

BOISE COUNTY BOARD OF COMMISSIONERS  
MONDAY, JULY 2<sup>ND</sup>, 2012  
BOISE COUNTY COMMISSIONERS' ROOM  
**OFFICIAL MEETING MINUTES**

Chairman Robert A Fry called the meeting to order at 9:00 A.M. The Pledge of Allegiance was recited.

**PRESENT:** Chairman Robert A Fry, Commissioners Jamie A Anderson and Terry C Day, Clerk Mary Prisco, Assessor Brent Adamson, Sheriff Ben Roeber and Chief Administrator Woodstrom.

**COMMISSIONER DISCUSSION:** Commissioner Anderson began the discussion on the debt buy-down for the Alamar Ranch settlement with information from Mike Moore of Moore, Smith, Buxton & Turcke. Restricted and unrestricted funds were discussed. Clerk Prisco will need to prepare a resolution to move the monies into the Warrant Redemption Fund. The Board will need a date certain for the payment (calculation of interest accrual). Clerk Prisco stated she would consult with Susan Buxton of Moore, Smith, Buxton & Turcke on the transaction, including calculation of interest. The Board continued the discussion on the costs associated with the bonding transaction. Clerk Prisco clarified the Clerk's commitment on this issue.

Commissioner Anderson discussed the determination of the construction engineer and their qualifications for the South Fork Payette Bridge Project. Ms. Anderson stated that information was provided by Jerry Flatz from LHTAC via email and additional information will be needed.

**AMENDMENTS TO THE AGENDA:** There were no amendments.

**MINUTES:** Commissioner Terry C Day made a MOTION to sign the corrected meeting minutes for April 30<sup>th</sup>, 2012. Chairman Robert A Fry SECONDED. All ayes, motion passed. Commissioner Terry C Day made a MOTION to approve the May 29<sup>th</sup>, 2012 minutes as corrected. Chairman Robert A Fry SECONDED. All ayes, motion passed.

**DEPARTMENTAL ISSUES:** Sheriff Ben Roeber stated that the air conditioning unit at their office has been repaired.

Sheriff Roeber stated three different bids were received for air conditioning equipment repair. Two different types of units (LG and Mitsubishi) are part of the decision. The lowest cost bid is \$4,700 from Boise Valley Heating & Repair. The Board discussed the changes, to the items, that can be covered by the E911 fund (repair and maintenance of repeaters is now covered). Two electrical bids were received, for that portion of work, with White Electric being the lowest. Additionally, a maintenance contract is being reviewed. A Sheriff's vehicle was wrecked when a deer was hit, the claim has been submitted to the county's insurance.

Sheriff Roeber stated there is an opening at the civil office as an employee has resigned.

Sheriff Roeber spoke about all his deputies being out on the road patrolling on July 4<sup>th</sup>.

Sheriff Roeber spoke about a rescue situation on Saturday, June 30<sup>th</sup>, near Bogus Basin. He stated that the rescue included the National Guard with helicopter retrieval.

Emergency Management Coordinator, John Roberts, stated that two new EMT's have been recruited for the Mores Creek Ambulance unit but will require training.

Dr. Matthew Nelson, EBCA Medical Director, presented information associated with the EBCAD training budget request to the Commission. Dr. Nelson discussed training reimbursement, historically and the course that they would like to take with the two new recruits. Dr. Nelson requested changing the EBCAD training budget to \$1,000 per recruit versus the \$800 per person that has been reimbursed historically. The new recruits would have a two year contract to provide voluntary services to EBCAD.

Commissioner Terry C Day made a MOTION to hire the two new recruits and approve a training budget increase to \$1,000 per individual. Chairman Robert A Fry SECONDED. All ayes, motion passed.

Commissioner Anderson requested that, while Dr. Nelson was present, that the transition meeting be scheduled between Commissioner Day, Commissioner Anderson and Dr. Nelson. The meeting was scheduled for July 12<sup>th</sup>, 2012 at 4:30 p.m.

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Planning & Zoning Interim Administrator, Rora Canody, provided a non-expiring building permit waiver request from a Mr. Chezem as he is handicapped. Chairman Fry does not have an issue with providing an extension but is concerned that waiving the fees could create more issues. Chairman Robert A Fry made a MOTION to extend the permit for two years, waive one half of the fees and allow payment terms. The motion was withdrawn after the discussion. Commissioner Terry C Day made a MOTION to reduce the building permit fees by 25%, to \$278.91, to pay off the fee over time and extend the building permit for two years; which will be six total. Chairman Robert A Fry SECONDED. All ayes, motion passed.

