

Abbreviated Minutes: Complete Set Of Minutes Are On File In The Clerk's Office

Madison County Commissioners		
Meeting Minutes		
JUNE 29, 2015	8:00 A.M.	COMMISSIONERS' ROOM
ATTENDEES	Commissioners: Chairman Kimber Ricks, Jon Weber and Todd Smith Deputy Prosecuting Attorney: Troy Evans County Clerk: Kim Muir, Deputy Clerk: Brenda Stoor	

AGENDA TOPICS

Commissioner Ricks made a motion to reconvene the Board of Equalization at 8:00 a.m. Commissioner Weber seconded and voting was unanimous. All three commissioners were present and none declared a conflict of interest in the matters to discuss.

BOE: Keven Snell

Shawn Boice and Julie Solomon were present from the Assessor's office. All were sworn in by the Clerk.

Assessor Shawn Boice responded to the issues raised by Mr. Snell. A discussion was had on the prices of garages and bathrooms, and he feels they are treating Mr. Snell fairly. State code requires values be within 90 to 110% of value, and Mr. Boice believes these properties are. Julie Solomon, the head appraiser, explained the State guidelines used to assess property and that the Assessor's office will be watching the local cost modifier very close this year.

Commissioners noted that a decision will be made on all BOE matters after all have been heard. Commissioner Ricks recessed the BOE at 8:30 a.m. and regularly scheduled Commission meeting was reconvened.

Public Comment: None.

County Business:

Committee & Board Reports

Todd Smith - Urban Renewal, Airport Board

Urban Renewal: The new recommendation from the Urban Renewal board is to remove all of the 5th West property. Todd showed a 20 year projection sheet with rough estimated numbers for all of the commissioners to view. There is not a lot of money up front so they will possibly do some bonding. The law for the bonding payment is 20 years. If this growth does not happen within this time then the life of the bond can be extended. Commissioner Ricks is not convinced that a 20 year district is needed. Commissioner Weber would like to see what is actually allowed within Urban renewal guidelines. There are only certain things that urban renewal funds can be spent on. There were several members of the board that were not present at this meeting.

Airport Report: A study on the traffic at the airport was done by a group of at least 20 people. There are actually quite a few planes that come in and out. Several board members feel that a bigger airport is not needed, because Idaho Falls is a regional airport, is close, and works just fine. They have had 5 letters in support of a bigger airport and one is from President Clark of BYU-I.

Discussion Items:

Medical Insurance: Employee Portion Decisions, Step and Grade. These matters will be discussed at future budget meetings.

Review and sign: Assignment Letters for Joint Commission for Area of Impact

Commissioner Smith made a motion to approve signing the assignment letters to the three (3) Madison County Planning and Zoning members to serve on the Joint Commission Area of Impact committee with three (3) members each from Sugar City and City of Rexburg P&Z commissions. This Joint Commission is in response to the City of Rexburg's request to increase its area of impact. This follows Ordinance # 365 that was adopted by all government agencies involved with this, and it was adopted in 2010.

Commissioner Ricks seconded and voting was unanimous. Copies of the letters will be sent to both cities to let them know this has been approved.

Review and sign: GPC Architects Agreement

The Commissioners reviewed this Agreement. A discussion was had on the various options and numerous conversations between the Architects and multiple county offices trying to come to a conclusion on what was best for the county. Commissioner Ricks made a motion to sign the GPC Architects Agreement. Commissioner Smith seconded and voting was unanimous.

Routine Matters

- Commissioner Smith made a motion to approve the claims presented by the clerk. Commissioner Weber seconded and voting was unanimous.
- Commissioner Ricks made a motion to approve and sign the Commissioners' Meeting Minutes of June 15, 2015. Commissioner Weber seconded and voting was unanimous.
- Commissioner Weber made a motion to approve and sign the Budget Meeting Minutes of June 19, 2015. Commissioner Smith seconded and voting was unanimous.
- Certificates of Residency for Benjamin Nielsen. This matter will be placed on the July 13 Agenda.

