

BOISE COUNTY BOARD OF COMMISSIONERS
THURSDAY, JULY 10th, 2014
BOISE COUNTY COMMISSIONER'S ROOM
OFFICIAL MEETING MINUTES

In attendance: Chair Wilkins, Commissioner Balding, Commissioner Anderson, Chief Administrator Woodstrom.

Chair Wilkins called the meeting to order and the Pledge of Allegiance was recited.

Chair Wilkins made a MOTION to amend the agenda to include a meeting with Dr. Sturkie due to time constraints and availability to meet with the Board. Commissioner Anderson SECONDED. All ayes, motion passed.

MEET WITH DR. STURKIE: Dr. Sturkie stated that his being the medical director for EBCAD was coming to an end (September 1st) and the Board asked where do we go from here. Dr. Sturkie stated that Dr. Nelson would be a good choice. Commissioner Anderson stated they need to amend the contract and for it to be on a month to month basis. Commissioner Anderson spoke about EBCAD as its own entity. Do they still report to the Board of County Commissioner or to the governing board? Commissioner Anderson asked Dr. Sturkie about medical direction. Chair Wilkins spoke about numerous discussions the Board has had on stipends for volunteers. Commissioner Balding spoke about Dr. Nelson. There was discussion about the current Medical Plan. Commissioner Anderson spoke about the Wilderness Ranch Fire Department and their cooperation with the ambulance. Chair Wilkins asked if, from the administrative aspect, is there anything they need to discuss with the Operations Board, such as being more efficient and organized. Chair Wilkins stated the Board will talk to Prosecutor Gee about getting an amended contract to Dr. Sturkie.

HINKLEY LEASE SIGNING: Commissioner Anderson is reviewing the final document before signing of the lease. Commissioner Anderson MOTIONED that we enter into a vehicle equipment lease amended to our Hinkley's Inc. master agreement, the annual billing dates being August 1st of each year, annual payment of \$8,281.64 to purchase a 2014 Chevy Equinox for the P&Z Department. Commissioner Balding SECONDED. Roll call vote: Chair Wilkins – aye; Commissioner Anderson – aye; Commissioner Balding – aye, motion passed unanimously.

COMMISSIONER DISCUSSION: BUDGET WORKSHOP: Clerk Prisco and Deputy Clerk Auditor Klingner are in attendance to discuss the budget. Clerk Prisco spoke about Commissioner Anderson's requests for specific reports. Clerk Prisco also spoke about the salary area of the budget along with Capital and Community projects. There was discussion on the analysis of possible employee raises including full time equivalents and 3% across the board. There was discussion on specific projects in the budget for community funds. Deputy Clerk Auditor Klingner spoke about the hourly rate on the paperwork. Clerk Prisco stated that the Board would have the information that was requested by Commissioner Anderson by the next budget workshop. Commissioner Balding spoke about the cash carryover and deficit line items on the claims reports. Clerk Prisco spoke about the appropriated budget. Clerk Prisco stated that concerning the Bond fund, \$200,000.00 is being transferred into this fund from the general fund. Commissioner Anderson spoke about the salary portion of the budget.

BOARD OF EQUALIZATION HEARINGS: Chair Wilkins covered as the Board of Equalization. Chair Wilkins stated the process of the hearing. Chief Administrator Woodstrom swore in Assessors Lori Thomas, Brandee Kline, Chris Juszczak, Jim Steffen and Shaunna Roeber and appellants Roger and John Crandlemire.