Planning & Zoning Interim Administrator, Rora Canody, gave an update on the Red Zone activity. The Elk Creek Subdivision was also discussed.

Commissioner Day had a question regarding road maintenance requirements for the mining work that is being done by Knife River. Ms. Canody stated she would check on the CUP for requirements. Commissioner Anderson questioned whether the postcards had been sent to the property owners yet. Commissioner Anderson requested information on Spring Gulch Road.

Ms. Canody stated she received an anonymous complaint about a bulldozer on Anderson Creek destroying vegetation. Ms. Canody contacted the Army Corp of Engineers and an ordinance violation is being prepared.

Commissioner Jamie A Anderson made a MOTION for the Road Department to hire Indira Moyer as a seasonal flagger, effective June 25<sup>th</sup>, 2012. Chairman Robert A Fry SECONDED. All ayes, motion passed.

Commissioner Terry C Day made a MOTION for Sarita Loya to receive a compensation time payout. Chairman Robert A Fry SECONDED. All ayes, motion carried.

**COMMITTEE REPORTS:** Chairman Fry stated he attended the RC&D meeting, however, there was no quorum.

Chairman Fry discussed the Woody Biomass/Anderson Thinning Project.

Chairman Fry stated he attended a WICAP meeting in Weiser and included a discussion regarding the fiduciary responsibilities of the organization.

Commissioner Anderson stated she is participating in the Boise Foothills Committee. The Comprehensive Plan has been completed and updated for certain flood and soil erosion components.

Commissioner Anderson reported on the recent activity associated with the Placerville Ambulance building. Tyler Fortunati, Central District Health, was able to perform the necessary septic review prior to his change in employment.

**CONTRACTS/AGREEMENTS/GRANTS:** Chairman Robert A Fry made a MOTION to approve the Release of Funds Certification B12BC160010001 for the EBCAD building in Placerville. Commissioner Jamie A Anderson SECONDED. All ayes, motion passed.

Commissioner Terry C Day made a MOTION to do an Environmental Assessment Valuation for the Placerville Ambulance building site. Chairman Robert A Fry SECONDED. Commissioner Anderson stated that we make the finding of no significant impact. Commissioner Day added that statement to his amended motion. All aye, motion passed.

**DEMAND WARRANTS:** Commissioner Jamie A Anderson made a MOTION to approve the demand warrant to Crop Production \$2057.50, Evergreen Resource \$15, State of Idaho Federal Surplus \$35 and United Oil \$162.52. Chairman Robert A Fry SECONDED. All ayes, motion passed.

Chairman Robert A Fry made a MOTION to approve the demand warrant to The Idaho World \$43.80. Commissioner Jamie A Anderson SECONDED. All ayes, motion passed.

**INDIGENT:** Nothing was presented.

## **MISCELLANEOUS & CORRESPONDENCE:**

- Payette River Café Liquor License Application – Commissioner Jamie A Anderson made a MOTION to approve the Payette River Café Liquor License Application. Chairman Robert A Fry SECONDED. All ayes, motion passed.
- 2012 draft Audit Report – Jared Zwygert of Bailey & Co. reviewed the draft financial statements for the fiscal year 2011.

**PA ISSUES:** Deputy Prosecutor, Cherese McLain, spoke about the South Fork Bridge Project match and stated that she was only able to find out about part of the issue. Ms. McLain stated she needs to talk with Blair Clark further on this.

Commissioner Anderson asked who was assigned for magistrate judge for the Ravenscroft case.

**CONSTITUENT INPUT:** Ken Patterson, Miles Mountain View Drive, spoke about representation concerning Planning & Zoning and treatment of complaints by Deputy Prosecutor McLain. Ms. McLain state that the appeal is still in place and Mr. Patterson can't speak of those as the Severence appeal is still open. Ms. McLain stated there is not a signed appeal yet but Boise County is working as though an appeal will come forth. Chairman Fry spoke about the discussion and where it puts the Board. Mr. Patterson spoke about needing separate appeals for each complaint, separate fees, appealing again and be charged again and asked if Ms. McLain's letter was read by the Board.

Ron Richter, Garden Valley, also spoke about the issue above.