Commissioner Ricks made a motion to approve the personnel actions. Commissioner Smith seconded and voting was unanimous

Howard Brown Roadway at 6000 North in Plano:

Mr. Brown lives at 7581 W. 6000 N. He was fencing his property and his neighbor did not think he should, and wanted to know where the survey markers were. Mr. Brown had 6.5 acres of ground surveyed which cost him \$1,500.00. This is when he found that he has 50 ft. of ground on the other side of the county road. This ground was purchased after the road was in place. He did not have his survey with him or any other paperwork. He said that he and his wife have been trying to retire and sell this place and nobody is interested in buying property with a road in the middle of it. This road is maintained by the county and the school bus does pick up children on it. This road continues beyond Mr. Brown's property and does dead end. If the road is blocked or fenced there is no other way out. Mr. Brown wanted to know what his next move would be. Commissioner Ricks told him the county had done nothing illegal and that the road has been in place for many years. If there is a boundary deficiency, it is likely between his neighbors and him, not the county. Mr. Brown could return and

discuss it with the county's legal counsel, but at this point, it appears nothing can be done. The time to object to a road being placed on a piece of ground has long expired.

A discussion was had regarding this contract. Legal counsel and Sherry have discussed and recommended changes to the company which was completed. Commissioner Smith made a motion to approve and sign the agreement with Shred-It. Commissioner Weber seconded and voting was unanimous.

Sherry Arnold/Shawn Boice Review and sign: Agreement Shred-It

Commissioner Ricks made a motion to recess County Commission meeting. Commissioner Smith seconded and voting was unanimous.

Commissioner Ricks made a motion to reconvene the Board of Equalization 9:32 a.m. Commissioner Smith seconded and voting was unanimous.

All commissioners were introduced for the record and all declared no conflicts of interest in the matters that they were going to hear.

BOE: Justin Lines Standard Plumbing Supply, Reese Real Estate Inv. Co.

Justin Lines is with the firm of Pivotol Tax Solution (via phone). Also present were Gary Shewey, Shawn Boice, and Kim Muir. Mr. Lines and Matt Virgil were sworn in by Kim Muir, (Madison County Clerk). The time was turned over to him to explain the numbers and adjustments that he would like to see made. This building was built in 1960-1970 and a small shop was added in 1990. He is objecting to the assessments on the building, the improvements and the land. He has three comparable, two are in St. Anthony and one is in Rigby. All of his reports support a reduction.

Gary: The Standard Plumbing building is 5654 square ft. The front portion is the sales area and the shop is in the back with a square footage of 5000 square ft. Gary measured this himself. Shawn went last week to look at the comparable also. In his opinion these comparable do not relate to the market value and where it should be for the Standard Plumbing building.

Gary was prepared with rent comparable of his own which included the Bearing Sales building, Sherwin Williams, the Alpha Graphics building, and a shop on the alley of First St. N of Main St. He explained his formula for the assessments including snow removal and insurance. He also explained that Rexburg is a different area. It is a college town that is expanding from a two year to a 4 year college. He feels with all things considered he is probably a bit low on his assessment. Shawn had nothing to add and Mr. Lines had nothing to add except he felt that Gary had done his homework. By the second Monday in July he will have the decision from the Commissioners.

NRCC Asset Acquisition LLC

This address is: 245 Berkshire Avenue, La Canada, CA 91011. Property Address: Nelson-Ricks Creamery Company, 1051 N 16 E, Sugar City, ID 83448. Those present were Michael Greenburg and Matt Virgil (State Tax Commission via Phone) along with the commissioners, Kim Muir, Shawn Boice, and Gary Shewey.

Mr. Greenburg was sworn in along with Matt Virgil (phone). Mr. Greenburg was heard first. This is his first property purchase in Idaho. He is requesting values to be considered on his purchase price not the assessed price. This is a hundred year old company and it was being sold in pieces. The 2014 assessment was lower and the 2015 has increased considerably. He assumed responsibility for the property tax in 2014. He missed the deadline to get everything taken care of and fines were imposed. The total land purchased was 58.1 acres and the tax bill says 67.5. This property was not surveyed

before the purchase. He would like to understand how values are established and assessed when nothing has been declared. Purchase price and assessments were discussed.

Matt Virgil: Matt explained that this property has history and each line item has a dollar value. This data is maintained and used in the assessment. When an asset is disposed of, that is also taken into consideration. The assessment can go back and forth depending on equipment and its cost. At some point the equipment is flat lined until disposed of.

Shawn feels that he is in line with his assessment using the state guidelines and their recommendations. The State feels they have very accurate information based on history and they are going off of the asset list that was provided in 2012.

Gary would like an explanation on waste waters and environmental issues. Michael said that most of those issues have been resolved.

Michael Greenburg was thanked for coming and told that he would be notified of the decision by the Commission by the second Monday in July. No further questions or comments were made and this portion of BOE was concluded.