Roger Crandlemire and John Crandlemire, applicant's son, are in attendance. They had two parcels to discuss and had information but did not give copies to the Board. Chair Wilkins asked to review the document and to move on to the next piece of property he is appealing. Mr. Crandlemire spoke about the second parcel; that he had to remove the topsoil and the cost was approximately \$100,000. Mr. Crandlemire stated that a neighbor had put fill in his own wetlands but nothing happened to him and also the neighbor is living on the property with no power or water/sewer. Commissioner Anderson spoke about dry grazing and the parcel being changed to improvement. Commissioner Anderson asking for comps on the first piece. Ms. Kline spoke about lot 7 and presented pictures and information on the property. Ms. Thomas spoke of the other property in Pine Tree Ranch and gave the Board a handout of the comparables on bare land. Mr. Crandlemire's comparables were from 2014 and could not be used this year. The Board deliberated and Commissioner Anderson stated she is in favor of sustaining the assessment on lot 7. Commissioner Balding agreed with Commissioner Anderson. Commissioner Anderson spoke about the second lot and that the value should be lower. Commissioner Balding agreed, again, with Commissioner Anderson. Commissioner Balding MOTIONED, on lot 7, that they will sustain the Assessor value on parcel #RP0019200000070. Commissioner Anderson SECONDED. All ayes, motion passed. Commissioner Anderson MOTIONED that they accept the appellants' value of \$97,000 for parcel #RP0540000270652. Commissioner Balding SECONDED. Chair Wilkins – nay, Commissioners Balding and Anderson - aye, motion passed.

Ms. Clancy was not in attendance so Clerk Prisco read, into the record, the attached letter from Kathy Clancy concerning parcel #RP07213000010. Commissioner Anderson MOTIONED to sustain the Assessor's value for parcel #RP07213000010 as the applicant did not have any sales data to support her appeal. Chair Wilkins SECONDED. All ayes, motion passed.

Mr. Kemper was not in attendance so Chair Wilkins read the appellants letter and information into the record. Appraiser Jim Steffen gave a handout to the Board and spoke about the property. Chair Wilkins MOTIONED to sustain the Assessor's valuation on parcel #LR05N03E164742 due to lack of documentation to justify Mr. Kemper's estimated value. Commissioner Balding SECONDED. All ayes, motion passed

S&M Smith Investments - The appellant did not show for their hearing so Clerk Prisco read his information into the record on parcel #RP05N05E077790 and #RP05N05E085400. Commissioner Anderson MOTIONED to sustain the Assessor's value as no new market data was presented by the applicant for their value. This was for the record of owner, S&M Investments Inc., RP05N05E077790. Chair Wilkins SECONDED. All ayes, motion passed. Commissioner Anderson MOTIONED to sustain the Assessor's value as the appellant brought no market data to validate their estimate, for S&M Investments Inc., RP05N05E085400. Commissioner Balding SECONDED. All ayes, motion passed.

Hampton – Clerk Prisco swore in Gary Hampton. Mr. Hampton spoke about parcel #RP1000000238832. The appellant stated that the assessment is excessive and he spoke about sales in the city limits in 2013. Commissioner Balding spoke about the assessment notice and the handwritten notes on it. Commissioner Anderson spoke about the comparables. Shaunna Roeber, appraiser, handed out comparables. Brandee Kline, appraiser, stated she spoke to Mr. Hampton about his property. Ms. Kline stated that we are a market value state and the values rose substantially in the Idaho City area and she recommended sustaining the assessor's values. Commissioner Balding asked about short sales and foreclosures. Mr. Hampton spoke about sell price/assessed value. Commissioner Anderson asked if the appraisers were using foreclosures, appraiser Brandee Kline stated they were. Chair Wilkins MOTIONED to sustain the Assessor's value on RPI00000238832, owners of record for Gary and Debra Hampton. Commissioner Anderson SECONDED. All ayes, motion passed.

Durante - Clerk swore in both Ashlyn Durante and Dan McConnell. Mr. McConnell spoke about last years' value versus this years' and other particulars. Commissioner Balding asked if she lives in the home. Mr. McConnell replied "only part-time". Commissioner Anderson asked if they had any market value information for comparables. Shaunna Roeber, appraiser, gave handouts. Brandee Kline, appraiser, spoke about the market increases in Idaho City and recommends upholding the assessed value. Commissioner Anderson asked where the comparables are located. Mr. McConnell spoke about the assessment and if the comparable is good. Ms. Kline spoke about the land and that it was extracted out to make it comparable. Commissioner Balding MOTIONED to sustain the Assessors value on RPI000100A0040 for Ashlyn Durante. Commissioner Anderson SECONDED. Commissioner Anderson added the discussion that there wasn't any additional evidence. All ayes, motion passed.

