



June 28 & 29, 2010, Emmett, Idaho

Pursuant to a recess taken on June 22, 2010, the Board of Commissioners of Gem County, Idaho, met in regular session this 28th day of June, 2010, at 8:00 a.m.

Present:	Lan Smith	Chairman
	Michele Sherrer	Commissioner
	Leandra Rountree	Deputy Clerk

Whereupon the following proceedings were had, to-wit:

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Commissioner Pratt was absent from the meeting.

The Pledge of Allegiance was said.

A motion was made by Commissioner Sherrer to recess as a Board of County Commissioners and convene as a Board of Equalization. It was seconded by Commissioner Smith and carried unanimously.

BOARD OF EQUALIZATION - GARY HARKLESS: An appeal by Gary and Antoinette Harkless for parcel number RP00119100 was heard. The assessed value is \$116,460; the appellant's opinion of market value is \$105,000. The appellant stated that number is based on the appraisal he had received. He doesn't feel that the assessment should go up since the market value has not gone up even though he has done some improvements. Assessor Himes explained the process used for obtaining land assessments and stated that October 1 2008 through September of 2009 is the timeframe used for assessing 2010 values.

Tracie Reed provided comparable sales and explained that the appellant has done a remodel and an addition. With the improvements the assessed value has gone up \$1,000.

Commissioner Sherrer requested the appellant send an entire copy of the appraisal for the Assessor's office to review. A motion was made by Commissioner Sherrer to continue the decision to July 6th at 2:30 to allow time to review the appraisal. It was seconded by Commissioner Smith and carried unanimously.

BOARD OF EQUALIZATION - VERA HIEBERT: An appeal by Vera Hiebert for parcel number RP00239133 was heard. The assessed value is \$112,560; the appellant's opinion of market value is \$90,888. The appellant feels that the assessed value should reflect the amount she purchased her house for.

Assessor Himes stated that October 1, 2008 through September of 2009 is the timeframe used for assessing 2010 values and explained the process used for obtaining land assessments. Wanda Mize presented comparable sales for the timeframe.

A motion was made by Commissioner Sherrer to uphold the Assessor's land value of \$112,560. It was seconded by Commissioner Smith and carried unanimously.

BOARD OF EQUALIZATION - JAMES HICK: An appeal by James Hick for parcel number RP00124200 was heard. The assessed value is \$84,490; the appellant's estimate of value is \$65,000. The appellant stated that the property is currently listed for sale for \$69,900 and is hoping to get an offer for \$65,000. Last week he received an offer for \$40,000; he made a counter offer for \$60,000 and they would not take it. The appellant stated that the County is required by statute to make a fair and accurate estimate of what the value is. He feels his property is overvalued because it's difficult to back out of, there is no place to park two cars, it is only a two bedroom, the furnace and water heaters are both originals, the electric bill is high, the plumbing is all original, and the windows all need replaced. He feels the assessment should reflect the market conditions.

Assessor Himes stated that October 1, 2008 through September 30, 2009 is the timeframe used for assessing 2010 values and that foreclosure or bank sales are not valid market value sales.

Wanda Mize presented comparable sales for that time period and explained how she reached the valuation.

Commissioner Sherrer stated that she would like to review all the documents received today prior to making a decision and allow time for the Assessor's office to check the inside of the home. The decision was continued to July 6th at 3:00 p.m.

A motion was made by Commissioner Sherrer to recess as

a Board of Equalization and convene as a Board of County Commissioners. It was seconded by Commissioner Smith and carried unanimously.

INDIGENT APPLICATIONS: At 11:10 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.

10-063	Medical Application
10-068	Notice of Statutory Lien
10-069	Notice of Statutory Lien
10-070	Notice of Statutory Lien

After reconvening in regular session at 11:28 a.m. a motion was made by Commissioner Sherrer to hold 10-063 pending clarification and sign Notice of Statutory Lien and N1 Lien as applicable for 10-068, 10-069, and 10-070 requesting a medical review on 10-069 and 10-070. It was seconded by Commissioner Smith and carried unanimously.

