



June 30 & July 01, 2008, Emmett, Idaho

Pursuant to a recess taken on June 24, 2008, the Board of Commissioners of Gem County, Idaho, met in regular session this 30th day of June, 2008, at 8:00 a.m.

Present:	Michele Sherrer	Chairman
	Sharon Pratt	Commissioner
	Lan Smith	Commissioner
	Shelly Gannon	Clerk

Whereupon the following proceedings were had, to-wit:

June 30, 2008

BUDGET WORKSHOP: The Commissioners worked on the FY2009 budget.

The Board recessed at 12:00 p.m. for lunch to reconvene at 1:15 p.m.

The Commissioners worked on administrative issues.

The Board recessed at 5:00 p.m. to 8:00 a.m. on July 01, 2008.

July 01, 2008

Commissioner Pratt was absent from the meeting.

ROAD DEPARTMENT UPDATE: Road Department Supervisor, Kim Reed, met with the Commissioners to discuss Road Department matters.

PLANNING & ZONING UPDATE: Development Services Director, Brad Hawkins-Clark, met with the Commissioners to discuss Planning & Zoning matters.

PUBLIC WALK-IN: Kyle Vickery met with the Commissioners to report his finalized Eagle Scout project which included painting trash cans, basketball and volleyball posts and wrapping trees for protection from beavers at the Gem Community Sports Complex.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecutor, David Hargraves and Craig Atkinson an Intern in the Prosecutor's office, met with the Commissioners to discuss Prosecuting Attorney matters.

INDIGENT APPLICATIONS: At 11:36 a.m. a motion was made by Commissioner Sherrer, seconded by Commissioner Smith and carried unanimously to go into executive session under Idaho Code 67-2345(1)(d) for indigent matters with a roll call vote as follows: Commissioner Sherrer, aye and Commissioner Smith, aye.

08-012	Signature of Hearing Decision
08-027	Medical Application
08-032	Involuntary Mental Hold
08-036	Medical Application

After reconvening in regular session at 11:50 a.m., Commissioner Smith made a motion to sign 08-012; approve 08-027 and 08-032 and deny 08-036 because the county is not the last resource and the applicant doesn't appear to be indigent. It was seconded by Commissioner Sherrer and carried unanimously.

The Board recessed at 12:00 p.m. for lunch to reconvene at 1:15 p.m.

CONSENT AGENDA: The Consent Agenda included items A. Wood's Ranch Subdivision Decision & Order and B. Gem County Resolution 2008-13 authorizing the subdivision of property owned by Gem County and occupied by Walter Knox Hospital for future sale, for purposes of building a medical clinic. A motion was made by Commissioner Smith to approve the consent agenda. It was seconded by Commissioner Sherrer and carried unanimously.

BOARD OF EQUALIZATION: After recessing from Board of Commissioners and going into Board of Equalization, by motion, matters for the Board of Equalization were heard, while being tape-recorded.

An appeal by William and Frieda Smith for property located at 1025 Lilac Lane RP00372000 was heard. William and Frieda Smith, Assessor Greg Himes and Bill Conger Appraiser were sworn in. William Smith wondered why the garage has been changed from a two car garage to a three car garage. He said the home was listed as having two

bathrooms but it has one full bathroom and one bathroom with only a toilet and sink. He described other deficiencies in the home. He stated the hog pens at the home below weren't there when they purchased the home and he feels it devalues the home. They purchased the home in 1989. He feels his home is compared to homes that are more updated than theirs. Assessor Himes explained the assessment process. Bill Conger stated that there is a pig pen below the home however there are no sales trends to indicate sales have been affected by the pigs. He reviewed the assessment and addressed the deficiencies Mr. Smith had discussed. Comparables were reviewed. Mr. Smith stated that the home could not be sold for the value it is assessed at with the pig pens and the shape the house is in, he feels it is an unfair assessment.

An appeal by Gary & Penny Childe for property located at 322 E. 2nd Street Parcel No. RP00104600 was heard. Gary Childe, Assessor Greg Himes and Bill Conger, Appraiser were sworn in. Gary Childe stated that the home was purchased in bad shape. Not much renovation has been done. He feels it must be assumed that a lot of renovation has been done. Assessor Himes discussed the sales data dates used in the assessments. Bill Conger, Appraiser, reviewed comparables and the data used for the assessment.

An appeal by West One Bank for property located at 200 S. Washington Parcel No. RP00058400 was heard. The applicant was not present. Bill Conger, Appraiser reviewed the assessment and comparables.