Donley – Mr. Donley did not show for his appeal hearing so Clerk Prisco read his appeal into the record on parcel #MH08N05E103589, RP09N05E368990 and RP08N05E01066. No information was supplied by Mr. Donley. Chair Wilkins MOTIONED to sustain the assess valuation for Sandy Donley and Marilyn Donley on parcel #MH08N05E103589, RP09N05E368990 and RP08N05E01066 due to lack of information on sales or any further documentation. Commissioner Balding SECONDED. All ayes, motion passed.

Gray – Clerk Prisco swore in Denise and Travis Gray. Denise Gray spoke about the paperwork that everyone has and Travis Gray spoke about the appraisal. Lori Thomas, appraiser, handed out information. Brandee Kline, appraiser, spoke about the fee appraisal. Chair Wilkins asked about the mold, that the appellant spoke of, and if that would have any reflection on the assessment. Brandee stated that yes, they would take those things into consideration. Mr. Gray spoke about the comparables. The Board deliberated but tabled for further discussion later today. There was discussion on average to average minus (fair). Commissioner Anderson MOTIONED to change the value of the rural residential subdivision improvement to \$82,786, reducing it to a fair category for RP0720400060220. Commissioner Balding SECONDED. For the record – appellant did not sign the appeal document. Chair Wilkins – opposed, Commissioner Balding and Anderson - aye, motion passed.

Hoven – Tina Hoven was in attendance and Clerk Prisco swore in the applicant. Ms. Hoven spoke about one of her lots that is unbuildable. Ms. Hoven stated that she did not file on time for the agriculture exemption. Brandee Kline, appraiser, asked when were the parcels last devoted to ag? Shaunna Roeber, appraiser, handed out information to the Board. Ms. Kline read Idaho Code into the record and stated that her property does not fall under that Idaho Code for agriculture. Ms. Kline recommended to sustain the Assessor's value and to look into the agriculture exemptions. Ms. Hoven spoke about the year of the house being built. Ms. Hoven stated the water is being diverted and the state is investigating. Chair Wilkins MOTIONED to sustain the Assessor's valuation for RP08N05E016100, owner of record is Tina Marie Hoven, RP05101001001C, owners of record, Tina Marie Hoven and Shirley C. Hoven and RP051010020010, owners of record, Tina Marie Hoven and Shirley C. Hoven, due to lack of sales data. Commissioner Balding SECONDED. All ayes, motion passed.

Revisit of Drury appeal - Commissioner Anderson spoke about the garage. Commissioner Anderson MOTIONED to change the value on the detached garage value per sq ft to \$37.32 and the value of the carport value per sq ft to \$30.34 on parcel #RP058010030030A. Commissioner Balding SECONDED. Discussion – not changing the value of the home, only changing the garage with attached carport. All ayes, motion passed.

Swenson – (from yesterday). It was later brought to the Board’s attention that the appellant had a Homeowner’s Exemption in Texas and in Idaho. Chair Wilkins MOTIONED that, with new information obtained by the Assessor, the Homeowner’s Exemption on parcel #RP072080120920, for the Swenson’s, will be removed for 2014. Commissioner Anderson SECONDED. Commissioner Balding – nay, Chair Wilkins and Commissioner Anderson – aye, motion passed.

Commissioner Anderson MOTIONED to close the 2014 Board of Equalization this Thursday, July 10, 2014 after hearing all appeals. Chair Wilkins SECONDED. All ayes, motion passed. Commissioner Anderson MOTIONED for the Chair to sign the documents prepared as a result of sustaining or changing the Assessor value as a result of the hearings during the Board Of Equalization, prepared by the Boise County Clerk and Boise County Assessor. Commissioner Balding SECONDED. All ayes, motion passed.

After reading an email from Hinkley Inc., Chair Wilkins MOTIONED that any processing of documents signed for the Hinkley lease process be held by the Clerk’s office, not to be processed until we can clear up and verify VIN numbers in accordance with the correction of the documents. Commissioner Balding SECONDED. All ayes, motion passed

Chair Wilkins MOTIONED to recess the meeting until July 15th, 2014. Commissioner Anderson SECONDED. All ayes, motion passed.

Approved this 26th day of August, 2014.

VICKI L. WILKINS, Chair
Boise County Board of Commissioners

Attest:

MARY T. PRISCO, Clerk to the Board