**BOARD OF EQUALIZATION APPEAL HEARINGS:** Chairman Fry closed the regular meeting and opened the Board of Equalization hearing. Chairman Fry stated the process of the appeals. Clerk Prisco swore in the appraiser; Brandee Kline, Lori Thomas, Jason Rowe, Shaunna Roeber, Jim Steffen and Abby Hillyard. The Clerk also swore in Assessor Brent Adamson and each appellant. Fourteen appeals were reviewed today on the following:

1. Lewis Davis – Mr. Lewis stated they have not made any improvements and the area is not above average. Mr. Lewis's son, Gary, spoke about the "shacks" in the area. Appraiser, Lori Thomas, presented comparables and spoke about the area and market sales in which there were two sales in the Lowman area in 2011. The Board discussed valuations with Ms. Thomas. Commissioner Terry C Day made a motion to uphold the Assessor's valuation of the property, RP00210010050. Chairman Robert A Fry SECONDED. All ayes, motion passed.
2. Steve Kimball – Mr. Kimball has two appeals on parcels RP025010010010 and RP025010010020. Mr. Kimball spoke about county-wide sales from last year and stated he would like the price per foot to drop to \$130. Commissioner Anderson asked if the loft could be a bedroom? Mr. Kimball replied, yes it could be, I suppose. Commissioner Day asked about the assessment versus real estate prices. Appraiser, Jim Steffen, stated that according to the 2009 Board of Tax Appeals, it was stated that there were 1 ½ bathrooms. Mr. Steffen spoke about the sales information from the appellant. Mr. Steffen stated that one was a short sale and Boise County does not use short sales as part of the assessment. Mr. Steffen spoke about comparable sales. Commissioner Anderson asked how he derived at the assessment. Commissioner Day asked if the total was the same as last year; in which Mr. Steffen replied, yes. Chairman Fry spoke about who is correct concerning the number of bathrooms. Assessor Adamson spoke about valuation by market, not by how much you did or didn't pay for materials. Assessor Adamson spoke about the bathroom count and stated they would change it to one only. Mr. Kimball spoke about other improvement costs. Commissioner Anderson asked about why he is appealing. Is it just the one property and home? Mr. Kimball stated yes, he bought the other property so keep people from going through his property. Chairman Robert A Fry made a MOTION to uphold the Assessor's valuation with the provision that the value of the original bathrooms

- be revaluated and that if it's appropriate, to have the one improvement put on the proper lot. Commissioner Terry C Day SECONDED. All ayes, motion passed.
3. Chad Gray – Mr. Gray stated his assessment increased approximately \$100,000. Commissioner Day asked about the assessment not being higher than before. Appraiser, Brandee Kline, stated he has a different assessment. Mr. Gray spoke about comparable value. Ms. Kline gave a handout and spoke about the bathroom count. Ms. Kline stated three is the correct number of bathrooms as appraisers look at the plumbing also. Ms. Kline spoke about foreclosure sales being used for comparables. Commissioner Anderson spoke about comparables of the appellant. Commissioner Day spoke about the land tables and increases. Chairman Robert A Fry made a MOTION to uphold the Assessor's valuation as the burden of proof is not met in terms of values showing otherwise. Commissioner Jamie A Anderson SECONDED. Chairman Robert A Fry and Commissioner Jamie A Anderson – Aye; Commissioner Terry C Day abstained. Motion passed.
  4. BCA Land Group – Melving Alsager represented the business and gave a history of the property. Appraiser, Jim Steffen, asked if there was a survey done on the property. Mr. Alsager stated no. Mr. Steffen gave a handout of comparables. Mr. Steffen stated that the issue is that there isn't a record of survey and until there is one, the appraiser has no way of changing the size of the lot. Mr. Alsager stated the appraiser could use a surveyors tape measure to walk off the property. Assessor Adamson stated that the appraisers aren't even sure if that is the correct borders of the property. Commissioner Terry C Day made a MOTION that parcel RP09N03E298480, 1.03 acre, be dropped to one dollar. Motion died for lack of a second. Chairman Robert A Fry made a MOTION to lower the assessment value to \$1,000 as more than 1/2 of the property is used for roads. Commissioner Terry C Day SECONDED. Commissioner Anderson voted no and stated that she has to follow the guidelines. Motion passed.
  5. Sandy Donley – Appellants Sandy and Marilyn Donley did not attend. Clerk Prisco read their appeal into the record. Appraiser, Brandee Kline, spoke about the property and stated there was no new market value for comparison. Chairman Robert A Fry made a MOTION to sustain the Assessor's value. Commissioner Jamie A Anderson SECONDED. All ayes, motion passed.
  6. Mountain Valley Development – Thelma Davis spoke about the property not being buildable and talked about comparables. Commissioner Day asked Ms. Davis how many camping spots were available. Ms. Davis stated there are fourteen spots but they are only use three months out of the year. Appraiser, Shaunna Roeber, asked Ms. Davis for the 2011 income of the spaces and what were the expenses. Ms. Roeber stated she had asked Ms. Davis several times for information and documentation but has not received any. Ms. Roeber presented comparables and spoke about the property. Ms. Davis spoke about a 501C3. Ms. Roeber asked for a letter concerning the septic issue. Chairman Fry asked about the non-existence of the LLC. Commissioner Anderson asked Ms. Roeber about the square footage of the property. Ms. Roeber spoke about the property being commercial. Ms. Davis asked what is needed for the income appraisal. Ms. Davis also spoke about agricultural land. Chairman Robert A Fry made a MOTION to hold this appeal until next Monday, pending receiving the income information. Commissioner Jamie A Anderson SECONDED. All ayes, motion passed.
  7. Trudy Jackson – Ms. Jackson submitted three appeals. Ms. Jackson stated that Trudy's Kitchen assessment increased by \$32,000. Commissioner Anderson asked about market data. Ms. Jackson stated that nothing has sold that is comparable. Appraiser, Shaunna Roeber, stated she would like to get an income statement from the appellant. Ms. Jackson stated she would get the information to Ms. Roeber. Ms. Roeber gave the Board a handout and stated she used Marshall & Swift for the process. Chairman Robert A Fry made a MOTION to table this until June 9<sup>th</sup> on both Trudy's Kitchen and the cabins/rv. Commissioner Terry C Day SECONDED. All ayes, motion passed.