CONFINED ANIMAL FEEDING OPERATION FEE PUBLIC HEARING: The proposed CAFO fees were reviewed. Commissioner Sherrer clarified that the fees are based on calculations of direct costs of staff. A motion was made by Commissioner Sherrer to approve the CAFO fees as presented. It was seconded by Commissioner Smith and carried unanimously.

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

CONSENT AGENDA: Items on the consent agenda included A. Extension Office Intern donation acceptance, B. Declaration of 2 motorless carts currently at Gem County Landfill as Excess Property, C. Ola Highway Project Engineering Selection Letter, and D. Juvenile Probation Copy Machine Lease Agreement.

A motion was made by Commissioner Sherrer to approve items A., B., and C. on the consent agenda and remove item D. for the consent agenda for further discussion. It was seconded by Commissioner Smith and carried unanimously.

APPROVAL OF MINUTES: The minutes of June 14 & 15, 2010 were reviewed. A motion was made by Commissioner Sherrer to

approve the minutes of June 14 & 15, 2010 as amended. It was seconded by Commissioner Smith and carried unanimously.

The minutes of June 1, 2010 were reviewed. A motion was made by Commissioner Sherrer to approve the minutes of June 1, 2010 as amended. It was seconded by Commissioner Smith and carried unanimously.

CLAIMS: The claims presented were reviewed. A motion was made by Commissioner Sherrer to approve the claims as initialed on the individual claim forms. It was seconded by Commissioner Smith and carried unanimously.

A motion was made by Commissioner Sherrer to recess as a Board of County Commissioners and convene as a Board of Equalization. It was seconded by Commissioner Smith and carried unanimously.

BOARD OF EQUALIZATION - GORDON KISSNER: An appeal by Gordon Kissner for parcel number RP00203507 was heard. The original assessed value was \$350,330 and after an adjustment from the Assessor's office the value is now at \$310,390. Based on the purchase price the appellant's estimate of value is \$246,500. He provided a copy of the appraisal and stated that the home is in poor condition due to the fact that it sat vacant for two years. There is no landscaping or fencing and part of the acreage runs up to the canal which they have no use of.

Assessor Himes stated that October 1 2008 through September 30 2009 is the timeframe used for assessing 2010 values and that foreclosure or bank sales are not valid market value sales.

Tracie Reed presented comparable sales for that time period and explained how she reached the valuation. She explained that the waste land has been taken out of the valuation. She did say that she has not been inside the house.

Commissioner Smith stated that he would like to have any inaccuracies cleared up before making a decision. Tracie Reed from the Assessor's office will meet with the appellant to see the inside of the house. The hearing was continued to Tuesday June 6th at 2:30 for a decision.

The Board recessed at 5:00 p.m. to 8:00 a.m. on June 29, 2010.

OPEN FORUM: An open forum was held at the fire station in

Letha. Commissioners Smith and Sherrer and Deputy Clerk Leandra Rountree were present as well as 2 members of the public. Chief Rick Welch also attended. Topics discussed included speed limit signs in Letha, the flood, Bishop Road Bridge, Jake Brake usage, and traffic counters. Other topics discussed included putting Letha Sewer District's delinquencies on the tax rolls.

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BUDGET DISCUSSION: The Commissioners discussed issues relating to the fiscal year 2011 budget.

PUBLIC WALK-IN: There were no members of the public to meet with the Commissioners.

PERSONNEL POLICY WORKSHOP: The Commissioners worked on updating the county personnel policy to incorporate several policy changes that have been made since the policy was last updated in 2001. The Idaho County Risk Management Program (ICRMP) sample personnel policy was used as a guide to incorporate new policies and laws.

At 4:23 p.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.

10-072 Non-Medical Application

After reconvening in regular session at 4:28 p.m. a motion was made by Commissioner Sherrer to deny 10-072 because no emergency exists and the County is not the last resource. It was seconded by Commissioner Smith and carried unanimously.

Approved: _____
Chairman

Attest: _____
Clerk

