



**Madison County
Commissioner Meeting Minutes
April 13, 2020**

Attendees:

Jon Weber, Commissioner (Chairman)
Todd Smith, Commissioner
Brent Mendenhall, Commissioner
Troy Evans, Deputy Prosecuting Attorney
Sue Bagley, Deputy County Clerk

Pledge of Allegiance

Invocation: Commissioner Smith

ACTION ITEMS

Public Comment: There was no public comment.

Calendar Discussion: The next Commission meeting will be April 20, 2020.

Coroner's vehicle discussion:

Sam was present asking what fund the vehicle purchase would be pulled from. Color of the vehicle was discussed. No cars are being manufactured with the COVID-19 situation and white is the preferred color, but the selection is slim. Commissioners agree that the purchase would be taken from the Commissioners' Reserve account. A light bar and County logo will also be placed on the vehicle. Commissioners asked Sam if possible, to lease the truck to other counties. Commissioners approved the amount of \$38,577.50.

Legislative directives: The Homeowners exemption due date was changed legislatively.

Contracts/Documents:

Employees were recognized for their great service and long tenure. The following employees were recognized:

- 5 Year Certificates: Jodi Thurber-Prosecutor, Isaac Payne and Tyler Snare-Sheriff,
Amanda Larese- Assessor
- 10 Year Certificate: Holly Bryan - Sheriff
- 20 Year Certificate: Darin Zollinger - Road and Bridge

Routine Matters:

Commissioner Mendenhall made a motion to approve the Commission meeting minutes for March 23, and April 6, 2020, Special Meetings of March 26 and 31, 2020. Commissioner Smith seconded and voting was unanimous. The motion passed.

After review and discussion, Commissioner Smith made a motion to approve the claims presented by the Clerk in the amount of \$587,969.48, with \$63,001.82 coming from the general fund. Commissioner Mendenhall seconded and voting was unanimous. The motion passed.

Personnel Actions :

After review and discussion, Commissioner Smith made a motion to approve the personnel actions. Commissioner Mendenhall seconded and voting was unanimous. The motion passed.

Board of Equalization: There were no BOE matters at this time.

Shawn Boice, Tax Exemption Re: Grampy Mitches Ranches: Mitch Neibar was present. Shawn explained the request includes four lots and none have sold. As they sell they would come out of the site improvement exemption. Mitch commented that he loved seeing the Commissioners, Troy and Shawn, and has history with each.

After review and discussion, Commissioner Smith made a motion to sign and approve the tax exemption for Grampy Mitches Ranches. Commissioner Mendenhall seconded and voting was unanimous. The motion passed.

Apartment property assessments and tax issues:

BYU-I has gone to online classes this summer. This may impact apartment owners. These complexes assessed value is about \$500 million to the county from single student housing. Some apartment owners have requested how the county will take this information into account. Shawn has spent many hours on the phone with various larger apartment complex owners. Commissioner Weber reminded everyone that all businesses should be treated equally in the county regardless of how large or small they are.

There was discussion of the federal stimulus funding coming available, and the Commissioners are concerned businesses may get stimulus funding and also want a tax break. Shawn feels it is his responsibility to defend our values locally and then the Commissioners have final say. Value can be computed using one of two ways: 1. We can do a projected lease income – take out occupancy and give concessions to get to a net operating income and divide by capitalization rate – we are using 6% cap for rate anything newer than 30 years; or, 2. They can bring in a profit and loss statement and verify that expenses are legit – capital purchases are depreciated over 5 years. They capitalize what the actual is.

The apartments are wanting taxes discounted this June. Shawn explained the process and states owners should have a savings for a hiccup in the economy. It is not fun to see a temporary downturn. Also, for now, he can look back to December 2019 only. What is occurring now will be for next year. There are also some owners that will not let students out of their contracts. Shawn needs to have some answers by May 1.

This will be noticed for discussion at the Commissioners' next meeting to discuss. Kim will come back with figures on new construction and impact on budgets.

Executive Session, Idaho Code § 74-206(1)(j), Ann Marie Sorensen, Indigent Clerk:

Commissioner Weber made a motion to go into Executive Session at 9:38 a.m. Commissioner Mendenhall seconded the motion. A roll call vote was taken as follows: Commissioner Weber – yes, Commissioner Smith-yes, Commissioner Mendenhall - yes. The motion passed.