Taylor Corp DBA: Artco

Contact: Brad Hoban, PO Box 3728, Mankato, MN 56003-1807. Property Address: 360 Stationary Rd., Rexburg, ID 83440. Those present were David Johnson and Matt Virgil (both via phone) along with commissioners, Shawn Boice, Gary Shewey, Kim Muir, Troy Evans. All declared no conflict of interest. Mr. Johnson was sworn in and opened with concerns on the improvement portion of the building that was assessed. He is concerned with the increased value. He feels that the values should be close to the same as the previous year.

Trend value was discussed and depreciation wasn't much.

In the previous year with the previous assessor, the amount had been decreased a couple hundred thousand dollars.

According to Matt, this building has been depreciated 74 percent. They go off factors from a national company and evaluations are as good as they can come by. As long as improvements are made to older buildings to keep them operational, this will continue to increase value. Replacement costs are higher than they used to be.

No further questions or comments were made by interested parties and this section of the hearing was concluded at 11:00 a.m.

Taylor Corp: The assessor last year lowered it by 300,000.00 and so Taylor Corp will be seeing an increase.

Decisions on BOE Matters: After review of the facts, file, testimony, and exhibits offered, the Commissioners made the following decisions.

Commissioner Smith motioned to uphold the assessed value for Artco. Commissioner Weber seconded the motion and voting was unanimous.

Commissioner Weber makes a motion to uphold the Assessor's office on the Snell properties. Commissioner Smith seconded and voting was unanimous.

Commissioner Weber made a motion to stay at the assessed property value of \$800,000 on the real property, but drop personal property to \$1,150,000. Further, to have the assessor's office to do an onsite appraisal on the land and property for next year on Nelson Ricks Creamery. Commissioner Smith seconded and voting was unanimous. Shawn stated that his office has requested information from Mr. Greenburg several times on the personal property, but has never seen the information come in.

Commissioner Smith also feels that the property could be classified as distressed property. Matt's assessment was \$1,200,000. We need to look at improvements that he has made for the personal property. The Assessor's office will track this information down for the future.

Standard Plumbing/Reese Real Estate: Commissioner Smith made a motion to uphold the value on Standard Plumbing. Commissioner Ricks seconded and voting was unanimous.

Artco: Commissioner Smith made a motion to uphold the current Assessor evaluation on the Artco Building. Commissioner Weber seconded and voting was unanimous.

Commissioner Ricks made a motion to close the Board of Equalization at 11:25 a.m. Commissioner Weber seconded and voting was unanimous.

Commissioner Ricks made a motion to reconvene the regular County Commission meeting. Commissioner Smith seconded and voting was unanimous.

Mr. Boice expressed gratitude for his staff in the assessor's office and commented that over 150 assessments were brought in and only 4 of those 150 were unable to be resolved by his staff. He estimated that 30 percent of the issues were lowered slightly and there were actually some that increased. All individuals were handled professionally by his staff and he was proud of them.

Joseph Ostergarr: The assessor's office made an error in the mapping and the home owner's exemption was dropped. Commissioner Smith made a motion to approve the exemption for Joseph Ostergarr for 50 percent. Commissioner Ricks seconded the motion and voting was unanimous.

Schofield: The exemption deadline is April 15th. He did not come in until May 24th. According to state law, he is not eligible to take advantage of the exemption. He would like this exemption for the 2016 year. Commissioner Smith motioned to deny the Schofield exemption for 2015 based upon the lack of timeliness. Commissioner Ricks seconded the motion and voting was unanimous.

Brent McFadden / Beaver Dick Park Expansion/ Boiler Engineer Contract, and discussion with Walter Dietz. This was rescheduled for our next meeting due to time concerns and BOE going over the time.

Reo/Cindy/Maxine Road and Bridge Update, Kelly Horrocks Engineering 4300 Interchange

Commissioner Ricks asked Cindy about the HK contract. She said it was done and sent.

Kelly from Horrocks Engineering, along with Cindy Roberson were present to give a quick update on the master plan of the 4300 Interchange and discuss concerns with the round-about that is being considered and get clarification on its purpose. Ongoing maintenance will be done up by Road and Bridge. Kelly commented that there are many within the county that will be focused on in the report.

There will be an RPO meeting on Wednesday @ 2:00 and Commissioner Smith will attend it to represent the county.

