#) Richard George 3877 E 400 N in Rigby. Was in the process of leasing the space in his building. The new leasers had come to him and said the taxes were too high. As he looked at information that was around him he does feel these may be a little high. The Pizza Hut and Bambino building is similar he does realize that his building is a nicer building and does have a garage. Is it two and a half times nicer? He is not sure. Look at some others around him. Looked at Robin Dunn's building. Richard said he has spoken with Dave about this and there are not any buildings that are the exact same as his to compare to. The building across the street is comparable in size but his building is a lot nicer. Believes the value is \$27,500 on 10,000 square foot building and has a parking garage underneath. Richard mentions that the garage cost him \$40,000.

[3:35:44 PM](#) Dave Kinghorn has copies of the last year and current year values. Year before were less and the taxable market value were the same. Idaho Code 63-205 requires taxable property be at market value from January 1 to January 1. Idaho Code 63-201 defines "Market value" as the amount of United States dollars or equivalent for which, in all probability, a property would exchange hands between a willing seller, under no compulsion to sell, and an informed, capable buyer, with a reasonable time allowed to consummate the sale, substantiated by a reasonable down or full cash payment. Used the construction cost from 2010 and nine percent reduction. This is unusual building for the area. Divide the value of the building by the square feet and this is \$120.90 a square foot. It is hard to get commercial sales in the City of Rigby. Do not require sale prices released. Do have three sales. First is Community Care sold in 2006 and is way off the spectrum for sales but this is a medical building sold for \$1,225,000 with no basement and was built in 2002. Second building is South Fork this is two buildings. Thinks Dr. George had different figures on this sale. Information he has is a \$1,435,000. Richard mentions he had a different number but it was not a definite number. Dave said if they notice this is a longer building. Has storage and an overhead door for commercial use. Third sale is a more recent sale from 2016. This is the old Probation location this sold for \$500,000. This is a smaller building but does have a finished basement.

[3:51:19 PM](#) Dave said that Mr. George's building is much nicer. Dave said that Idaho Code said they have to use market sales. Dave said in his experience basements do not add much value.

[3:57:46 PM](#) Dr. George looks at where Gator Jacks used to be. They need to look at the square footage of this even though there is more land. He is just here to make sure this is fair and equitable.

[3:58:31 PM](#) Commissioner Hancock wants to make sure they are assessing based on all the buildings around this. Try to be equal and fair. Do not want to charge someone more if this is not fair. Chairman Farnsworth asked how they get these prices. Cody said that they go off of sales. Chairman Farnsworth thinks that this has been fair and equitable on how they have come up with their figures.

[4:01:54 PM](#) **Motion by Commissioner Martinez to uphold the Assessor's value on parcel #RPA0700060010. Second by Commissioner Hancock. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

[4:03:40 PM](#) Chairman Farnsworth adjourns the Board of Equalization and will reconvene as a Board of County Commissioners.

COMMISSIONERS

- **GRAVEL PIT DECISION – JIM BERNARD**

[4:04:59 PM](#) Commissioner Hancock had recused himself during the prior public hearing and will recuse himself again. Chairman Farnsworth said they have reviewed this information again. Did not find anything new. Did highlight on the same general concerns that Planning & Zoning had. One is dust mitigation, water, pollution, noise and if this is industrial aspect or commercial. Mining of gravel falls under industrial. Did not look at child safety because parents have to take responsibility for their children.

[4:09:07 PM](#) Commissioner Martinez said he had read all of the testimony that had been turned in and have taken this into consideration.

[4:09:29 PM](#) **Motion by Commissioner Martinez to deny the gravel pit and accept the decision from the Planning & Zoning Commission with their findings. Second by Chairman Farnsworth. Roll call taken. Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed. Commissioner Hancock recused himself.**

PARK & RECREATION – MICKEY EAMES

- **CAMP HOST OPENING**

[4:11:13 PM](#) Mickey mentions that the camp host has quit and she has moved her trailer in for now. Have published this and will be waiting for applicants.

- **LAKE UPDATE**

[4:12:21 PM](#) Mickey goes over the celebration this went well. The electricity was a plus and the vendors did well. Also had a big day on the 4th of July. Chairman Farnsworth mentioned hearing individuals think there were more fireworks. Mickey said they did have this choreographed to music and they spaced these out more. Mickey said it was a long hot day. Have had some good days so far this summer. The water seems higher today not sure if it was from the storm last night. Paul mentions there were good law enforcement present over this event and weekend. Mickey mentions that she is still getting some gruff about the dog issue. Attendants have been working together well. Chairman Farnsworth believes this went well. The food vendors were good and there was some good entertainment. Mickey said that next year would like to do a little bigger and better. Mr. Belnap from Iona has a light show during Christmas he did the choreography for the fireworks. Working on some programs for the fall. Mickey said the law enforcement was good and appreciates their knowledge.