Ms. Roeber spoke about the appeal for the cabins, RPI00000266051. Ms. Roeber stated the land is overvalued and that the buildings are also. Ms. Jackson stated yes, the cabins are overvalued. Ms. Roeber spoke about the comparables. Ms. Jackson asked about the rv hookups, where does the appraisal go for them?

Ms. Jackson spoke about her mobile home and stated there were no comparables in Idaho City. Appraiser, Brandee Kline, spoke about the 1985 doublewide home and spoke about comparables. Ms. Kline stated improvements and adjustments have been made. Assessor Adamson spoke about mobile homes, in general. Chairman Fry spoke about the value per square foot being in the ballpark. Chairman Robert A Fry made a MOTION to sustain the Assessor's valuation. Commissioner Terry C Day SECONDED. All ayes, motion passed.

8. Pharos Foundation – Jack Shirley, representing the foundation, submitted four appeals but did not attend his hearing. Clerk Prisco read the appeal information into the record. Appraiser, Brandee Kline, gave a summary of the properties and stated that over the past two years there has been a 55% decrease in value and stated that she is not sure why he is appealing. Commissioner Jamie A Anderson made a MOTION to sustain the Assessor's valuation on RP10N04E279000. Chairman Robert A Fry SECONDED. All ayes, motion passed.

Appraiser, Lori Thomas, spoke about parcel RP054110000010 that is bare land with a septic. Ms. Thomas stated that the appellant has already received a 50% reduction. Chairman Robert A Fry made a MOTION to sustain the Assessor's valuation. Commissioner Jamie A Anderson SECONDED. All ayes, motion passed.

Appraiser, Lori Thomas, spoke about RP054110000020 which included land and a mobile home. Ms. Thomas stated that this assessment has already had a 50% reduction. Chairman Robert A Fry made a MOTION to sustain the Assessor's value on RP054110000020 and MH054110000020. Commissioner Terry C Day SECONDED. All ayes, motion passed.

The Board closed the hearing and opened the regular meeting.

**FUTURE AGENDA TOPICS:** Cumo Mine Project update, bids for Sheriff's office HVAC, IAC invoice for 2012 dues.

Commissioner Anderson made a MOTION that we enter into an agreement with BLM for the unsigned right-of-way in T7N, R5E, Section 29, Lot 9, previously identified in the meeting to realign property for Mr. Scharf. Commissioner Terry C Day SECONDED. All ayes, motion passed.

Having no further business, Chairman Fry adjourned the meeting until 9:00 a.m. on Monday, July 9<sup>th</sup>, 2012.

Approved this 8<sup>th</sup> day of October, 2012.

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**ROBERT A. FRY**, Chairman  
Boise County Board of Commissioners

**Attest:**

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MARY T. PRISCO, Clerk to the Board