Cindy mentioned calls from some citizens regarding road grading by their property especially in the Moody area. R & B has to grade all county roads once a year if they want to continue receiving federal funding for the road. Some citizens like Sally Smith would rather the roads not be maintained at all. This was discussed, and the county must simply maintain their roads annually in conformance with state and federal law and funding. This doesn't mean roads in the forest need to be paved, but they must be maintained, and the county will continue to do this on the regular road schedule.

Public Hearing Resolution #390 Odd Lot Properties

The public hearing was opened June 29th at 1:20 for the purpose of holding a hearing to approve Resolution #390 which deals with properties located adjacent to the County gravel pit in Teton City. The Clerk confirmed that the hearing has been properly noticed. Jon Weber was excused due to previous commitments. No conflicts were declared by Kimber Ricks and Todd Smith. It deals with one parcel, brought to the Commissions' attention by the adjacent property owner that the County is accessing its gravel pit without a proper easement being acquired. The purpose of hearing is to transfer to Dee Eldridge, as the adjoining property owner, a small approximate 10-20 ft. sliver that adjoins the pit that is not being used by the county. The compensation will be determined later by fair market value. The benefits in doing this would be to clean up access to our gravel pit and also clean up the property lines on adjacent properties in the event that property owners want to sell in the future. There was no one present to speak neutral, opposed or in favor. There was no public information or correspondence received by the Clerk's office. The hearing was declared closed at 1:25 p.m. It is noted that there was no one present at 11:15 to speak at the original time when the hearing was postponed because of other agenda items.

Commissioner Smith made a motion to approve Resolution #390 contingent upon gaining an actual easement from Mr. Eldridge and his spouse in return. This easement will resolve all future access issues to the County gravel pit, and a legal description will be obtained from the county-hired engineers and completed. If Mr. Eldridge does not want to sign an easement to the County, the county will not deed the odd lot to him. Commissioner Ricks seconded and voting was unanimous. A quit-claim deed is being prepared and will be executed at the next meeting, as well as an easement from the Eldridge's to the county. Once this is completed, it will resolve any further issues or concerns regarding boundaries and easements dealing with the county pit in the northeastern part of the county.

Commissioner Weber re-entered the meeting.

Keith Davidson Airport Apron

Keith needs signatures on the FAA grant for the apron reconstruction. Commissioner Smith made a motion to accept the grant for Phase II apron reconstruction. Commissioner Weber seconded and voting was unanimous.

Commissioner Smith made a motion to sign the contract with HK Contractors to do the project for the apron reconstruction and the shoulder grading. Commissioner Ricks seconded and voting was unanimous. The airport will be shut down for 14 days while this work is being completed.

Bob Jones Veteran Cemetery Discussion

Bob Jones and Bob Judy were present to discuss the possibility of locating property for a Veterans Cemetery in Madison County. There is only one Veterans cemetery in Idaho. Governor Otter sent out a letter requesting land in Southeastern Idaho for a Veterans cemetery to be donated. They are asking for help for a suitable piece of land close to or on the I-15 corridor, but Madison County was specifically mentioned as a possibility. It was learned that Bonneville County also has requested to do the same thing, and is likely the better choice because of population, center location and access. The specifics were read. The next step would be to notify the Veterans Administration and let them know of our interest. There would be a committee formed and Bob would write up a newspaper article to get the word out, as well as talk to the Chamber of Commerce, the City and others. Commissioner Smith volunteered to be on the committee to pursue this matter.

Rudey Ballard Insurance discussion

Rudey attended a meeting with Blue Cross regarding prescription costs. They are projecting that prescription costs will be about half of the total medical expense. Specialty and compound drugs will be a big issue in the next few years and we might want to look at options regarding our prescription drugs in the future. Rudey asks if we want to consider signing the renewal.

Dawn Hunter was present and mentioned a meeting next Wednesday, July 8; she has set up with Lisa at Blue Cross to help us with ACA reporting and some training with the current blue cross reporting. They mentioned that renewal rates will also be discussed at that time.

Rudey presented paperwork and suggests that we provide employees an annual total compensation statement outlining what the county pays for each employee. We will hold off finalizing the renewal until we meet with Blue Cross officials July 8.

Commissioner Ricks made a motion to adjourn at 1:35 p.m. Commissioner Smith seconded and voting was unanimous.

Approved:

Kimber Ricks, Commission Chairman

Jon Weber, Commissioner

Todd Smith, Commissioner