Commissioner Weber returned the County Commissioner meeting to open session at 9:55 a.m. After review and discussion, Commissioner Mendenhall made a motion to sign an Approval Case

No. 2020010. Non-Medical Indigent: sign an Approval on Case No. 2020005. Commissioner Smith seconded the motion. The motion passed.

Jared Arnold and Eric Reiser with GPC Architects, women's jail roof replacement discussion:

Jared asked Eric if we need to take the roof clear down to the deck. If you take the ballast off you would find soft spots or more damage. The curbing and heating units have already been raised. The big-ticket item would be insulation and membrane. Jared asked Eric what GPC's \$21,000 fee includes. Eric said GPC would handle the bidding process, clarification of bidding, construction administration and close out. Eric estimates the roof is 5,000 square feet. The women's jail roof is leaking and needs repair. Jared states there are not a lot of structural changes needed doesn't feel the need to have an engineer involved. The county could formally put it out to bid ourselves and save the fee. There are not funds to complete this repair with remaining Building and Grounds budget. This would have to come out of Commissioner Reserve. Are there different types of repair we could be looking at? Jared will look into this and be back in two weeks. The Commissioners would like to keep the matter in house for now and explore other options.

Bradley Petersen, Findings of Fact - Chase Wightman CUP:

This was recorded. The Public Hearing was held by the Planning and Zoning Commission and an electronic vote was held to approve the Findings of Fact with no conditions. Bradley reported there would be a few cars parked out front of the business. There is a definition under a cottage business meaning if it's a family business, traffic in and out of the establishment is less than 6 customer visits per day. It is a family business and owners have to live on the premises. The property is currently zoned Trans Ag. Townsite should not be considered and had nothing to do with the hearing.

Commissioner Smith made a motion to approve the Findings of Fact for Chase Wightman CUP. Commissioner Mendenhall seconded and voting was unanimous. The motion passed.

Urban Renewal discussion:

Richard Horner, Keith Davidson and Mayor Jerry Merrill were present for this discussion. Commissioner Mendenhall said his concern is the sheer size of the proposed urban renewal area. Richard went through the map identifying parcels and explained the order of importance. He stated much of the expense is purchasing right-of-way. He showed the expansion of Airport Road that could be pulled off the current map but the ability to develop the ground would be improved and they feel it would pull development into these areas. They pulled in a large area to start with, knowing they may need to cut back. There have been requests from citizens to expand hiking and jogging trails along the river. Other areas were put in to capture revenue to pay off quicker, but could also be pulled out. Moody Road and property to construct an overpass was discussed and would take some pressure off Second East and Main Street.

Commissioner Weber asked what the City is seeing as far as impact on budget in the current environment we are in and with the Legislature considering decreasing our 3% growth factor. Mayor Merrill has had people asking about property taxes. Apartment building business model was discussed and the impact the cancellation of classes has had. With stimulus funding we will need to understand this with any property tax cuts would affect them and government. Part of the stimulus is to create jobs and get people back to work.

In the past, there has been funding put towards shovel ready jobs. The Moody overpass and East Parkway Corridor could become priority faster if the land was already purchased. Commissioners question if there is other funding, rather than putting them in an Urban Renewal District. Keith said they have been waiting on LHTACT funding for years. Creating this U/R district is priming the pump to get approval on some projects. The impact this U/R district will have on the already capped Ambulance and Justice fund levies was discussed. Richard states the timing can vary. First year revenue estimates would be \$143,000 overall, with the county being about 50%.of that. Keith said Second East needs to become a seven-lane road once we hit 30,000 vehicles per day. There are currently 24,000.

Richard will need a decision by the end of April. This matter will be on the April 20, 2020 agenda.

COVID-19 Discussion:

Commissioner ask at what point do we begin to show confidence and bring people back to work. Hospitalization is at a minimum, but are we ready to leap forward and get the economy going again? Citizens are looking at the Commissioners for a decision. Solid Waste and Road & Bridge will be asked to return to regular hours as they are essential services. Commissioners will wait to see what Governor Little decides to do, but would like to change to a soft opening.

Commissioners talked to Jared Arnold about installing plexi-glass for a protection in high traffic offices around the county. Jared will look into the matter further.

There being no further business Commissioner Mendenhall made a motion to adjourn the meeting at 11:25 a.m. Commissioner Smith seconded and voting was unanimous. The motion passed.

Approved:

Jon O. Weber, Commission Chairman
Todd Smith, Commissioner
Brent Mendenhall, Commissioner

Attest: Kim Muir, Clerk