COMMISSIONERS

- **EAGLE SCOUT PROJECT – PRESTON AMES**

[4:31:56 PM](#) Preston provides the Commissioners his original proposal. Preston's project was for The Forgotten Flags. Had a flag box at Rigby High School, Scotty's, Zion's Bank and Bank of Commerce in Ririe. Had 290 flags turned in even the VFW was surprised with the amount they received. They have already been disposed of. The VFW helped with this ceremony on the 16th of last month. Chairman Farnsworth asked if these were folded. Preston said they folded them properly to count them and then disposed of them properly. Commissioner Hancock asked if he offered a discount on new flags. Preston was given some coupons on flags at Scotty's. Commissioner Hancock said it looks like he did a great job. Preston needs the Commissioners to sign off on his project. Mentions he has learned a lot through this process. Chairman Farnsworth thinks he did a good job and believes this was a good project. Most of the boxes have been torn down and given back other than the nicest one they have kept this for his celebration.

- **PUBLIC DEFENDER POSITION UPDATE**

[4:20:27 PM](#) Colleen updates have talked with Burt Butler and has posted the job on the Idaho State Bar website and they have also added this to the county website. Will compile names and do interviews and will submit three to five names to the commissioners. Then the commissioners will interview these candidates. Paul said they are going to select three to five candidates for the commissioners to hear. Listed in the ad a salary for \$70,000 to \$75,000 with a close date of August 4, 2017. Have added that additional compensation may be available with funds from Clark County. Colleen mentions they did not put in the budget for any clerical staff. Chairman Farnsworth mentions they will want to meet with Clark County. Colleen said may want to include Clark County commissioners in the interview process as well. Looking at doing interviews on August 11. Paul asked when the application process closes. Colleen said August 4 and interview will be August 11. Would be nice to have someone here early to step into the public defender position. Paul thinks they will need to have them here as early as four weeks. Colleen said you may not know what is going to be paid until the candidates are selected. Commissioner Hancock mentions does not want this position to be paid more than the Prosecutor. Paul goes over pay.

[4:31:37 PM](#) Chairman Farnsworth said that they will wait for Burt to get back with a short list. Will need to get into contact with Clark County.

- **JULY 24 MEETING**

[4:37:10 PM](#) Colleen asked if they wanted to move this meeting on July 24 since Chairman Farnsworth will not be here. Colleen said they could move this to July 31 since there are five Mondays in July. All of the commissioners agree to move the second meeting to July 31.

- **2018 INDIGENT DEFENSE GRANT AGREEMENT**

[4:39:33 PM](#) Colleen mentions that this is allowing them to receive the grant. Weston saw an issue with them saying they will not lower the budget if they receive this grant. Colleen said that this still has to be budgeted. This grant is not supposed to be used for salaries.

[4:40:36 PM](#) **Motion by Commissioner Hancock to accept the 2018 Indigent Defense Grant agreement. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.**

- **APPROVE CLAIMS**

[4:45:44 PM](#) Chairman Farnsworth has an issue on the roller bearings on the chip spreader. Would like to have Tammy from Probation submitting a log for their mileage. Audrey mentions that this is something that they submit with their claims. Chairman

Farnsworth looks through the folder. Would have to have a few vehicles to drive to cover all of the mileage. Then they have to think about maintenance and everything else.

[4:52:53 PM](#) Motion by Commissioner Hancock to approve claims from 6/27/2017 through 7/7/2017 for \$209,786.05. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.

- APPROVE COMMISSIONER MEETING MINUTES

[4:53:27 PM](#) Motion by Commissioner Hancock to approve special commissioner meeting minutes for June 28, 2017. Second by Commissioner Martinez. Roll call taken. Commissioner Hancock – aye, Commissioner Martinez – aye, Chairman Farnsworth – aye. Motion passed.

[4:54:26 PM](#) Motion by Commissioner Hancock to adjourn at 4:55. Second by Chairman Farnsworth. All in favor – aye. Motion passed.

Chairman of the Board

Date

Clerk of the Board

Date

County Clerk

Date