An appeal by Dennis Saxton for property located at 222 E. Salesyard Road Parcel No. RP00250600 was heard. Dennis Saxton, Assessor Greg Himes and Appraiser Tracie Reed were sworn in. Dennis Saxton did two comparative market analysis. Tracie Reed, Appraiser discussed the comparables used in the assessment. Greg Himes stated that the land is removed when figuring the price per square foot for the home. Dennis Saxton said he couldn't sell the home for the assessed value. Dennis needed to leave to make it to work on time. Tracie Reed finished her review of the assessment.

An appeal by David & Sharon White for property located at 2213 Haw Creek Circle Parcel No. RP00438925 was heard. David & Sharon White, Assessor Greg Himes and Bill Conger, Appraiser were sworn in. David White said the house was built with 2x4s rather than 2x6s. He discussed problems they have had with the home. Greg Himes stated that averages rather than specifics are used for assessments.

Bill Conger, Appraiser reviewed the comparables used for the assessment. David stated they wouldn't be able to sell the home easily with some of the deficiencies he has described. The purchase price of the home was discussed.

An appeal by Royal & Carolyn Puckett for property located at 418 Walnut Parcel No. RP00095900 was heard. Royal Puckett, Assessor Greg Himes and Bill Conger, Appraiser were sworn in. Royal Puckett stated that since there have been no renters vandals have destroyed the home. He provided an appraisal he had done. The assessment was done on June 25th. It was not done as of January 1st as the Greg Himes stated that the information provided is a marketing plan and analysis which contains good information but it isn't an appraisal. He said that the assessor's office can view the properties with approval from the property owner. When Royal was in the Assessor's office previously Greg stated he had tried to get Royal to talk with Bill Conger about the condition of the home. Bill Conger reviewed the assessment and the comparables that were used. Royal requested the Assessor take a look at the property. Bill will tour the home.

An appeal by Royal & Carolyn Puckett for property located at 424 Walnut Parcel No. RP00095800 was heard. All testifying had already been sworn in. Royal stated that this house could be made livable. Bill Conger, Appraiser reviewed the assessment and the comparables that were used. Bill stated that the value may be modified after they are able to view the home. Bill will tour the home. A motion was made by Commissioner Smith to continue the hearing until the homes are reviewed. It was seconded by Commissioner Sherrer and carried unanimously.

After discussion regarding the appeal by West One Bank, a motion was made by Commissioner Smith to uphold the Assessor's appraisal for West One Bank. It was seconded by Commissioner Sherrer and carried unanimously.

After discussion regarding the appeal by Walt & Penny Schaal, a motion was made by Commissioner Smith to take into consideration the requirement to move this home removing those costs, also subtracting the add on to the manufactured home because I don't believe it's of value when you are considering moving it leaving a value of \$46,580. It was seconded by Commissioner Sherrer and carried unanimously.

After discussion regarding the appeal by Will & Cari Maupin, a motion was made by Commissioner Smith to sustain the assessor's appraisal of the Maupin property, adjusting

for the unfinished basement so that the square footage is correct. It was seconded by Commissioner Sherrer and carried unanimously.

After discussion regarding the appeal by Darnel Alexander, a motion was made by Commissioner Smith to uphold the Assessor's valuation of the Darnel Alexander property. It was seconded by Commissioner Sherrer and carried unanimously.

After discussion regarding the appeal by William and Frieda Smith it will be held for additional information. The Commissioners would like to see an assessment of this property at fair rather than average condition.

After discussion regarding the appeal by Gary & Penny Childe it will be held for additional information. The Commissioners would like to see an assessment of this property at fair rather than average condition.

After discussion regarding the appeal by Jenny Beverage it was determined the application wasn't received by the deadline. A motion was made by Commissioner Smith to deny the application (Notice of Appeal) as it is not within the authority of the Board of Equalization. It was seconded by Commissioner Sherrer and carried unanimously.

After recessing as a Board of Equalization and reconvening as a Board of County Commissioners, the Commissioners discussed the homeowner's exemption request from Jenny Beverage. A motion was made by Commissioner Smith to not consider the request from Jenny Beverage to allow a homeowner's exemption. It was seconded by Commissioner Sherrer and carried unanimously.

The Board recessed at 5:00 p.m. to 8:00 a.m. on July 7, 2008.

Approved: _____
Chairman

Attest: _____
Clerk